



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/5/2026 4:49:23 AM

General Details							
Parcel ID:	010-3970-00240						
Document:	Torrens - 1091362.0						
Document Date:	06/11/2025						
Legal Description Details							
Plat Name:	RIVERSIDE DULUTH						
	Section	Township	Range	Lot	Block		
	-	-	-	0003	003		
Description:	LOT: 0003 BLOCK:003						
Taxpayer Details							
Taxpayer Name	HOKKANEN JADYN RUTH						
and Address:	14 INDUSTRIAL AVE DULUTH MN 55808						
Owner Details							
Owner Name	HOKKANEN JADYN RUTH						
Payable 2026 Tax Summary							
	2026 - Net Tax			\$1,934.00			
	2026 - Special Assessments			\$34.00			
	<b>2026 - Total Tax &amp; Special Assessments</b>			<b>\$1,968.00</b>			
Current Tax Due (as of 4/4/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$984.00	2026 - 2nd Half Tax	\$984.00	2026 - 1st Half Tax Due	\$984.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$984.00		
<b>2026 - 1st Half Due</b>	<b>\$984.00</b>	<b>2026 - 2nd Half Due</b>	<b>\$984.00</b>	<b>2026 - Total Due</b>	<b>\$1,968.00</b>		
Parcel Details							
Property Address:	14 INDUSTRIAL AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	THAYER, JAMES M						
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)	\$7,500	\$158,800	\$166,300	\$0	\$0	-
<b>Total:</b>		<b>\$7,500</b>	<b>\$158,800</b>	<b>\$166,300</b>	<b>\$0</b>	<b>\$0</b>	<b>1347</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	572	1,144	U Quality / 0 Ft <sup>2</sup>	3MS - MULTI STRY																														
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>2</td> <td>22</td> <td>26</td> <td>572</td> <td>BASEMENT</td> </tr> <tr> <td>CW</td> <td>0</td> <td>8</td> <td>20</td> <td>160</td> <td>FOUNDATION</td> </tr> <tr> <td>CW</td> <td>1</td> <td>0</td> <td>9</td> <td>36</td> <td>FOUNDATION</td> </tr> <tr> <td>DK</td> <td>0</td> <td>10</td> <td>10</td> <td>100</td> <td>POST ON GROUND</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	2	22	26	572	BASEMENT	CW	0	8	20	160	FOUNDATION	CW	1	0	9	36	FOUNDATION	DK	0	10	10	100	POST ON GROUND
Segment	Story	Width	Length	Area	Foundation																														
BAS	2	22	26	572	BASEMENT																														
CW	0	8	20	160	FOUNDATION																														
CW	1	0	9	36	FOUNDATION																														
DK	0	10	10	100	POST ON GROUND																														
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>																														
1.0 BATH	3 BEDROOMS	7 ROOMS		0	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	-	-												
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Segment	Story	Width	Length	Area	Foundation												
BAS	0	8	8	64	POST ON GROUND												

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
06/2025	\$190,000	269363
03/2022	\$155,000	248345
09/2017	\$50,000	223639

## 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	\$7,500	\$158,800	\$166,300	\$0	\$0	-
	<b>Total</b>	<b>\$7,500</b>	<b>\$158,800</b>	<b>\$166,300</b>	<b>\$0</b>	<b>\$0</b>	<b>1,347.00</b>
2024 Payable 2025	201	\$7,800	\$163,100	\$170,900	\$0	\$0	-
	<b>Total</b>	<b>\$7,800</b>	<b>\$163,100</b>	<b>\$170,900</b>	<b>\$0</b>	<b>\$0</b>	<b>1,397.00</b>
2023 Payable 2024	201	\$7,800	\$163,100	\$170,900	\$0	\$0	-
	<b>Total</b>	<b>\$7,800</b>	<b>\$163,100</b>	<b>\$170,900</b>	<b>\$0</b>	<b>\$0</b>	<b>1,490.00</b>
2022 Payable 2023	201	\$7,400	\$113,100	\$120,500	\$0	\$0	-
	<b>Total</b>	<b>\$7,400</b>	<b>\$113,100</b>	<b>\$120,500</b>	<b>\$0</b>	<b>\$0</b>	<b>941.00</b>



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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
2025	\$1,949.00	\$29.00	\$1,978.00	\$6,377	\$133,354	\$139,731
2024	\$2,131.00	\$25.00	\$2,156.00	\$6,802	\$142,239	\$149,041
2023	\$1,447.00	\$25.00	\$1,472.00	\$5,779	\$88,326	\$94,105

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