

ST LOUIS COUNTY
COUNTY ASSESSOR
100 N 5TH AVE W - #212
DULUTH MN 55802-1291
218-726-2304 - www.stlouiscountymn.gov

VALUATION NOTICE

2026

2025 Values for Taxes Payable In

Property tax notices are delivered on the following schedule:

Step Valuation and Classification Notice

1	Class:	COMM	
	Estimated Market Value:	292,700	See Details
	Homestead Exclusion:	0	Below
	Taxable Market Value:	292,700	

Step Proposed Taxes Notice

2	2026 Proposed Tax	Coming November 2025
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Step Property Tax Statement

3	1st Half Taxes:	
	2nd Half Taxes:	Coming March 2026
	Total Taxes Due in 2026:	

**The time to appeal or question your
CLASSIFICATION or VALUATION is NOW!**

It will be too late when proposed taxes are sent.

Date Printed: 04/07/2025

Property ID Number: 010-4250-00180

Property Address: 434 W 13TH ST DULUTH MN

Property Description:

010 CITY OF DULUTH SUMMIT PARK DIVISION OF
DULUTH Sec Twp .0 Rg Lot 00 Blk 4 Acres .00 LOTS 1
THRU 16 BLK 4 INC PT OF VAC ST & ALLEY

76/1/6

MIDWEST COMMUNICATIONS INC
904 GRAND AVE
WAUSAU WI 54403

Your Property's Classification(s) and Values

Taxes payable in 2025 (from the 2024 Assessment)	Taxes payable in 2026 (from the 2025 Assessment)
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The assessor has determined your property's classification(s) to be:

COMM

COMM

☐ If this box is checked, your classification has changed from last year's assessment.

The assessor has determined your property's market value to be:

Estimated Market Value (EMV)	63,700	292,700
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Several factors can reduce the amount that is subject to tax:

Green Acres Value Deferral	0	0
Rural Preserve Value Deferral	0	0
Open Space Deferral		
Platted Vacant Land Deferral	0	0
Disabled Veterans Exclusion	0	0
Mold Damage Exclusion	0	0
Homestead Market Value Exclusion	0	0

Taxable Market Value (TMV)	63,700	292,700
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The following values (if any) are reflected in your estimated and taxable market values:

New Improvement Value	0
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The classification(s) of your property affect the rate at which your value is taxed.

How to Respond

If you believe your valuation and property class are correct, it is not necessary to contact your assessor or attend any listed meetings.

If you have concerns about the information on this notice, **please contact your assessor.** If your questions or concerns are not resolved, more formal appeal options are available.

Please read the back of this notice for important information about the formal appeal process.

The following meetings are available to discuss or appeal your value and classification:

Local Board of Appeal and Equalization/Open Book

MAY 7, 2025, 10 AM-5 PM CITY HALL-3RD FLOOR
MAKE APPOINTMENT IN ADVANCE. APPEAL INSTRUCTIONS:
[HTTPS://WWW.DULUTHMN.GOV/LBAE/](https://www.duluthmn.gov/lbae/) OR CALL 218-730-5500.
APPEAL BY EMAIL: CLERKS@DULUTHMN.GOV OR MAIL:
CITY CLERK, 411 W 1ST ST #318, DULUTH MN 55802.

County Board of Appeal and Equalization Meeting

****LOCAL APPEAL REQUIRED PRIOR TO COUNTY APPEAL****
2025 COUNTY BOARD OF APPEAL & EQUALIZATION DATES:
6/16/25: 10am-5pm Virginia & 6/18/25: 10am-7pm Duluth
~CALL 218-726-2385 FOR INFO/APPT~ WRITTEN APPEALS TO:
Clerk of CBAE @ 100 N 5th Ave W-#214, Duluth MN 55802

QUESTIONS? For property in the City of Duluth,
your contact is the County Assessor's Office
Duluth Courthouse, Room 212; call (218) 726-2304, then dial 0



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/7/2025 9:20:58 AM

General Details

Parcel ID: 010-4250-00810
Document: Abstract - 1175329T908006
Document Date: 12/07/2011

Legal Description Details

Plat Name: SUMMIT PARK DIVISION OF DULUTH

Section	Township	Range	Lot	Block
-	-	-	-	012

Description: LOTS 9 THRU 16

Taxpayer Details

Taxpayer Name ST OF MN C278 L35
and Address: 320 W 2ND ST STE 302
DULUTH MN 55802

Owner Details

Owner Name ST OF MN C278 L35

Payable 2025 Tax Summary

2025 - Net Tax	\$0.00
2025 - Special Assessments	\$0.00
2025 - Total Tax & Special Assessments	\$0.00

Current Tax Due (as of 5/6/2025)

Due May 15		Due October 15		Total Due	
2025 - 1st Half Tax	\$0.00	2025 - 2nd Half Tax	\$0.00	2025 - 1st Half Tax Due	\$0.00
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	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: -
School District: 709
Tax Increment District: -
Property/Homesteader: -

Assessment Details (2024 Payable 2025)

Class Code (Legend)	Homestead Status	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
671	0 - Non Homestead	\$4,500	\$0	\$4,500	\$0	\$0	-
Total:		\$4,500	\$0	\$4,500	\$0	\$0	0



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/7/2025 9:20:58 AM

Land Details

Deeded Acres: 0.00
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: -
Gas Code & Desc: -
Sewer Code & Desc: -
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.

