



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/9/2025 9:50:31 AM

| General Details                                   |  |                            |                   |                         |                   |                 |                     |
|---|--|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID:  | 415-0010-06660                         |                            |                   |                         |                   |                 |                     |
| Document:   | Torrens - 1063832.0                    |                            |                   |                         |                   |                 |                     |
| Document Date:                                    | 11/13/2022                             |                            |                   |                         |                   |                 |                     |
| Legal Description Details                         |  |                            |                   |                         |                   |                 |                     |
| Plat Name:  | LAKEWOOD                               |                            |                   |                         |                   |                 |                     |
| Section   | Township                               | Range                      | Lot               | Block                   |                   |                 |                     |
| 23  | 51                                     | 13                         | -                 | -                       |                   |                 |                     |
| Description:                                      | NE 1/4 OF NE 1/4                       |                            |                   |                         |                   |                 |                     |
| Taxpayer Details                                  |  |                            |                   |                         |                   |                 |                     |
| Taxpayer Name                                     | NORICK PETER J                         |                            |                   |                         |                   |                 |                     |
| and Address:                                      | 2542 FLYNN RD                          |                            |                   |                         |                   |                 |                     |
|   | DULUTH MN 55804                        |                            |                   |                         |                   |                 |                     |
| Owner Details                                     |  |                            |                   |                         |                   |                 |                     |
| Owner Name  | NORICK PETER J TRUST                   |                            |                   |                         |                   |                 |                     |
| Payable 2025 Tax Summary                          |  |                            |                   |                         |                   |                 |                     |
| 2025 - Net Tax                                    |  |                            |                   | \$4,047.00              |                   |                 |                     |
| 2025 - Special Assessments                        |  |                            |                   | \$29.00                 |                   |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |  |                            |                   | <b>\$4,076.00</b>       |                   |                 |                     |
| Current Tax Due (as of 5/8/2025)                  |  |                            |                   |                         |                   |                 |                     |
| Due May 15  |  | Due October 15             |                   |                         | Total Due         |                 |                     |
| 2025 - 1st Half Tax                               | \$2,038.00                             | 2025 - 2nd Half Tax        | \$2,038.00        | 2025 - 1st Half Tax Due | \$2,038.00        |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$0.00                                 | 2025 - 2nd Half Tax Paid   | \$0.00            | 2025 - 2nd Half Tax Due | \$2,038.00        |                 |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$2,038.00</b>                      | <b>2025 - 2nd Half Due</b> | <b>\$2,038.00</b> | <b>2025 - Total Due</b> | <b>\$4,076.00</b> |                 |                     |
| Parcel Details                                    |  |                            |                   |                         |                   |                 |                     |
| Property Address:                                 | 2542 FLYNN RD, DULUTH MN               |                            |                   |                         |                   |                 |                     |
| School District:                                  | 709                                    |                            |                   |                         |                   |                 |                     |
| Tax Increment District:                           | -                                      |                            |                   |                         |                   |                 |                     |
| Property/Homesteader:                             | NORICK, PETER & COOLEY, MARY           |                            |                   |                         |                   |                 |                     |
| 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) | \$93,100                   | \$244,600         | \$337,700               | \$0               | \$0             | -                   |
| 111   | 0 - Non Homestead                      | \$47,700                   | \$0               | \$47,700                | \$0               | \$0             | -                   |
| Total:  |  | \$140,800                  | \$244,600         | \$385,400               | \$0               | \$0             | 3692                |



