



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/16/2025 6:25:02 AM

General Details							
Parcel ID:	010-3110-02490						
Document:	Abstract - 01476948						
Document:	Torrens - 1073746.0						
Document Date:	10/10/2023						
Legal Description Details							
Plat Name:	LOWER DULUTH MINNESOTA AVENUE						
Section	Township	Range	Lot	Block			
-	-	-	-	-			
Description:	Lots 86 AND 88						
Taxpayer Details							
Taxpayer Name	LAKE FOREST PROPERTIES LLC						
and Address:	2340 MINNESOTA AVE DULUTH MN 55802						
Owner Details							
Owner Name	LAKE FOREST PROPERTIES LLC						
Payable 2025 Tax Summary							
2025 - Net Tax				\$2,450.00			
2025 - Special Assessments				\$0.00			
2025 - Total Tax & Special Assessments				\$2,450.00			
Current Tax Due (as of 12/15/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,225.00	2025 - 2nd Half Tax	\$1,225.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,225.00	2025 - 2nd Half Tax Paid	\$1,225.00	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:	2306 MINNESOTA AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	-						
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
211	0 - Non Homestead	\$142,700	\$0	\$142,700	\$0	\$0	-
Total:		\$142,700	\$0	\$142,700	\$0	\$0	1784



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Land Details

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

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

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
10/2023	\$226,130	256382
12/2022	\$225,000	252688
10/2021	\$610,000 (This is part of a multi parcel sale.)	245764
07/2020	\$570,000 (This is part of a multi parcel sale.)	237482

Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	211	\$146,700	\$0	\$146,700	\$0	\$0	-
	Total	\$146,700	\$0	\$146,700	\$0	\$0	1,834.00
2023 Payable 2024	211	\$84,000	\$0	\$84,000	\$0	\$0	-
	Total	\$84,000	\$0	\$84,000	\$0	\$0	1,050.00
2022 Payable 2023	211	\$27,300	\$0	\$27,300	\$0	\$0	-
	Total	\$27,300	\$0	\$27,300	\$0	\$0	341.00
2021 Payable 2022	211	\$38,400	\$0	\$38,400	\$0	\$0	-
	Total	\$38,400	\$0	\$38,400	\$0	\$0	480.00

Tax Detail History

Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$1,447.00	\$25.00	\$1,472.00	\$84,000	\$0	\$84,000
2023	\$498.00	\$0.00	\$498.00	\$27,300	\$0	\$27,300
2022	\$772.00	\$0.00	\$772.00	\$38,400	\$0	\$38,400



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