



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 9:48:52 PM

| General Details                        |   |                   |                            |                   |                         |                   |                  |
|--|---|-------------------|----------------------------|-------------------|-------------------------|-------------------|------------------|
| Parcel ID:                             | 010-3970-01640  |                   |                            |                   |                         |                   |                  |
| Document:                              | Torrens - 1094472.0   |                   |                            |                   |                         |                   |                  |
| Document Date:                         | 08/06/2025  |                   |                            |                   |                         |                   |                  |
| Legal Description Details              |   |                   |                            |                   |                         |                   |                  |
| Plat Name:                             | RIVERSIDE DULUTH  |                   |                            |                   |                         |                   |                  |
|  | Section   | Township          | Range                      | Lot               | Block                   |                   |                  |
|  | -   | -                 | -                          | 01                | 015                     |                   |                  |
| Description:                           | LOT: 01 BLOCK:015   |                   |                            |                   |                         |                   |                  |
| Taxpayer Details                       |   |                   |                            |                   |                         |                   |                  |
| Taxpayer Name and Address:             | STEFFEL JOEL & HEATHER<br>17160 CO 40<br>PARK RAPIDS MN 56470 |                   |                            |                   |                         |                   |                  |
| Owner Details                          |   |                   |                            |                   |                         |                   |                  |
| Owner Name                             | STEFFEL HEATHER   |                   |                            |                   |                         |                   |                  |
| Owner Name                             | STEFFEL JOEL  |                   |                            |                   |                         |                   |                  |
| Payable 2026 Tax Summary               |   |                   |                            |                   |                         |                   |                  |
|  | 2026 - Net Tax  |                   |                            | \$2,198.00        |                         |                   |                  |
|  | 2026 - Special Assessments                                    |                   |                            | \$34.00           |                         |                   |                  |
|  | <b>2026 - Total Tax &amp; Special Assessments</b>             |                   |                            | <b>\$2,232.00</b> |                         |                   |                  |
| Current Tax Due (as of 4/3/2026)       |   |                   |                            |                   |                         |                   |                  |
|  | Due May 15  |                   | Due October 15             |                   | Total Due               |                   |                  |
|  | 2026 - 1st Half Tax   | \$1,116.00        | 2026 - 2nd Half Tax        | \$1,116.00        | 2026 - 1st Half Tax Due | \$1,116.00        |                  |
|  | 2026 - 1st Half Tax Paid                                      | \$0.00            | 2026 - 2nd Half Tax Paid   | \$0.00            | 2026 - 2nd Half Tax Due | \$1,116.00        |                  |
|  | <b>2026 - 1st Half Due</b>                                    | <b>\$1,116.00</b> | <b>2026 - 2nd Half Due</b> | <b>\$1,116.00</b> | <b>2026 - Total Due</b> | <b>\$2,232.00</b> |                  |
| 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               | -                |
|  | <b>Total:</b>   | <b>\$10,200</b>   | <b>\$173,400</b>           | <b>\$183,600</b>  | <b>\$0</b>              | <b>\$0</b>        | <b>1536</b>      |



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## Land Details

|                               |            |
|-------------------------------|------------|
| <b>Deeded Acres:</b>          | 0.00       |
| <b>Waterfront:</b>            | -          |
| <b>Water Front Feet:</b>      | 0.00       |
| <b>Water Code &amp; Desc:</b> | P - PUBLIC |
| <b>Gas Code &amp; Desc:</b>   | P - PUBLIC |
| <b>Sewer Code &amp; Desc:</b> | P - PUBLIC |
| <b>Lot Width:</b>             | 0.00       |
| <b>Lot Depth:</b>             | 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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (HOUSE)

| Improvement Type  | Year Built           | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish                   | Style Code & Desc. |
|-------------------|----------------------|----------------------------|----------------------------|-----------------------------------|--------------------|
| HOUSE             | 1917                 | 664                        | 1,126                      | AVG Quality / 332 Ft <sup>2</sup> | 3MS - MULTI STRY   |
| <b>Segment</b>    | <b>Story</b>         | <b>Width</b>               | <b>Length</b>              | <b>Area</b>                       | <b>Foundation</b>  |
| 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     |
| <b>Bath Count</b> | <b>Bedroom Count</b> | <b>Room Count</b>          | <b>Fireplace Count</b>     | <b>HVAC</b>                       |                    |
| 1.0 BATH          | 3 BEDROOMS           | 7 ROOMS                    | 0                          | C&AIR_COND, GAS                   |                    |

## Improvement 2 Details (19X21 DG)

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

## Improvement 3 Details (PATIO)

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

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 08/2025   | \$260,000      | 270767     |
| 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<br>(Legend) | Land EMV            | Bldg EMV                        | Total EMV        | Def Land EMV        | Def Bldg EMV     | Net Tax Capacity |
| 2025 Payable 2026  | 201                    | \$10,200            | \$173,400                       | \$183,600        | \$0                 | \$0              | -                |
|                    | <b>Total</b>           | <b>\$10,200</b>     | <b>\$173,400</b>                | <b>\$183,600</b> | <b>\$0</b>          | <b>\$0</b>       | <b>1,536.00</b>  |
| 2024 Payable 2025  | 201                    | \$10,700            | \$178,100                       | \$188,800        | \$0                 | \$0              | -                |
|                    | <b>Total</b>           | <b>\$10,700</b>     | <b>\$178,100</b>                | <b>\$188,800</b> | <b>\$0</b>          | <b>\$0</b>       | <b>1,592.00</b>  |
| 2023 Payable 2024  | 201                    | \$10,700            | \$178,100                       | \$188,800        | \$0                 | \$0              | -                |
|                    | <b>Total</b>           | <b>\$10,700</b>     | <b>\$178,100</b>                | <b>\$188,800</b> | <b>\$0</b>          | <b>\$0</b>       | <b>1,686.00</b>  |
| 2022 Payable 2023  | 201                    | \$10,100            | \$164,300                       | \$174,400        | \$0                 | \$0              | -                |
|                    | <b>Total</b>           | <b>\$10,100</b>     | <b>\$164,300</b>                | <b>\$174,400</b> | <b>\$0</b>          | <b>\$0</b>       | <b>1,529.00</b>  |
| Tax Detail History |                        |                     |                                 |                  |                     |                  |                  |
| Tax Year           | Tax                    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV  | Taxable Building MV | Total Taxable MV |                  |
| 2025               | \$2,213.00             | \$29.00             | \$2,242.00                      | \$9,025          | \$150,217           | \$159,242        |                  |
| 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        |                  |

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