



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 12:12:25 PM

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			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$1,844.00</b>			
Current Tax Due (as of 12/13/2025)							
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		
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$0.00</b>	<b>2025 - Total Due</b>	<b>\$0.00</b>		
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](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	1925	816	1,020	GD Quality / 612 Ft <sup>2</sup>	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 <sup>2</sup>	Gross Area Ft <sup>2</sup>	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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