



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/28/2025 9:05:55 AM

| General Details | | | | | | | |
|---|--|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID: | 010-4670-01210 | | | | | | |
| Document: | Torrens - 1059578.0 | | | | | | |
| Document Date: | 07/28/2022 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | WOODLAND PARK 2ND DIVISION | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| - | - | - | 0003 | 009 | | | |
| Description: | LOT: 0003 BLOCK:009 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | CORRIN WILLIAM B & EMILY J | | | | | | |
| and Address: | 44 E FARIBAULT ST DULUTH MN 55803 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | CORRIN EMILY J | | | | | | |
| Owner Name | CORRIN WILLIAM B | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | \$3,337.00 | | | | |
| 2025 - Special Assessments | | | \$29.00 | | | | |
| 2025 - Total Tax & Special Assessments | | | \$3,366.00 | | | | |
| Current Tax Due (as of 4/27/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$1,683.00 | 2025 - 2nd Half Tax | \$1,683.00 | 2025 - 1st Half Tax Due | \$1,683.00 | | |
| 2025 - 1st Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Due | \$1,683.00 | | |
| 2025 - 1st Half Due | \$1,683.00 | 2025 - 2nd Half Due | \$1,683.00 | 2025 - Total Due | \$3,366.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 44 E FARIBAULT ST, DULUTH MN | | | | | | |
| School District: | 709 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | CORRIN, WILLIAM B & EMILY 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 | \$255,400 | \$284,400 | \$0 | \$0 | - |
| Total: | | \$29,000 | \$255,400 | \$284,400 | \$0 | \$0 | 2634 |



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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: 0.00
Lot Depth: 0.00

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 | 1925 | 684 | 1,368 | AVG Quality / 152 Ft ² | 5MS - MULTI STRY |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 2 | 0 | 0 | 684 | BASEMENT |
| DK | 1 | 0 | 0 | 332 | PIERS AND FOOTINGS |
| OP | 1 | 4 | 7 | 28 | PIERS AND FOOTINGS |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC |
| 1.5 BATHS | 4 BEDROOMS | 8 ROOMS | | 0 | CENTRAL, GAS |

Improvement 2 Details (Garage)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 1998 | 864 | 864 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 36 | 24 | 864 | FLOATING SLAB |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 07/2022 | \$260,000 | 250320 |
| 07/2012 | \$130,000 | 197926 |
| 06/2008 | \$130,000 | 185143 |
| 07/2005 | \$185,000 | 166509 |

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 | \$32,200 | \$232,800 | \$265,000 | \$0 | \$0 | - |
| | Total | \$32,200 | \$232,800 | \$265,000 | \$0 | \$0 | 2,423.00 |
| 2023 Payable 2024 | 201 | \$40,400 | \$204,900 | \$245,300 | \$0 | \$0 | - |
| | Total | \$40,400 | \$204,900 | \$245,300 | \$0 | \$0 | 2,301.00 |
| 2022 Payable 2023 | 201 | \$37,500 | \$183,000 | \$220,500 | \$0 | \$0 | - |
| | Total | \$37,500 | \$183,000 | \$220,500 | \$0 | \$0 | 2,031.00 |
| 2021 Payable 2022 | 201 | \$31,100 | \$151,800 | \$182,900 | \$0 | \$0 | - |
| | Total | \$31,100 | \$151,800 | \$182,900 | \$0 | \$0 | 1,621.00 |



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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 | \$3,263.00 | \$25.00 | \$3,288.00 | \$37,903 | \$192,234 | \$230,137 |
| 2023 | \$3,061.00 | \$25.00 | \$3,086.00 | \$34,542 | \$168,563 | \$203,105 |
| 2022 | \$2,697.00 | \$25.00 | \$2,722.00 | \$27,567 | \$134,554 | \$162,121 |

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