



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 4:46:54 AM

| General Details                                   |                                                                                                                                                                                                                                                                      |                            |               |                         |                 |                 |                     |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:                                        | 010-3830-08930                                                                                                                                                                                                                                                       |                            |               |                         |                 |                 |                     |
| Document:                                         | Abstract - 01189648                                                                                                                                                                                                                                                  |                            |               |                         |                 |                 |                     |
| Document Date:                                    | 06/05/2012                                                                                                                                                                                                                                                           |                            |               |                         |                 |                 |                     |
| Legal Description Details                         |                                                                                                                                                                                                                                                                      |                            |               |                         |                 |                 |                     |
| Plat Name:                                        | PORTLAND DIVISION OF DULUTH                                                                                                                                                                                                                                          |                            |               |                         |                 |                 |                     |
| Section                                           | Township                                                                                                                                                                                                                                                             | Range                      | Lot           | Block                   |                 |                 |                     |
| -                                                 | -                                                                                                                                                                                                                                                                    | -                          | -             | 061                     |                 |                 |                     |
| Description:                                      | That part of Lots 15 AND 16, Block 61, lying and being within 70 feet of the southerly line of East Third Street AND between two lines parallel with the westerly line of Twelfth Avenue East and distant respectively 21.70 feet and 39.53 feet Westerly therefrom. |                            |               |                         |                 |                 |                     |
| Taxpayer Details                                  |                                                                                                                                                                                                                                                                      |                            |               |                         |                 |                 |                     |
| Taxpayer Name                                     | BINSFIELD CORY                                                                                                                                                                                                                                                       |                            |               |                         |                 |                 |                     |
| and Address:                                      | VANAHEIM PROPERTIES                                                                                                                                                                                                                                                  |                            |               |                         |                 |                 |                     |
|                                                   | 23 W CENTRAL ENTRANCE PMB 237                                                                                                                                                                                                                                        |                            |               |                         |                 |                 |                     |
|                                                   | DULUTH MN 55811-3433                                                                                                                                                                                                                                                 |                            |               |                         |                 |                 |                     |
| Owner Details                                     |                                                                                                                                                                                                                                                                      |                            |               |                         |                 |                 |                     |
| Owner Name                                        | VANAHEIM PROPERTIES LLC                                                                                                                                                                                                                                              |                            |               |                         |                 |                 |                     |
| Payable 2025 Tax Summary                          |                                                                                                                                                                                                                                                                      |                            |               |                         |                 |                 |                     |
| 2025 - Net Tax                                    |                                                                                                                                                                                                                                                                      |                            |               | \$2,295.00              |                 |                 |                     |
| 2025 - Special Assessments                        |                                                                                                                                                                                                                                                                      |                            |               | \$29.00                 |                 |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |                                                                                                                                                                                                                                                                      |                            |               | <b>\$2,324.00</b>       |                 |                 |                     |
| Current Tax Due (as of 12/13/2025)                |                                                                                                                                                                                                                                                                      |                            |               |                         |                 |                 |                     |
| Due May 15                                        |                                                                                                                                                                                                                                                                      | Due October 15             |               |                         | Total Due       |                 |                     |
| 2025 - 1st Half Tax                               | \$1,162.00                                                                                                                                                                                                                                                           | 2025 - 2nd Half Tax        | \$1,162.00    | 2025 - 1st Half Tax Due | \$0.00          |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$1,162.00                                                                                                                                                                                                                                                           | 2025 - 2nd Half Tax Paid   | \$1,162.00    | 2025 - 2nd Half Tax Due | \$0.00          |                 |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$0.00</b>                                                                                                                                                                                                                                                        | <b>2025 - 2nd Half Due</b> | <b>\$0.00</b> | <b>2025 - Total Due</b> | <b>\$0.00</b>   |                 |                     |
| Parcel Details                                    |                                                                                                                                                                                                                                                                      |                            |               |                         |                 |                 |                     |
| Property Address:                                 | 1130 1/2 E 3RD ST, DULUTH MN                                                                                                                                                                                                                                         |                            |               |                         |                 |                 |                     |
| School District:                                  | 709                                                                                                                                                                                                                                                                  |                            |               |                         |                 |                 |                     |
| Tax Increment District:                           | -                                                                                                                                                                                                                                                                    |                            |               |                         |                 |                 |                     |
| Property/Homesteader:                             | -                                                                                                                                                                                                                                                                    |                            |               |                         |                 |                 |                     |
| Assessment Details (2025 Payable 2026)            |                                                                                                                                                                                                                                                                      |                            |               |                         |                 |                 |                     |
| Class Code<br>(Legend)                            | Homestead<br>Status                                                                                                                                                                                                                                                  | Land<br>EMV                | Bldg<br>EMV   | Total<br>EMV            | Def Land<br>EMV | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 204                                               | 0 - Non Homestead                                                                                                                                                                                                                                                    | \$4,400                    | \$158,800     | \$163,200               | \$0             | \$0             | -                   |
| Total:                                            |                                                                                                                                                                                                                                                                      | \$4,400                    | \$158,800     | \$163,200               | \$0             | \$0             | 1632                |



