



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/27/2025 9:20:31 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 2025 Tax Summary							
2025 - Net Tax			\$1,358.06				
2025 - Special Assessments			\$359.94				
2025 - Total Tax & Special Assessments			\$1,718.00				
Current Tax Due (as of 4/26/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$859.00	2025 - 2nd Half Tax	\$859.00	2025 - 1st Half Tax Due	\$859.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$859.00		
2025 - 1st Half Due	\$859.00	2025 - 2nd Half Due	\$859.00	2025 - Total Due	\$1,718.00		
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



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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	ECO Quality / 260 Ft ²	3MS - MULTI STRY
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
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
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
2021 Payable 2022	201	\$8,600	\$83,800	\$92,400	\$0	\$0	-
	Total	\$8,600	\$83,800	\$92,400	\$0	\$0	635.00



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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	\$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
2022	\$1,092.33	\$355.67	\$1,448.00	\$5,908	\$57,568	\$63,476

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