



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 10:46:35 PM

| General Details                                   |                               |                            |                   |                         |                 |                 |                     |
|---------------------------------------------------|-------------------------------|----------------------------|-------------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:                                        | 010-3110-02950                |                            |                   |                         |                 |                 |                     |
| Document:                                         | Abstract - 740561             |                            |                   |                         |                 |                 |                     |
| Document Date:                                    | 12/16/1998                    |                            |                   |                         |                 |                 |                     |
| Legal Description Details                         |                               |                            |                   |                         |                 |                 |                     |
| Plat Name:                                        | LOWER DULUTH MINNESOTA AVENUE |                            |                   |                         |                 |                 |                     |
| Section                                           | Township                      | Range                      | Lot               | Block                   |                 |                 |                     |
| -                                                 | -                             | -                          | 0176              | -                       |                 |                 |                     |
| Description:                                      | LOT: 0176 BLOCK:000           |                            |                   |                         |                 |                 |                     |
| Taxpayer Details                                  |                               |                            |                   |                         |                 |                 |                     |
| Taxpayer Name                                     | KELLNER PAUL                  |                            |                   |                         |                 |                 |                     |
| and Address:                                      | 2729 LAKE AVE S               |                            |                   |                         |                 |                 |                     |
|                                                   | DULUTH MN 55802               |                            |                   |                         |                 |                 |                     |
| Owner Details                                     |                               |                            |                   |                         |                 |                 |                     |
| Owner Name                                        | KELLNER DEBRA                 |                            |                   |                         |                 |                 |                     |
| Owner Name                                        | KELLNER PAUL                  |                            |                   |                         |                 |                 |                     |
| Payable 2025 Tax Summary                          |                               |                            |                   |                         |                 |                 |                     |
| 2025 - Net Tax                                    |                               |                            | \$3,311.00        |                         |                 |                 |                     |
| 2025 - Special Assessments                        |                               |                            | \$29.00           |                         |                 |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |                               |                            | <b>\$3,340.00</b> |                         |                 |                 |                     |
| Current Tax Due (as of 12/14/2025)                |                               |                            |                   |                         |                 |                 |                     |
| Due May 15                                        |                               | Due October 15             |                   |                         | Total Due       |                 |                     |
| 2025 - 1st Half Tax                               | \$1,670.00                    | 2025 - 2nd Half Tax        | \$1,670.00        | 2025 - 1st Half Tax Due | \$0.00          |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$1,670.00                    | 2025 - 2nd Half Tax Paid   | \$1,670.00        | 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:                                 | 2730 MINNESOTA AVE, DULUTH MN |                            |                   |                         |                 |                 |                     |
| School District:                                  | 709                           |                            |                   |                         |                 |                 |                     |
| Tax Increment District:                           | -                             |                            |                   |                         |                 |                 |                     |
| Property/Homesteader:                             | -                             |                            |                   |                         |                 |                 |                     |
| 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 |
| 204                                               | 0 - Non Homestead             | \$65,600                   | \$218,500         | \$284,100               | \$0             | \$0             | -                   |
| Total:                                            |                               | \$65,600                   | \$218,500         | \$284,100               | \$0             | \$0             | 2841                |



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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 <a href="https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx">https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx</a> . If there are any questions, please email <a href="mailto:PropertyTax@stlouiscountymn.gov">PropertyTax@stlouiscountymn.gov</a> . |                        |                            |                                 |                 |                     |                  |                  |
| 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                                                                                                                                                                                                                                                                                                                                                                                                | 1906                   | 891                        | 891                             | -               | 5SS - SNGL STRY     |                  |                  |
| Segment                                                                                                                                                                                                                                                                                                                                                                                              | Story                  | Width                      | Length                          | Area            | Foundation          |                  |                  |
| BAS                                                                                                                                                                                                                                                                                                                                                                                                  | 1                      | 0                          | 0                               | 891             | -                   |                  |                  |
| Bath Count                                                                                                                                                                                                                                                                                                                                                                                           | Bedroom Count          | Room Count                 |                                 | Fireplace Count | HVAC                |                  |                  |
| 1.0 BATH                                                                                                                                                                                                                                                                                                                                                                                             | 1 BEDROOM              | 3 ROOMS                    |                                 | 0               | CENTRAL, GAS        |                  |                  |
| Improvement 2 Details (DG 25X25)                                                                                                                                                                                                                                                                                                                                                                     |                        |                            |                                 |                 |                     |                  |                  |
| Improvement Type                                                                                                                                                                                                                                                                                                                                                                                     | Year Built             | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup>      | Basement Finish | Style Code & Desc.  |                  |                  |
| GARAGE                                                                                                                                                                                                                                                                                                                                                                                               | 2001                   | 625                        | 625                             | -               | DETACHED            |                  |                  |
| Segment                                                                                                                                                                                                                                                                                                                                                                                              | Story                  | Width                      | Length                          | Area            | Foundation          |                  |                  |
| BAS                                                                                                                                                                                                                                                                                                                                                                                                  | 1                      | 25                         | 25                              | 625             | FLOATING SLAB       |                  |                  |
| Sales Reported to the St. Louis County Auditor                                                                                                                                                                                                                                                                                                                                                       |                        |                            |                                 |                 |                     |                  |                  |
| Sale Date                                                                                                                                                                                                                                                                                                                                                                                            |                        | Purchase Price             |                                 |                 | CRV Number          |                  |                  |
| 11/1996                                                                                                                                                                                                                                                                                                                                                                                              |                        | \$30,000                   |                                 |                 | 113920              |                  |                  |
| 11/1996                                                                                                                                                                                                                                                                                                                                                                                              |                        | \$30,000                   |                                 |                 | 125701              |                  |                  |
| 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                                                                                                                                                                                                                                                                                                                                                                                    | 204                    | \$67,500                   | \$175,200                       | \$242,700       | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$67,500                   | \$175,200                       | \$242,700       | \$0                 | \$0              | 2,427.00         |
| 2023 Payable 2024                                                                                                                                                                                                                                                                                                                                                                                    | 201                    | \$38,600                   | \$221,100                       | \$259,700       | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$38,600                   | \$221,100                       | \$259,700       | \$0                 | \$0              | 3,246.00         |
| 2022 Payable 2023                                                                                                                                                                                                                                                                                                                                                                                    | 201                    | \$32,600                   | \$188,100                       | \$220,700       | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$32,600                   | \$188,100                       | \$220,700       | \$0                 | \$0              | 2,603.00         |
| 2021 Payable 2022                                                                                                                                                                                                                                                                                                                                                                                    | 201                    | \$27,200                   | \$156,400                       | \$183,600       | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$27,200                   | \$156,400                       | \$183,600       | \$0                 | \$0              | 1,955.00         |
| Tax Detail History                                                                                                                                                                                                                                                                                                                                                                                   |                        |                            |                                 |                 |                     |                  |                  |
| Tax Year                                                                                                                                                                                                                                                                                                                                                                                             | Tax                    | Special Assessments        | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024                                                                                                                                                                                                                                                                                                                                                                                                 | \$4,475.00             | \$25.00                    | \$4,500.00                      | \$38,600        | \$221,100           | \$259,700        |                  |
| 2023                                                                                                                                                                                                                                                                                                                                                                                                 | \$3,827.00             | \$25.00                    | \$3,852.00                      | \$32,600        | \$188,100           | \$220,700        |                  |
| 2022                                                                                                                                                                                                                                                                                                                                                                                                 | \$3,189.00             | \$25.00                    | \$3,214.00                      | \$27,200        | \$156,400           | \$183,600        |                  |



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