



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/15/2025 5:02:04 PM

| General Details                        |  |                                     |             |                         |                 |                 |                     |
|--|--|-------------------------------------|-------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:                             |  | 010-4520-11520                      |             |                         |                 |                 |                     |
| Legal Description Details              |  |                                     |             |                         |                 |                 |                     |
| Plat Name:                             |  | WEST DULUTH 6TH DIVISION            |             |                         |                 |                 |                     |
| Section                                | Township                               | Range                               | Lot         | Block                   |                 |                 |                     |
| -                                      | -                                      | -                                   | -           | 086                     |                 |                 |                     |
| Description:                           |  | LOTS 5 & 6                          |             |                         |                 |                 |                     |
| Taxpayer Details                       |  |                                     |             |                         |                 |                 |                     |
| Taxpayer Name                          |  | MOSTOVA LIUDMYLA                    |             |                         |                 |                 |                     |
| and Address:                           |  | 817 N 56TH AVE W<br>DULUTH MN 55807 |             |                         |                 |                 |                     |
| Owner Details                          |  |                                     |             |                         |                 |                 |                     |
| Owner Name                             |  | ONE ROOF COMMUNITY HOUSING          |             |                         |                 |                 |                     |
| Payable 2025 Tax Summary               |  |                                     |             |                         |                 |                 |                     |
| 2025 - Net Tax                         |  | \$2,178.00                          |             |                         |                 |                 |                     |
| 2025 - Special Assessments             |  | \$0.00                              |             |                         |                 |                 |                     |
| 2025 - Total Tax & Special Assessments |  | \$2,178.00                          |             |                         |                 |                 |                     |
| Current Tax Due (as of 5/14/2025)      |  |                                     |             |                         |                 |                 |                     |
| Due May 15                             |  | Due October 15                      |             |                         | Total Due       |                 |                     |
| 2025 - 1st Half Tax                    | \$1,089.00                             | 2025 - 2nd Half Tax                 | \$1,089.00  | 2025 - 1st Half Tax Due | \$0.00          |                 |                     |
| 2025 - 1st Half Tax Paid               | \$1,089.00                             | 2025 - 2nd Half Tax Paid            | \$0.00      | 2025 - 2nd Half Tax Due | \$1,089.00      |                 |                     |
| 2025 - 1st Half Due                    | \$0.00                                 | 2025 - 2nd Half Due                 | \$1,089.00  | 2025 - Total Due        | \$1,089.00      |                 |                     |
| Parcel Details                         |  |                                     |             |                         |                 |                 |                     |
| Property Address:                      |  | 817 N 56TH AVE W, DULUTH MN         |             |                         |                 |                 |                     |
| School District:                       |  | 709                                 |             |                         |                 |                 |                     |
| Tax Increment District:                |  | -                                   |             |                         |                 |                 |                     |
| Property/Homesteader:                  |  | CARLSON, HAYLEE L                   |             |                         |                 |                 |                     |
| Assessment Details (2025 Payable 2026) |  |                                     |             |                         |                 |                 |                     |
| Class Code<br>(Legend)                 | Homestead<br>Status                    | Land<br>EMV                         | Bldg<br>EMV | Total<br>EMV            | Def Land<br>EMV | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 326                                    | 1 - Owner Homestead<br>(100.00% total) | \$15,400                            | \$240,100   | \$255,500               | \$0             | \$0             | -                   |
| Total:                                 |  | \$15,400                            | \$240,100   | \$255,500               | \$0             | \$0             | 1740                |



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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](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             | 2011                 | 840                        | 1,512                      | -               | 3MS - MULTI STRY   |
| Segment           | Story                | Width                      | Length                     | Area            | Foundation         |
| BAS               | 1.5                  | 12                         | 28                         | 336             | -                  |
| BAS               | 2                    | 18                         | 28                         | 504             | -                  |
| OP                | 1                    | 8                          | 18                         | 144             | FOUNDATION         |
| <b>Bath Count</b> | <b>Bedroom Count</b> | <b>Room Count</b>          | <b>Fireplace Count</b>     | <b>HVAC</b>     |                    |
| 1.75 BATHS        | 3 BEDROOMS           | 8 ROOMS                    | 0                          | CENTRAL, GAS    |                    |

## Improvement 2 Details (Garage)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 2012       | 576                        | 576                        | -               | DETACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 24                         | 24                         | 576             | -                  |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 11/2020   | \$175,000      | 240208     |
| 08/2018   | \$156,800      | 227431     |
| 09/2012   | \$150,000      | 198647     |
| 02/2010   | \$16,650       | 189013     |

## Assessment History

| Year              | Class Code<br>(Legend) | Land EMV        | Bldg EMV         | Total EMV        | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
|-------------------|------------------------|-----------------|------------------|------------------|--------------|--------------|------------------|
| 2024 Payable 2025 | 326                    | \$17,100        | \$220,800        | \$237,900        | \$0          | \$0          | -                |
|                   | <b>Total</b>           | <b>\$17,100</b> | <b>\$220,800</b> | <b>\$237,900</b> | <b>\$0</b>   | <b>\$0</b>   | <b>1,596.00</b>  |
| 2023 Payable 2024 | 201                    | \$16,100        | \$214,900        | \$231,000        | \$0          | \$0          | -                |
|                   | <b>Total</b>           | <b>\$16,100</b> | <b>\$214,900</b> | <b>\$231,000</b> | <b>\$0</b>   | <b>\$0</b>   | <b>2,146.00</b>  |
| 2022 Payable 2023 | 201                    | \$15,800        | \$190,000        | \$205,800        | \$0          | \$0          | -                |
|                   | <b>Total</b>           | <b>\$15,800</b> | <b>\$190,000</b> | <b>\$205,800</b> | <b>\$0</b>   | <b>\$0</b>   | <b>1,871.00</b>  |
| 2021 Payable 2022 | 201                    | \$12,800        | \$153,100        | \$165,900        | \$0          | \$0          | -                |
|                   | <b>Total</b>           | <b>\$12,800</b> | <b>\$153,100</b> | <b>\$165,900</b> | <b>\$0</b>   | <b>\$0</b>   | <b>1,436.00</b>  |



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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               | \$3,047.00 | \$25.00             | \$3,072.00                      | \$14,954        | \$199,596           | \$214,550        |
| 2023               | \$2,823.00 | \$25.00             | \$2,848.00                      | \$14,363        | \$172,719           | \$187,082        |
| 2022               | \$2,397.00 | \$25.00             | \$2,422.00                      | \$11,079        | \$132,512           | \$143,591        |

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