Sales Reported to the St. Louis County Auditor

No Sales information reported.

Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	671	\$4,500	\$0	\$4,500	\$0	\$0	-
	Total	\$4,500	\$0	\$4,500	\$0	\$0	0.00
2023 Payable 2024	671	\$3,900	\$0	\$3,900	\$0	\$0	-
	Total	\$3,900	\$0	\$3,900	\$0	\$0	0.00
2022 Payable 2023	671	\$3,900	\$0	\$3,900	\$0	\$0	-
	Total	\$3,900	\$0	\$3,900	\$0	\$0	0.00
2021 Payable 2022	671	\$14,400	\$0	\$14,400	\$0	\$0	-
	Total	\$14,400	\$0	\$14,400	\$0	\$0	0.00

Tax Detail History

Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0
2023	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0
2022	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0

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PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/7/2025 9:21:33 AM

General Details

Parcel ID: 010-4250-00180
Document: Torrens - 289341-43
Document Date: 09/20/2001

Legal Description Details

Plat Name: SUMMIT PARK DIVISION OF DULUTH

Section	Township	Range	Lot	Block
-	-	-	00	4

Description: LOTS 1 THRU 16 BLK 4 INC PT OF VAC ST & ALLEY ADJ AND INC PART OF VAC 4TH AVE W ADJ TO LOTS 8 AND 9

Taxpayer Details

Taxpayer Name: MIDWEST COMMUNICATIONS INC
and Address: 904 GRAND AVE
WAUSAU WI 54403

Owner Details

Owner Name: MIDWEST COMMUNICATIONS INC

Payable 2025 Tax Summary

2025 - Net Tax	\$1,260.00
2025 - Special Assessments	\$0.00
2025 - Total Tax & Special Assessments	\$1,260.00

Current Tax Due (as of 5/6/2025)

Due May 15		Due October 15		Total Due	
2025 - 1st Half Tax	\$630.00	2025 - 2nd Half Tax	\$630.00	2025 - 1st Half Tax Due	\$0.00
2025 - 1st Half Tax Paid	\$630.00	2025 - 2nd Half Tax Paid	\$630.00	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: 434 W 13TH ST, DULUTH MN
School District: 709
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
233	0 - Non Homestead	\$288,800	\$3,900	\$292,700	\$0	\$0	-
Total:		\$288,800	\$3,900	\$292,700	\$0	\$0	5104



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/7/2025 9:21:33 AM

Land Details

Deeded Acres: 0.00
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: -
Gas Code & Desc: -
Sewer Code & Desc: -
Lot Width: 433.00
Lot Depth: 333.00

The dimensions shown are not guaranteed to be survey quality. Additional lot information can be found at <https://apps.stlouiscountymn.gov/webPlat/frame/frmPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (MECH BLDG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
MECHANICAL BUILDING	1972	352	352	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	16	22	352	FLOATING SLAB

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
05/1996	\$114,200 (This is part of a multi parcel sale.)	111542

Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	233	\$62,200	\$1,500	\$63,700	\$0	\$0	-
	Total	\$62,200	\$1,500	\$63,700	\$0	\$0	956.00
2023 Payable 2024	233	\$32,600	\$1,200	\$33,800	\$0	\$0	-
	Total	\$32,600	\$1,200	\$33,800	\$0	\$0	507.00
2022 Payable 2023	233	\$32,600	\$1,200	\$33,800	\$0	\$0	-
	Total	\$32,600	\$1,200	\$33,800	\$0	\$0	507.00
2021 Payable 2022	233	\$32,600	\$1,200	\$33,800	\$0	\$0	-
	Total	\$32,600	\$1,200	\$33,800	\$0	\$0	507.00

Tax Detail History

Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$688.00	\$0.00	\$688.00	\$32,600	\$1,200	\$33,800
2023	\$732.00	\$0.00	\$732.00	\$32,600	\$1,200	\$33,800
2022	\$802.00	\$0.00	\$802.00	\$32,600	\$1,200	\$33,800



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St. Louis County, Minnesota



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