



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 10:45:55 PM

General Details							
Parcel ID:	010-3110-02820						
Document:	Abstract - 1332954T998092						
Document Date:	05/02/2018						
Legal Description Details							
Plat Name:	LOWER DULUTH MINNESOTA AVENUE						
Section	Township	Range	Lot	Block			
-	-	-	0150	-			
Description:	LOT: 0150 BLOCK:000						
Taxpayer Details							
Taxpayer Name	NEVARI LODGE LLC						
and Address:	3009 MINNESOTA AVE DULUTH MN 55802						
Owner Details							
Owner Name	NEVARI LODGE LLC						
Payable 2025 Tax Summary							
2025 - Net Tax			\$2,105.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$2,134.00				
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,067.00	2025 - 2nd Half Tax	\$1,067.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,067.00	2025 - 2nd Half Tax Paid	\$1,067.00	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:	2622 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
207	0 - Non Homestead	\$30,900	\$100,800	\$131,700	\$0	\$0	-
Total:		\$30,900	\$100,800	\$131,700	\$0	\$0	1646



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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 (DUPLEX)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1922	1,211	1,211	-	5MF - DUP&TRI
Segment	Story	Width	Length	Area	Foundation
BAS	1	4	3	12	FOUNDATION
BAS	1	5	11	55	FOUNDATION
BAS	1	8	16	128	FOUNDATION
BAS	1	12	10	120	FOUNDATION
BAS	1	28	32	896	FOUNDATION
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.0 BATHS	1 BEDROOM	5 ROOMS	2	CENTRAL, GAS	

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
05/2018	\$350,000 (This is part of a multi parcel sale.)	226068
06/2009	\$350,000 (This is part of a multi parcel sale.)	186179

Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	207	\$31,800	\$94,200	\$126,000	\$0	\$0	-
	Total	\$31,800	\$94,200	\$126,000	\$0	\$0	1,575.00
2023 Payable 2024	207	\$18,200	\$118,800	\$137,000	\$0	\$0	-
	Total	\$18,200	\$118,800	\$137,000	\$0	\$0	1,713.00
2022 Payable 2023	207	\$15,400	\$101,200	\$116,600	\$0	\$0	-
	Total	\$15,400	\$101,200	\$116,600	\$0	\$0	1,458.00
2021 Payable 2022	207	\$12,800	\$84,100	\$96,900	\$0	\$0	-
	Total	\$12,800	\$84,100	\$96,900	\$0	\$0	1,211.00

Tax Detail History

Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$2,361.00	\$25.00	\$2,386.00	\$18,200	\$118,800	\$137,000
2023	\$2,133.00	\$25.00	\$2,158.00	\$15,400	\$101,200	\$116,600
2022	\$1,945.00	\$25.00	\$1,970.00	\$12,800	\$84,100	\$96,900



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