



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 4:40:56 AM

General Details							
Parcel ID:	010-4570-02430						
Document:	Torrens - 959558.0						
Document Date:	04/29/2015						
Legal Description Details							
Plat Name:	WEST PARK DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	021			
Description:	LOTS 2 THRU 6 THAT PART LYING S OF 3RD S						
Taxpayer Details							
Taxpayer Name	VAN NISPEN JEANINE M						
and Address:	3028 W 3RD ST						
	DULUTH MN 55806						
Owner Details							
Owner Name	VAN NISPEN DONALD C						
Owner Name	VAN NISPEN JEANINE M						
Payable 2025 Tax Summary							
2025 - Net Tax				\$1,822.00			
2025 - Special Assessments				\$0.00			
2025 - Total Tax & Special Assessments				\$1,822.00			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$911.00	2025 - 2nd Half Tax	\$911.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$911.00	2025 - 2nd Half Tax Paid	\$911.00	2025 - 2nd Half Tax Due	\$0.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$0.00	2025 - Total Due	\$0.00		
Parcel Details							
Property Address:	3028 W 3RD ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	-						
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
233	0 - Non Homestead	\$37,900	\$65,800	\$103,700	\$0	\$0	-
Total:		\$37,900	\$65,800	\$103,700	\$0	\$0	1556



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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: 141.00
Lot Depth: 100.00

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 (RETAIL)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
RETAIL STORE	1960	961	1,735	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	187	FOUNDATION
BAS	2	0	0	774	FOUNDATION

Improvement 2 Details (PARKING)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
PARKING LOT	0	3,400	3,400	-	A - ASPHALT
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	3,400	-

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
04/2015	\$10,000	210488

Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	233	\$37,900	\$54,200	\$92,100	\$0	\$0	-
	Total	\$37,900	\$54,200	\$92,100	\$0	\$0	1,382.00
2023 Payable 2024	233	\$31,800	\$51,900	\$83,700	\$0	\$0	-
	Total	\$31,800	\$51,900	\$83,700	\$0	\$0	1,256.00
2022 Payable 2023	233	\$34,000	\$29,500	\$63,500	\$0	\$0	-
	Total	\$34,000	\$29,500	\$63,500	\$0	\$0	953.00
2021 Payable 2022	233	\$32,500	\$28,300	\$60,800	\$0	\$0	-
	Total	\$32,500	\$28,300	\$60,800	\$0	\$0	912.00

Tax Detail History

Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$1,706.00	\$0.00	\$1,706.00	\$31,800	\$51,900	\$83,700
2023	\$1,374.00	\$0.00	\$1,374.00	\$34,000	\$29,500	\$63,500
2022	\$1,444.00	\$0.00	\$1,444.00	\$32,500	\$28,300	\$60,800



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