



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 3:10:23 PM

General Details							
Parcel ID:	620-0010-05402						
Document:	Abstract - 01246396						
Document Date:	09/15/2014						
Legal Description Details							
Plat Name:	UNORGANIZED 54-13						
Section	Township	Range	Lot	Block			
33	54	13	-	-			
Description:	ALL THAT PART OF SW1/4 OF SE1/4 DESCRIBED AS FOLLOWS COMM AT THE INTERSECTION OF W LINE & CENTER OF LITTLE CLOQUET RIVER WHICH IS PT OF BEG THENCE N ALONG 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 and Address:	BEDARD-PARKER SEAN & JENNIFER 2990 LITTLE CLOQUET RIVER RD DULUTH MN 55803						
Owner Details							
Owner Name	BEDARD-PARKER JENNIFER						
Owner Name	BEDARD-PARKER SEAN						
Payable 2025 Tax Summary							
2025 - Net Tax				\$1,191.00			
2025 - Special Assessments				\$25.00			
2025 - Total Tax & Special Assessments				\$1,216.00			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$608.00		2025 - 2nd Half Tax \$608.00			2025 - 1st Half Tax Due \$0.00		
2025 - 1st Half Tax Paid \$608.00		2025 - 2nd Half Tax Paid \$608.00			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:	2990 LITTLE CLOQUET RIVER RD, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	BEDARD-PARKER, SEAN P & JENNIFER 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)	\$53,100	\$222,100	\$275,200	\$0	\$0	-
Total:		\$53,100	\$222,100	\$275,200	\$0	\$0	1252



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Land Details

Deeded Acres: 5.68
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: W - DRILLED WELL
Gas Code & Desc: -
Sewer Code & Desc: M - MOUND
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 (2012 REHAB)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	2002	848	1,121	-	1S+ - 1+ STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	3	12	36	-
BAS	1	16	28	448	-
BAS	1.7	13	28	364	-
DK	1	12	12	144	POST ON GROUND
DK	1	12	16	192	POST ON GROUND
DK	1	14	15	210	POST ON GROUND
OP	1	8	8	64	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.75 BATHS	2 BEDROOMS	-	1	CENTRAL, PROPANE	

Improvement 2 Details (AG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2002	728	728	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	28	728	-

Improvement 3 Details (DET GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2002	864	864	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	36	864	FLOATING SLAB

Improvement 4 Details (WOODSHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	2002	216	216	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	18	216	POST ON GROUND

Improvement 5 Details (ACROSS RD)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	140	140	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	14	140	POST ON GROUND



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Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
09/2014		\$235,000			207549		
12/2001		\$7,000			143879		
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	\$49,000	\$202,500	\$251,500	\$0	\$0	-
	Total	\$49,000	\$202,500	\$251,500	\$0	\$0	1,015.00
2023 Payable 2024	201	\$46,900	\$193,500	\$240,400	\$0	\$0	-
	Total	\$46,900	\$193,500	\$240,400	\$0	\$0	904.00
2022 Payable 2023	201	\$45,100	\$184,500	\$229,600	\$0	\$0	-
	Total	\$45,100	\$184,500	\$229,600	\$0	\$0	796.00
2021 Payable 2022	201	\$43,400	\$166,600	\$210,000	\$0	\$0	-
	Total	\$43,400	\$166,600	\$210,000	\$0	\$0	600.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$1,077.00	\$25.00	\$1,102.00	\$17,637	\$72,763	\$90,400	
2023	\$995.00	\$25.00	\$1,020.00	\$15,636	\$63,964	\$79,600	
2022	\$835.00	\$25.00	\$860.00	\$12,401	\$47,599	\$60,000	

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