



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 7:11:34 AM

General Details							
Parcel ID:	010-3140-00640						
Document:	Abstract - 01377240						
Document Date:	04/07/2020						
Legal Description Details							
Plat Name:	MACFARLANES GRASSY POINT ADD TO DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	003			
Description:	NLY 12 1/2 FT OF LOT 11 AND ALL OF LOTS 12 AND 13						
Taxpayer Details							
Taxpayer Name	DAHNIKE RYAN A & BECKENBACH TAYLOR N						
and Address:	323 N 62ND AVE W DULUTH MN 55807						
Owner Details							
Owner Name	BECKENBACH TAYLOR N						
Owner Name	DAHNIKE RYAN A						
Payable 2025 Tax Summary							
2025 - Net Tax			\$2,857.00				
2025 - Special Assessments			\$29.00				
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$2,886.00</b>				
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,443.00	2025 - 2nd Half Tax	\$1,443.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,443.00	2025 - 2nd Half Tax Paid	\$1,443.00	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:	323 N 62ND AVE W, 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	\$18,100	\$205,800	\$223,900	\$0	\$0	-
<b>Total:</b>		<b>\$18,100</b>	<b>\$205,800</b>	<b>\$223,900</b>	<b>\$0</b>	<b>\$0</b>	<b>2239</b>



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## Land Details

<b>Deeded Acres:</b>	0.00
<b>Waterfront:</b>	-
<b>Water Front Feet:</b>	0.00
<b>Water Code &amp; Desc:</b>	P - PUBLIC
<b>Gas Code &amp; Desc:</b>	P - PUBLIC
<b>Sewer Code &amp; Desc:</b>	P - PUBLIC
<b>Lot Width:</b>	62.00
<b>Lot Depth:</b>	125.00

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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (RES)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1891	1,015	1,104	U Quality / 0 Ft <sup>2</sup>	3SS - SNGL STRY
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	10	14	140	FOUNDATION
BAS	1	20	26	520	BASEMENT
BAS	1.2	5	15	75	BASEMENT
BAS	1.2	14	20	280	BASEMENT
DK	0	5	6	30	POST ON GROUND
DK	0	5	15	75	POST ON GROUND
DK	0	12	24	288	POST ON GROUND
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>	<b>Fireplace Count</b>	<b>HVAC</b>	
1.0 BATH	3 BEDROOMS	-	0	CENTRAL, GAS	

## Improvement 2 Details (14X24 AG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1950	336	336	-	ATTACHED
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	0	14	24	336	FOUNDATION

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
04/2020	\$177,000	236317
08/2017	\$151,750	222436
05/2016	\$43,400	215986
05/1997	\$54,500	116830



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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	\$20,200	\$189,200	\$209,400	\$0	\$0	-
	<b>Total</b>	<b>\$20,200</b>	<b>\$189,200</b>	<b>\$209,400</b>	<b>\$0</b>	<b>\$0</b>	<b>2,094.00</b>
2023 Payable 2024	204	\$19,000	\$184,200	\$203,200	\$0	\$0	-
	<b>Total</b>	<b>\$19,000</b>	<b>\$184,200</b>	<b>\$203,200</b>	<b>\$0</b>	<b>\$0</b>	<b>2,032.00</b>
2022 Payable 2023	204	\$18,300	\$165,700	\$184,000	\$0	\$0	-
	<b>Total</b>	<b>\$18,300</b>	<b>\$165,700</b>	<b>\$184,000</b>	<b>\$0</b>	<b>\$0</b>	<b>1,840.00</b>
2021 Payable 2022	204	\$13,800	\$122,700	\$136,500	\$0	\$0	-
	<b>Total</b>	<b>\$13,800</b>	<b>\$122,700</b>	<b>\$136,500</b>	<b>\$0</b>	<b>\$0</b>	<b>1,365.00</b>
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$2,861.00	\$25.00	\$2,886.00	\$19,000	\$184,200	\$203,200	
2023	\$2,749.00	\$25.00	\$2,774.00	\$18,300	\$165,700	\$184,000	
2022	\$2,241.00	\$25.00	\$2,266.00	\$13,800	\$122,700	\$136,500	

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