



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 4:50:46 PM

General Details							
Parcel ID:	010-3970-01660						
Document:	Torrens - 998156.0						
Document Date:	05/08/2018						
Legal Description Details							
Plat Name:	RIVERSIDE DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0003	015			
Description:	LOT: 0003 BLOCK:015						
Taxpayer Details							
Taxpayer Name	HENRICKS PAUL G						
and Address:	45 CATO AVE DULUTH MN 55808						
Owner Details							
Owner Name	HENRICKS AMY						
Payable 2026 Tax Summary							
2026 - Net Tax			\$1,658.00				
2026 - Special Assessments			\$34.00				
2026 - Total Tax & Special Assessments			\$1,692.00				
Current Tax Due (as of 4/3/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$846.00	2026 - 2nd Half Tax	\$846.00	2026 - 1st Half Tax Due	\$846.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$846.00		
2026 - 1st Half Due	\$846.00	2026 - 2nd Half Due	\$846.00	2026 - Total Due	\$1,692.00		
Parcel Details							
Property Address:	45 CATO AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	HENRICKS PAUL G						
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)	\$9,500	\$138,600	\$148,100	\$0	\$0	-
Total:		\$9,500	\$138,600	\$148,100	\$0	\$0	1149



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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	676	1,138	U Quality / 0 Ft ²	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>1</td> <td>6</td> <td>10</td> <td>60</td> <td>BASEMENT</td> </tr> <tr> <td>BAS</td> <td>1.7</td> <td>22</td> <td>28</td> <td>616</td> <td>BASEMENT</td> </tr> <tr> <td>DK</td> <td>0</td> <td>7</td> <td>14</td> <td>98</td> <td>POST ON GROUND</td> </tr> <tr> <td>DK</td> <td>0</td> <td>8</td> <td>10</td> <td>80</td> <td>POST ON GROUND</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	6	10	60	BASEMENT	BAS	1.7	22	28	616	BASEMENT	DK	0	7	14	98	POST ON GROUND	DK	0	8	10	80	POST ON GROUND
Segment	Story	Width	Length	Area	Foundation																														
BAS	1	6	10	60	BASEMENT																														
BAS	1.7	22	28	616	BASEMENT																														
DK	0	7	14	98	POST ON GROUND																														
DK	0	8	10	80	POST ON GROUND																														
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC																														
1.0 BATH	3 BEDROOMS	7 ROOMS		0	CENTRAL, GAS																														

Improvement 2 Details (12X20 DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.												
GARAGE	1939	240	240	-	DETACHED												
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Segment	Story	Width	Length	Area	Foundation												
BAS	0	12	20	240	FLOATING SLAB												

Improvement 3 Details (10X12 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.												
STORAGE BUILDING	0	120	120	-	-												
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Segment	Story	Width	Length	Area	Foundation												
BAS	0	10	12	120	POST ON GROUND												

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
04/2005	\$55,000	164212

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	\$9,500	\$138,600	\$148,100	\$0	\$0	-
	Total	\$9,500	\$138,600	\$148,100	\$0	\$0	1,149.00
2024 Payable 2025	201	\$9,900	\$142,400	\$152,300	\$0	\$0	-
	Total	\$9,900	\$142,400	\$152,300	\$0	\$0	1,195.00
2023 Payable 2024	201	\$9,900	\$142,400	\$152,300	\$0	\$0	-
	Total	\$9,900	\$142,400	\$152,300	\$0	\$0	1,288.00



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2022 Payable 2023	201	\$9,400	\$124,800	\$134,200	\$0	\$0	-
	Total	\$9,400	\$124,800	\$134,200	\$0	\$0	1,090.00

Tax Detail History

Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2025	\$1,677.00	\$29.00	\$1,706.00	\$7,765	\$111,692	\$119,457
2024	\$1,849.00	\$25.00	\$1,874.00	\$8,370	\$120,397	\$128,767
2023	\$1,667.00	\$25.00	\$1,692.00	\$7,638	\$101,400	\$109,038

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