



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 3:47:46 PM

General Details							
Parcel ID:	010-4570-03630						
Document:	Torrens - 1076784.0						
Document Date:	10/25/2020						
Legal Description Details							
Plat Name:	WEST PARK DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	034			
Description:	So much of Lots 6 and 7 Block 34 WEST PARK DIVISION OF DULUTH as lie between the Northerly line of Vernon Street in said DIVISION and a line drawn through said Block connecting the following points: a point on the Easterly line of Lot 12 distant 66.2 feet in a Northerly direction measured on said Easterly line from the Southeasterly corner of said Lot 12 AND a point on the Westerly line of Lot 2 in said Block distant 66.57 feet Northerly measured on said Westerly line from the Southwesterly corner of said Lot 2.						
Taxpayer Details							
Taxpayer Name	COZZI HOMES LLC						
and Address:	6414 LEXINGTON AVE DULUTH MN 55807						
Owner Details							
Owner Name	DUFF MARY JO						
Payable 2025 Tax Summary							
2025 - Net Tax			\$1,937.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$1,966.00				
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$983.00	2025 - 2nd Half Tax	\$983.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$983.00	2025 - 2nd Half Tax Paid	\$983.00	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:	3011 VERNON 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
207	0 - Non Homestead	\$12,100	\$113,900	\$126,000	\$0	\$0	-
Total:		\$12,100	\$113,900	\$126,000	\$0	\$0	1575



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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: 0.00
Lot Depth: 0.00

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 (Duplex)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1912	833	1,800	U Quality / 0 Ft ²	2MF - DUP&TRI
Segment	Story	Width	Length	Area	Foundation
BAS	1	3	4	12	PIERS AND FOOTINGS
BAS	1.5	4	17	68	BASEMENT
BAS	2	0	0	14	BASEMENT
BAS	2	0	0	19	BASEMENT
BAS	2.2	20	36	720	BASEMENT
OP	1	0	0	105	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.0 BATHS	4 BEDROOMS	11 ROOMS	0	CENTRAL, GAS	

Improvement 2 Details (5X8 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	40	40	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	5	8	40	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
01/2024	\$110,000	257615

Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	207	\$15,100	\$100,900	\$116,000	\$0	\$0	-
	Total	\$15,100	\$100,900	\$116,000	\$0	\$0	1,450.00
2023 Payable 2024	207	\$14,500	\$91,000	\$105,500	\$0	\$0	-
	Total	\$14,500	\$91,000	\$105,500	\$0	\$0	1,319.00
2022 Payable 2023	207	\$13,300	\$83,200	\$96,500	\$0	\$0	-
	Total	\$13,300	\$83,200	\$96,500	\$0	\$0	1,206.00
2021 Payable 2022	207	\$3,700	\$82,100	\$85,800	\$0	\$0	-
	Total	\$3,700	\$82,100	\$85,800	\$0	\$0	1,073.00



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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	\$1,819.00	\$25.00	\$1,844.00	\$14,500	\$91,000	\$105,500
2023	\$1,765.00	\$25.00	\$1,790.00	\$13,300	\$83,200	\$96,500
2022	\$1,723.00	\$25.00	\$1,748.00	\$3,700	\$82,100	\$85,800

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