



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/29/2025 8:32:15 AM

General Details							
Parcel ID:	010-3455-00320						
Document:	Torrens - 905652.0						
Document Date:	09/29/2011						
Legal Description Details							
Plat Name:	NORTHLAND DIVISION DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	-			
Description:	LOT 32 AND NLY 10 FT OF LOT 33						
Taxpayer Details							
Taxpayer Name	BENSON COURTNEY						
and Address:	821 NORTHLAND AVE DULUTH MN 55804						
Owner Details							
Owner Name	BENSON COURTNEY						
Owner Name	BENSON JON J						
Payable 2025 Tax Summary							
2025 - Net Tax				\$4,955.00			
2025 - Special Assessments				\$29.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$4,984.00</b>			
Current Tax Due (as of 4/28/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,492.00	2025 - 2nd Half Tax	\$2,492.00	2025 - 1st Half Tax Due	\$2,492.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$2,492.00		
<b>2025 - 1st Half Due</b>	<b>\$2,492.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$2,492.00</b>	<b>2025 - Total Due</b>	<b>\$4,984.00</b>		
Parcel Details							
Property Address:	821 NORTHLAND AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	BENSON JON & COURTNEY						
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	\$331,700	\$388,600	\$0	\$0	-
Total:		\$56,900	\$331,700	\$388,600	\$0	\$0	3770



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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:** 85.00  
**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/frnPlatStatPopUp.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	1,630	1,630	U Quality / 0 Ft <sup>2</sup>	4SS - SNGL STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	4	16	64	BASEMENT
BAS	1	14	24	336	SINGLE TUCK UNDER GARAGE WITH FINISHED BASEMENT
BAS	1	15	18	270	
BAS	1	24	40	960	BASEMENT
DK	1	5	6	30	PIERS AND FOOTINGS
OP	1	4	6	24	PIERS AND FOOTINGS
<b>Bath Count</b>		<b>Bedroom Count</b>		<b>Room Count</b>	<b>Fireplace Count</b>
1.75 BATHS		3 BEDROOMS		7 ROOMS	1
					<b>HVAC</b>
					C&AIR_COND, GAS

## Improvement 2 Details (12X24 AG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	0	288	288	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	0	12	24	288	FOUNDATION
DKX	0	12	24	288	SINGLE TUCK UNDER GARAGE

## Improvement 3 Details (Patio)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
	0	275	275	-	PLN - PLAIN SLAB
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	275	-

## Improvement 4 Details (Patio)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
	0	96	96	-	B - BRICK
Segment	Story	Width	Length	Area	Foundation
BAS	0	8	12	96	-

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
09/2011	\$176,500	194936
03/2009	\$178,000	185297
11/2008	\$190,000	184435
07/2002	\$172,500	147399



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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
2024 Payable 2025	201	\$56,900	\$317,800	\$374,700	\$0	\$0	-
	Total	\$56,900	\$317,800	\$374,700	\$0	\$0	3,619.00
2023 Payable 2024	201	\$45,800	\$286,800	\$332,600	\$0	\$0	-
	Total	\$45,800	\$286,800	\$332,600	\$0	\$0	3,253.00
2022 Payable 2023	201	\$42,400	\$265,600	\$308,000	\$0	\$0	-
	Total	\$42,400	\$265,600	\$308,000	\$0	\$0	2,985.00
2021 Payable 2022	201	\$35,100	\$219,100	\$254,200	\$0	\$0	-
	Total	\$35,100	\$219,100	\$254,200	\$0	\$0	2,398.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$4,591.00	\$25.00	\$4,616.00	\$44,794	\$280,500	\$325,294	
2023	\$4,473.00	\$25.00	\$4,498.00	\$41,089	\$257,391	\$298,480	
2022	\$3,963.00	\$25.00	\$3,988.00	\$33,117	\$206,721	\$239,838	

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