



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 10:47:30 PM

General Details							
Parcel ID:	010-3110-02900						
Document:	Torrens - 1061555.0						
Document Date:	09/20/2022						
Legal Description Details							
Plat Name:	LOWER DULUTH MINNESOTA AVENUE						
Section	Township	Range	Lot	Block			
-	-	-	-	-			
Description:	LOTS 166 AND 168						
Taxpayer Details							
Taxpayer Name	TREUER ROMONA M & RICHARD JACQUES J						
and Address:	4235 DUPONT AVE S						
	MINNEAPOLIS MN 55409						
Owner Details							
Owner Name	TREUER RAMONA MIRIAM TRUST						
Payable 2025 Tax Summary							
2025 - Net Tax				\$5,765.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$5,794.00			
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,897.00	2025 - 2nd Half Tax	\$2,897.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$2,897.00	2025 - 2nd Half Tax Paid	\$2,897.00	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:	2716 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
204	0 - Non Homestead	\$142,800	\$302,000	\$444,800	\$0	\$0	-
Total:		\$142,800	\$302,000	\$444,800	\$0	\$0	4448



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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: 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 (SFD)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.																								
HOUSE	1977	1,176	1,176	AVG Quality / 448 Ft ²	5SS - SNGL STRY																								
<table><tr><th>Segment</th><th>Story</th><th>Width</th><th>Length</th><th>Area</th><th>Foundation</th></tr><tr><td>BAS</td><td>1</td><td>16</td><td>28</td><td>448</td><td>BASEMENT</td></tr><tr><td>BAS</td><td>1</td><td>26</td><td>28</td><td>728</td><td>DOUBLE TUCK UNDER WITH FINISHED BASEMENT</td></tr><tr><td>DK</td><td>1</td><td>16</td><td>16</td><td>256</td><td>PIERS AND FOOTINGS</td></tr></table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	16	28	448	BASEMENT	BAS	1	26	28	728	DOUBLE TUCK UNDER WITH FINISHED BASEMENT	DK	1	16	16	256	PIERS AND FOOTINGS
Segment	Story	Width	Length	Area	Foundation																								
BAS	1	16	28	448	BASEMENT																								
BAS	1	26	28	728	DOUBLE TUCK UNDER WITH FINISHED BASEMENT																								
DK	1	16	16	256	PIERS AND FOOTINGS																								
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC																								
2.5 BATHS	3 BEDROOMS	6 ROOMS		1	C&AC&EXCH, GAS																								

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/2020	\$315,000	238216
07/2017	\$273,000	222209
06/2012	\$235,000	197728

Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	204	\$146,800	\$275,700	\$422,500	\$0	\$0	-
	Total	\$146,800	\$275,700	\$422,500	\$0	\$0	4,225.00
2023 Payable 2024	204	\$84,000	\$347,800	\$431,800	\$0	\$0	-
	Total	\$84,000	\$347,800	\$431,800	\$0	\$0	4,318.00
2022 Payable 2023	204	\$71,000	\$296,000	\$367,000	\$0	\$0	-
	Total	\$71,000	\$296,000	\$367,000	\$0	\$0	3,670.00
2021 Payable 2022	204	\$59,200	\$246,000	\$305,200	\$0	\$0	-
	Total	\$59,200	\$246,000	\$305,200	\$0	\$0	3,052.00

Tax Detail History

Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$6,081.00	\$25.00	\$6,106.00	\$84,000	\$347,800	\$431,800
2023	\$5,483.00	\$25.00	\$5,508.00	\$71,000	\$296,000	\$367,000
2022	\$5,011.00	\$25.00	\$5,036.00	\$59,200	\$246,000	\$305,200



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