



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/5/2026 4:47:42 AM

General Details							
Parcel ID:	010-3970-00220						
Document:	Torrens - 925439.0						
Document Date:	01/02/2013						
Legal Description Details							
Plat Name:	RIVERSIDE DULUTH						
Section	Township	Range		Lot	Block		
-	-	-		-	003		
Description:	LOTS 1 AND 2 INC PT OF VAC AVE ADJ						
Taxpayer Details							
Taxpayer Name	NILSEN MICHAEL A & NANCY JO						
and Address:	446 N 85TH AV W DULUTH MN 55807						
Owner Details							
Owner Name	NILSEN MICHAEL ALLEN						
Owner Name	NILSEN NANCY J						
Payable 2026 Tax Summary							
2026 - Net Tax				\$1,074.00			
2026 - Special Assessments				\$34.00			
2026 - Total Tax & Special Assessments				\$1,108.00			
Current Tax Due (as of 4/4/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$554.00	2026 - 2nd Half Tax	\$554.00	2026 - 1st Half Tax Due	\$554.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$554.00		
2026 - 1st Half Due	\$554.00	2026 - 2nd Half Due	\$554.00	2026 - Total Due	\$1,108.00		
Parcel Details							
Property Address:	16 INDUSTRIAL AVE, 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	\$18,900	\$57,600	\$76,500	\$0	\$0	-
Total:		\$18,900	\$57,600	\$76,500	\$0	\$0	765



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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	1917	572	1,144	U Quality / 0 Ft ²	3MS - MULTI STRY
Segment					
	Story	Width	Length	Area	Foundation
BAS	2	22	26	572	BASEMENT
CW	1	4	9	36	PIERS AND FOOTINGS
CW	1	8	22	176	PIERS AND FOOTINGS
DK	0	7	7	49	POST ON GROUND
Bath Count		Bedroom Count		Room Count	
1.0 BATH		3 BEDROOMS		9 ROOMS	
			Fireplace Count		HVAC
			0		CENTRAL, GAS

Improvement 2 Details (24X30 DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1987	720	720	-	DETACHED
Segment					
	Story	Width	Length	Area	Foundation
BAS	1	24	30	720	FLOATING SLAB

Improvement 3 Details (10X12 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	120	120	-	-
Segment					
	Story	Width	Length	Area	Foundation
BAS	0	10	12	120	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
01/2013	\$26,400 (This is part of a multi parcel sale.)	200042
08/2005	\$89,900 (This is part of a multi parcel sale.)	167117



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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	204	\$18,900	\$57,600	\$76,500	\$0	\$0	-
	Total	\$18,900	\$57,600	\$76,500	\$0	\$0	765.00
2024 Payable 2025	204	\$19,800	\$59,200	\$79,000	\$0	\$0	-
	Total	\$19,800	\$59,200	\$79,000	\$0	\$0	790.00
2023 Payable 2024	204	\$19,800	\$59,200	\$79,000	\$0	\$0	-
	Total	\$19,800	\$59,200	\$79,000	\$0	\$0	790.00
2022 Payable 2023	204	\$18,800	\$44,400	\$63,200	\$0	\$0	-
	Total	\$18,800	\$44,400	\$63,200	\$0	\$0	632.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$1,077.00	\$29.00	\$1,106.00	\$19,800	\$59,200	\$79,000	
2024	\$1,113.00	\$25.00	\$1,138.00	\$19,800	\$59,200	\$79,000	
2023	\$945.00	\$25.00	\$970.00	\$18,800	\$44,400	\$63,200	

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