



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/29/2025 12:49:56 PM

| General Details | | | | | | | |
|---|--|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID: | 010-4450-00765 | | | | | | |
| Document: | Torrens - 841769 | | | | | | |
| Document Date: | 08/15/2007 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | WAVERLY PARK DULUTH | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| - | - | - | - | 003 | | | |
| Description: | WLY 1/2 OF LOT 21 AND ALL OF LOT 22 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | MAHAGNOUL DAVID E & MARISSA L D | | | | | | |
| and Address: | 123 GREENWOOD LN DULUTH MN 55803 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | MAHAGNOUL DAVID E | | | | | | |
| Owner Name | MAHAGNOUL MARISSA L D | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$5,519.00 | | | |
| 2025 - Special Assessments | | | | \$29.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$5,548.00 | | | |
| Current Tax Due (as of 4/28/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$2,774.00 | 2025 - 2nd Half Tax | \$2,774.00 | 2025 - 1st Half Tax Due | \$2,774.00 | | |
| 2025 - 1st Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Due | \$2,774.00 | | |
| 2025 - 1st Half Due | \$2,774.00 | 2025 - 2nd Half Due | \$2,774.00 | 2025 - Total Due | \$5,548.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 123 GREENWOOD LN, DULUTH MN | | | | | | |
| School District: | 709 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | MAHAGNOUL DAVID & MARISSA | | | | | | |
| 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) | \$58,200 | \$360,700 | \$418,900 | \$0 | \$0 | - |
| Total: | | \$58,200 | \$360,700 | \$418,900 | \$0 | \$0 | 4101 |



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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: | 75.00 |
| Lot Depth: | 155.00 |

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 | 1922 | 920 | 1,840 | GD Quality / 690 Ft ² | 4MS - 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>26</td> <td>16</td> <td>416</td> <td>BASEMENT</td> </tr> <tr> <td>BAS</td> <td>2</td> <td>36</td> <td>14</td> <td>504</td> <td>BASEMENT</td> </tr> <tr> <td>DK</td> <td>1</td> <td>0</td> <td>0</td> <td>257</td> <td>POST ON GROUND</td> </tr> </tbody> </table> | | | | | | Segment | Story | Width | Length | Area | Foundation | BAS | 2 | 26 | 16 | 416 | BASEMENT | BAS | 2 | 36 | 14 | 504 | BASEMENT | DK | 1 | 0 | 0 | 257 | POST ON GROUND |
| Segment | Story | Width | Length | Area | Foundation | | | | | | | | | | | | | | | | | | | | | | | | |
| BAS | 2 | 26 | 16 | 416 | BASEMENT | | | | | | | | | | | | | | | | | | | | | | | | |
| BAS | 2 | 36 | 14 | 504 | BASEMENT | | | | | | | | | | | | | | | | | | | | | | | | |
| DK | 1 | 0 | 0 | 257 | POST ON GROUND | | | | | | | | | | | | | | | | | | | | | | | | |
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.75 BATHS | 4 BEDROOMS | 9 ROOMS | 1 | CENTRAL, GAS | | | | | | | | | | | | | | | | | | | | | | | | | |

Improvement 2 Details (Garage)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | | | | | | | | | | | |
|--|------------|----------------------------|----------------------------|-----------------|--------------------|---------|-------|-------|--------|------|------------|-----|---|----|----|-----|---------------|
| GARAGE | 1988 | 576 | 576 | - | 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>24</td> <td>24</td> <td>576</td> <td>FLOATING SLAB</td> </tr> </tbody> </table> | | | | | | Segment | Story | Width | Length | Area | Foundation | BAS | 0 | 24 | 24 | 576 | FLOATING SLAB |
| Segment | Story | Width | Length | Area | Foundation | | | | | | | | | | | | |
| BAS | 0 | 24 | 24 | 576 | FLOATING SLAB | | | | | | | | | | | | |

Improvement 3 Details (Shed)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | | | | | | | | | | | |
|---|------------|----------------------------|----------------------------|-----------------|--------------------|---------|-------|-------|--------|------|------------|-----|---|---|----|----|----------------|
| STORAGE BUILDING | 0 | 60 | 60 | - | - | | | | | | | | | | | | |
| <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>6</td> <td>10</td> <td>60</td> <td>POST ON GROUND</td> </tr> </tbody> </table> | | | | | | Segment | Story | Width | Length | Area | Foundation | BAS | 0 | 6 | 10 | 60 | POST ON GROUND |
| Segment | Story | Width | Length | Area | Foundation | | | | | | | | | | | | |
| BAS | 0 | 6 | 10 | 60 | POST ON GROUND | | | | | | | | | | | | |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 08/2007 | \$309,000 | 178598 |

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 | \$58,200 | \$354,800 | \$413,000 | \$0 | \$0 | - |
| | Total | \$58,200 | \$354,800 | \$413,000 | \$0 | \$0 | 4,036.00 |
| 2023 Payable 2024 | 201 | \$45,900 | \$388,400 | \$434,300 | \$0 | \$0 | - |
| | Total | \$45,900 | \$388,400 | \$434,300 | \$0 | \$0 | 4,343.00 |
| 2022 Payable 2023 | 201 | \$39,900 | \$336,400 | \$376,300 | \$0 | \$0 | - |
| | Total | \$39,900 | \$336,400 | \$376,300 | \$0 | \$0 | 3,729.00 |



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| 2021 Payable 2022 | 201 | \$34,200 | \$287,300 | \$321,500 | \$0 | \$0 | - |
| | Total | \$34,200 | \$287,300 | \$321,500 | \$0 | \$0 | 3,132.00 |

Tax Detail History

| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
|----------|------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| 2024 | \$6,115.00 | \$25.00 | \$6,140.00 | \$45,900 | \$388,400 | \$434,300 |
| 2023 | \$5,575.00 | \$25.00 | \$5,600.00 | \$39,542 | \$333,385 | \$372,927 |
| 2022 | \$5,157.00 | \$25.00 | \$5,182.00 | \$33,317 | \$279,878 | \$313,195 |

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