



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 3:46:39 PM

| General Details                                   |                                        |                                        |               |                         |                 |                 |                     |
|---------------------------------------------------|----------------------------------------|----------------------------------------|---------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:                                        |                                        | 010-4690-00800                         |               |                         |                 |                 |                     |
| Document:                                         |                                        | Abstract - 01249735                    |               |                         |                 |                 |                     |
| Document Date:                                    |                                        | 10/15/2014                             |               |                         |                 |                 |                     |
| Legal Description Details                         |                                        |                                        |               |                         |                 |                 |                     |
| Plat Name:                                        |                                        | WOODLAND PARK 7TH DIVISION DULUTH      |               |                         |                 |                 |                     |
| Section                                           |                                        | Township                               |               | Range                   |                 | Lot             | Block               |
| -                                                 |                                        | -                                      |               | -                       |                 | 0008            | 007                 |
| Description:                                      |                                        | LOT: 0008 BLOCK:007                    |               |                         |                 |                 |                     |
| Taxpayer Details                                  |                                        |                                        |               |                         |                 |                 |                     |
| Taxpayer Name                                     |                                        | MESSENGER ALEXANDER AND LARISSA        |               |                         |                 |                 |                     |
| and Address:                                      |                                        | 305 MINNEAPOLIS AVE<br>DULUTH MN 55803 |               |                         |                 |                 |                     |
| Owner Details                                     |                                        |                                        |               |                         |                 |                 |                     |
| Owner Name                                        |                                        | MESSENGER ALEXANDER                    |               |                         |                 |                 |                     |
| Owner Name                                        |                                        | MESSENGER LARISSA                      |               |                         |                 |                 |                     |
| Payable 2025 Tax Summary                          |                                        |                                        |               |                         |                 |                 |                     |
| 2025 - Net Tax                                    |                                        |                                        |               | \$3,565.00              |                 |                 |                     |
| 2025 - Special Assessments                        |                                        |                                        |               | \$29.00                 |                 |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |                                        |                                        |               | <b>\$3,594.00</b>       |                 |                 |                     |
| Current Tax Due (as of 12/14/2025)                |                                        |                                        |               |                         |                 |                 |                     |
| Due May 15                                        |                                        | Due October 15                         |               |                         | Total Due       |                 |                     |
| 2025 - 1st Half Tax                               | \$1,797.00                             | 2025 - 2nd Half Tax                    | \$1,797.00    | 2025 - 1st Half Tax Due | \$0.00          |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$1,797.00                             | 2025 - 2nd Half Tax Paid               | \$1,797.00    | 2025 - 2nd Half Tax Due | \$0.00          |                 |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$0.00</b>                          | <b>2025 - 2nd Half Due</b>             | <b>\$0.00</b> | <b>2025 - Total Due</b> | <b>\$0.00</b>   |                 |                     |
| Parcel Details                                    |                                        |                                        |               |                         |                 |                 |                     |
| Property Address:                                 |                                        | 305 MINNEAPOLIS AVE, DULUTH MN         |               |                         |                 |                 |                     |
| School District:                                  |                                        | 709                                    |               |                         |                 |                 |                     |
| Tax Increment District:                           |                                        | -                                      |               |                         |                 |                 |                     |
| Property/Homesteader:                             |                                        | MESSENGER, ALEXANDER D & LARISSA P     |               |                         |                 |                 |                     |
| Assessment Details (2025 Payable 2026)            |                                        |                                        |               |                         |                 |                 |                     |
| Class Code<br>(Legend)                            | Homestead<br>Status                    | Land<br>EMV                            | Bldg<br>EMV   | Total<br>EMV            | Def Land<br>EMV | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 201                                               | 1 - Owner Homestead<br>(100.00% total) | \$28,100                               | \$271,600     | \$299,700               | \$0             | \$0             | -                   |
| Total:                                            |                                        | \$28,100                               | \$271,600     | \$299,700               | \$0             | \$0             | 2801                |



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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:** 142.00

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            | 1914          | 886                        | 1,444                      | AVG Quality / 372 Ft <sup>2</sup> | 5MS - MULTI STRY   |
| Segment          | Story         | Width                      | Length                     | Area                              | Foundation         |
| BAS              | 1             | 2                          | 11                         | 22                                | CANTILEVER         |
| BAS              | 1             | 6                          | 20                         | 120                               | PIERS AND FOOTINGS |
| BAS              | 1.7           | 24                         | 31                         | 744                               | BASEMENT           |
| CW               | 1             | 0                          | 0                          | 111                               | PIERS AND FOOTINGS |
| DK               | 1             | 4                          | 4                          | 16                                | PIERS AND FOOTINGS |
| DK               | 1             | 16                         | 20                         | 320                               | PIERS AND FOOTINGS |
| Bath Count       | Bedroom Count | Room Count                 | Fireplace Count            | HVAC                              |                    |
| 2.0 BATHS        | 3 BEDROOMS    | 9 ROOMS                    | 0                          | C&AIR_COND, GAS                   |                    |

## Improvement 2 Details (Garage)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 1995       | 672                        | 672                        | -               | DETACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 24                         | 28                         | 672             | FLOATING SLAB      |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 10/2014   | \$31,500       | 208341     |
| 10/2014   | \$154,900      | 208342     |

## Assessment History

| Year              | Class Code<br>(Legend) | Land EMV | Bldg EMV  | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
|-------------------|------------------------|----------|-----------|-----------|--------------|--------------|------------------|
| 2024 Payable 2025 | 201                    | \$31,200 | \$249,200 | \$280,400 | \$0          | \$0          | -                |
|                   | Total                  | \$31,200 | \$249,200 | \$280,400 | \$0          | \$0          | 2,591.00         |
| 2023 Payable 2024 | 201                    | \$39,000 | \$219,400 | \$258,400 | \$0          | \$0          | -                |
|                   | Total                  | \$39,000 | \$219,400 | \$258,400 | \$0          | \$0          | 2,444.00         |
| 2022 Payable 2023 | 201                    | \$36,200 | \$203,600 | \$239,800 | \$0          | \$0          | -                |
|                   | Total                  | \$36,200 | \$203,600 | \$239,800 | \$0          | \$0          | 2,241.00         |
| 2021 Payable 2022 | 201                    | \$30,000 | \$166,300 | \$196,300 | \$0          | \$0          | -                |
|                   | Total                  | \$30,000 | \$166,300 | \$196,300 | \$0          | \$0          | 1,767.00         |



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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               | \$3,463.00 | \$25.00             | \$3,488.00                      | \$36,889        | \$207,527           | \$244,416        |
| 2023               | \$3,371.00 | \$25.00             | \$3,396.00                      | \$33,836        | \$190,306           | \$224,142        |
| 2022               | \$2,935.00 | \$25.00             | \$2,960.00                      | \$27,009        | \$149,718           | \$176,727        |

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