



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/14/2025 11:37:25 PM

| General Details | | | | | | | |
|---|--|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID: | 010-4520-03190 | | | | | | |
| Document: | Abstract - 1342517 | | | | | | |
| Document Date: | 09/28/2018 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | WEST DULUTH 6TH DIVISION | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| - | - | - | - | 023 | | | |
| Description: | LOTS 10 AND 11 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | GAGNON CLAUDIA J & TESSIER KELSEY | | | | | | |
| and Address: | 5521 HUNTINGTON ST DULUTH MN 55807 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | GAGNON CLAUDIA J | | | | | | |
| Owner Name | TESSIER KELSEY | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$2,079.00 | | | |
| 2025 - Special Assessments | | | | \$29.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$2,108.00 | | | |
| Current Tax Due (as of 5/13/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$1,054.00 | 2025 - 2nd Half Tax | \$1,054.00 | 2025 - 1st Half Tax Due | \$1,054.00 | | |
| 2025 - 1st Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Due | \$1,054.00 | | |
| 2025 - 1st Half Due | \$1,054.00 | 2025 - 2nd Half Due | \$1,054.00 | 2025 - Total Due | \$2,108.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 5521 HUNTINGTON ST, DULUTH MN | | | | | | |
| School District: | 709 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | TESSIER, KELSEY R & GAGNON, CLAUDIA | | | | | | |
| 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) | \$15,500 | \$176,600 | \$192,100 | \$0 | \$0 | - |
| Total: | | \$15,500 | \$176,600 | \$192,100 | \$0 | \$0 | 1628 |



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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: 50.00
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 | 1934 | 676 | 1,292 | AVG Quality / 308 Ft ² | 3MS - MULTI STRY |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 12 | 5 | 60 | BASEMENT |
| BAS | 2 | 28 | 22 | 616 | BASEMENT |
| CN | 1 | 2 | 5 | 10 | FOUNDATION |
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC | |
| 1.5 BATHS | 3 BEDROOMS | 7 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 | 1961 | 528 | 528 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 24 | 22 | 528 | FLOATING SLAB |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 09/2018 | \$129,900 | 229037 |
| 01/2012 | \$108,000 | 196000 |
| 07/2005 | \$135,000 | 166557 |
| 09/2001 | \$97,000 | 142947 |
| 08/1995 | \$69,000 | 106016 |

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 | \$17,200 | \$162,400 | \$179,600 | \$0 | \$0 | - |
| | Total | \$17,200 | \$162,400 | \$179,600 | \$0 | \$0 | 1,492.00 |
| 2023 Payable 2024 | 201 | \$16,200 | \$158,000 | \$174,200 | \$0 | \$0 | - |
| | Total | \$16,200 | \$158,000 | \$174,200 | \$0 | \$0 | 1,526.00 |
| 2022 Payable 2023 | 201 | \$15,900 | \$165,500 | \$181,400 | \$0 | \$0 | - |
| | Total | \$15,900 | \$165,500 | \$181,400 | \$0 | \$0 | 1,605.00 |
| 2021 Payable 2022 | 201 | \$12,900 | \$133,200 | \$146,100 | \$0 | \$0 | - |
| | Total | \$12,900 | \$133,200 | \$146,100 | \$0 | \$0 | 1,220.00 |



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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 | \$2,181.00 | \$25.00 | \$2,206.00 | \$14,195 | \$138,443 | \$152,638 |
| 2023 | \$2,429.00 | \$25.00 | \$2,454.00 | \$14,067 | \$146,419 | \$160,486 |
| 2022 | \$2,045.00 | \$25.00 | \$2,070.00 | \$10,773 | \$111,236 | \$122,009 |

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