



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 7/16/2025 11:20:20 AM

| General Details | | | | | | | |
|---|---------------------------------------|----------------------------|-----------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID: | 315-0020-02381 | | | | | | |
| Document: | Abstract - 963832 | | | | | | |
| Document Date: | 10/21/2004 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | DULUTH | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| 15 | 52 | 12 | - | - | | | |
| Description: | E1/2 OF N1/2 OF NW1/4 OF NE1/4 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | CHOQUETTE BRIAN | | | | | | |
| and Address: | 1918 W 5TH ST DULUTH MN 55806-1609 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | CHOQUETTE BRIAN K | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | \$855.00 | | | | |
| 2025 - Special Assessments | | | \$29.00 | | | | |
| 2025 - Total Tax & Special Assessments | | | \$884.00 | | | | |
| Current Tax Due (as of 7/15/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$442.00 | 2025 - 2nd Half Tax | \$442.00 | 2025 - 1st Half Tax Due | \$481.78 | | |
| 2025 - 1st Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Due | \$442.00 | | |
| 2025 - 1st Half Penalty | \$39.78 | 2025 - 2nd Half Penalty | \$0.00 | Delinquent Tax | \$3,014.52 | | |
| 2025 - 1st Half Due | \$481.78 | 2025 - 2nd Half Due | \$442.00 | 2025 - Total Due | \$3,938.30 | | |
| Delinquent Taxes (as of 7/15/2025) | | | | | | | |
| Tax Year | Net Tax | Penalty | Cst/Fees | Interest | Total Due | | |
| 2024 | \$810.00 | \$101.25 | \$0.00 | \$42.52 | \$953.77 | | |
| 2023 | \$840.00 | \$105.00 | \$0.00 | \$119.70 | \$1,064.70 | | |
| 2022 | \$704.00 | \$88.00 | \$20.00 | \$184.05 | \$996.05 | | |
| Total: | \$2,354.00 | \$294.25 | \$20.00 | \$346.27 | \$3,014.52 | | |
| Parcel Details | | | | | | | |
| Property Address: | 1564 TORGESON RD, DULUTH MN | | | | | | |
| School District: | 381 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | - | | | | | | |
| 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 |
| 204 | 0 - Non Homestead | \$91,000 | \$14,700 | \$105,700 | \$0 | \$0 | - |
| Total: | | \$91,000 | \$14,700 | \$105,700 | \$0 | \$0 | 1057 |



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Land Details

Deeded Acres: 10.00
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: W - DRILLED WELL
Gas Code & Desc: -
Sewer Code & Desc: S - ON-SITE SANITARY SYSTEM
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 (MH)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|-------------------|---------------|----------------------------|----------------------------|-----------------|--------------------|
| MANUFACTURED HOME | 1991 | 1,216 | 1,216 | - | SGL - SGL WIDE |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 16 | 76 | 1,216 | POST ON GROUND |
| DK | 1 | 5 | 10 | 50 | POST ON GROUND |
| DK | 1 | 8 | 8 | 64 | POST ON GROUND |
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC | |
| 2.0 BATHS | 3 BEDROOMS | - | - | CENTRAL, GAS | |

Improvement 2 Details (DETACHED)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 0 | 432 | 432 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 18 | 24 | 432 | POST ON GROUND |

Improvement 3 Details (8X12 ST)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 96 | 96 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 8 | 12 | 96 | POST ON GROUND |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 10/2004 | \$20,000 | 161785 |

Assessment History

| Year | Class Code (Legend) | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
|-------------------|------------------------|----------|----------|-----------|--------------|--------------|------------------|
| 2024 Payable 2025 | 204 | \$87,000 | \$14,000 | \$101,000 | \$0 | \$0 | - |
| | Total | \$87,000 | \$14,000 | \$101,000 | \$0 | \$0 | 1,010.00 |
| 2023 Payable 2024 | 204 | \$77,500 | \$12,200 | \$89,700 | \$0 | \$0 | - |
| | Total | \$77,500 | \$12,200 | \$89,700 | \$0 | \$0 | 897.00 |
| 2022 Payable 2023 | 204 | \$74,400 | \$12,200 | \$86,600 | \$0 | \$0 | - |
| | Total | \$74,400 | \$12,200 | \$86,600 | \$0 | \$0 | 866.00 |



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| 2021 Payable 2022 | 204 | \$48,800 | \$12,900 | \$61,700 | \$0 | \$0 | - |
|--------------------|----------|---------------------|---------------------------------|-----------------|---------------------|------------------|--------|
| | Total | \$48,800 | \$12,900 | \$61,700 | \$0 | \$0 | 617.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$785.00 | \$25.00 | \$810.00 | \$77,500 | \$12,200 | \$89,700 | |
| 2023 | \$815.00 | \$25.00 | \$840.00 | \$74,400 | \$12,200 | \$86,600 | |
| 2022 | \$679.00 | \$25.00 | \$704.00 | \$48,800 | \$12,900 | \$61,700 | |

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