



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 7:59:37 AM

General Details							
Parcel ID:	010-4645-00450						
Document:	Torrens - 301797						
Document Date:	07/02/2004						
Legal Description Details							
Plat Name:	WOODHAVEN REARR OF NASHVILLE DIVISION DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	005			
Description:	LOT 2 AND E 35 FT OF LOT 3						
Taxpayer Details							
Taxpayer Name	KOHLHAAS DAVID C & NANCY A						
and Address:	2141 WOODHAVEN LN DULUTH MN 55803						
Owner Details							
Owner Name	KOHLHAAS DAVID C						
Owner Name	KOHLHAAS NANCY A						
Payable 2025 Tax Summary							
2025 - Net Tax				\$5,945.00			
2025 - Special Assessments				\$29.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$5,974.00</b>			
Current Tax Due (as of 5/5/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,987.00	2025 - 2nd Half Tax	\$2,987.00		2025 - 1st Half Tax Due	\$2,987.00	
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00		2025 - 2nd Half Tax Due	\$2,987.00	
<b>2025 - 1st Half Due</b>	<b>\$2,987.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$2,987.00</b>		<b>2025 - Total Due</b>	<b>\$5,974.00</b>	
Parcel Details							
Property Address:	2141 WOODHAVEN LN, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	KOHLHAAS DAVID C & NANCY A						
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)	\$37,700	\$432,100	\$469,800	\$0	\$0	-
Total:		\$37,700	\$432,100	\$469,800	\$0	\$0	4655



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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:** 110.00  
**Lot Depth:** 119.00

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](mailto:PropertyTax@stlouiscountymn.gov).

## 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	1968	1,520	1,520	AVG Quality / 1100 Ft <sup>2</sup>	5SS - SNGL STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	6	48	BASEMENT WITH EXTERIOR ENTRANCE
BAS	1	21	28	588	BASEMENT WITH EXTERIOR ENTRANCE
BAS	1	34	26	884	BASEMENT WITH EXTERIOR ENTRANCE
OP	1	7	20	140	FLOATING SLAB
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
3.5 BATHS	5 BEDROOMS	8 ROOMS		1	C&AIR_COND, GAS

## Improvement 2 Details (25X26 AG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1968	650	650	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	25	26	650	FOUNDATION

## Improvement 3 Details (PATIO)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
	0	560	560	-	B - BRICK
Segment	Story	Width	Length	Area	Foundation
BAS	0	35	16	560	-

## Improvement 4 Details (ST)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	128	128	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	128	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
07/2004	\$337,000	162031



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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	\$66,400	\$375,500	\$441,900	\$0	\$0	-
	Total	\$66,400	\$375,500	\$441,900	\$0	\$0	4,351.00
2023 Payable 2024	201	\$66,400	\$384,000	\$450,400	\$0	\$0	-
	Total	\$66,400	\$384,000	\$450,400	\$0	\$0	4,504.00
2022 Payable 2023	201	\$62,200	\$356,100	\$418,300	\$0	\$0	-
	Total	\$62,200	\$356,100	\$418,300	\$0	\$0	4,183.00
2021 Payable 2022	201	\$51,300	\$294,900	\$346,200	\$0	\$0	-
	Total	\$51,300	\$294,900	\$346,200	\$0	\$0	3,401.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$6,343.00	\$25.00	\$6,368.00	\$66,400	\$384,000	\$450,400	
2023	\$6,249.00	\$25.00	\$6,274.00	\$62,200	\$356,100	\$418,300	
2022	\$5,595.00	\$25.00	\$5,620.00	\$50,399	\$289,719	\$340,118	

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