



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 11:24:11 AM

General Details							
Parcel ID:	010-3110-03670						
Document:	Abstract - 01465178						
Document:	Torrens - 1067550.0						
Document Date:	04/07/2023						
Legal Description Details							
Plat Name:	LOWER DULUTH MINNESOTA AVENUE						
Section	Township	Range	Lot	Block			
-	-	-	0312	-			
Description:	LOT: 0312 BLOCK:000						
Taxpayer Details							
Taxpayer Name	KELASH RACHEL & EVAN SCHROEDER						
and Address:	3422 MINNESOTA AVE DULUTH MN 55802						
Owner Details							
Owner Name	KELASH RACHEL						
Owner Name	SCHROEDER EVAN						
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,977.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$4,006.00			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,003.00	2025 - 2nd Half Tax	\$2,003.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$2,003.00	2025 - 2nd Half Tax Paid	\$2,003.00	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:	3422 MINNESOTA AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	KELASH,RACHEL D & SCHROEDER,EVAN S						
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
201	1 - Owner Homestead (100.00% total)	\$77,200	\$253,000	\$330,200	\$0	\$0	-
Total:		\$77,200	\$253,000	\$330,200	\$0	\$0	3143



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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 (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1906	840	1,470	AVG Quality / 210 Ft ²	5MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1.7	30	28	840	BASEMENT
DK	1	4	16	64	CANTILEVER
OP	1	6	26	156	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
0.75 BATH	4 BEDROOMS	9 ROOMS	1	C&AIR_COND, GAS	

Improvement 2 Details (ST 8X17)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	136	136	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	17	136	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	225	225	-	TLE - TILE OVER
Segment	Story	Width	Length	Area	Foundation
BAS	0	9	25	225	-

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
04/2023	\$270,000 (This is part of a multi parcel sale.)	253603

Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	201	\$79,300	\$228,300	\$307,600	\$0	\$0	-
	Total	\$79,300	\$228,300	\$307,600	\$0	\$0	2,897.00
2023 Payable 2024	201	\$45,400	\$287,300	\$332,700	\$0	\$0	-
	Total	\$45,400	\$287,300	\$332,700	\$0	\$0	3,260.00
2022 Payable 2023	204	\$38,400	\$239,900	\$278,300	\$0	\$0	-
	Total	\$38,400	\$239,900	\$278,300	\$0	\$0	2,783.00



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2021 Payable 2022	204	\$32,000	\$199,400	\$231,400	\$0	\$0	-
	Total	\$32,000	\$199,400	\$231,400	\$0	\$0	2,314.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$4,601.00	\$25.00	\$4,626.00	\$44,483	\$281,496	\$325,979	
2023	\$4,157.00	\$25.00	\$4,182.00	\$38,400	\$239,900	\$278,300	
2022	\$3,799.00	\$25.00	\$3,824.00	\$32,000	\$199,400	\$231,400	

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