



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 10:50:35 PM

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 2026 Tax Summary							
	2026 - Net Tax						\$3,956.00
	2026 - Special Assessments						\$34.00
	2026 - Total Tax & Special Assessments						\$3,990.00
Current Tax Due (as of 4/2/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$1,995.00	2026 - 2nd Half Tax	\$1,995.00	2026 - 1st Half Tax Due	\$1,995.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$1,995.00	
	2026 - 1st Half Due	\$1,995.00	2026 - 2nd Half Due	\$1,995.00	2026 - Total Due	\$3,990.00	
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
2025 Payable 2026	201	\$56,900	\$237,600	\$294,500	\$0	\$0	-
	Total	\$56,900	\$237,600	\$294,500	\$0	\$0	2,804.00
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
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$3,661.00	\$29.00	\$3,690.00	\$50,268	\$216,569	\$266,837	
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	



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