



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 10:45:51 PM

| General Details                                   |                                                         |                            |               |                         |                 |                 |                     |
|---------------------------------------------------|---------------------------------------------------------|----------------------------|---------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:                                        | 010-3110-02530                                          |                            |               |                         |                 |                 |                     |
| Document:                                         | Abstract - 01499322                                     |                            |               |                         |                 |                 |                     |
| Document:                                         | Torrens - 1084877.0                                     |                            |               |                         |                 |                 |                     |
| Document Date:                                    | 10/22/2024                                              |                            |               |                         |                 |                 |                     |
| Legal Description Details                         |                                                         |                            |               |                         |                 |                 |                     |
| Plat Name:                                        | LOWER DULUTH MINNESOTA AVENUE                           |                            |               |                         |                 |                 |                     |
| Section                                           | Township                                                | Range                      | Lot           | Block                   |                 |                 |                     |
| -                                                 | -                                                       | -                          | -             | -                       |                 |                 |                     |
| Description:                                      | LOTS 92 AND 94 INC LOTS 91 AND 93 LOWER DULUTH LAKE AVE |                            |               |                         |                 |                 |                     |
| Taxpayer Details                                  |                                                         |                            |               |                         |                 |                 |                     |
| Taxpayer Name                                     | LAKE FOREST PROPERTIES LLC                              |                            |               |                         |                 |                 |                     |
| and Address:                                      | 2340 MINNESOTA AVE<br>DULUTH MN 55802                   |                            |               |                         |                 |                 |                     |
| Owner Details                                     |                                                         |                            |               |                         |                 |                 |                     |
| Owner Name                                        | MARLOW ALISSA M                                         |                            |               |                         |                 |                 |                     |
| Owner Name                                        | MARLOW LEE A                                            |                            |               |                         |                 |                 |                     |
| Owner Name                                        | MARLOW MARINA E                                         |                            |               |                         |                 |                 |                     |
| Owner Name                                        | MARLOW SAMANTHA M                                       |                            |               |                         |                 |                 |                     |
| Payable 2025 Tax Summary                          |                                                         |                            |               |                         |                 |                 |                     |
| 2025 - Net Tax                                    |                                                         |                            |               | \$10,103.00             |                 |                 |                     |
| 2025 - Special Assessments                        |                                                         |                            |               | \$29.00                 |                 |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |                                                         |                            |               | <b>\$10,132.00</b>      |                 |                 |                     |
| Current Tax Due (as of 12/14/2025)                |                                                         |                            |               |                         |                 |                 |                     |
| Due May 15                                        |                                                         | Due October 15             |               |                         | Total Due       |                 |                     |
| 2025 - 1st Half Tax                               | \$5,066.00                                              | 2025 - 2nd Half Tax        | \$5,066.00    | 2025 - 1st Half Tax Due | \$0.00          |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$5,066.00                                              | 2025 - 2nd Half Tax Paid   | \$5,066.00    | 2025 - 2nd Half Tax Due | \$0.00          |                 |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$0.00</b>                                           | <b>2025 - 2nd Half Due</b> | <b>\$0.00</b> | <b>2025 - Total Due</b> | <b>\$0.00</b>   |                 |                     |
| Parcel Details                                    |                                                         |                            |               |                         |                 |                 |                     |
| Property Address:                                 | 2328 MINNESOTA AVE, DULUTH MN                           |                            |               |                         |                 |                 |                     |
| School District:                                  | 709                                                     |                            |               |                         |                 |                 |                     |
| Tax Increment District:                           | -                                                       |                            |               |                         |                 |                 |                     |
| Property/Homesteader:                             | MARLOW, ALISSA M                                        |                            |               |                         |                 |                 |                     |
| Assessment Details (2025 Payable 2026)            |                                                         |                            |               |                         |                 |                 |                     |
| Class Code<br>(Legend)                            | Homestead<br>Status                                     | Land<br>EMV                | Bldg<br>EMV   | Total<br>EMV            | Def Land<br>EMV | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 201                                               | 2 - Owner/Relative<br>Homestead (100.00% total)         | \$243,200                  | \$421,700     | \$664,900               | \$0             | \$0             | -                   |
| Total:                                            |                                                         | \$243,200                  | \$421,700     | \$664,900               | \$0             | \$0             | 7061                |



