



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/14/2025 11:06:29 AM

General Details							
Parcel ID:	010-4520-01420						
Document:	Abstract - 759850						
Document Date:	07/18/1999						
Legal Description Details							
Plat Name:	WEST DULUTH 6TH DIVISION						
Section	Township	Range	Lot	Block			
-	-	-	-	012			
Description:	LOT 6 AND NLY 8 1/3 FT OF LOT 7						
Taxpayer Details							
Taxpayer Name	COMNICK KELLY G						
and Address:	1311 N 57TH AVE W DULUTH MN 55807						
Owner Details							
Owner Name	COMNICK KELLY G						
Payable 2025 Tax Summary							
2025 - Net Tax				\$1,815.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$1,844.00			
Current Tax Due (as of 5/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$922.00	2025 - 2nd Half Tax	\$922.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$922.00	2025 - 2nd Half Tax Paid	\$922.00	2025 - 2nd Half Tax Due	\$0.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$0.00	2025 - Total Due	\$0.00		
Parcel Details							
Property Address:	1311 N 57TH AVE W, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	COMNICK KELLY 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)	\$10,300	\$191,100	\$201,400	\$0	\$0	-
Total:		\$10,300	\$191,100	\$201,400	\$0	\$0	1455



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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: 33.00
Lot Depth: 125.00

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	1925	816	1,020	GD Quality / 612 Ft ²	3XB - EXP BNLW
Segment	Story	Width	Length	Area	Foundation
BAS	1.2	34	24	816	BASEMENT
DK	1	14	16	224	PIERS AND FOOTINGS
OP	1	7	13	91	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.5 BATHS	2 BEDROOMS	6 ROOMS	0	C&AIR_COND, GAS	

Improvement 2 Details (SHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	100	100	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	10	100	POST ON GROUND

Sales Reported to the St. Louis County Auditor

No Sales information reported.

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	\$11,500	\$175,700	\$187,200	\$0	\$0	-
	Total	\$11,500	\$175,700	\$187,200	\$0	\$0	1,300.00
2023 Payable 2024	201	\$10,800	\$171,000	\$181,800	\$0	\$0	-
	Total	\$10,800	\$171,000	\$181,800	\$0	\$0	1,334.00
2022 Payable 2023	201	\$10,500	\$152,500	\$163,000	\$0	\$0	-
	Total	\$10,500	\$152,500	\$163,000	\$0	\$0	1,129.00
2021 Payable 2022	201	\$8,600	\$122,800	\$131,400	\$0	\$0	-
	Total	\$8,600	\$122,800	\$131,400	\$0	\$0	785.00

Tax Detail History

Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$1,909.00	\$25.00	\$1,934.00	\$9,560	\$151,362	\$160,922
2023	\$1,721.00	\$25.00	\$1,746.00	\$9,046	\$131,384	\$140,430
2022	\$1,333.00	\$25.00	\$1,358.00	\$6,937	\$99,049	\$105,986



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