



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/16/2025 6:25:04 AM

General Details							
Parcel ID:		010-3110-02480					
Document:		Abstract - 01345903					
Document Date:		10/10/2012					
Legal Description Details							
Plat Name:		LOWER DULUTH MINNESOTA AVENUE					
Section	Township	Range	Lot	Block			
-	-	-	0082	-			
Description:		LOT: 0082 BLOCK:000					
Taxpayer Details							
Taxpayer Name		WAGNER RACHEL S					
and Address:		2302 MINNESOTA AVE DULUTH MN 55802					
Owner Details							
Owner Name		WAGNER RACHEL S REVOCABLE TRUST					
Payable 2025 Tax Summary							
		2025 - Net Tax		\$4,201.00			
		2025 - Special Assessments		\$29.00			
		2025 - Total Tax & Special Assessments		\$4,230.00			
Current Tax Due (as of 12/15/2025)							
Due May 15		Due October 15		Total Due			
2025 - 1st Half Tax \$2,115.00		2025 - 2nd Half Tax \$2,115.00		2025 - 1st Half Tax Due		\$0.00	
2025 - 1st Half Tax Paid \$2,115.00		2025 - 2nd Half Tax Paid \$2,115.00		2025 - 2nd Half Tax Due		\$0.00	
2025 - 1st Half Due \$0.00		2025 - 2nd Half Due \$0.00		2025 - Total Due		\$0.00	
Parcel Details							
Property Address:		2302 MINNESOTA AVE, DULUTH MN					
School District:		709					
Tax Increment District:		-					
Property/Homesteader:		WAGNER RACHEL S					
Assessment Details (2025 Payable 2026)							
Class Code (Legend)	Homestead Status	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
201	1 - Owner Homestead (100.00% total)	\$77,200	\$261,400	\$338,600	\$0	\$0	-
Total:		\$77,200	\$261,400	\$338,600	\$0	\$0	3225



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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 (SFD)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1903	831	1,259	U Quality / 0 Ft ²	5MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	14	BASEMENT
BAS	1	13	19	247	BASEMENT
BAS	1.7	19	30	570	BASEMENT
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.75 BATHS	3 BEDROOMS	7 ROOMS	1	CENTRAL, GAS	

Improvement 2 Details (10X10 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	100	100	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	10	100	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/2005	\$225,000	167284

Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	201	\$79,300	\$244,200	\$323,500	\$0	\$0	-
	Total	\$79,300	\$244,200	\$323,500	\$0	\$0	3,061.00
2023 Payable 2024	201	\$45,400	\$308,200	\$353,600	\$0	\$0	-
	Total	\$45,400	\$308,200	\$353,600	\$0	\$0	3,482.00
2022 Payable 2023	201	\$38,400	\$262,300	\$300,700	\$0	\$0	-
	Total	\$38,400	\$262,300	\$300,700	\$0	\$0	2,905.00
2021 Payable 2022	201	\$32,000	\$218,000	\$250,000	\$0	\$0	-
	Total	\$32,000	\$218,000	\$250,000	\$0	\$0	2,353.00



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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
2024	\$4,911.00	\$25.00	\$4,936.00	\$44,705	\$303,479	\$348,184
2023	\$4,355.00	\$25.00	\$4,380.00	\$37,100	\$253,423	\$290,523
2022	\$3,889.00	\$25.00	\$3,914.00	\$30,113	\$205,147	\$235,260

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