



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/27/2025 8:48:07 PM

General Details							
Parcel ID:	010-3330-00010						
Document:	Torrens - 1075544.0						
Document Date:	11/21/2023						
Legal Description Details							
Plat Name:	REARRANGEMENT MORLEY HEIGHTS 1ST ADDITION DUL						
Section	Township	Range	Lot	Block			
-	-	-	-	009			
Description:	LOTS 1 AND 2 AND SWLY 15 FT OF LOT 3						
Taxpayer Details							
Taxpayer Name	MESSENGER LEWIS JR & PHYLLIS						
and Address:	620 LEICESTER AVE DULUTH MN 55803						
Owner Details							
Owner Name	MESSENGER LEWIS JR						
Owner Name	MESSENGER PHYLLIS						
Payable 2025 Tax Summary							
2025 - Net Tax				\$4,137.00			
2025 - Special Assessments				\$29.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$4,166.00</b>			
Current Tax Due (as of 4/26/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,083.00	2025 - 2nd Half Tax	\$2,083.00	2025 - 1st Half Tax Due	\$2,083.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$2,083.00		
<b>2025 - 1st Half Due</b>	<b>\$2,083.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$2,083.00</b>	<b>2025 - Total Due</b>	<b>\$4,166.00</b>		
Parcel Details							
Property Address:	620 LEICESTER AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	MESSENGER, PHYLLIS E & LEWIS C JR						
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)	\$68,900	\$252,600	\$321,500	\$0	\$0	-
Total:		\$68,900	\$252,600	\$321,500	\$0	\$0	3053



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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:** 107.00  
**Lot Depth:** 130.00

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	1954	1,520	1,520	AVG Quality / 864 Ft <sup>2</sup>	4SS - SNGL STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	16	23	368	FOUNDATION
BAS	1	32	36	1,152	WALKOUT BASEMENT
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
2.0 BATHS	3 BEDROOMS	5 ROOMS		2	CENTRAL, GAS

## Improvement 2 Details (ST)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1954	120	120	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	10	12	120	POST ON GROUND

## Improvement 3 Details (SLP)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
SLEEPER	0	480	480	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	20	24	480	FLOATING SLAB

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
11/2023	\$315,000 (This is part of a multi parcel sale.)	257139

## 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	\$68,900	\$249,100	\$318,000	\$0	\$0	-
	<b>Total</b>	<b>\$68,900</b>	<b>\$249,100</b>	<b>\$318,000</b>	<b>\$0</b>	<b>\$0</b>	<b>3,015.00</b>
2023 Payable 2024	201	\$54,300	\$275,800	\$330,100	\$0	\$0	-
	<b>Total</b>	<b>\$54,300</b>	<b>\$275,800</b>	<b>\$330,100</b>	<b>\$0</b>	<b>\$0</b>	<b>3,237.00</b>
2022 Payable 2023	201	\$47,200	\$238,900	\$286,100	\$0	\$0	-
	<b>Total</b>	<b>\$47,200</b>	<b>\$238,900</b>	<b>\$286,100</b>	<b>\$0</b>	<b>\$0</b>	<b>2,756.00</b>
2021 Payable 2022	201	\$40,500	\$204,000	\$244,500	\$0	\$0	-
	<b>Total</b>	<b>\$40,500</b>	<b>\$204,000</b>	<b>\$244,500</b>	<b>\$0</b>	<b>\$0</b>	<b>2,301.00</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
2024	\$4,567.00	\$25.00	\$4,592.00	\$53,251	\$270,470	\$323,721
2023	\$4,133.00	\$25.00	\$4,158.00	\$45,469	\$230,139	\$275,608
2022	\$3,803.00	\$25.00	\$3,828.00	\$38,120	\$192,009	\$230,129

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