



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/17/2025 2:12:16 AM

General Details							
Parcel ID:	415-0010-02770						
Document:	Abstract - 01084911						
Document Date:	04/03/2008						
Legal Description Details							
Plat Name:	LAKEWOOD						
Section	Township	Range	Lot	Block			
9	51	13	-	-			
Description:	W 1/2 OF E 1/2 OF NW 1/4 OF SE 1/4						
Taxpayer Details							
Taxpayer Name	TWIGHT BRYAN D						
and Address:	2971 LAVIS ROAD						
	DULUTH MN 55804						
Owner Details							
Owner Name	TWIGHT BRYAN DAVID						
Payable 2025 Tax Summary							
2025 - Net Tax				\$975.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$1,004.00			
Current Tax Due (as of 12/16/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$502.00		2025 - 2nd Half Tax \$502.00			2025 - 1st Half Tax Due \$0.00		
2025 - 1st Half Tax Paid \$502.00		2025 - 2nd Half Tax Paid \$502.00			2025 - 2nd Half Tax Due \$0.00		
2025 - 1st Half Due \$0.00		2025 - 2nd Half Due \$0.00			2025 - Total Due \$0.00		
Parcel Details							
Property Address:	2971 LAVIS RD, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	TWIGHT, BRYAN D						
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)	\$104,800	\$13,500	\$118,300	\$0	\$0	-
Total:		\$104,800	\$13,500	\$118,300	\$0	\$0	824



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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 (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
MANUFACTURED HOME	1987	924	924	-	SGL - SGL WIDE
Segment	Story	Width	Length	Area	Foundation
BAS	1	14	66	924	POST ON GROUND
CW	1	12	12	144	POST ON GROUND
DK	1	4	10	40	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.0 BATHS	3 BEDROOMS	-	-	CENTRAL, FUEL OIL	

Improvement 2 Details (DETACHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1940	384	384	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	16	24	384	POST ON GROUND

Improvement 3 Details (STORAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	2009	96	96	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	12	96	POST ON GROUND

Improvement 4 Details (FIELD)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1940	320	320	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	16	20	320	POST ON GROUND
LT	1	10	20	200	POST ON GROUND

Improvement 5 Details (FAB CPT)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	2009	100	100	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	10	100	POST ON GROUND



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Improvement 6 Details (COOP)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	2001	88	88	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	11	88	POST ON GROUND

Improvement 7 Details (FAB GRN HS)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	2009	77	77	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	7	11	77	POST ON GROUND

Sales Reported to the St. Louis County Auditor		
Sale Date	Purchase Price	CRV Number
05/1997	\$35,000 (This is part of a multi parcel sale.)	116179
01/1987	\$0	86011

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	\$104,800	\$13,300	\$118,100	\$0	\$0	-
	Total	\$104,800	\$13,300	\$118,100	\$0	\$0	822.00
2023 Payable 2024	201	\$104,800	\$13,200	\$118,000	\$0	\$0	-
	Total	\$104,800	\$13,200	\$118,000	\$0	\$0	914.00
2022 Payable 2023	201	\$100,000	\$13,200	\$113,200	\$0	\$0	-
	Total	\$100,000	\$13,200	\$113,200	\$0	\$0	861.00
2021 Payable 2022	201	\$49,400	\$14,100	\$63,500	\$0	\$0	-
	Total	\$49,400	\$14,100	\$63,500	\$0	\$0	381.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$1,055.00	\$25.00	\$1,080.00	\$81,158	\$10,222	\$91,380
2023	\$1,057.00	\$25.00	\$1,082.00	\$76,102	\$10,046	\$86,148
2022	\$541.00	\$25.00	\$566.00	\$29,640	\$8,460	\$38,100

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