



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/28/2025 5:09:59 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 2025 Tax Summary							
2025 - Net Tax			\$2,360.06				
2025 - Special Assessments			\$359.94				
2025 - Total Tax & Special Assessments			\$2,720.00				
Current Tax Due (as of 4/27/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,360.00	2025 - 2nd Half Tax	\$1,360.00	2025 - 1st Half Tax Due	\$1,360.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,360.00		
2025 - 1st Half Due	\$1,360.00	2025 - 2nd Half Due	\$1,360.00	2025 - Total Due	\$2,720.00		
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
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
2021 Payable 2022	204	\$6,400	\$111,700	\$118,100	\$0	\$0	-
	Total	\$6,400	\$111,700	\$118,100	\$0	\$0	1,181.00



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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
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
2022	\$1,938.33	\$355.67	\$2,294.00	\$6,400	\$111,700	\$118,100

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