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## Land Details

**Deeded Acres:** 0.00  
**Waterfront:** SUPERIOR  
**Water Front Feet:** 80.00  
**Water Code & Desc:** P - PUBLIC  
**Gas Code & Desc:** P - PUBLIC  
**Sewer Code & Desc:** P - PUBLIC  
**Lot Width:** 80.00  
**Lot Depth:** 200.00

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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (SFD)

| Improvement Type | Year Built    | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish               | Style Code & Desc. |
|------------------|---------------|----------------------------|----------------------------|-------------------------------|--------------------|
| HOUSE            | 1938          | 1,063                      | 1,903                      | U Quality / 0 Ft <sup>2</sup> | 5MS - MULTI STRY   |
| Segment          | Story         | Width                      | Length                     | Area                          | Foundation         |
| BAS              | 2             | 24                         | 35                         | 840                           | BASEMENT           |
| DK               | 1             | 0                          | 0                          | 110                           | PIERS AND FOOTINGS |
| OP               | 1             | 5                          | 10                         | 50                            | POST ON GROUND     |
| OP               | 1             | 6                          | 8                          | 48                            | FLOATING SLAB      |
| Bath Count       | Bedroom Count | Room Count                 | Fireplace Count            | HVAC                          |                    |
| 1.75 BATHS       | 3 BEDROOMS    | -                          | 0                          | CENTRAL, ELECTRIC             |                    |

## Improvement 2 Details (AG 22X25)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 1953       | 550                        | 550                        | -               | ATTACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 22                         | 25                         | 550             | FOUNDATION         |

## Improvement 3 Details (DG 12X22)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 0          | 264                        | 264                        | -               | DETACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 12                         | 22                         | 264             | FLOATING SLAB      |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 12/2006   | \$525,000      | 175004     |

## Assessment History

| Year              | Class Code<br>(Legend) | Land EMV  | Bldg EMV  | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
|-------------------|------------------------|-----------|-----------|-----------|--------------|--------------|------------------|
| 2024 Payable 2025 | 201                    | \$384,900 | \$311,500 | \$696,400 | \$0          | \$0          | -                |
|                   | Total                  | \$384,900 | \$311,500 | \$696,400 | \$0          | \$0          | 7,455.00         |
| 2023 Payable 2024 | 204                    | \$220,400 | \$400,700 | \$621,100 | \$0          | \$0          | -                |
|                   | Total                  | \$220,400 | \$400,700 | \$621,100 | \$0          | \$0          | 6,514.00         |
| 2022 Payable 2023 | 204                    | \$186,200 | \$341,000 | \$527,200 | \$0          | \$0          | -                |
|                   | Total                  | \$186,200 | \$341,000 | \$527,200 | \$0          | \$0          | 5,340.00         |



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|                    |            |                     |                                 |                 |                     |                  |          |
|--------------------|------------|---------------------|---------------------------------|-----------------|---------------------|------------------|----------|
| 2021 Payable 2022  | 204        | \$155,200           | \$283,500                       | \$438,700       | \$0                 | \$0              | -        |
|                    | Total      | \$155,200           | \$283,500                       | \$438,700       | \$0                 | \$0              | 4,387.00 |
| Tax Detail History |            |                     |                                 |                 |                     |                  |          |
| Tax Year           | Tax        | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |          |
| 2024               | \$9,127.00 | \$25.00             | \$9,152.00                      | \$220,400       | \$400,700           | \$621,100        |          |
| 2023               | \$7,967.00 | \$25.00             | \$7,992.00                      | \$186,200       | \$341,000           | \$527,200        |          |
| 2022               | \$7,203.00 | \$25.00             | \$7,228.00                      | \$155,200       | \$283,500           | \$438,700        |          |

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