



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 1:05:49 PM

General Details							
Parcel ID:	010-3970-01480						
Document:	Abstract - 01528611						
Document:	Torrens - 1099317.0						
Document Date:	12/17/2025						
Legal Description Details							
Plat Name:	RIVERSIDE DULUTH						
	Section	Township	Range	Lot	Block		
	-	-	-	0010	013		
Description:	LOT: 0010 BLOCK:013						
Taxpayer Details							
Taxpayer Name	PINE CONE PAPER LLC						
and Address:	C/O JEFF ROGERS 3936 HWY 52 N #445 ROCHESTER MN 55901						
Owner Details							
Owner Name	PINE CONE PAPER LLC						
Payable 2026 Tax Summary							
	2026 - Net Tax			\$2,726.00			
	2026 - Special Assessments			\$34.00			
	2026 - Total Tax & Special Assessments			\$2,760.00			
Current Tax Due (as of 4/3/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$1,380.00	2026 - 2nd Half Tax	\$1,380.00	2026 - 1st Half Tax Due	\$1,380.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$1,380.00	
	2026 - 1st Half Due	\$1,380.00	2026 - 2nd Half Due	\$1,380.00	2026 - Total Due	\$2,760.00	
Parcel Details							
Property Address:	24 SUNNYSIDE ST, 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
207	0 - Non Homestead	\$13,200	\$145,200	\$158,400	\$0	\$0	-
	Total:	\$13,200	\$145,200	\$158,400	\$0	\$0	1980



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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	988	1,730	U Quality / 0 Ft ²	3MF - DUP&TRI	
Segment		Story	Width	Length	Area	Foundation
BAS		1.7	19	26	494	BASEMENT
BAS		1.7	19	26	494	FOUNDATION
CW		0	7	22	154	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC	
2.0 BATHS	4 BEDROOMS	10 ROOMS		0	CENTRAL, GAS	

Improvement 2 Details (8X8 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

Improvement 3 Details (4X6 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	0	24	24	-	-	
Segment		Story	Width	Length	Area	Foundation
BAS		0	4	6	24	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
12/2025	\$1,200,000 (This is part of a multi parcel sale.)	272291

Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2025 Payable 2026	207	\$13,200	\$145,200	\$158,400	\$0	\$0	-
	Total	\$13,200	\$145,200	\$158,400	\$0	\$0	1,980.00
2024 Payable 2025	207	\$13,900	\$149,200	\$163,100	\$0	\$0	-
	Total	\$13,900	\$149,200	\$163,100	\$0	\$0	2,039.00
2023 Payable 2024	207	\$13,900	\$149,200	\$163,100	\$0	\$0	-
	Total	\$13,900	\$149,200	\$163,100	\$0	\$0	2,039.00



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2022 Payable 2023	207	\$13,100	\$106,600	\$119,700	\$0	\$0	-
	Total	\$13,100	\$106,600	\$119,700	\$0	\$0	1,496.00

Tax Detail History

Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2025	\$2,725.00	\$29.00	\$2,754.00	\$13,900	\$149,200	\$163,100
2024	\$2,811.00	\$25.00	\$2,836.00	\$13,900	\$149,200	\$163,100
2023	\$2,189.00	\$25.00	\$2,214.00	\$13,100	\$106,600	\$119,700

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