



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/28/2025 2:10:56 PM

| General Details | | | | | | | |
|---|---|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID: | 010-4670-01075 | | | | | | |
| Document: | Torrens - 1058519.0 | | | | | | |
| Document Date: | 04/29/2020 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | WOODLAND PARK 2ND DIVISION | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| - | - | - | - | 008 | | | |
| Description: | Lot 5 EXCEPT the E'ly 10 feet thereof, AND the E 1/2 of Lot 6, Block 8, FIRST RE-ARRANGEMENT IN WOODLAND PARK, 2ND DIVISION | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | MCCORISON NATHAN JOHN | | | | | | |
| and Address: | 22 W FARIBAULT ST DULUTH MN 55803 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | MCCORISON NATHAN JOHN | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$2,753.00 | | | |
| 2025 - Special Assessments | | | | \$29.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$2,782.00 | | | |
| Current Tax Due (as of 4/27/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$1,391.00 | 2025 - 2nd Half Tax | \$1,391.00 | 2025 - 1st Half Tax Due | \$1,391.00 | | |
| 2025 - 1st Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Due | \$1,391.00 | | |
| 2025 - 1st Half Due | \$1,391.00 | 2025 - 2nd Half Due | \$1,391.00 | 2025 - Total Due | \$2,782.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 22 W FARIBAULT ST, DULUTH MN | | | | | | |
| School District: | 709 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | MCCORISON, NATHAN 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) | \$29,000 | \$213,400 | \$242,400 | \$0 | \$0 | - |
| Total: | | \$29,000 | \$213,400 | \$242,400 | \$0 | \$0 | 2177 |



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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: 50.00
Lot Depth: 153.00

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 | 1956 | 884 | 884 | AVG Quality / 884 Ft ² | 5SS - SNGL STRY |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 26 | 34 | 884 | BASEMENT |
| DK | 1 | 3 | 5 | 15 | PIERS AND FOOTINGS |
| DK | 1 | 6 | 8 | 48 | PIERS AND FOOTINGS |
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC | |
| 1.0 BATH | 2 BEDROOMS | 5 ROOMS | 0 | CENTRAL, FUEL OIL | |

Improvement 2 Details (GARAGE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 1998 | 728 | 728 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 28 | 26 | 728 | FLOATING SLAB |

Improvement 3 Details (SLAB PATIO)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| | 0 | 414 | 414 | - | PLN - PLAIN SLAB |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 18 | 23 | 414 | - |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 04/2020 | \$137,389 | 249808 |

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 | \$32,100 | \$193,300 | \$225,400 | \$0 | \$0 | - |
| | Total | \$32,100 | \$193,300 | \$225,400 | \$0 | \$0 | 1,991.00 |
| 2023 Payable 2024 | 201 | \$40,300 | \$170,100 | \$210,400 | \$0 | \$0 | - |
| | Total | \$40,300 | \$170,100 | \$210,400 | \$0 | \$0 | 1,921.00 |
| 2022 Payable 2023 | 201 | \$37,400 | \$157,800 | \$195,200 | \$0 | \$0 | - |
| | Total | \$37,400 | \$157,800 | \$195,200 | \$0 | \$0 | 1,755.00 |



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| | | | | | | | |
|--------------------|------------|---------------------|---------------------------------|-----------------|---------------------|------------------|----------|
| 2021 Payable 2022 | 201 | \$31,000 | \$130,900 | \$161,900 | \$0 | \$0 | - |
| | Total | \$31,000 | \$130,900 | \$161,900 | \$0 | \$0 | 1,392.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$2,733.00 | \$25.00 | \$2,758.00 | \$36,794 | \$155,302 | \$192,096 | |
| 2023 | \$2,651.00 | \$25.00 | \$2,676.00 | \$33,631 | \$141,897 | \$175,528 | |
| 2022 | \$2,325.00 | \$25.00 | \$2,350.00 | \$26,659 | \$112,572 | \$139,231 | |

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