



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 8:02:23 AM

| General Details | | | | | | | |
|---|--|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID: | 010-4645-00430 | | | | | | |
| Document: | Torrens - 875804.0 | | | | | | |
| Document Date: | 10/01/2009 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | WOODHAVEN REARR OF NASHVILLE DIVISION DULUTH | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| - | - | - | 0021 | 004 | | | |
| Description: | LOT: 0021 BLOCK:004 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | HJORT CONRAD & SUSAN | | | | | | |
| and Address: | 2170 WOODHAVEN LN DULUTH MN 55803 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | HJORT CONRAD | | | | | | |
| Owner Name | HJORT SUSAN | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | \$7,055.00 | | | | |
| 2025 - Special Assessments | | | \$29.00 | | | | |
| 2025 - Total Tax & Special Assessments | | | \$7,084.00 | | | | |
| Current Tax Due (as of 5/5/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$3,542.00 | 2025 - 2nd Half Tax | \$3,542.00 | 2025 - 1st Half Tax Due | \$3,542.00 | | |
| 2025 - 1st Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Due | \$3,542.00 | | |
| 2025 - 1st Half Due | \$3,542.00 | 2025 - 2nd Half Due | \$3,542.00 | 2025 - Total Due | \$7,084.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 2170 WOODHAVEN LN, DULUTH MN | | | | | | |
| School District: | 709 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | HJORT CONRAD & SUSAN | | | | | | |
| 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) | \$50,100 | \$493,800 | \$543,900 | \$0 | \$0 | - |
| Total: | | \$50,100 | \$493,800 | \$543,900 | \$0 | \$0 | 5549 |



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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: 87.00
Lot Depth: 215.00

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 | 1968 | 1,834 | 1,834 | GD Quality / 1376 Ft ² | 5SS - SNGL STRY |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 6 | 21 | 126 | WALKOUT BASEMENT |
| BAS | 1 | 16 | 32 | 512 | WALKOUT BASEMENT |
| BAS | 1 | 26 | 46 | 1,196 | WALKOUT BASEMENT |
| DK | 1 | 5 | 18 | 90 | PIERS AND FOOTINGS |
| DK | 1 | 8 | 25 | 200 | PIERS AND FOOTINGS |
| DK | 1 | 10 | 8 | 80 | POST ON GROUND |
| DK | 1 | 18 | 12 | 216 | POST ON GROUND |
| OP | 1 | 5 | 7 | 35 | FOUNDATION |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC |
| 3.0 BATHS | 5 BEDROOMS | - | | 1 | C&AIR_COND, GAS |

Improvement 2 Details (20X22 AG)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 1968 | 440 | 440 | - | ATTACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 22 | 20 | 440 | FOUNDATION |

Improvement 3 Details (8X12 ST)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 96 | 96 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 8 | 12 | 96 | POST ON GROUND |

Improvement 4 Details (12X20 ST)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 2010 | 240 | 240 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 12 | 20 | 240 | POST ON GROUND |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 10/2009 | \$355,000 | 187446 |
| 11/2008 | \$338,500 | 184437 |



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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 | \$88,200 | \$426,000 | \$514,200 | \$0 | \$0 | - |
| | Total | \$88,200 | \$426,000 | \$514,200 | \$0 | \$0 | 5,174.00 |
| 2023 Payable 2024 | 201 | \$88,200 | \$435,300 | \$523,500 | \$0 | \$0 | - |
| | Total | \$88,200 | \$435,300 | \$523,500 | \$0 | \$0 | 5,294.00 |
| 2022 Payable 2023 | 201 | \$82,700 | \$403,900 | \$486,600 | \$0 | \$0 | - |
| | Total | \$82,700 | \$403,900 | \$486,600 | \$0 | \$0 | 4,866.00 |
| 2021 Payable 2022 | 201 | \$68,200 | \$313,300 | \$381,500 | \$0 | \$0 | - |
| | Total | \$68,200 | \$313,300 | \$381,500 | \$0 | \$0 | 3,786.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$7,447.00 | \$25.00 | \$7,472.00 | \$88,200 | \$435,300 | \$523,500 | |
| 2023 | \$7,269.00 | \$25.00 | \$7,294.00 | \$82,700 | \$403,900 | \$486,600 | |
| 2022 | \$6,221.00 | \$25.00 | \$6,246.00 | \$67,681 | \$310,914 | \$378,595 | |

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