



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 1:07:39 PM

General Details							
Parcel ID:	010-3970-00270						
Document:	Torrens - 1030482						
Document Date:	09/16/2020						
Legal Description Details							
Plat Name:	RIVERSIDE DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	06	003			
Description:	LOT 6 BLOCK 3 INC PART OF VAC ALLEY ADJ						
Taxpayer Details							
Taxpayer Name	MATSON ANDREW T						
and Address:	8 INDUSTRIAL AVE DULUTH MN 55808						
Owner Details							
Owner Name	A & B RENTALS LLC						
Payable 2026 Tax Summary							
2026 - Net Tax			\$2,018.00				
2026 - Special Assessments			\$34.00				
<b>2026 - Total Tax &amp; Special Assessments</b>			<b>\$2,052.00</b>				
Current Tax Due (as of 4/3/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$1,026.00	2026 - 2nd Half Tax	\$1,026.00	2026 - 1st Half Tax Due	\$1,026.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$1,026.00		
<b>2026 - 1st Half Due</b>	<b>\$1,026.00</b>	<b>2026 - 2nd Half Due</b>	<b>\$1,026.00</b>	<b>2026 - Total Due</b>	<b>\$2,052.00</b>		
Parcel Details							
Property Address:	8 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	\$10,900	\$132,800	\$143,700	\$0	\$0	-
<b>Total:</b>		<b>\$10,900</b>	<b>\$132,800</b>	<b>\$143,700</b>	<b>\$0</b>	<b>\$0</b>	<b>1437</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	604	1,176	U Quality / 0 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	4	8	32	FOUNDATION			
BAS		2	12	22	264	SINGLE TUCK UNDER GARAGE			
BAS		2	14	22	308	BASEMENT			
DK		0	5	10	50	-			
DK		0	8	8	64	POST ON GROUND			
OP		0	8	20	160	BASEMENT			
<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	

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
03/2026	\$225,000	272766
09/2020	\$60,000	239210
07/2015	\$1	211829
12/2009	\$70,000	188464
04/2007	\$110,310	176541
08/2005	\$57,500	167425
07/2005	\$38,500	166428
08/1994	\$35,900	116123

## 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	\$10,900	\$132,800	\$143,700	\$0	\$0	-
	<b>Total</b>	<b>\$10,900</b>	<b>\$132,800</b>	<b>\$143,700</b>	<b>\$0</b>	<b>\$0</b>	<b>1,437.00</b>
2024 Payable 2025	204	\$11,400	\$136,500	\$147,900	\$0	\$0	-
	<b>Total</b>	<b>\$11,400</b>	<b>\$136,500</b>	<b>\$147,900</b>	<b>\$0</b>	<b>\$0</b>	<b>1,479.00</b>
2023 Payable 2024	204	\$11,400	\$136,500	\$147,900	\$0	\$0	-
	<b>Total</b>	<b>\$11,400</b>	<b>\$136,500</b>	<b>\$147,900</b>	<b>\$0</b>	<b>\$0</b>	<b>1,479.00</b>
2022 Payable 2023	204	\$10,800	\$97,100	\$107,900	\$0	\$0	-
	<b>Total</b>	<b>\$10,800</b>	<b>\$97,100</b>	<b>\$107,900</b>	<b>\$0</b>	<b>\$0</b>	<b>1,079.00</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	\$2,017.00	\$29.00	\$2,046.00	\$11,400	\$136,500	\$147,900
2024	\$2,083.00	\$25.00	\$2,108.00	\$11,400	\$136,500	\$147,900
2023	\$1,611.00	\$25.00	\$1,636.00	\$10,800	\$97,100	\$107,900

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