



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 9:48:30 PM

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 and Address:	CRAIG EMILY A 43 CATO AVE DULUTH MN 55808						
Owner Details							
Owner Name	CRAIG EMILY A						
Payable 2026 Tax Summary							
	2026 - Net Tax			\$3,186.00			
	2026 - Special Assessments			\$34.00			
	<b>2026 - Total Tax &amp; Special Assessments</b>			<b>\$3,220.00</b>			
Current Tax Due (as of 4/3/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$1,610.00	2026 - 2nd Half Tax	\$1,610.00	2026 - 1st Half Tax Due	\$1,610.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$1,610.00		
<b>2026 - 1st Half Due</b>	<b>\$1,610.00</b>	<b>2026 - 2nd Half Due</b>	<b>\$1,610.00</b>	<b>2026 - Total Due</b>	<b>\$3,220.00</b>		
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	-
<b>Total:</b>		<b>\$9,400</b>	<b>\$239,400</b>	<b>\$248,800</b>	<b>\$0</b>	<b>\$0</b>	<b>2246</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	1998	792	1,584	AVG Quality / 400 Ft <sup>2</sup>	3MS - MULTI STRY																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>2</td> <td>22</td> <td>36</td> <td>792</td> <td>BASEMENT</td> </tr> <tr> <td>DK</td> <td>0</td> <td>0</td> <td>0</td> <td>66</td> <td>POST ON GROUND</td> </tr> <tr> <td>DK</td> <td>0</td> <td>8</td> <td>12</td> <td>96</td> <td>POST ON GROUND</td> </tr> </tbody> </table>						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
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																								
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>	<b>Fireplace Count</b>	<b>HVAC</b>																									
1.5 BATHS	4 BEDROOMS	10 ROOMS	0	C&AC&EXCH, GAS																									

## Improvement 2 Details (16X20 DG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.												
GARAGE	0	320	320	-	DETACHED												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>0</td> <td>16</td> <td>20</td> <td>320</td> <td>FLOATING SLAB</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	0	16	20	320	FLOATING SLAB
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
2025 Payable 2026	201	\$9,400	\$239,400	\$248,800	\$0	\$0	-
	<b>Total</b>	<b>\$9,400</b>	<b>\$239,400</b>	<b>\$248,800</b>	<b>\$0</b>	<b>\$0</b>	<b>2,246.00</b>
2024 Payable 2025	201	\$9,800	\$246,000	\$255,800	\$0	\$0	-
	<b>Total</b>	<b>\$9,800</b>	<b>\$246,000</b>	<b>\$255,800</b>	<b>\$0</b>	<b>\$0</b>	<b>2,323.00</b>
2023 Payable 2024	201	\$9,800	\$246,000	\$255,800	\$0	\$0	-
	<b>Total</b>	<b>\$9,800</b>	<b>\$246,000</b>	<b>\$255,800</b>	<b>\$0</b>	<b>\$0</b>	<b>2,416.00</b>
2022 Payable 2023	204	\$9,300	\$197,600	\$206,900	\$0	\$0	-
	<b>Total</b>	<b>\$9,300</b>	<b>\$197,600</b>	<b>\$206,900</b>	<b>\$0</b>	<b>\$0</b>	<b>2,069.00</b>



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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
2025	\$3,203.00	\$29.00	\$3,232.00	\$8,899	\$223,373	\$232,272
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

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