



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/28/2025 5:03:55 AM

General Details							
Parcel ID:	010-3970-01650						
Document:	Torrens - 1033426.0						
Document Date:	12/07/2020						
Legal Description Details							
Plat Name:	RIVERSIDE DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0002	015			
Description:	LOT: 0002 BLOCK:015						
Taxpayer Details							
Taxpayer Name	CRAIG EMILY A						
and Address:	43 CATO AVE DULUTH MN 55808						
Owner Details							
Owner Name	CRAIG EMILY A						
Payable 2025 Tax Summary							
2025 - Net Tax			\$3,203.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$3,232.00				
Current Tax Due (as of 4/27/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,616.00	2025 - 2nd Half Tax	\$1,616.00	2025 - 1st Half Tax Due	\$1,616.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,616.00		
2025 - 1st Half Due	\$1,616.00	2025 - 2nd Half Due	\$1,616.00	2025 - Total Due	\$3,232.00		
Parcel Details							
Property Address:	43 CATO AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	COCHRAN, EMILY A						
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)	\$9,400	\$239,400	\$248,800	\$0	\$0	-
Total:		\$9,400	\$239,400	\$248,800	\$0	\$0	2246



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/28/2025 5:03:55 AM

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/frnPlatStatPopUp.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	1998	792	1,584	AVG Quality / 400 Ft ²	3MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	2	22	36	792	BASEMENT
DK	0	0	0	66	POST ON GROUND
DK	0	8	12	96	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.5 BATHS	4 BEDROOMS	10 ROOMS	0	C&AC&EXCH, GAS	

Improvement 2 Details (16X20 DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	320	320	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	0	16	20	320	FLOATING SLAB

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
12/2020	\$203,000	240266
12/2004	\$160,000	162999
02/2000	\$20,000	133064
09/1997	\$43,659	119599
05/1997	\$48,604	118262

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	\$9,800	\$246,000	\$255,800	\$0	\$0	-
	Total	\$9,800	\$246,000	\$255,800	\$0	\$0	2,323.00
2023 Payable 2024	201	\$9,800	\$246,000	\$255,800	\$0	\$0	-
	Total	\$9,800	\$246,000	\$255,800	\$0	\$0	2,416.00
2022 Payable 2023	204	\$9,300	\$197,600	\$206,900	\$0	\$0	-
	Total	\$9,300	\$197,600	\$206,900	\$0	\$0	2,069.00
2021 Payable 2022	204	\$8,100	\$173,400	\$181,500	\$0	\$0	-
	Total	\$8,100	\$173,400	\$181,500	\$0	\$0	1,815.00



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/28/2025 5:03:55 AM

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$3,423.00	\$25.00	\$3,448.00	\$9,255	\$232,327	\$241,582
2023	\$3,091.00	\$25.00	\$3,116.00	\$9,300	\$197,600	\$206,900
2022	\$2,979.00	\$25.00	\$3,004.00	\$8,100	\$173,400	\$181,500

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.