



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/14/2025 1:15:35 PM

General Details							
Parcel ID:	010-3580-00316						
Document:	Torrens - 1006401.0						
Document Date:	12/03/2018						
Legal Description Details							
Plat Name:	OATKA BEACH ADDITION TO DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	002			
Description:	SLY 1/2 OF LOT 9 AND SLY 1/2 OF LOT 23 AND ALL OF LOTS 10 11 24 AND 25						
Taxpayer Details							
Taxpayer Name	KUZEL BRADLEY & ANDREA						
and Address:	4040 MINNESOTA AVE DULUTH MN 55802						
Owner Details							
Owner Name	KUZEL BRADLEY R & ANDREA E TRUST						
Payable 2025 Tax Summary							
2025 - Net Tax				\$18,279.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$18,308.00			
Current Tax Due (as of 5/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$9,154.00	2025 - 2nd Half Tax	\$9,154.00		2025 - 1st Half Tax Due	\$9,154.00	
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00		2025 - 2nd Half Tax Due	\$9,154.00	
2025 - 1st Half Due	\$9,154.00	2025 - 2nd Half Due	\$9,154.00		2025 - Total Due	\$18,308.00	
Parcel Details							
Property Address:	4040 MINNESOTA AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	KUZEL, BRADLEY R & ANDREA E						
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)	\$353,600	\$882,500	\$1,236,100	\$0	\$0	-
Total:		\$353,600	\$882,500	\$1,236,100	\$0	\$0	14201



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Land Details

Deeded Acres: 0.00
Waterfront: SUPERIOR
Water Front Feet: 100.00
Water Code & Desc: P - PUBLIC
Gas Code & Desc: P - PUBLIC
Sewer Code & Desc: P - PUBLIC
Lot Width: 100.00
Lot Depth: 215.00

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 (SFD)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1937	2,547	3,447	AVG Quality / 1200 Ft ²	5MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	331	FOUNDATION
BAS	1	10	13	130	FOUNDATION
BAS	1	16	18	288	SINGLE TUCK UNDER GARAGE
BAS	1	23	26	598	DOUBLE TUCK UNDER WITH FINISHED BASEMENT
BAS	1.7	30	40	1,200	WALKOUT BASEMENT
DK	1	0	0	331	-
DK	1	4	8	32	POST ON GROUND
DK	1	6	4	24	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
3.75 BATHS	4 BEDROOMS	10 ROOMS	1	C&AIR_COND, ELECTRIC	

Improvement 2 Details (SAUNA)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
SAUNA	0	112	112	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	14	112	POST ON GROUND

Improvement 3 Details (PATIO)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	1,048	1,048	-	STN - STONE
Segment	Story	Width	Length	Area	Foundation
BAS	0	10	44	440	-
BAS	0	12	24	288	-
BAS	0	16	20	320	-

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
07/2015	\$815,000	211905
06/2004	\$690,000	159018
02/2002	\$575,000	144710
11/2001	\$800,000 (This is part of a multi parcel sale.)	143318



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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	\$500,900	\$685,000	\$1,185,900	\$0	\$0	-
	Total	\$500,900	\$685,000	\$1,185,900	\$0	\$0	13,574.00
2023 Payable 2024	201	\$286,700	\$881,700	\$1,168,400	\$0	\$0	-
	Total	\$286,700	\$881,700	\$1,168,400	\$0	\$0	13,355.00
2022 Payable 2023	201	\$242,400	\$750,700	\$993,100	\$0	\$0	-
	Total	\$242,400	\$750,700	\$993,100	\$0	\$0	11,164.00
2021 Payable 2022	201	\$202,000	\$624,200	\$826,200	\$0	\$0	-
	Total	\$202,000	\$624,200	\$826,200	\$0	\$0	9,078.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$18,557.00	\$25.00	\$18,582.00	\$286,700	\$881,700	\$1,168,400	
2023	\$16,487.00	\$25.00	\$16,512.00	\$242,400	\$750,700	\$993,100	
2022	\$14,761.00	\$25.00	\$14,786.00	\$202,000	\$624,200	\$826,200	

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