



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/16/2025 1:38:37 PM

| General Details                        |                     |                                       |             |                         |                 |                 |                     |
|----------------------------------------|---------------------|---------------------------------------|-------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:                             |                     | 010-4520-15230                        |             |                         |                 |                 |                     |
| Document:                              |                     | Torrens - 292717                      |             |                         |                 |                 |                     |
| Document Date:                         |                     | 08/29/2002                            |             |                         |                 |                 |                     |
| Legal Description Details              |                     |                                       |             |                         |                 |                 |                     |
| Plat Name:                             |                     | WEST DULUTH 6TH DIVISION              |             |                         |                 |                 |                     |
| Section                                | Township            | Range                                 | Lot         | Block                   |                 |                 |                     |
| -                                      | -                   | -                                     | -           | 108                     |                 |                 |                     |
| Description:                           |                     | WLY 11 FT OF LOT 16 AND ALL OF LOT 17 |             |                         |                 |                 |                     |
| Taxpayer Details                       |                     |                                       |             |                         |                 |                 |                     |
| Taxpayer Name                          |                     | CONITO CHRISTY ROSE                   |             |                         |                 |                 |                     |
| and Address:                           |                     | 738 N 54TH AVE W<br>DULUTH MN 55807   |             |                         |                 |                 |                     |
| Owner Details                          |                     |                                       |             |                         |                 |                 |                     |
| Owner Name                             |                     | CONITO CHRISTY ROSE                   |             |                         |                 |                 |                     |
| Payable 2025 Tax Summary               |                     |                                       |             |                         |                 |                 |                     |
| 2025 - Net Tax                         |                     | \$2,333.00                            |             |                         |                 |                 |                     |
| 2025 - Special Assessments             |                     | \$29.00                               |             |                         |                 |                 |                     |
| 2025 - Total Tax & Special Assessments |                     | \$2,362.00                            |             |                         |                 |                 |                     |
| Current Tax Due (as of 12/15/2025)     |                     |                                       |             |                         |                 |                 |                     |
| Due May 15                             |                     | Due October 15                        |             | Total Due               |                 |                 |                     |
| 2025 - 1st Half Tax                    | \$1,181.00          | 2025 - 2nd Half Tax                   | \$1,181.00  | 2025 - 1st Half Tax Due | \$1,322.72      |                 |                     |
| 2025 - 1st Half Tax Paid               | \$0.00              | 2025 - 2nd Half Tax Paid              | \$0.00      | 2025 - 2nd Half Tax Due | \$1,287.29      |                 |                     |
| 2025 - 1st Half Penalty                | \$141.72            | 2025 - 2nd Half Penalty               | \$106.29    | Delinquent Tax          |                 |                 |                     |
| 2025 - 1st Half Due                    | \$1,322.72          | 2025 - 2nd Half Due                   | \$1,287.29  | 2025 - Total Due        | \$2,610.01      |                 |                     |
| Parcel Details                         |                     |                                       |             |                         |                 |                 |                     |
| Property Address:                      |                     | 738 N 54TH AVE W, DULUTH MN           |             |                         |                 |                 |                     |
| School District:                       |                     | 709                                   |             |                         |                 |                 |                     |
| Tax Increment District:                |                     | -                                     |             |                         |                 |                 |                     |
| Property/Homesteader:                  |                     | -                                     |             |                         |                 |                 |                     |
| 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 |
| 204                                    | 0 - Non Homestead   | \$7,800                               | \$159,700   | \$167,500               | \$0             | \$0             | -                   |
| Total:                                 |                     | \$7,800                               | \$159,700   | \$167,500               | \$0             | \$0             | 1675                |



