



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/4/2025 11:09:10 AM

General Details							
Parcel ID:	010-3752-00060						
Document:	Torrens - 1069448.0						
Document Date:	06/16/2023						
Legal Description Details							
Plat Name:	PARKWOOD CITY OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0006	001			
Description:	LOT: 0006 BLOCK:001						
Taxpayer Details							
Taxpayer Name	SHAVER RYAN P & JESSICA R						
and Address:	2315 PORTGAGE DR						
	DULUTH MN 55811						
Owner Details							
Owner Name	SHAVER JESSICA R						
Owner Name	SHAVER RYAN PRESCOTT						
Payable 2025 Tax Summary							
2025 - Net Tax			\$4,477.00				
2025 - Special Assessments			\$29.00				
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$4,506.00</b>				
Current Tax Due (as of 5/3/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,253.00	2025 - 2nd Half Tax	\$2,253.00	2025 - 1st Half Tax Due	\$2,253.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$2,253.00		
<b>2025 - 1st Half Due</b>	<b>\$2,253.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$2,253.00</b>	<b>2025 - Total Due</b>	<b>\$4,506.00</b>		
Parcel Details							
Property Address:	2315 PORTAGE DR, 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	\$64,900	\$286,700	\$351,600	\$0	\$0	-
Total:		\$64,900	\$286,700	\$351,600	\$0	\$0	3516



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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:** 70.00  
**Lot Depth:** 0.00

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	1993	1,182	1,182	AVG Quality / 546 Ft <sup>2</sup>	SE - SPLT ENTRY

Segment	Story	Width	Length	Area	Foundation
BAS	1	1	38	38	CANTILEVER
BAS	1	21	26	546	BASEMENT
BAS	1	23	26	598	DOUBLE TUCK UNDER WITH FINISHED BASEMENT
DK	0	12	17	204	PIERS AND FOOTINGS
DK	1	8	10	80	PIERS AND FOOTINGS
DK	1	12	12	144	PIERS AND FOOTINGS

<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>	<b>Fireplace Count</b>	<b>HVAC</b>
2.25 BATHS	3 BEDROOMS	9 ROOMS	0	C&AIR_COND, GAS

## Improvement 2 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	2001	728	728	-	DETACHED

Segment	Story	Width	Length	Area	Foundation
BAS	1	28	26	728	-

## Improvement 3 Details (PAVERPATIO)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
	0	192	192	-	B - BRICK

Segment	Story	Width	Length	Area	Foundation
BAS	0	12	16	192	-

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
06/2023	\$350,000	254339



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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	\$61,900	\$266,300	\$328,200	\$0	\$0	-
	Total	\$61,900	\$266,300	\$328,200	\$0	\$0	3,282.00
2023 Payable 2024	201	\$61,800	\$270,800	\$332,600	\$0	\$0	-
	Total	\$61,800	\$270,800	\$332,600	\$0	\$0	3,253.00
2022 Payable 2023	201	\$58,000	\$253,200	\$311,200	\$0	\$0	-
	Total	\$58,000	\$253,200	\$311,200	\$0	\$0	3,020.00
2021 Payable 2022	201	\$50,400	\$222,000	\$272,400	\$0	\$0	-
	Total	\$50,400	\$222,000	\$272,400	\$0	\$0	2,597.00
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	\$60,442	\$264,852	\$325,294	
2023	\$4,525.00	\$25.00	\$4,550.00	\$56,279	\$245,689	\$301,968	
2022	\$4,285.00	\$25.00	\$4,310.00	\$48,046	\$211,630	\$259,676	

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