



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 6:15:00 AM

General Details							
Parcel ID:	010-4645-00390						
Document:	Torrens - 1071750.0						
Document Date:	07/28/2023						
Legal Description Details							
Plat Name:	WOODHAVEN REARR OF NASHVILLE DIVISION DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	4			
Description:	Lot 17 EXCEPT that part of Lot 17 lying West of a line which is parallel with and 31 feet distant from the common lot line of Lots 16 and 17; AND Lot 18 EXCEPT that part lying East of a line which is parallel with and 24.32 feet distant from the common lot line of Lots 18 & 19, Block 4						
Taxpayer Details							
Taxpayer Name	TOSO SAMUEL & MELISSA						
and Address:	2152 WOODHAVEN LN DULUTH MN 55803						
Owner Details							
Owner Name	TOSO MELISSA						
Owner Name	TOSO SAMUEL						
Payable 2025 Tax Summary							
2025 - Net Tax				\$5,895.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$5,924.00			
Current Tax Due (as of 5/5/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,962.00	2025 - 2nd Half Tax	\$2,962.00		2025 - 1st Half Tax Due	\$2,962.00	
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00		2025 - 2nd Half Tax Due	\$2,962.00	
2025 - 1st Half Due	\$2,962.00	2025 - 2nd Half Due	\$2,962.00		2025 - Total Due	\$5,924.00	
Parcel Details							
Property Address:	2152 WOODHAVEN LN, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	TOSO, SAMUEL T & MELISSA E						
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)	\$41,400	\$478,600	\$520,000	\$0	\$0	-
Total:		\$41,400	\$478,600	\$520,000	\$0	\$0	5250



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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: 99.00
Lot Depth: 140.00

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	1973	1,308	2,140	GD Quality / 622 Ft ²	5MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	4	48	WALKOUT BASEMENT
BAS	1	14	26	364	WALKOUT BASEMENT
BAS	2	26	32	832	WALKOUT BASEMENT
DK	1	6	20	120	PIERS AND FOOTINGS
DK	1	9	6	54	PIERS AND FOOTINGS
DK	1	12	28	336	PIERS AND FOOTINGS
OP	1	5	12	60	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
3.0 BATHS	4 BEDROOMS	7 ROOMS	1	C&AIR_COND, ELECTRIC	

Improvement 2 Details (23X26 AG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1973	598	598	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	23	26	598	FOUNDATION

Improvement 3 Details (BRL SA)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
BARREL SAUNA	0	24	24	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	4	6	24	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
07/2023	\$472,500	255394
07/2004	\$241,000	160040
03/2002	\$216,000	145263



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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	\$72,800	\$365,600	\$438,400	\$0	\$0	-
	Total	\$72,800	\$365,600	\$438,400	\$0	\$0	4,313.00
2023 Payable 2024	201	\$72,800	\$368,500	\$441,300	\$0	\$0	-
	Total	\$72,800	\$368,500	\$441,300	\$0	\$0	4,413.00
2022 Payable 2023	201	\$68,300	\$341,600	\$409,900	\$0	\$0	-
	Total	\$68,300	\$341,600	\$409,900	\$0	\$0	4,096.00
2021 Payable 2022	201	\$56,300	\$283,200	\$339,500	\$0	\$0	-
	Total	\$56,300	\$283,200	\$339,500	\$0	\$0	3,328.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$6,215.00	\$25.00	\$6,240.00	\$72,800	\$368,500	\$441,300	
2023	\$6,118.24	\$667.76	\$6,786.00	\$68,242	\$341,309	\$409,551	
2022	\$5,474.58	\$615.42	\$6,090.00	\$55,191	\$277,624	\$332,815	

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