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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:                                                                                                                                                                                                                                                                                                                                                                                           | 36.00                  |                            |                                 |                               |                     |                  |                  |
| Lot Depth:                                                                                                                                                                                                                                                                                                                                                                                           | 80.00                  |                            |                                 |                               |                     |                  |                  |
| The dimensions shown are not guaranteed to be survey quality. Additional lot information can be found at <a href="https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx">https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx</a> . If there are any questions, please email <a href="mailto:PropertyTax@stlouiscountymn.gov">PropertyTax@stlouiscountymn.gov</a> . |                        |                            |                                 |                               |                     |                  |                  |
| 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                                                                                                                                                                                                                                                                                                                                                                                                | 1913                   | 784                        | 1,372                           | U Quality / 0 Ft <sup>2</sup> | 3MS - MULTI STRY    |                  |                  |
| Segment                                                                                                                                                                                                                                                                                                                                                                                              | Story                  | Width                      | Length                          | Area                          | Foundation          |                  |                  |
| BAS                                                                                                                                                                                                                                                                                                                                                                                                  | 1.7                    | 28                         | 28                              | 784                           | BASEMENT            |                  |                  |
| DK                                                                                                                                                                                                                                                                                                                                                                                                   | 1                      | 7                          | 8                               | 56                            | PIERS AND FOOTINGS  |                  |                  |
| OP                                                                                                                                                                                                                                                                                                                                                                                                   | 1                      | 7                          | 21                              | 147                           | PIERS AND FOOTINGS  |                  |                  |
| Bath Count                                                                                                                                                                                                                                                                                                                                                                                           | Bedroom Count          | Room Count                 |                                 | Fireplace Count               | HVAC                |                  |                  |
| 1.0 BATH                                                                                                                                                                                                                                                                                                                                                                                             | 3 BEDROOMS             | 7 ROOMS                    |                                 | 0                             | CENTRAL, FUEL OIL   |                  |                  |
| Sales Reported to the St. Louis County Auditor                                                                                                                                                                                                                                                                                                                                                       |                        |                            |                                 |                               |                     |                  |                  |
| Sale Date                                                                                                                                                                                                                                                                                                                                                                                            |                        | Purchase Price             |                                 |                               | CRV Number          |                  |                  |
| 09/2002                                                                                                                                                                                                                                                                                                                                                                                              |                        | \$24,000                   |                                 |                               | 148580              |                  |                  |
| 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                                                                                                                                                                                                                                                                                                                                                                                    | 204                    | \$8,400                    | \$162,600                       | \$171,000                     | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$8,400                    | \$162,600                       | \$171,000                     | \$0                 | \$0              | 1,710.00         |
| 2023 Payable 2024                                                                                                                                                                                                                                                                                                                                                                                    | 201                    | \$7,900                    | \$149,200                       | \$157,100                     | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$7,900                    | \$149,200                       | \$157,100                     | \$0                 | \$0              | 1,340.00         |
| 2022 Payable 2023                                                                                                                                                                                                                                                                                                                                                                                    | 201                    | \$7,700                    | \$138,000                       | \$145,700                     | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$7,700                    | \$138,000                       | \$145,700                     | \$0                 | \$0              | 1,216.00         |
| 2021 Payable 2022                                                                                                                                                                                                                                                                                                                                                                                    | 201                    | \$6,300                    | \$111,100                       | \$117,400                     | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$6,300                    | \$111,100                       | \$117,400                     | \$0                 | \$0              | 907.00           |
| Tax Detail History                                                                                                                                                                                                                                                                                                                                                                                   |                        |                            |                                 |                               |                     |                  |                  |
| Tax Year                                                                                                                                                                                                                                                                                                                                                                                             | Tax                    | Special Assessments        | Total Tax & Special Assessments | Taxable Land MV               | Taxable Building MV | Total Taxable MV |                  |
| 2024                                                                                                                                                                                                                                                                                                                                                                                                 | \$1,921.00             | \$25.00                    | \$1,946.00                      | \$6,738                       | \$127,261           | \$133,999        |                  |
| 2023                                                                                                                                                                                                                                                                                                                                                                                                 | \$1,853.14             | \$814.86                   | \$2,668.00                      | \$6,425                       | \$115,148           | \$121,573        |                  |
| 2022                                                                                                                                                                                                                                                                                                                                                                                                 | \$1,536.52             | \$609.48                   | \$2,146.00                      | \$4,869                       | \$85,857            | \$90,726         |                  |



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