



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/14/2025 8:43:27 AM

| General Details | | | | | | | |
|---|---|----------------------------|-------------------|--------------------|-------------------------|--------------------|---------------------|
| Parcel ID: | 010-3580-00017 | | | | | | |
| Document: | Torrens - 1087734.0 | | | | | | |
| Document Date: | 02/13/2025 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | OATKA BEACH ADDITION TO DULUTH | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| - | - | - | - | 001 | | | |
| Description: | LOTS 1 AND 14 BLOCK 1 AND ALL THAT PART OF LOT B LYING WITHIN 20 FT OF THE EXTENDED DIVIDING LINE BETWEEN LOT B AND LOT 1 BLK 1; AND THAT PART OF LOT 13 LYING WITHIN 20 FT OF THE EXTENDED DIVIDING LINE BETWEEN LOTS 13 AND 14 BLK 1 EX SWLY 5 FT OF LOT 13 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | KAVAJECZ DIANE J QTIP TRUST | | | | | | |
| and Address: | 728 GARFIELD AVE DULUTH MN 55802 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | KAVAJECZ DIANE J QTIP TRUST | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$14,191.00 | | | |
| 2025 - Special Assessments | | | | \$29.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$14,220.00 | | | |
| Current Tax Due (as of 5/13/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$7,110.00 | 2025 - 2nd Half Tax | \$7,110.00 | | 2025 - 1st Half Tax Due | \$7,110.00 | |
| 2025 - 1st Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Paid | \$0.00 | | 2025 - 2nd Half Tax Due | \$7,110.00 | |
| 2025 - 1st Half Due | \$7,110.00 | 2025 - 2nd Half Due | \$7,110.00 | | 2025 - Total Due | \$14,220.00 | |
| Parcel Details | | | | | | | |
| Property Address: | 3917 S LAKE AVE, 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 | \$281,900 | \$697,400 | \$979,300 | \$0 | \$0 | - |
| Total: | | \$281,900 | \$697,400 | \$979,300 | \$0 | \$0 | 10991 |



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Land Details

Deeded Acres: 0.00
Waterfront: SUPERIOR
Water Front Feet: 60.00
Water Code & Desc: P - PUBLIC
Gas Code & Desc: P - PUBLIC
Sewer Code & Desc: P - PUBLIC
Lot Width: 60.00
Lot Depth: 250.00

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.

Improvement 1 Details (SFD)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------------------------|--------------------|
| HOUSE | 1940 | 2,090 | 2,850 | AVG Quality / 163 Ft ² | 5MS - MULTI STRY |

| Segment | Story | Width | Length | Area | Foundation |
|---------|-------|-------|--------|------|--|
| BAS | 1 | 3 | 8 | 24 | CANTILEVER |
| BAS | 1 | 5 | 18 | 90 | BASEMENT |
| BAS | 1 | 8 | 22 | 176 | BASEMENT |
| BAS | 1 | 15 | 16 | 240 | DOUBLE TUCK UNDER WITH FINISHED BASEMENT |
| BAS | 1 | 25 | 32 | 800 | BASEMENT |
| BAS | 2 | 19 | 40 | 760 | BASEMENT |
| CW | 1 | 8 | 9 | 72 | PIERS AND FOOTINGS |
| DK | 1 | 0 | 0 | 387 | DOUBLE TUCK UNDER WITH FINISHED BASEMENT |
| DK | 1 | 0 | 0 | 600 | PIERS AND FOOTINGS |
| DK | 1 | 4 | 7 | 28 | PIERS AND FOOTINGS |

| | | | | |
|-------------------|----------------------|-------------------|------------------------|-----------------|
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC |
| 3.0 BATHS | 4 BEDROOMS | 8 ROOMS | 2 | 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 | 2003 | 600 | 600 | - | ATTACHED |

| Segment | Story | Width | Length | Area | Foundation |
|---------|-------|-------|--------|------|------------|
| BAS | 1 | 24 | 25 | 600 | FOUNDATION |

Improvement 3 Details (ST 10X12)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 120 | 120 | - | - |

| Segment | Story | Width | Length | Area | Foundation |
|---------|-------|-------|--------|------|----------------|
| BAS | 1 | 10 | 12 | 120 | POST ON GROUND |

Improvement 4 Details (ST 12X10)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 120 | 120 | - | - |

| Segment | Story | Width | Length | Area | Foundation |
|---------|-------|-------|--------|------|----------------|
| BAS | 1 | 10 | 12 | 120 | POST ON GROUND |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 06/2000 | \$275,000 | 134844 |



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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 | 204 | \$395,900 | \$545,300 | \$941,200 | \$0 | \$0 | - |
| | Total | \$395,900 | \$545,300 | \$941,200 | \$0 | \$0 | 10,515.00 |
| 2023 Payable 2024 | 204 | \$226,700 | \$686,600 | \$913,300 | \$0 | \$0 | - |
| | Total | \$226,700 | \$686,600 | \$913,300 | \$0 | \$0 | 10,166.00 |
| 2022 Payable 2023 | 201 | \$191,600 | \$584,500 | \$776,100 | \$0 | \$0 | - |
| | Total | \$191,600 | \$584,500 | \$776,100 | \$0 | \$0 | 8,451.00 |
| 2021 Payable 2022 | 201 | \$159,600 | \$485,700 | \$645,300 | \$0 | \$0 | - |
| | Total | \$159,600 | \$485,700 | \$645,300 | \$0 | \$0 | 6,816.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$14,163.00 | \$25.00 | \$14,188.00 | \$226,700 | \$686,600 | \$913,300 | |
| 2023 | \$12,519.00 | \$25.00 | \$12,544.00 | \$191,600 | \$584,500 | \$776,100 | |
| 2022 | \$11,127.00 | \$25.00 | \$11,152.00 | \$159,600 | \$485,700 | \$645,300 | |

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