



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 8:02:36 PM

General Details							
Parcel ID:	010-3220-02780						
Document:	Torrens - 1064012.0						
Document Date:	11/25/2022						
Legal Description Details							
Plat Name:	MERCHANTS PARK DIVISION OF DULUTH						
	Section	Township	Range	Lot	Block		
	-	-	-	-	012		
Description:	LOTS 13 THRU 16						
Taxpayer Details							
Taxpayer Name and Address:	HOLSTROM THOMAS L & MAHONEY COLLEEN M 523 SNELLING AVE S UNIT 13 ST PAUL MN 55116						
Owner Details							
Owner Name	HOLSTROM MAHONEY TRUST						
Payable 2026 Tax Summary							
	2026 - Net Tax			\$6,542.00			
	2026 - Special Assessments			\$34.00			
	2026 - Total Tax & Special Assessments			\$6,576.00			
Current Tax Due (as of 4/2/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$3,288.00	2026 - 2nd Half Tax	\$3,288.00	2026 - 1st Half Tax Due	\$3,288.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$3,288.00	
	2026 - 1st Half Due	\$3,288.00	2026 - 2nd Half Due	\$3,288.00	2026 - Total Due	\$6,576.00	
Parcel Details							
Property Address:	2702 W 12TH ST, 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	\$83,900	\$381,900	\$465,800	\$0	\$0	-
Total:		\$83,900	\$381,900	\$465,800	\$0	\$0	4658



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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:	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.

Improvement 1 Details (Duplex)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.																								
HOUSE	1987	1,654	1,654	AVG Quality / 1550 Ft ²	DUP - DUPLEX																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1</td> <td>30</td> <td>21</td> <td>630</td> <td>WALKOUT BASEMENT</td> </tr> <tr> <td>BAS</td> <td>1</td> <td>32</td> <td>32</td> <td>1,024</td> <td>WALKOUT BASEMENT</td> </tr> <tr> <td>DK</td> <td>1</td> <td>12</td> <td>30</td> <td>360</td> <td>PIERS AND FOOTINGS</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	30	21	630	WALKOUT BASEMENT	BAS	1	32	32	1,024	WALKOUT BASEMENT	DK	1	12	30	360	PIERS AND FOOTINGS
Segment	Story	Width	Length	Area	Foundation																								
BAS	1	30	21	630	WALKOUT BASEMENT																								
BAS	1	32	32	1,024	WALKOUT BASEMENT																								
DK	1	12	30	360	PIERS AND FOOTINGS																								
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC																								
3.0 BATHS	5 BEDROOMS	-		0	C&AIR_COND, GAS																								

Improvement 2 Details (AG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.												
GARAGE	1987	630	630	-	ATTACHED												
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Segment	Story	Width	Length	Area	Foundation												
BAS	0	30	21	630	FOUNDATION												

Improvement 3 Details (Shed)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.												
STORAGE BUILDING	0	80	80	-	-												
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Segment	Story	Width	Length	Area	Foundation												
BAS	1	8	10	80	POST ON GROUND												

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
06/2019	\$350,000 (This is part of a multi parcel sale.)	232114
08/2017	\$200,466 (This is part of a multi parcel sale.)	222413
12/2003	\$313,000 (This is part of a multi parcel sale.)	156402
04/1998	\$191,000 (This is part of a multi parcel sale.)	122731



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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	204	\$83,900	\$381,900	\$465,800	\$0	\$0	-
	Total	\$83,900	\$381,900	\$465,800	\$0	\$0	4,658.00
2024 Payable 2025	204	\$78,500	\$368,300	\$446,800	\$0	\$0	-
	Total	\$78,500	\$368,300	\$446,800	\$0	\$0	4,468.00
2023 Payable 2024	204	\$78,500	\$368,300	\$446,800	\$0	\$0	-
	Total	\$78,500	\$368,300	\$446,800	\$0	\$0	4,468.00
2022 Payable 2023	201	\$71,400	\$332,900	\$404,300	\$0	\$0	-
	Total	\$71,400	\$332,900	\$404,300	\$0	\$0	4,043.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$6,095.00	\$29.00	\$6,124.00	\$78,500	\$368,300	\$446,800	
2024	\$6,291.00	\$25.00	\$6,316.00	\$78,500	\$368,300	\$446,800	
2023	\$6,039.00	\$25.00	\$6,064.00	\$71,400	\$332,900	\$404,300	

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