



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/12/2025 4:59:30 AM

General Details							
Parcel ID:	620-0010-05401						
Document:	Abstract - 01093506						
Document Date:	10/15/2008						
Legal Description Details							
Plat Name:	UNORGANIZED 54-13						
Section	Township	Range	Lot	Block			
33	54	13	-	-			
Description:	PART OF SW1/4 OF SE1/4 LYING BETWEEN A LINE RUNNING FROM THE INTERSECTION OF THE CENTER OF THE LITTLE CLOQUET RIVER WITH THE W LINE OF FORTY THENCE E ALONG THE RIVER TO THE INTERSECTION WITH THE CENTERLINE OF CO RD #44 & ANOTHER LINE DRAWN FROM THE INTERSECTION OF THE RIVER & THE CENTERLINE OF THE RD THENCE NE 25 FT THENCE N TO THE N LINE EX COMM AT THE INTERSECTION OF W LINE OF SW1/4 OF SE1/4 & CENTER OF LITTLE CLOQUET RIVER WHICH IS PT OF BEG THENCE N ALONG THE W LINE 660 FT THENCE E & PARALLEL TO N LINE 375 FT THENCE S & PARALLEL TO W LINE TO CENTER OF LITTLE CLOQUET RIVER THENCE WLY ALONG CENTER OF RIVER TO PT OF BEG						
Taxpayer Details							
Taxpayer Name	BICKEL CYNTHIA						
and Address:	2954 LITTLE CLOQUET RIVER RD DULUTH MN 55803						
Owner Details							
Owner Name	BICKEL CYNTHIA						
Payable 2025 Tax Summary							
2025 - Net Tax				\$1,259.00			
2025 - Special Assessments				\$25.00			
2025 - Total Tax & Special Assessments				\$1,284.00			
Current Tax Due (as of 5/11/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$642.00		2025 - 2nd Half Tax \$642.00			2025 - 1st Half Tax Due \$642.00		
2025 - 1st Half Tax Paid \$0.00		2025 - 2nd Half Tax Paid \$0.00			2025 - 2nd Half Tax Due \$642.00		
2025 - 1st Half Due \$642.00		2025 - 2nd Half Due \$642.00			2025 - Total Due \$1,284.00		
Parcel Details							
Property Address:	2954 LITTLE CLOQUET RIVER RD, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	BICKEL, CYNTHIA						
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)	\$50,700	\$84,000	\$134,700	\$0	\$0	-
207	0 - Non Homestead	\$7,600	\$6,700	\$14,300	\$0	\$0	-
Total:		\$58,300	\$90,700	\$149,000	\$0	\$0	1182



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Land Details

Deeded Acres: 5.49
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 (DWELLING)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
MANUFACTURED HOME	2003	1,352	1,352	-	DBL - DBL WIDE
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	52	1,352	FLOATING SLAB
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.25 BATHS	-	-	-	C&AIR_COND, GAS	

Improvement 2 Details (DBL GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	672	672	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	28	672	FLOATING SLAB

Improvement 3 Details (SGL MH)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
MANUFACTURED HOME	0	768	768	-	SGL - SGL WIDE
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	64	768	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
0 BATH	-	-	-	STOVE/SPCE, PROPANE	

Improvement 4 Details (GARAGE SGL)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	187	187	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	11	17	187	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
10/2008	\$96,500	183982



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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	\$46,700	\$76,500	\$123,200	\$0	\$0	-
	207	\$7,000	\$6,100	\$13,100	\$0	\$0	-
	Total	\$53,700	\$82,600	\$136,300	\$0	\$0	1,041.00
2023 Payable 2024	201	\$44,700	\$73,100	\$117,800	\$0	\$0	-
	207	\$6,700	\$5,800	\$12,500	\$0	\$0	-
	Total	\$51,400	\$78,900	\$130,300	\$0	\$0	1,068.00
2022 Payable 2023	201	\$43,000	\$69,800	\$112,800	\$0	\$0	-
	207	\$6,400	\$5,500	\$11,900	\$0	\$0	-
	Total	\$49,400	\$75,300	\$124,700	\$0	\$0	1,006.00
2021 Payable 2022	201	\$41,300	\$63,000	\$104,300	\$0	\$0	-
	207	\$6,200	\$5,000	\$11,200	\$0	\$0	-
	Total	\$47,500	\$68,000	\$115,500	\$0	\$0	904.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$1,301.00	\$25.00	\$1,326.00	\$41,292	\$62,370	\$103,662	
2023	\$1,289.00	\$25.00	\$1,314.00	\$39,074	\$58,538	\$97,612	
2022	\$1,295.00	\$25.00	\$1,320.00	\$36,471	\$51,176	\$87,647	

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