



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/29/2025 4:43:25 PM

General Details							
Parcel ID:	010-4500-03090						
Document:	Abstract - 959251						
Document Date:	08/31/2004						
Legal Description Details							
Plat Name:	WEST DULUTH 4TH DIVISION						
Section	Township	Range	Lot	Block			
-	-	-	0012	095			
Description:	LOT: 0012 BLOCK:095						
Taxpayer Details							
Taxpayer Name	COMNICK KRISTA L						
and Address:	24 S 61ST AVE W DULUTH MN 55807						
Owner Details							
Owner Name	COMNICK KRISTA L						
Payable 2025 Tax Summary							
2025 - Net Tax			\$1,895.00				
2025 - Special Assessments			\$29.00				
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$1,924.00</b>				
Current Tax Due (as of 4/28/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$962.00		2025 - 2nd Half Tax \$962.00			2025 - 1st Half Tax Due \$962.00		
2025 - 1st Half Tax Paid \$0.00		2025 - 2nd Half Tax Paid \$0.00			2025 - 2nd Half Tax Due \$962.00		
<b>2025 - 1st Half Due \$962.00</b>		<b>2025 - 2nd Half Due \$962.00</b>			<b>2025 - Total Due \$1,924.00</b>		
Parcel Details							
Property Address:	24 S 61ST AVE W, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	COMNICK KRISTA L						
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)	\$8,000	\$165,400	\$173,400	\$0	\$0	-
Total:		\$8,000	\$165,400	\$173,400	\$0	\$0	1432



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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](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	1891	592	1,036	ECO Quality / 148 Ft <sup>2</sup>	3MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1.7	37	16	592	BASEMENT
CW	1	5	16	80	PIERS AND FOOTINGS
DK	1	14	8	112	POST ON GROUND
OP	1	4	10	40	POST ON GROUND
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
1.0 BATH	2 BEDROOMS	-		-	C&AIR_COND, GAS

## Improvement 2 Details (DG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1995	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 <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	80	80	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	10	80	POST ON GROUND

## Improvement 4 Details (ST)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	64	64	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	8	64	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
06/2004	\$94,500 (This is part of a multi parcel sale.)	161105



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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	\$8,000	\$158,500	\$166,500	\$0	\$0	-
	Total	\$8,000	\$158,500	\$166,500	\$0	\$0	1,357.00
2023 Payable 2024	201	\$6,800	\$150,600	\$157,400	\$0	\$0	-
	Total	\$6,800	\$150,600	\$157,400	\$0	\$0	1,349.00
2022 Payable 2023	201	\$8,600	\$137,100	\$145,700	\$0	\$0	-
	Total	\$8,600	\$137,100	\$145,700	\$0	\$0	1,223.00
2021 Payable 2022	201	\$7,000	\$111,000	\$118,000	\$0	\$0	-
	Total	\$7,000	\$111,000	\$118,000	\$0	\$0	920.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$1,933.00	\$25.00	\$1,958.00	\$5,830	\$129,108	\$134,938	
2023	\$1,863.00	\$25.00	\$1,888.00	\$7,222	\$115,125	\$122,347	
2022	\$1,555.00	\$25.00	\$1,580.00	\$5,458	\$86,552	\$92,010	

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