



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 9:26:12 PM

General Details							
Parcel ID:	010-3220-01920						
Document:	Abstract - 01479551						
Document Date:	11/30/2023						
Legal Description Details							
Plat Name:	MERCHANTS PARK DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	009			
Description:	LOTS 1 2 AND 3						
Taxpayer Details							
Taxpayer Name	STACHOWICZ IAN C & MIRANDA D						
and Address:	2732 W 13TH ST DULUTH MN 55806						
Owner Details							
Owner Name	STACHOWICZ IAN CHARLES						
Owner Name	STACHOWICZ MIRANDA DEEANNE						
Payable 2026 Tax Summary							
2026 - Net Tax			\$3,926.00				
2026 - Special Assessments			\$34.00				
2026 - Total Tax & Special Assessments			\$3,960.00				
Current Tax Due (as of 4/2/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$1,980.00	2026 - 2nd Half Tax	\$1,980.00	2026 - 1st Half Tax Due	\$1,980.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$1,980.00		
2026 - 1st Half Due	\$1,980.00	2026 - 2nd Half Due	\$1,980.00	2026 - Total Due	\$3,960.00		
Parcel Details							
Property Address:	2732 W 13TH ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	STACHOWICZ, IAN C & MIRANDA D						
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	\$240,500	\$297,400	\$0	\$0	-
Total:		\$56,900	\$240,500	\$297,400	\$0	\$0	2776



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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:	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.

Improvement 1 Details (House)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1914	1,288	1,840	AVG Quality / 240 Ft ²	1S+ - 1+ STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	16	BASEMENT
BAS	1	6	12	72	BASEMENT
BAS	1.7	24	20	480	BASEMENT
BAS	2	8	24	192	BASEMENT
CN	1	5	8	40	PIERS AND FOOTINGS
DK	1	6	8	48	PIERS AND FOOTINGS
DK	1	7	8	56	PIERS AND FOOTINGS
DK	1	8	8	64	PIERS AND FOOTINGS
DK	1	12	12	144	PIERS AND FOOTINGS
DK	2	8	22	176	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.25 BATHS	5 BEDROOMS	-	0	CENTRAL, GAS	

Improvement 2 Details (Shed)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	100	100	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	10	100	FLOATING SLAB

Improvement 3 Details (AG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	528	528	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	22	24	528	FOUNDATION

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
11/2023	\$320,000	256988



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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
2025 Payable 2026	201	\$56,900	\$240,500	\$297,400	\$0	\$0	-
	Total	\$56,900	\$240,500	\$297,400	\$0	\$0	2,776.00
2024 Payable 2025	201	\$53,200	\$231,900	\$285,100	\$0	\$0	-
	Total	\$53,200	\$231,900	\$285,100	\$0	\$0	2,642.00
2023 Payable 2024	201	\$53,200	\$248,600	\$301,800	\$0	\$0	-
	Total	\$53,200	\$248,600	\$301,800	\$0	\$0	2,917.00
2022 Payable 2023	201	\$48,300	\$224,700	\$273,000	\$0	\$0	-
	Total	\$48,300	\$224,700	\$273,000	\$0	\$0	2,603.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$3,633.00	\$29.00	\$3,662.00	\$49,302	\$214,907	\$264,209	
2024	\$4,123.00	\$25.00	\$4,148.00	\$51,424	\$240,298	\$291,722	
2023	\$3,907.00	\$25.00	\$3,932.00	\$46,058	\$214,272	\$260,330	

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