



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/30/2025 6:00:57 AM

General Details							
Parcel ID:	010-3220-01350						
Document:	Abstract - 01422404						
Document:	Torrens - 1045463.0						
Document Date:	06/09/2021						
Legal Description Details							
Plat Name:	MERCHANTS PARK DIVISION OF DULUTH						
Section	Township		Range		Lot		Block
-	-		-		-		007
Description:	LOTS 10 11 AND 12						
Taxpayer Details							
Taxpayer Name	HAYDEN BRIAN T/PEARSON STEPHANIE A						
and Address:	2522 W 13TH ST DULUTH MN 55806						
Owner Details							
Owner Name	HAYDEN BRIAN T						
Owner Name	PEARSON STEPHANIE A						
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,661.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$3,690.00			
Current Tax Due (as of 4/29/2025)							
Due May 15		Due October 15		Total Due			
2025 - 1st Half Tax	\$1,845.00	2025 - 2nd Half Tax	\$1,845.00	2025 - 1st Half Tax Due	\$1,845.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,845.00		
2025 - 1st Half Due	\$1,845.00	2025 - 2nd Half Due	\$1,845.00	2025 - Total Due	\$3,690.00		
Parcel Details							
Property Address:	2522 W 13TH ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	HAYDEN, BRIAN T/ PEARSON, STEPHANIE						
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)	\$56,900	\$237,600	\$294,500	\$0	\$0	-
Total:		\$56,900	\$237,600	\$294,500	\$0	\$0	2804



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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: 75.00
Lot Depth: 102.00

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	1962	1,008	1,512	AVG Quality / 1008 Ft ²	EXB - EXP BUNGLW
Segment	Story	Width	Length	Area	Foundation
BAS	1.5	28	36	1,008	WALKOUT BASEMENT
DK	1	10	33	330	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.75 BATHS	3 BEDROOMS	-	0	CENTRAL, GAS	

Improvement 2 Details (AG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1962	624	624	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	24	624	FOUNDATION

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
06/2021	\$309,900 (This is part of a multi parcel sale.)	244396

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	\$53,200	\$229,200	\$282,400	\$0	\$0	-
	Total	\$53,200	\$229,200	\$282,400	\$0	\$0	2,668.00
2023 Payable 2024	201	\$53,200	\$229,200	\$282,400	\$0	\$0	-
	Total	\$53,200	\$229,200	\$282,400	\$0	\$0	2,761.00
2022 Payable 2023	201	\$48,500	\$207,200	\$255,700	\$0	\$0	-
	Total	\$48,500	\$207,200	\$255,700	\$0	\$0	2,465.00
2021 Payable 2022	201	\$42,500	\$174,100	\$216,600	\$0	\$0	-
	Total	\$42,500	\$174,100	\$216,600	\$0	\$0	2,032.00

Tax Detail History

Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$3,897.00	\$25.00	\$3,922.00	\$52,022	\$224,125	\$276,147
2023	\$3,697.00	\$25.00	\$3,722.00	\$46,764	\$199,785	\$246,549
2022	\$3,359.00	\$25.00	\$3,384.00	\$39,880	\$163,366	\$203,246



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