



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/27/2025 9:14:41 PM

General Details							
Parcel ID:	010-3970-01330						
Document:	Torrens - 1049939.0						
Document Date:	11/05/2021						
Legal Description Details							
Plat Name:	RIVERSIDE DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0009	012			
Description:	LOT: 0009 BLOCK:012						
Taxpayer Details							
Taxpayer Name	MCGEE JOHN & GUNDERSON TIFFANY						
and Address:	34 CATO AVE DULUTH MN 55808						
Owner Details							
Owner Name	GUNDERSON TIFFANY						
Owner Name	MCGEE JOHN						
Payable 2025 Tax Summary							
2025 - Net Tax			\$1,631.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$1,660.00				
Current Tax Due (as of 4/26/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$830.00		2025 - 2nd Half Tax \$830.00			2025 - 1st Half Tax Due \$830.00		
2025 - 1st Half Tax Paid \$0.00		2025 - 2nd Half Tax Paid \$0.00			2025 - 2nd Half Tax Due \$830.00		
2025 - 1st Half Due \$830.00		2025 - 2nd Half Due \$830.00			2025 - Total Due \$1,660.00		
Parcel Details							
Property Address:	34 CATO AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	MCGEE, JOHN M/ GUNDERSON, TIFFANY L						
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)	\$9,900	\$135,100	\$145,000	\$0	\$0	-
Total:		\$9,900	\$135,100	\$145,000	\$0	\$0	1115



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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:
Lot Depth:

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	520	910	AVG Quality / 141 Ft ²	3MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1.7	8	8	64	BASEMENT
BAS	1.7	8	12	96	SINGLE TUCK UNDER GARAGE WITH FINISHED BASEMENT
BAS	1.7	18	20	360	
CW	0	4	8	32	BASEMENT
OP	0	4	8	32	BASEMENT
OP	0	12	16	192	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.25 BATHS	2 BEDROOMS	6 ROOMS		0	C&AIR_COND, FUEL OIL

Improvement 2 Details (8X12 AG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1917	96	96	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	0	8	12	96	FOUNDATION

Improvement 3 Details (8X12 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	96	96	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	8	12	96	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
11/2021	\$184,900	246816



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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
2024 Payable 2025	201	\$10,400	\$138,800	\$149,200	\$0	\$0	-
	Total	\$10,400	\$138,800	\$149,200	\$0	\$0	1,161.00
2023 Payable 2024	201	\$10,400	\$138,800	\$149,200	\$0	\$0	-
	Total	\$10,400	\$138,800	\$149,200	\$0	\$0	1,254.00
2022 Payable 2023	201	\$9,800	\$129,200	\$139,000	\$0	\$0	-
	Total	\$9,800	\$129,200	\$139,000	\$0	\$0	1,143.00
2021 Payable 2022	201	\$8,500	\$112,900	\$121,400	\$0	\$0	-
	Total	\$8,500	\$112,900	\$121,400	\$0	\$0	951.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$1,801.00	\$25.00	\$1,826.00	\$8,740	\$116,648	\$125,388	
2023	\$1,745.00	\$25.00	\$1,770.00	\$8,056	\$106,214	\$114,270	
2022	\$1,607.00	\$25.00	\$1,632.00	\$6,658	\$88,428	\$95,086	

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