



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/28/2025 5:19:21 AM

General Details							
Parcel ID:	010-3970-01640						
Document:	Torrens - 1018645						
Document Date:	12/13/2019						
Legal Description Details							
Plat Name:	RIVERSIDE DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	01	015			
Description:	LOT: 01 BLOCK:015						
Taxpayer Details							
Taxpayer Name	PUHALLA JUSTIN L & HAAKONSON TARA M						
and Address:	41 CATO AVE						
	DULUTH MN 55808						
Owner Details							
Owner Name	HAAKONSON TARA MICHELLE						
Owner Name	PUHALLA JUSTIN LEE						
Payable 2025 Tax Summary							
2025 - Net Tax			\$2,213.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$2,242.00				
Current Tax Due (as of 4/27/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,121.00	2025 - 2nd Half Tax	\$1,121.00	2025 - 1st Half Tax Due	\$1,121.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,121.00		
2025 - 1st Half Due	\$1,121.00	2025 - 2nd Half Due	\$1,121.00	2025 - Total Due	\$2,242.00		
Parcel Details							
Property Address:	41 CATO AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	HAAKONSON, TARA M/PUHALLA, JUSTIN 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)	\$10,200	\$173,400	\$183,600	\$0	\$0	-
Total:		\$10,200	\$173,400	\$183,600	\$0	\$0	1536



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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	664	1,126	AVG Quality / 332 Ft ²	3MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	6	8	48	FOUNDATION
BAS	1.7	22	28	616	BASEMENT
CW	0	7	14	98	PIERS AND FOOTINGS
DK	0	6	6	36	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.0 BATH	3 BEDROOMS	7 ROOMS		0	C&AIR_COND, GAS

Improvement 2 Details (19X21 DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	399	399	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	0	21	19	399	FLOATING SLAB

Improvement 3 Details (PATIO)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	168	168	-	B - BRICK
Segment	Story	Width	Length	Area	Foundation
BAS	0	12	14	168	-

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
12/2019	\$171,000	235220
08/2016	\$128,900	217561
06/2005	\$112,000	165783
09/1998	\$49,900	123258
01/1998	\$46,050	119812
11/1997	\$49,550	119597
04/1997	\$12,000	115868



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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	\$10,700	\$178,100	\$188,800	\$0	\$0	-
	Total	\$10,700	\$178,100	\$188,800	\$0	\$0	1,592.00
2023 Payable 2024	201	\$10,700	\$178,100	\$188,800	\$0	\$0	-
	Total	\$10,700	\$178,100	\$188,800	\$0	\$0	1,686.00
2022 Payable 2023	201	\$10,100	\$164,300	\$174,400	\$0	\$0	-
	Total	\$10,100	\$164,300	\$174,400	\$0	\$0	1,529.00
2021 Payable 2022	201	\$8,800	\$144,200	\$153,000	\$0	\$0	-
	Total	\$8,800	\$144,200	\$153,000	\$0	\$0	1,295.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$2,405.00	\$25.00	\$2,430.00	\$9,552	\$159,000	\$168,552	
2023	\$2,317.00	\$25.00	\$2,342.00	\$8,852	\$144,004	\$152,856	
2022	\$2,167.00	\$25.00	\$2,192.00	\$7,450	\$122,080	\$129,530	

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