



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 10:46:06 PM

General Details							
Parcel ID:		010-3110-02680					
Legal Description Details							
Plat Name:		LOWER DULUTH MINNESOTA AVENUE					
Section		Township		Range		Lot	Block
						0122	-
Description:		LOT: 0122 BLOCK:000					
Taxpayer Details							
Taxpayer Name and Address:		MCMILLAN JHERI & CANTONI G TRUSTEES 2502 MINNESOTA AVE DULUTH MN 55802					
Owner Details							
Owner Name		CANTONI GEORGINA C					
Owner Name		MCMILLAN JHERI L					
Payable 2025 Tax Summary							
2025 - Net Tax				\$4,975.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$5,004.00			
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$2,502.00		2025 - 2nd Half Tax \$2,502.00			2025 - 1st Half Tax Due \$0.00		
2025 - 1st Half Tax Paid \$2,502.00		2025 - 2nd Half Tax Paid \$2,502.00			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:		2502 MINNESOTA AVE, DULUTH MN					
School District:		709					
Tax Increment District:		-					
Property/Homesteader:		CANTONI GEORGINA & MCMILLIAN JHERI					
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	\$361,200	\$438,400	\$0	\$0	-
Total:		\$77,200	\$361,200	\$438,400	\$0	\$0	4313



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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/frnPlatStatPopUp.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	1908	1,074	1,343	ECO Quality / 806 Ft ²	5XB - EXP BNLW
Segment	Story	Width	Length	Area	Foundation
BAS	1.2	0	0	1,074	LOW BASEMENT
CN	1	6	6	36	LOW BASEMENT
DK	1	14	13	182	PIERS AND FOOTINGS
OP	1	0	0	186	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.75 BATHS	3 BEDROOMS	5 ROOMS	1	CENTRAL, GAS	

Improvement 2 Details (DG 24X30)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2000	720	720	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	24	720	FLOATING SLAB
LT	1	3	12	36	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
03/2012	\$197,900	196601
05/2000	\$90,000	133987

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	\$79,400	\$296,600	\$376,000	\$0	\$0	-
	Total	\$79,400	\$296,600	\$376,000	\$0	\$0	3,633.00
2023 Payable 2024	201	\$45,400	\$373,900	\$419,300	\$0	\$0	-
	Total	\$45,400	\$373,900	\$419,300	\$0	\$0	4,193.00
2022 Payable 2023	201	\$38,400	\$318,100	\$356,500	\$0	\$0	-
	Total	\$38,400	\$318,100	\$356,500	\$0	\$0	3,513.00
2021 Payable 2022	201	\$32,000	\$264,500	\$296,500	\$0	\$0	-
	Total	\$32,000	\$264,500	\$296,500	\$0	\$0	2,859.00



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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	\$5,905.00	\$25.00	\$5,930.00	\$45,400	\$373,900	\$419,300
2023	\$5,255.00	\$25.00	\$5,280.00	\$37,845	\$313,500	\$351,345
2022	\$4,713.00	\$25.00	\$4,738.00	\$30,861	\$255,084	\$285,945

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