



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 10:46:40 PM

General Details							
Parcel ID:	010-3110-02790						
Document:	Abstract - 01286998						
Document Date:	05/26/2016						
Legal Description Details							
Plat Name:	LOWER DULUTH MINNESOTA AVENUE						
Section	Township	Range	Lot	Block			
-	-	-	-	-			
Description:	Lots 144 and 146; INCLUDING Lots 143 and 145, LAKE AVENUE, LOWER DULUTH						
Taxpayer Details							
Taxpayer Name	HANSON STEPHEN P & SUSAN D CARY-						
and Address:	HANSON						
	2612 MINNESOTA AVE						
	DULUTH MN 55802						
Owner Details							
Owner Name	CARY-HANSON SUSAN D						
Owner Name	HANSON STEPHEN P						
Payable 2025 Tax Summary							
2025 - Net Tax				\$11,343.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$11,372.00			
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$5,686.00	2025 - 2nd Half Tax	\$5,686.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$5,686.00	2025 - 2nd Half Tax Paid	\$5,686.00	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:	2612 MINNESOTA AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	CARY-HANSON,SUSAN & HANSON,STEPHEN						
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)	\$304,900	\$471,700	\$776,600	\$0	\$0	-
Total:		\$304,900	\$471,700	\$776,600	\$0	\$0	8458



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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: 80.00
Lot Depth: 150.00

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	1921	1,052	1,579	U Quality / 0 Ft ²	5MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	350	PIERS AND FOOTINGS
BAS	1.7	0	0	702	BASEMENT
CW	1	7	22	154	PIERS AND FOOTINGS
DK	1	0	0	818	PIERS AND FOOTINGS
DK	1	6	7	42	PIERS AND FOOTINGS
OP	1	10	11	110	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.5 BATHS	3 BEDROOMS	7 ROOMS	1	CENTRAL, GAS	

Improvement 2 Details (DG 22X24)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2000	528	660	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1.2	24	22	528	-

Improvement 3 Details (ST 10X16)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	160	160	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	16	160	POST ON GROUND

Improvement 4 Details (PATIO)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	280	280	-	B - BRICK
Segment	Story	Width	Length	Area	Foundation
BAS	0	8	35	280	-

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
05/2016	\$453,900 (This is part of a multi parcel sale.)	215856
09/2004	\$400,000 (This is part of a multi parcel sale.)	160720
08/1998	\$189,600 (This is part of a multi parcel sale.)	122978



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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	\$448,400	\$322,200	\$770,600	\$0	\$0	-
	Total	\$448,400	\$322,200	\$770,600	\$0	\$0	8,383.00
2023 Payable 2024	201	\$187,400	\$406,300	\$593,700	\$0	\$0	-
	Total	\$187,400	\$406,300	\$593,700	\$0	\$0	6,171.00
2022 Payable 2023	204	\$158,400	\$345,800	\$504,200	\$0	\$0	-
	Total	\$158,400	\$345,800	\$504,200	\$0	\$0	5,053.00
2021 Payable 2022	204	\$132,000	\$279,500	\$411,500	\$0	\$0	-
	Total	\$132,000	\$279,500	\$411,500	\$0	\$0	4,115.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$8,655.00	\$25.00	\$8,680.00	\$187,400	\$406,300	\$593,700	
2023	\$7,547.00	\$25.00	\$7,572.00	\$158,400	\$345,800	\$504,200	
2022	\$6,755.00	\$25.00	\$6,780.00	\$132,000	\$279,500	\$411,500	

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