



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/30/2025 7:11:13 AM

| General Details | | | | | | | |
|---|--|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID: | 010-4500-00540 | | | | | | |
| Document: | Torrens - 1062080.0 | | | | | | |
| Document Date: | 09/28/2022 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | WEST DULUTH 4TH DIVISION | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| - | - | - | - | 077 | | | |
| Description: | LOTS 6 AND 7 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | NELSON CHADD J | | | | | | |
| and Address: | 311 S 60TH AVE W DULUTH MN 55807 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | NELSON CHADD J | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$2,659.00 | | | |
| 2025 - Special Assessments | | | | \$29.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$2,688.00 | | | |
| Current Tax Due (as of 4/29/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$1,344.00 | 2025 - 2nd Half Tax | \$1,344.00 | 2025 - 1st Half Tax Due | \$1,344.00 | | |
| 2025 - 1st Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Due | \$1,344.00 | | |
| 2025 - 1st Half Due | \$1,344.00 | 2025 - 2nd Half Due | \$1,344.00 | 2025 - Total Due | \$2,688.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 311 S 60TH AVE W, DULUTH MN | | | | | | |
| School District: | 709 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | NELSON, CHADD J | | | | | | |
| 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) | \$14,600 | \$213,100 | \$227,700 | \$0 | \$0 | - |
| Total: | | \$14,600 | \$213,100 | \$227,700 | \$0 | \$0 | 2016 |



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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/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 | 1911 | 780 | 1,329 | U Quality / 0 Ft ² | 3MS - MULTI STRY |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 4 | 12 | 48 | BASEMENT |
| BAS | 1.7 | 16 | 12 | 192 | BASEMENT |
| BAS | 1.7 | 27 | 20 | 540 | BASEMENT |
| DK | 1 | 4 | 8 | 32 | PIERS AND FOOTINGS |
| DK | 1 | 10 | 12 | 120 | PIERS AND FOOTINGS |
| OP | 1 | 6 | 20 | 120 | PIERS AND FOOTINGS |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC |
| 1.5 BATHS | 3 BEDROOMS | - | | - | CENTRAL, GAS |

Improvement 2 Details (DG)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 2002 | 576 | 576 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 24 | 24 | 576 | FLOATING SLAB |

Improvement 3 Details (ST)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 90 | 90 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 9 | 10 | 90 | POST ON GROUND |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|---|------------|
| 09/2022 | \$240,000 | 251461 |
| 05/2021 | \$76,000 (This is part of a multi parcel sale.) | 242832 |
| 08/2011 | \$77,500 (This is part of a multi parcel sale.) | 194447 |



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| 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 | \$14,600 | \$204,300 | \$218,900 | \$0 | \$0 | - |
| | Total | \$14,600 | \$204,300 | \$218,900 | \$0 | \$0 | 1,921.00 |
| 2023 Payable 2024 | 201 | \$12,300 | \$194,100 | \$206,400 | \$0 | \$0 | - |
| | Total | \$12,300 | \$194,100 | \$206,400 | \$0 | \$0 | 1,877.00 |
| 2022 Payable 2023 | 201 | \$15,700 | \$83,700 | \$99,400 | \$0 | \$0 | - |
| | Total | \$15,700 | \$83,700 | \$99,400 | \$0 | \$0 | 711.00 |
| 2021 Payable 2022 | 200 | \$12,700 | \$67,800 | \$80,500 | \$0 | \$0 | - |
| | Total | \$12,700 | \$67,800 | \$80,500 | \$0 | \$0 | 510.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$2,671.00 | \$25.00 | \$2,696.00 | \$11,188 | \$176,548 | \$187,736 | |
| 2023 | \$1,105.00 | \$25.00 | \$1,130.00 | \$11,231 | \$59,875 | \$71,106 | |
| 2022 | \$889.00 | \$25.00 | \$914.00 | \$8,053 | \$42,992 | \$51,045 | |

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