



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 8/31/2024 6:33:32 PM

General Details							
Parcel ID:	010-3110-02160						
Document:	Abstract - 01447797						
Document Date:	07/07/2022						
Legal Description Details							
Plat Name:	LOWER DULUTH MINNESOTA AVENUE						
	Section	Township	Range	Lot	Block		
	-	-	-	0020	-		
Description:	LOT: 0020 BLOCK:000						
Taxpayer Details							
Taxpayer Name	NEXTGEN LLC						
and Address:	1940 MINNESOTA AVE DULUTH MN 55802						
Owner Details							
Owner Name	NEXTGEN LLC						
Payable 2024 Tax Summary							
	2024 - Net Tax			\$4,283.00			
	2024 - Special Assessments			\$25.00			
	2024 - Total Tax & Special Assessments			\$4,308.00			
Current Tax Due (as of 8/30/2024)							
	Due May 15		Due October 15		Total Due		
	2024 - 1st Half Tax	\$2,154.00	2024 - 2nd Half Tax	\$2,154.00	2024 - 1st Half Tax Due	\$0.00	
	2024 - 1st Half Tax Paid	\$2,154.00	2024 - 2nd Half Tax Paid	\$0.00	2024 - 2nd Half Tax Due	\$2,154.00	
	2024 - 1st Half Due	\$0.00	2024 - 2nd Half Due	\$2,154.00	2024 - Total Due	\$2,154.00	
Parcel Details							
Property Address:	1940 MINNESOTA AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	-						
Assessment Details (2024 Payable 2025)							
Class Code (Legend)	Homestead Status	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
204	0 - Non Homestead	\$79,400	\$205,100	\$284,500	\$0	\$0	-
	Total:	\$79,400	\$205,100	\$284,500	\$0	\$0	2845



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Land Details

Deeded Acres:	0.00
Waterfront:	-
Water Front Feet:	0.00
Water Code & Desc:	P - PUBLIC
Gas Code & Desc:	P - PUBLIC
Sewer Code & Desc:	P - PUBLIC
Lot Width:	40.00
Lot Depth:	100.00

The dimensions shown are not guaranteed to be survey quality. Additional lot information can be found at <https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (House)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.																								
HOUSE	1901	915	1,373	U Quality / 0 Ft ²	EXB - EXP BUNGLW																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1.5</td> <td>0</td> <td>0</td> <td>915</td> <td>BASEMENT</td> </tr> <tr> <td>OP</td> <td>1</td> <td>5</td> <td>9</td> <td>45</td> <td>FLOATING SLAB</td> </tr> <tr> <td>OP</td> <td>1</td> <td>6</td> <td>6</td> <td>36</td> <td>FLOATING SLAB</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1.5	0	0	915	BASEMENT	OP	1	5	9	45	FLOATING SLAB	OP	1	6	6	36	FLOATING SLAB
Segment	Story	Width	Length	Area	Foundation																								
BAS	1.5	0	0	915	BASEMENT																								
OP	1	5	9	45	FLOATING SLAB																								
OP	1	6	6	36	FLOATING SLAB																								
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC																									
2.25 BATHS	3 BEDROOMS	7 ROOMS	1	C&AIR_COND, GAS																									

Improvement 2 Details (DG 12X20)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.												
GARAGE	1938	240	240	-	DETACHED												
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Segment	Story	Width	Length	Area	Foundation												
BAS	1	20	12	240	FLOATING SLAB												

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
07/2022	\$325,000	250038
08/2010	\$135,000	191356
08/1996	\$76,000	111603

Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2023 Payable 2024	204	\$45,400	\$258,800	\$304,200	\$0	\$0	-
	Total	\$45,400	\$258,800	\$304,200	\$0	\$0	3,042.00
2022 Payable 2023	201	\$38,400	\$197,300	\$235,700	\$0	\$0	-
	Total	\$38,400	\$197,300	\$235,700	\$0	\$0	2,197.00
2021 Payable 2022	201	\$32,000	\$163,900	\$195,900	\$0	\$0	-
	Total	\$32,000	\$163,900	\$195,900	\$0	\$0	1,763.00
2020 Payable 2021	201	\$32,000	\$163,900	\$195,900	\$0	\$0	-
	Total	\$32,000	\$163,900	\$195,900	\$0	\$0	1,763.00



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Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2023	\$3,307.00	\$25.00	\$3,332.00	\$35,789	\$183,884	\$219,673
2022	\$2,929.00	\$25.00	\$2,954.00	\$28,797	\$147,494	\$176,291
2021	\$2,871.00	\$25.00	\$2,896.00	\$28,797	\$147,494	\$176,291

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