



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/11/2025 7:16:17 AM

General Details							
Parcel ID:	010-3830-11520						
Document:	Abstract - 01452929						
Document Date:	09/22/2022						
Legal Description Details							
Plat Name:	PORTLAND DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0014	077			
Description:	LOT: 0014 BLOCK:077						
Taxpayer Details							
Taxpayer Name	CHOUINARD GARY LEE						
and Address:	1027 E 3RD ST DULUTH MN 55805						
Owner Details							
Owner Name	CHOUINARD GARY LEE						
Payable 2025 Tax Summary							
2025 - Net Tax			\$2,533.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$2,562.00				
Current Tax Due (as of 5/10/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,281.00	2025 - 2nd Half Tax	\$1,281.00	2025 - 1st Half Tax Due	\$1,281.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,281.00		
2025 - 1st Half Penalty	\$0.00	2025 - 2nd Half Penalty	\$0.00	Delinquent Tax	\$5,405.61		
2025 - 1st Half Due	\$1,281.00	2025 - 2nd Half Due	\$1,281.00	2025 - Total Due	\$7,967.61		
Delinquent Taxes (as of 5/10/2025)							
Tax Year	Net Tax	Penalty	Cst/Fees	Interest	Total Due		
2024	\$2,133.40	\$266.67	\$0.00	\$79.99	\$2,480.06		
2023	\$2,318.00	\$289.75	\$20.00	\$297.80	\$2,925.55		
Total:	\$4,451.40	\$556.42	\$20.00	\$377.79	\$5,405.61		
Parcel Details							
Property Address:	1027 E 3RD ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	CHOUINARD, GARY L						
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)	\$12,500	\$168,000	\$180,500	\$0	\$0	-
Total:		\$12,500	\$168,000	\$180,500	\$0	\$0	1502



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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.

Improvement 1 Details (House)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1876	822	1,263	U Quality / 0 Ft ²	2MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	13	18	234	PIERS AND FOOTINGS
BAS	1.7	20	21	420	BASEMENT WITH EXTERIOR ENTRANCE
BAS	1.7	21	8	168	BASEMENT
CW	0	17	8	136	PIERS AND FOOTINGS
OP	0	8	7	56	FOUNDATION
OP	1	5	4	20	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.5 BATHS	3 BEDROOMS	-	-	CENTRAL, GAS	

Improvement 2 Details (Shed)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	144	144	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	18	8	144	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
10/2009	\$44,000	187761

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	\$12,500	\$173,200	\$185,700	\$0	\$0	-
	Total	\$12,500	\$173,200	\$185,700	\$0	\$0	1,857.00
2023 Payable 2024	204	\$14,900	\$147,400	\$162,300	\$0	\$0	-
	Total	\$14,900	\$147,400	\$162,300	\$0	\$0	1,623.00
2022 Payable 2023	204	\$14,000	\$139,500	\$153,500	\$0	\$0	-
	Total	\$14,000	\$139,500	\$153,500	\$0	\$0	1,535.00
2021 Payable 2022	204	\$10,100	\$74,000	\$84,100	\$0	\$0	-
	Total	\$10,100	\$74,000	\$84,100	\$0	\$0	841.00



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Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$2,285.00	\$25.00	\$2,310.00	\$14,900	\$147,400	\$162,300
2023	\$2,293.00	\$25.00	\$2,318.00	\$14,000	\$139,500	\$153,500
2022	\$1,381.00	\$25.00	\$1,406.00	\$10,100	\$74,000	\$84,100

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