



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 8:57:44 AM

General Details							
Parcel ID:		010-3110-02970					
Document:		Abstract - 01474202					
Document Date:		08/24/2023					
Legal Description Details							
Plat Name:		LOWER DULUTH MINNESOTA AVENUE					
Section	Township	Range	Lot	Block			
-	-	-	0180	-			
Description:		LOT: 0180 BLOCK:000					
Taxpayer Details							
Taxpayer Name		LHB PROPERTIES LLC					
and Address:		7800 METRO PKWY # 200 MINNEAPOLIS MN 55425					
Owner Details							
Owner Name		LHB PROPERTIES LLC					
Payable 2025 Tax Summary							
2025 - Net Tax		\$4,113.00					
2025 - Special Assessments		\$29.00					
2025 - Total Tax & Special Assessments		\$4,142.00					
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15		Total Due			
2025 - 1st Half Tax	\$2,071.00	2025 - 2nd Half Tax	\$2,071.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$2,071.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$2,257.39		
2025 - 1st Half Penalty	\$0.00	2025 - 2nd Half Penalty	\$186.39	Delinquent Tax			
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$2,257.39	2025 - Total Due	\$2,257.39		
Parcel Details							
Property Address:		2740 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	\$77,200	\$260,100	\$337,300	\$0	\$0	-
Total:		\$77,200	\$260,100	\$337,300	\$0	\$0	3373



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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 (SFD)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1906	932	1,386	-	5XB - EXP BNLW
Segment	Story	Width	Length	Area	Foundation
BAS	1.5	0	0	884	FOUNDATION
BAS	1.5	4	9	36	PIERS AND FOOTINGS
CW	1	4	6	24	PIERS AND FOOTINGS
DK	1	0	0	316	PIERS AND FOOTINGS
DK	1	10	4	40	CANTILEVER
OP	1	3	4	12	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.75 BATHS	2 BEDROOMS	5 ROOMS	1	C&AIR_COND, ELECTRIC	

Improvement 2 Details (ST 8X8)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	64	64	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	8	64	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/2023	\$320,000	255735
09/2014	\$198,000	207433

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	\$79,400	\$222,100	\$301,500	\$0	\$0	-
	Total	\$79,400	\$222,100	\$301,500	\$0	\$0	3,015.00
2023 Payable 2024	204	\$45,400	\$275,000	\$320,400	\$0	\$0	-
	Total	\$45,400	\$275,000	\$320,400	\$0	\$0	3,204.00
2022 Payable 2023	204	\$38,400	\$234,000	\$272,400	\$0	\$0	-
	Total	\$38,400	\$234,000	\$272,400	\$0	\$0	2,724.00
2021 Payable 2022	204	\$32,000	\$194,600	\$226,600	\$0	\$0	-
	Total	\$32,000	\$194,600	\$226,600	\$0	\$0	2,266.00



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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	\$4,511.00	\$25.00	\$4,536.00	\$45,400	\$275,000	\$320,400
2023	\$4,069.00	\$25.00	\$4,094.00	\$38,400	\$234,000	\$272,400
2022	\$3,721.00	\$25.00	\$3,746.00	\$32,000	\$194,600	\$226,600

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