



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 1:23:16 PM

General Details							
Parcel ID:	010-3110-03400						
Document:	Abstract - 01263298						
Document Date:	06/01/2015						
Legal Description Details							
Plat Name:	LOWER DULUTH MINNESOTA AVENUE						
Section	Township	Range	Lot	Block			
-	-	-	0264	-			
Description:	LOT: 0264 BLOCK:000						
Taxpayer Details							
Taxpayer Name	RANKIN HOWARD M & JODI C						
and Address:	16480 RINGER RD						
	WAYZATA MN 55391						
Owner Details							
Owner Name	RANKIN HOWARD M						
Owner Name	RANKIN JODI C						
Payable 2025 Tax Summary							
2025 - Net Tax			\$5,169.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$5,198.00				
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,599.00	2025 - 2nd Half Tax	\$2,599.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$2,599.00	2025 - 2nd Half Tax Paid	\$2,599.00	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:	3206 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	\$374,800	\$452,000	\$0	\$0	-
Total:		\$77,200	\$374,800	\$452,000	\$0	\$0	4520



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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	1910	699	1,635	U Quality / 0 Ft ²	5MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	5	15	75	PIERS AND FOOTINGS
BAS	2.5	26	24	624	BASEMENT
DK	1	0	0	335	POST ON GROUND
OP	1	7	24	168	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.0 BATHS	4 BEDROOMS	7 ROOMS	1	C&AIR_COND, GAS	

Improvement 2 Details (ST 12X12)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	144	144	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	12	144	POST ON GROUND

Improvement 3 Details (PATIO)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	451	451	-	TLE - TILE
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	451	-

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
06/2015	\$389,000 (This is part of a multi parcel sale.)	211043
02/2004	\$212,000 (This is part of a multi parcel sale.)	158308
09/1996	\$80,000 (This is part of a multi parcel sale.)	112063



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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	204	\$79,400	\$299,500	\$378,900	\$0	\$0	-
	Total	\$79,400	\$299,500	\$378,900	\$0	\$0	3,789.00
2023 Payable 2024	204	\$45,400	\$377,600	\$423,000	\$0	\$0	-
	Total	\$45,400	\$377,600	\$423,000	\$0	\$0	4,230.00
2022 Payable 2023	204	\$38,400	\$321,300	\$359,700	\$0	\$0	-
	Total	\$38,400	\$321,300	\$359,700	\$0	\$0	3,597.00
2021 Payable 2022	204	\$32,000	\$267,200	\$299,200	\$0	\$0	-
	Total	\$32,000	\$267,200	\$299,200	\$0	\$0	2,992.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$5,957.00	\$25.00	\$5,982.00	\$45,400	\$377,600	\$423,000	
2023	\$5,373.00	\$25.00	\$5,398.00	\$38,400	\$321,300	\$359,700	
2022	\$4,913.00	\$25.00	\$4,938.00	\$32,000	\$267,200	\$299,200	

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