



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 11:50:07 AM

| General Details                                   |                                       |                            |               |                         |                 |                 |                     |
|---------------------------------------------------|---------------------------------------|----------------------------|---------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:                                        | 010-3110-03990                        |                            |               |                         |                 |                 |                     |
| Document:                                         | Abstract - 01435715                   |                            |               |                         |                 |                 |                     |
| Document:                                         | Torrens - 1052442.0                   |                            |               |                         |                 |                 |                     |
| Document Date:                                    | 01/19/2022                            |                            |               |                         |                 |                 |                     |
| Legal Description Details                         |                                       |                            |               |                         |                 |                 |                     |
| Plat Name:                                        | LOWER DULUTH MINNESOTA AVENUE         |                            |               |                         |                 |                 |                     |
| Section                                           | Township                              | Range                      | Lot           | Block                   |                 |                 |                     |
| -                                                 | -                                     | -                          | -             | -                       |                 |                 |                     |
| Description:                                      | LOTS 372 AND 374                      |                            |               |                         |                 |                 |                     |
| Taxpayer Details                                  |                                       |                            |               |                         |                 |                 |                     |
| Taxpayer Name                                     | CURTIS ANITA J TRUST                  |                            |               |                         |                 |                 |                     |
| and Address:                                      | 3726 MINNESOTA AVE<br>DULUTH MN 55802 |                            |               |                         |                 |                 |                     |
| Owner Details                                     |                                       |                            |               |                         |                 |                 |                     |
| Owner Name                                        | CURTIS ANITA J TRUST                  |                            |               |                         |                 |                 |                     |
| Payable 2025 Tax Summary                          |                                       |                            |               |                         |                 |                 |                     |
| 2025 - Net Tax                                    |                                       |                            |               | \$2,452.00              |                 |                 |                     |
| 2025 - Special Assessments                        |                                       |                            |               | \$0.00                  |                 |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |                                       |                            |               | <b>\$2,452.00</b>       |                 |                 |                     |
| Current Tax Due (as of 12/13/2025)                |                                       |                            |               |                         |                 |                 |                     |
| Due May 15                                        |                                       | Due October 15             |               |                         | Total Due       |                 |                     |
| 2025 - 1st Half Tax                               | \$1,226.00                            | 2025 - 2nd Half Tax        | \$1,226.00    | 2025 - 1st Half Tax Due | \$0.00          |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$1,226.00                            | 2025 - 2nd Half Tax Paid   | \$1,226.00    | 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:                                 | 3726 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 |
| 207                                               | 0 - Non Homestead                     | \$142,800                  | \$0           | \$142,800               | \$0             | \$0             | -                   |
| Total:                                            |                                       | \$142,800                  | \$0           | \$142,800               | \$0             | \$0             | 1785                |



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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 <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> . |                        |                                                  |                                 |                 |                     |                  |                  |
| Sales Reported to the St. Louis County Auditor                                                                                                                                                                                                                                                                                                                                                       |                        |                                                  |                                 |                 |                     |                  |                  |
| Sale Date                                                                                                                                                                                                                                                                                                                                                                                            |                        | Purchase Price                                   |                                 |                 | CRV Number          |                  |                  |
| 07/2018                                                                                                                                                                                                                                                                                                                                                                                              |                        | \$300,000 (This is part of a multi parcel sale.) |                                 |                 | 227201              |                  |                  |
| 12/1999                                                                                                                                                                                                                                                                                                                                                                                              |                        | \$60,000 (This is part of a multi parcel sale.)  |                                 |                 | 131783              |                  |                  |
| 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                                                                                                                                                                                                                                                                                                                                                                                    | 207                    | \$146,800                                        | \$0                             | \$146,800       | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$146,800                                        | \$0                             | \$146,800       | \$0                 | \$0              | 1,835.00         |
| 2023 Payable 2024                                                                                                                                                                                                                                                                                                                                                                                    | 207                    | \$84,000                                         | \$0                             | \$84,000        | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$84,000                                         | \$0                             | \$84,000        | \$0                 | \$0              | 1,050.00         |
| 2022 Payable 2023                                                                                                                                                                                                                                                                                                                                                                                    | 207                    | \$71,000                                         | \$0                             | \$71,000        | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$71,000                                         | \$0                             | \$71,000        | \$0                 | \$0              | 888.00           |
| 2021 Payable 2022                                                                                                                                                                                                                                                                                                                                                                                    | 207                    | \$59,200                                         | \$0                             | \$59,200        | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$59,200                                         | \$0                             | \$59,200        | \$0                 | \$0              | 740.00           |
| Tax Detail History                                                                                                                                                                                                                                                                                                                                                                                   |                        |                                                  |                                 |                 |                     |                  |                  |
| Tax Year                                                                                                                                                                                                                                                                                                                                                                                             | Tax                    | Special Assessments                              | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024                                                                                                                                                                                                                                                                                                                                                                                                 | \$1,448.00             | \$0.00                                           | \$1,448.00                      | \$84,000        | \$0                 | \$84,000         |                  |
| 2023                                                                                                                                                                                                                                                                                                                                                                                                 | \$1,300.00             | \$0.00                                           | \$1,300.00                      | \$71,000        | \$0                 | \$71,000         |                  |
| 2022                                                                                                                                                                                                                                                                                                                                                                                                 | \$1,188.00             | \$0.00                                           | \$1,188.00                      | \$59,200        | \$0                 | \$59,200         |                  |

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