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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: 0.00  
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            | 1904          | 778                        | 1,556                      | U Quality / 0 Ft <sup>2</sup> | 2RH - ROW HOME                  |
| Segment          | Story         | Width                      | Length                     | Area                          | Foundation                      |
| BAS              | 2             | 17                         | 14                         | 238                           | BASEMENT WITH EXTERIOR ENTRANCE |
| BAS              | 2             | 30                         | 18                         | 540                           | BASEMENT WITH EXTERIOR ENTRANCE |
| OP               | 0             | 6                          | 13                         | 78                            | POST ON GROUND                  |
| Bath Count       | Bedroom Count | Room Count                 | Fireplace Count            | HVAC                          |                                 |
| 1.0 BATH         | 3 BEDROOMS    | -                          | -                          | C&AIR_COND, GAS               |                                 |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 09/2005   | \$64,000       | 167738     |
| 09/2005   | \$64,000       | 197413     |
| 11/1992   | \$12,500       | 149964     |

## Assessment History

| Year              | Class Code<br>(Legend) | Land EMV | Bldg EMV  | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
|-------------------|------------------------|----------|-----------|-----------|--------------|--------------|------------------|
| 2024 Payable 2025 | 204                    | \$4,400  | \$163,800 | \$168,200 | \$0          | \$0          | -                |
|                   | Total                  | \$4,400  | \$163,800 | \$168,200 | \$0          | \$0          | 1,682.00         |
| 2023 Payable 2024 | 204                    | \$5,300  | \$139,300 | \$144,600 | \$0          | \$0          | -                |
|                   | Total                  | \$5,300  | \$139,300 | \$144,600 | \$0          | \$0          | 1,446.00         |
| 2022 Payable 2023 | 204                    | \$5,000  | \$132,000 | \$137,000 | \$0          | \$0          | -                |
|                   | Total                  | \$5,000  | \$132,000 | \$137,000 | \$0          | \$0          | 1,370.00         |
| 2021 Payable 2022 | 204                    | \$3,600  | \$76,800  | \$80,400  | \$0          | \$0          | -                |
|                   | Total                  | \$3,600  | \$76,800  | \$80,400  | \$0          | \$0          | 804.00           |

## Tax Detail History

| Tax Year | Tax        | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
|----------|------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| 2024     | \$2,037.00 | \$25.00             | \$2,062.00                      | \$5,300         | \$139,300           | \$144,600        |
| 2023     | \$2,047.00 | \$25.00             | \$2,072.00                      | \$5,000         | \$132,000           | \$137,000        |
| 2022     | \$1,319.00 | \$25.00             | \$1,344.00                      | \$3,600         | \$76,800            | \$80,400         |



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