



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/30/2025 6:56:08 AM

General Details							
Parcel ID:	010-3220-01730						
Document:	Abstract - 713598						
Document Date:	03/06/1998						
Legal Description Details							
Plat Name:	MERCHANTS PARK DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	008			
Description:	LOTS 13 THRU 16						
Taxpayer Details							
Taxpayer Name	CURNOW BILLY E						
and Address:	2606 W 13TH ST DULUTH MN 55806						
Owner Details							
Owner Name	CURNOW BILLY E						
Owner Name	CURNOW LOUISE A H						
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,253.00			
2025 - Special Assessments				\$29.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$3,282.00</b>			
Current Tax Due (as of 4/29/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,641.00	2025 - 2nd Half Tax	\$1,641.00	2025 - 1st Half Tax Due	\$1,641.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,641.00		
<b>2025 - 1st Half Due</b>	<b>\$1,641.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$1,641.00</b>	<b>2025 - Total Due</b>	<b>\$3,282.00</b>		
Parcel Details							
Property Address:	2606 W 13TH ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	CURNOW BILLY E & LOUISE A H						
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)	\$72,400	\$198,600	\$271,000	\$0	\$0	-
Total:		\$72,400	\$198,600	\$271,000	\$0	\$0	2488



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/30/2025 6:56:08 AM

## 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:** 100.00  
**Lot Depth:** 140.00

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 (House)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1905	969	1,489	U Quality / 0 Ft <sup>2</sup>	1S+ - 1+ STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	7	15	105	PIERS AND FOOTINGS
BAS	1	14	16	224	FOUNDATION
BAS	1.5	12	20	240	BASEMENT
BAS	2	20	20	400	WALKOUT BASEMENT
DK	1	3	15	45	PIERS AND FOOTINGS
DK	1	8	20	160	PIERS AND FOOTINGS
OP	1	5	7	35	PIERS AND FOOTINGS
OP	1	7	18	126	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	2 BEDROOMS	-	0	C&AIR_COND, GAS	

## Improvement 2 Details (DG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1933	400	400	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	20	20	400	FLOATING SLAB

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
03/1998	\$92,500	120668

## 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	\$67,600	\$191,600	\$259,200	\$0	\$0	-
	Total	\$67,600	\$191,600	\$259,200	\$0	\$0	2,360.00
2023 Payable 2024	201	\$67,600	\$188,600	\$256,200	\$0	\$0	-
	Total	\$67,600	\$188,600	\$256,200	\$0	\$0	2,420.00
2022 Payable 2023	201	\$61,600	\$170,300	\$231,900	\$0	\$0	-
	Total	\$61,600	\$170,300	\$231,900	\$0	\$0	2,155.00
2021 Payable 2022	201	\$54,100	\$149,500	\$203,600	\$0	\$0	-
	Total	\$54,100	\$149,500	\$203,600	\$0	\$0	1,847.00



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/30/2025 6:56:08 AM

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$3,429.00	\$25.00	\$3,454.00	\$63,858	\$178,160	\$242,018
2023	\$3,245.00	\$25.00	\$3,270.00	\$57,252	\$158,279	\$215,531
2022	\$3,065.00	\$25.00	\$3,090.00	\$49,074	\$135,610	\$184,684

**Disclaimer:** St. Louis County makes no representation or warranties, express or implied, with respect to the use or reuse of data provided herewith, regardless of its format or the means of its transmission. THE DATA IS PROVIDED 'AS IS' WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY, SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY OR FITNESS OF THIS DATA FOR ANY PARTICULAR PURPOSE. St. Louis County shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting from the use of these data, even if St. Louis County has been advised of the possibility of such potential loss or damage. These data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.