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## Land Details

**Deeded Acres:** 40.00  
**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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (RES)

| Improvement Type | Year Built    | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish               | Style Code & Desc.       |
|------------------|---------------|----------------------------|----------------------------|-------------------------------|--------------------------|
| HOUSE            | 1922          | 1,443                      | 2,535                      | U Quality / 0 Ft <sup>2</sup> | 2S - 2 STORY             |
| Segment          | Story         | Width                      | Length                     | Area                          | Foundation               |
| BAS              | 1             | 3                          | 13                         | 39                            | CANTILEVER               |
| BAS              | 1             | 8                          | 13                         | 104                           | SINGLE TUCK UNDER GARAGE |
| BAS              | 1             | 8                          | 26                         | 208                           | BASEMENT                 |
| BAS              | 2             | 13                         | 28                         | 364                           | SINGLE TUCK UNDER GARAGE |
| BAS              | 2             | 26                         | 28                         | 728                           | BASEMENT                 |
| CW               | 1             | 10                         | 16                         | 160                           | BASEMENT                 |
| DK               | 1             | 6                          | 22                         | 132                           | PIERS AND FOOTINGS       |
| OP               | 0             | 3                          | 13                         | 39                            | FOUNDATION               |
| Bath Count       | Bedroom Count | Room Count                 | Fireplace Count            | HVAC                          |                          |
| 1.5 BATHS        | 4 BEDROOMS    | -                          | 1                          | CENTRAL, FUEL OIL             |                          |

## Improvement 2 Details (DG)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 1960       | 792                        | 792                        | -               | DETACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 22                         | 36                         | 792             | FLOATING SLAB      |

## Improvement 3 Details (ST)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 1935       | 216                        | 216                        | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 12                         | 18                         | 216             | POST ON GROUND     |

## Improvement 4 Details (14X20 LT)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| LEAN TO          | 2009       | 280                        | 280                        | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 14                         | 20                         | 280             | POST ON GROUND     |

## Improvement 5 Details (BOILER LT)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| LEAN TO          | 0          | 80                         | 80                         | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 8                          | 10                         | 80              | POST ON GROUND     |



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| Sales Reported to the St. Louis County Auditor |                        |                     |                                 |                 |                     |                  |                  |
|--|------------------------|---------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| No Sales information reported.                 |                        |                     |                                 |                 |                     |                  |                  |
| 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                    | \$93,100            | \$240,800                       | \$333,900       | \$0                 | \$0              | -                |
|  | 111                    | \$47,700            | \$0                             | \$47,700        | \$0                 | \$0              | -                |
|  | Total                  | \$140,800           | \$240,800                       | \$381,600       | \$0                 | \$0              | 3,651.00         |
| 2023 Payable 2024                              | 201                    | \$93,100            | \$239,000                       | \$332,100       | \$0                 | \$0              | -                |
|  | 111                    | \$47,700            | \$0                             | \$47,700        | \$0                 | \$0              | -                |
|  | Total                  | \$140,800           | \$239,000                       | \$379,800       | \$0                 | \$0              | 3,724.00         |
| 2022 Payable 2023                              | 201                    | \$88,900            | \$239,000                       | \$327,900       | \$0                 | \$0              | -                |
|  | 111                    | \$45,400            | \$0                             | \$45,400        | \$0                 | \$0              | -                |
|  | Total                  | \$134,300           | \$239,000                       | \$373,300       | \$0                 | \$0              | 3,656.00         |
| 2021 Payable 2022                              | 201                    | \$63,600            | \$114,400                       | \$178,000       | \$0                 | \$0              | -                |
|  | 111                    | \$68,400            | \$0                             | \$68,400        | \$0                 | \$0              | -                |
|  | Total                  | \$132,000           | \$114,400                       | \$246,400       | \$0                 | \$0              | 2,252.00         |
| Tax Detail History                             |                        |                     |                                 |                 |                     |                  |                  |
| Tax Year                                       | Tax                    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024   | \$4,045.00             | \$25.00             | \$4,070.00                      | \$138,739       | \$233,710           | \$372,449        |                  |
| 2023   | \$4,225.00             | \$25.00             | \$4,250.00                      | \$132,205       | \$233,366           | \$365,571        |                  |
| 2022   | \$2,825.00             | \$25.00             | \$2,850.00                      | \$124,418       | \$100,762           | \$225,180        |                  |

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