



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 4:51:07 PM

General Details							
Parcel ID:	010-3970-01340						
Document:	Torrens - 297771						
Document Date:	12/19/2003						
Legal Description Details							
Plat Name:	RIVERSIDE DULUTH						
	Section	Township	Range	Lot	Block		
	-	-	-	0010	012		
Description:	LOT: 0010 BLOCK:012						
Taxpayer Details							
Taxpayer Name	GUSAAS BENITA R						
and Address:	32 CATO AVE DULUTH MN 55808						
Owner Details							
Owner Name	GUSAAS BENITA R						
Payable 2026 Tax Summary							
	2026 - Net Tax			\$1,336.97			
	2026 - Special Assessments			\$365.03			
	2026 - Total Tax & Special Assessments			\$1,702.00			
Current Tax Due (as of 4/3/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$851.00	2026 - 2nd Half Tax	\$851.00	2026 - 1st Half Tax Due	\$851.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$851.00		
2026 - 1st Half Due	\$851.00	2026 - 2nd Half Due	\$851.00	2026 - Total Due	\$1,702.00		
Parcel Details							
Property Address:	32 CATO AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	GUSAAS-GOODWIN,BENITA&GOODWIN,FRANK						
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	\$117,000	\$126,900	\$0	\$0	-
Total:		\$9,900	\$117,000	\$126,900	\$0	\$0	918



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 4:51:07 PM

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	520	910	ECO Quality / 260 Ft ²	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>1.7</td> <td>20</td> <td>26</td> <td>520</td> <td>BASEMENT</td> </tr> <tr> <td>CW</td> <td>0</td> <td>7</td> <td>8</td> <td>56</td> <td>BASEMENT</td> </tr> <tr> <td>SP</td> <td>0</td> <td>11</td> <td>12</td> <td>132</td> <td>POST ON GROUND</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1.7	20	26	520	BASEMENT	CW	0	7	8	56	BASEMENT	SP	0	11	12	132	POST ON GROUND
Segment	Story	Width	Length	Area	Foundation																								
BAS	1.7	20	26	520	BASEMENT																								
CW	0	7	8	56	BASEMENT																								
SP	0	11	12	132	POST ON GROUND																								
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC																								
1.0 BATH	2 BEDROOMS	6 ROOMS		0	C&AIR_COND, GAS																								

Improvement 2 Details (12X20 DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.												
GARAGE	1939	240	240	-	DETACHED												
<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>0</td> <td>12</td> <td>20</td> <td>240</td> <td>FLOATING SLAB</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	0	12	20	240	FLOATING SLAB
Segment	Story	Width	Length	Area	Foundation												
BAS	0	12	20	240	FLOATING SLAB												

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
12/2003	\$74,900	156449
04/2002	\$42,000	145483

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	\$9,900	\$117,000	\$126,900	\$0	\$0	-
	Total	\$9,900	\$117,000	\$126,900	\$0	\$0	918.00
2024 Payable 2025	201	\$10,400	\$120,300	\$130,700	\$0	\$0	-
	Total	\$10,400	\$120,300	\$130,700	\$0	\$0	959.00
2023 Payable 2024	201	\$10,400	\$120,300	\$130,700	\$0	\$0	-
	Total	\$10,400	\$120,300	\$130,700	\$0	\$0	1,052.00
2022 Payable 2023	201	\$9,800	\$95,500	\$105,300	\$0	\$0	-
	Total	\$9,800	\$95,500	\$105,300	\$0	\$0	775.00



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 4:51:07 PM

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2025	\$1,358.06	\$359.94	\$1,718.00	\$7,632	\$88,281	\$95,913
2024	\$1,520.22	\$355.78	\$1,876.00	\$8,373	\$96,850	\$105,223
2023	\$1,200.23	\$355.77	\$1,556.00	\$7,216	\$70,321	\$77,537

Disclaimer: St. Louis County makes no representation or warranties, express or implied, with respect to the use or reuse of data provided herewith, regardless of its format or the means of its transmission. THE DATA IS PROVIDED 'AS IS' WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY, SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY OR FITNESS OF THIS DATA FOR ANY PARTICULAR PURPOSE. St. Louis County shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting from the use of these data, even if St. Louis County has been advised of the possibility of such potential loss or damage. These data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.