



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 9:26:39 PM

General Details							
Parcel ID:	010-3220-03720						
Document:	Abstract - 01444765						
Document:	Torrens - 1057315.0						
Document Date:	05/18/2022						
Legal Description Details							
Plat Name:	MERCHANTS PARK DIVISION OF DULUTH						
	Section	Township	Range	Lot	Block		
	-	-	-	-	016		
Description:	LOTS 10 THRU 12 & LOT 13 EX E1/2						
Taxpayer Details							
Taxpayer Name	LIVERNOIS RYAN & SOLIE JACQUELINE						
and Address:	2712 W 11TH ST DULUTH MN 55806						
Owner Details							
Owner Name	LIVERNOIS RYAN J						
Owner Name	SOLIE JACQUELINE						
Payable 2026 Tax Summary							
	2026 - Net Tax						\$6,156.00
	2026 - Special Assessments						\$34.00
	<b>2026 - Total Tax &amp; Special Assessments</b>						<b>\$6,190.00</b>
Current Tax Due (as of 4/2/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$3,095.00	2026 - 2nd Half Tax	\$3,095.00	2026 - 1st Half Tax Due	\$3,095.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$3,095.00	
	<b>2026 - 1st Half Due</b>	<b>\$3,095.00</b>	<b>2026 - 2nd Half Due</b>	<b>\$3,095.00</b>	<b>2026 - Total Due</b>	<b>\$6,190.00</b>	
Parcel Details							
Property Address:	2712 W 11TH ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	LIVERNOIS, RYAN & SOLIE, JACQUELINE						
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)	\$82,800	\$361,600	\$444,400	\$0	\$0	-
	<b>Total:</b>	<b>\$82,800</b>	<b>\$361,600</b>	<b>\$444,400</b>	<b>\$0</b>	<b>\$0</b>	<b>4378</b>



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Land Details							
<b>Deeded Acres:</b>	0.00						
<b>Waterfront:</b>	-						
<b>Water Front Feet:</b>	0.00						
<b>Water Code &amp; Desc:</b>	P - PUBLIC						
<b>Gas Code &amp; Desc:</b>	P - PUBLIC						
<b>Sewer Code &amp; Desc:</b>	P - PUBLIC						
<b>Lot Width:</b>	81.00						
<b>Lot Depth:</b>	140.00						
The dimensions shown are not guaranteed to be survey quality. Additional lot information can be found at <a href="https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx">https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx</a> . If there are any questions, please email <a href="mailto:PropertyTax@stlouiscountymn.gov">PropertyTax@stlouiscountymn.gov</a> .							
Improvement 1 Details (House)							
<b>Improvement Type</b>	<b>Year Built</b>	<b>Main Floor Ft<sup>2</sup></b>	<b>Gross Area Ft<sup>2</sup></b>	<b>Basement Finish</b>	<b>Style Code &amp; Desc.</b>		
HOUSE	1989	1,601	1,601	AVG Quality / 1352 Ft <sup>2</sup>	RAM - RAMBL/RNCH		
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>		
BAS	1	0	0	8	CANTILEVER		
BAS	1	1	13	13	CANTILEVER		
BAS	1	22	10	220	FOUNDATION		
BAS	1	26	52	1,352	WALKOUT BASEMENT		
DK	1	10	12	120	PIERS AND FOOTINGS		
DK	1	21	12	252	PIERS AND FOOTINGS		
OP	1	4	10	40	FLOATING SLAB		
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>		
2.25 BATHS	3 BEDROOMS	-		0	C&AIR_COND, GAS		
Improvement 2 Details (AG)							
<b>Improvement Type</b>	<b>Year Built</b>	<b>Main Floor Ft<sup>2</sup></b>	<b>Gross Area Ft<sup>2</sup></b>	<b>Basement Finish</b>	<b>Style Code &amp; Desc.</b>		
GARAGE	1989	576	576	-	ATTACHED		
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>		
BAS	1	24	24	576	FOUNDATION		
Sales Reported to the St. Louis County Auditor							
<b>Sale Date</b>		<b>Purchase Price</b>			<b>CRV Number</b>		
05/2022		\$453,000			249152		
Assessment History							
<b>Year</b>	<b>Class Code (Legend)</b>	<b>Land EMV</b>	<b>Bldg EMV</b>	<b>Total EMV</b>	<b>Def Land EMV</b>	<b>Def Bldg EMV</b>	<b>Net Tax Capacity</b>
2025 Payable 2026	201	\$82,800	\$361,600	\$444,400	\$0	\$0	-
	<b>Total</b>	<b>\$82,800</b>	<b>\$361,600</b>	<b>\$444,400</b>	<b>\$0</b>	<b>\$0</b>	<b>4,378.00</b>
2024 Payable 2025	201	\$77,400	\$348,800	\$426,200	\$0	\$0	-
	<b>Total</b>	<b>\$77,400</b>	<b>\$348,800</b>	<b>\$426,200</b>	<b>\$0</b>	<b>\$0</b>	<b>4,180.00</b>
2023 Payable 2024	201	\$77,400	\$348,800	\$426,200	\$0	\$0	-
	<b>Total</b>	<b>\$77,400</b>	<b>\$348,800</b>	<b>\$426,200</b>	<b>\$0</b>	<b>\$0</b>	<b>4,262.00</b>
2022 Payable 2023	201	\$70,400	\$293,200	\$363,600	\$0	\$0	-
	<b>Total</b>	<b>\$70,400</b>	<b>\$293,200</b>	<b>\$363,600</b>	<b>\$0</b>	<b>\$0</b>	<b>3,591.00</b>



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Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2025	\$5,715.00	\$29.00	\$5,744.00	\$75,912	\$342,096	\$418,008
2024	\$6,001.00	\$25.00	\$6,026.00	\$77,400	\$348,800	\$426,200
2023	\$5,371.00	\$25.00	\$5,396.00	\$69,526	\$289,558	\$359,084

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