



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 9:49:10 PM

General Details							
Parcel ID:	010-3970-00180						
Document:	Torrens - 1057846.0						
Document Date:	06/10/2022						
Legal Description Details							
Plat Name:	RIVERSIDE DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0005	002			
Description:	LOT: 0005 BLOCK:002						
Taxpayer Details							
Taxpayer Name	JOICE MACKENZIE RAE						
and Address:	11 INDUSTRIAL AVE DULUTH MN 55808-8000						
Owner Details							
Owner Name	JOICE MACKENZIE						
Payable 2026 Tax Summary							
2026 - Net Tax			\$1,868.00				
2026 - Special Assessments			\$34.00				
<b>2026 - Total Tax &amp; Special Assessments</b>			<b>\$1,902.00</b>				
Current Tax Due (as of 4/3/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$951.00	2026 - 2nd Half Tax	\$951.00	2026 - 1st Half Tax Due	\$951.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$951.00		
<b>2026 - 1st Half Due</b>	<b>\$951.00</b>	<b>2026 - 2nd Half Due</b>	<b>\$951.00</b>	<b>2026 - Total Due</b>	<b>\$1,902.00</b>		
Parcel Details							
Property Address:	11 INDUSTRIAL AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	JOICE,MACKENZIE & TSCHUMPER,CONNOR						
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)	\$7,700	\$154,300	\$162,000	\$0	\$0	-
<b>Total:</b>		<b>\$7,700</b>	<b>\$154,300</b>	<b>\$162,000</b>	<b>\$0</b>	<b>\$0</b>	<b>1300</b>



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## Land Details

<b>Deeded Acres:</b>	0.00
<b>Waterfront:</b>	-
<b>Water Front Feet:</b>	0.00
<b>Water Code &amp; Desc:</b>	P - PUBLIC
<b>Gas Code &amp; Desc:</b>	P - PUBLIC
<b>Sewer Code &amp; Desc:</b>	P - PUBLIC
<b>Lot Width:</b>	0.00
<b>Lot Depth:</b>	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	1917	698	1,270	AVG Quality / 250 Ft <sup>2</sup>	3MS - MULTI STRY
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	7	9	63	BASEMENT
BAS	1	7	9	63	SINGLE TUCK UNDER GARAGE
BAS	2	9	11	99	BASEMENT
BAS	2	9	11	99	SINGLE TUCK UNDER GARAGE
BAS	2	17	22	374	BASEMENT
DK	1	4	9	36	-
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>	<b>Fireplace Count</b>	<b>HVAC</b>	
1.0 BATH	3 BEDROOMS	8 ROOMS	1	CENTRAL, GAS	

## Improvement 2 Details (8X8 ST)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	64	64	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	0	8	8	64	POST ON GROUND

## Improvement 3 Details (PATIO)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
	0	216	216	-	B - BRICK
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	0	0	0	216	-

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
06/2022	\$175,000	249485
04/2018	\$111,000	225800
09/1994	\$32,900	136716



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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
2025 Payable 2026	201	\$7,700	\$154,300	\$162,000	\$0	\$0	-
	<b>Total</b>	<b>\$7,700</b>	<b>\$154,300</b>	<b>\$162,000</b>	<b>\$0</b>	<b>\$0</b>	<b>1,300.00</b>
2024 Payable 2025	201	\$8,100	\$158,500	\$166,600	\$0	\$0	-
	<b>Total</b>	<b>\$8,100</b>	<b>\$158,500</b>	<b>\$166,600</b>	<b>\$0</b>	<b>\$0</b>	<b>1,350.00</b>
2023 Payable 2024	201	\$8,100	\$158,500	\$166,600	\$0	\$0	-
	<b>Total</b>	<b>\$8,100</b>	<b>\$158,500</b>	<b>\$166,600</b>	<b>\$0</b>	<b>\$0</b>	<b>1,444.00</b>
2022 Payable 2023	201	\$7,600	\$131,500	\$139,100	\$0	\$0	-
	<b>Total</b>	<b>\$7,600</b>	<b>\$131,500</b>	<b>\$139,100</b>	<b>\$0</b>	<b>\$0</b>	<b>1,144.00</b>
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$1,887.00	\$29.00	\$1,916.00	\$6,566	\$128,478	\$135,044	
2024	\$2,067.00	\$25.00	\$2,092.00	\$7,018	\$137,336	\$144,354	
2023	\$1,747.00	\$25.00	\$1,772.00	\$6,249	\$108,130	\$114,379	

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