



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/5/2026 4:47:05 AM

General Details							
Parcel ID:	010-3970-00690						
Document:	Torrens - 1029837						
Document Date:	09/28/2020						
Legal Description Details							
Plat Name:	RIVERSIDE DULUTH						
	Section	Township	Range	Lot	Block		
	-	-	-	0007	006		
Description:	LOT: 0007 BLOCK:006						
Taxpayer Details							
Taxpayer Name	LANCASTER WILLIAM JR & TANE LORI						
and Address:	2 RIVERVIEW AVE DULUTH MN 55808						
Owner Details							
Owner Name	LANCASTER TANE LORI						
Owner Name	LANCASTER WILLIAM JR						
Payable 2026 Tax Summary							
	2026 - Net Tax			\$2,362.97			
	2026 - Special Assessments			\$365.03			
	2026 - Total Tax & Special Assessments			\$2,728.00			
Current Tax Due (as of 4/4/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$1,364.00	2026 - 2nd Half Tax	\$1,364.00	2026 - 1st Half Tax Due	\$1,364.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$1,364.00		
2026 - 1st Half Due	\$1,364.00	2026 - 2nd Half Due	\$1,364.00	2026 - Total Due	\$2,728.00		
Parcel Details							
Property Address:	2 RIVERVIEW 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	\$7,400	\$160,800	\$168,200	\$0	\$0	-
Total:		\$7,400	\$160,800	\$168,200	\$0	\$0	1682



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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	728	1,274	U Quality / 0 Ft ²	3MS - MULTI STRY		
Segment	Story	Width	Length	Area	Foundation		
BAS	1.7	26	28	728	BASEMENT		
DK	0	4	16	64	POST ON GROUND		
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC			
1.0 BATH	4 BEDROOMS	-	1	CENTRAL, GAS			
Improvement 2 Details (8X10 ST)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	0	80	80	-	-		
Segment	Story	Width	Length	Area	Foundation		
BAS	0	8	10	80	POST ON GROUND		
Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
01/2017		\$107,844			219630		
02/2014		\$89,900			204833		
06/2004		\$88,000			158929		
12/2001		\$69,500			144161		
05/1998		\$39,077			122605		
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	\$7,400	\$160,800	\$168,200	\$0	\$0	-
	Total	\$7,400	\$160,800	\$168,200	\$0	\$0	1,682.00
2024 Payable 2025	204	\$7,800	\$165,200	\$173,000	\$0	\$0	-
	Total	\$7,800	\$165,200	\$173,000	\$0	\$0	1,730.00
2023 Payable 2024	204	\$7,800	\$165,200	\$173,000	\$0	\$0	-
	Total	\$7,800	\$165,200	\$173,000	\$0	\$0	1,730.00
2022 Payable 2023	204	\$7,400	\$127,300	\$134,700	\$0	\$0	-
	Total	\$7,400	\$127,300	\$134,700	\$0	\$0	1,347.00



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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
2025	\$2,360.06	\$359.94	\$2,720.00	\$7,800	\$165,200	\$173,000
2024	\$2,436.22	\$325.78	\$2,762.00	\$7,800	\$165,200	\$173,000
2023	\$2,012.00	\$56.00	\$2,068.00	\$7,400	\$127,300	\$134,700

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