



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/14/2025 2:06:41 PM

General Details							
Parcel ID:	010-4520-02250						
Document:	Torrens - 1001816						
Document Date:	08/09/2018						
Legal Description Details							
Plat Name:	WEST DULUTH 6TH DIVISION						
Section	Township	Range	Lot	Block			
-	-	-	0007	017			
Description:	LOT: 0007 BLOCK:017						
Taxpayer Details							
Taxpayer Name	MCNAB KEVIN NELSON						
and Address:	1310 N 56TH AVE W DULUTH MN 55807						
Owner Details							
Owner Name	MCNAB KEVIN NELSON						
Payable 2025 Tax Summary							
2025 - Net Tax			\$1,549.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$1,578.00				
Current Tax Due (as of 5/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$789.00	2025 - 2nd Half Tax	\$789.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$789.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$789.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$789.00	2025 - Total Due	\$789.00		
Parcel Details							
Property Address:	1310 N 56TH AVE W, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	MCNAB, KEVIN N						
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)	\$7,700	\$147,000	\$154,700	\$0	\$0	-
Total:		\$7,700	\$147,000	\$154,700	\$0	\$0	1221



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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: 25.00
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	1923	680	680	U Quality / 0 Ft ²	3XS - XTRA SML
Segment	Story	Width	Length	Area	Foundation
BAS	1	34	20	680	BASEMENT WITH EXTERIOR ENTRANCE
DK	1	0	0	192	PIERS AND FOOTINGS
OP	1	7	12	84	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	2 BEDROOMS	4 ROOMS	0	CENTRAL, GAS	

Improvement 2 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1991	320	320	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	20	16	320	FLOATING SLAB

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
11/2017	\$117,000	224019
06/2010	\$91,250	190021
07/2001	\$72,000	141709
01/1998	\$55,500	119785

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	\$8,600	\$135,100	\$143,700	\$0	\$0	-
	Total	\$8,600	\$135,100	\$143,700	\$0	\$0	1,101.00
2023 Payable 2024	201	\$8,100	\$131,500	\$139,600	\$0	\$0	-
	Total	\$8,100	\$131,500	\$139,600	\$0	\$0	1,149.00
2022 Payable 2023	201	\$7,900	\$115,300	\$123,200	\$0	\$0	-
	Total	\$7,900	\$115,300	\$123,200	\$0	\$0	970.00
2021 Payable 2022	201	\$6,400	\$92,900	\$99,300	\$0	\$0	-
	Total	\$6,400	\$92,900	\$99,300	\$0	\$0	710.00



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Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$1,655.00	\$25.00	\$1,680.00	\$6,668	\$108,256	\$114,924
2023	\$1,489.00	\$25.00	\$1,514.00	\$6,223	\$90,825	\$97,048
2022	\$1,215.00	\$25.00	\$1,240.00	\$4,576	\$66,421	\$70,997

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