



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 10:32:21 AM

General Details							
Parcel ID:	010-4645-00795						
Document:	Torrens - 1056252.0						
Document Date:	04/28/2022						
Legal Description Details							
Plat Name:	WOODHAVEN REARR OF NASHVILLE DIVISION DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0010	008			
Description:	EX NLY 6 FT AND EX ELY 10 FT						
Taxpayer Details							
Taxpayer Name	CHRISTENSEN COREY & KATIE						
and Address:	2018 WOODHAVEN LN DULUTH MN 55803						
Owner Details							
Owner Name	CHRISTENSEN COREY						
Owner Name	CHRISTENSEN KATIE						
Payable 2025 Tax Summary							
2025 - Net Tax			\$4,227.00				
2025 - Special Assessments			\$29.00				
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$4,256.00</b>				
Current Tax Due (as of 5/5/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,128.00	2025 - 2nd Half Tax	\$2,128.00	2025 - 1st Half Tax Due	\$2,128.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$2,128.00		
<b>2025 - 1st Half Due</b>	<b>\$2,128.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$2,128.00</b>	<b>2025 - Total Due</b>	<b>\$4,256.00</b>		
Parcel Details							
Property Address:	2018 WOODHAVEN LN, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	CHRISTENSEN, COREY J & KATIE J						
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)	\$34,100	\$366,800	\$400,900	\$0	\$0	-
Total:		\$34,100	\$366,800	\$400,900	\$0	\$0	3904



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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:** 85.00  
**Lot Depth:** 96.00

The dimensions shown are not guaranteed to be survey quality. Additional lot information can be found at <https://apps.stlouiscountymn.gov/webPlatsIframe/frnPlatStatPopUp.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	1961	1,456	1,456	GD Quality / 784 Ft <sup>2</sup>	5SL - SPLIT LVL
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	28	672	DOUBLE TUCK UNDER WITH FINISHED BASEMENT
BAS	1	28	28	784	BASEMENT
DK	1	12	16	192	PIERS AND FOOTINGS
DK	1	16	6	96	CANTILEVER
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
3.0 BATHS	3 BEDROOMS	6 ROOMS	1	C&AIR_COND, GAS	

## Improvement 2 Details (7X7 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	49	49	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	7	7	49	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
04/2022	\$395,000	248854
09/2006	\$195,000	173830

## 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	\$60,100	\$265,200	\$325,300	\$0	\$0	-
	Total	\$60,100	\$265,200	\$325,300	\$0	\$0	3,080.00
2023 Payable 2024	201	\$60,100	\$270,900	\$331,000	\$0	\$0	-
	Total	\$60,100	\$270,900	\$331,000	\$0	\$0	3,236.00
2022 Payable 2023	204	\$56,300	\$247,700	\$304,000	\$0	\$0	-
	Total	\$56,300	\$247,700	\$304,000	\$0	\$0	3,040.00
2021 Payable 2022	201	\$46,400	\$205,100	\$251,500	\$0	\$0	-
	Total	\$46,400	\$205,100	\$251,500	\$0	\$0	2,369.00



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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	\$4,567.00	\$25.00	\$4,592.00	\$58,747	\$264,803	\$323,550
2023	\$4,541.00	\$25.00	\$4,566.00	\$56,300	\$247,700	\$304,000
2022	\$3,915.00	\$25.00	\$3,940.00	\$43,705	\$193,190	\$236,895

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