

Appeal Number: _____

ID: _____

Received by: _____

(above is for City staff use only)

RECORD OF APPEAL TO CITY OF DULUTH LOCAL BOARD OF APPEAL & EQUALIZATION

This form will be accepted as a written appeal by City Staff, and you will be given equal consideration by the Board. This form must be received by the City of Duluth Clerk's Office by **4:00 PM on Friday, May 10, 2024.**

Parcel Code(s): 010-4710-00465

Property Address (if applicable): 320 E. Owatonna St.

Name: John and Tammy Wodny Daytime Phone: 218-390-0875

E-mail Address: j.wodny@gmail.com

The purpose of this meeting is to review your appeal of one or both of the following:

1. The **ESTIMATED MARKET VALUE** (what your property would sell for if offered for sale on the open market).
2. The **PROPERTY CLASSIFICATION** (residential, rural vacant land, seasonal, commercial, etc.).

If you refuse to allow an assessor to inspect your property, the Board cannot adjust the market value or classification in a way that would benefit the property owner.

This Board of appeal and equalization is to hear your appeal regarding the above issues ONLY, and cannot make any changes for previous years.

Please give a brief explanation of what you are appealing; please support your appeal with facts to demonstrate property value. Include any supporting documentation, such as a recent appraisal prepared by a licensed real estate appraiser. You may attach additional documentation or typed appeal.

See attached

-over-

Dear Board Members,

I am writing to appeal the Estimated Market Value (EMV) of my property at 320 E Owatonna St. in the Woodland neighborhood of Duluth. Though no homes on our block have sold recently, similar sized homes nearby have sold for considerably less on a square footage basis in the past six months. Examples of these include the following:

<u>Exh.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sales Price</u>	<u>Square Ft.</u>	<u>\$/Ft²</u>
1	3524 Allendale	03/2024	414,000	1992	208
2	103 E Winona	11/2024	389,900	2074	188

Currently, Realtor.com shows the median listing price of homes in the Woodland neighborhood as \$179 per square foot (Exh. 3).

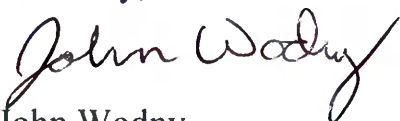
Also pertinent is the comparison of EMVs of my home with that of my next door neighbor and a similar home a few houses up the street which last sold in 2021. Please note that I have adjusted my home's square footage down by 104 to account for an open staircase decreasing the 2nd story size.

<u>Exh.</u>	<u>Address</u>	<u>EMV</u>	<u>Square Ft.</u>	<u>\$/Ft²</u>
4	320 E Owatonna	551,800	2304	239
5	340 E Owatonna	493,200	2332	211
6	1302 Dakota	501,500	2508	200

In addition to my home being an outlier on a purely mathematical basis, when compared to 340 E Owatonna which was built in the same year, 340 is built with higher quality materials, has a larger garage and enclosed outbuilding, and central heating and air conditioning while my house was built by a speculative builder with baseboard electric heat and wood siding which is in need of maintenance. It is for the preceding reasons that I respectfully request a decrease in my assessed EMV and corresponding taxes. I currently have a request pending to have the county assessor to come to reevaluate my home.

Thank you for your consideration,

Sincerely,


John Wodny



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/13/2024 10:38:53 PM

Exh. 1a

General Details

Parcel ID: 010-4710-00150
Document Department: Torrens
Document Number: 1077384.0
Document Date: 03/01/2024
Plat Name: WOODLAND PARK 8TH DIVISION 1ST REARR DULUTH

Legal Description Details

Plat Name: WOODLAND PARK 8TH DIVISION 1ST REARR DULUTH

Section	Township	Range	Lot	Block
-	-	-	-	002

Description: SLY 75 FT OF LOTS 1 AND 2

Taxpayer Details

Taxpayer Name and Address: BUCKINGHAM SCOTT WILLIAM &
HENZLER-BUCKINGHAM HILLARY ANN
3524 ALLENDALE AVE
DULUTH MN 55803

Owner Details

Owner Name and Address: BUCKINGHAM SCOTT WILLIAM
3524 ALLENDALE AVE
DULUTH MN 55803

Owner Name and Address: HENZLER-BUCKINGHAM HILLARY ANN
3524 ALLENDALE AVE
DULUTH MN 55803

Payable 2024 Tax Summary

2024 - Net Tax	\$3,085.00
2024 - Special Assessments	\$25.00
2024 - Total Tax & Special Assessments	\$3,110.00

Current Tax Due (as of 5/12/2024)

Due May 15		Due October 15		Total Due	
2024 - 1st Half Tax	\$1,555.00	2024 - 2nd Half Tax	\$1,555.00	2024 - 1st Half Tax Due	\$1,555.00
2024 - 1st Half Tax Paid	\$0.00	2024 - 2nd Half Tax Paid	\$0.00	2024 - 2nd Half Tax Due	\$1,555.00
2024 - 1st Half Due	\$1,555.00	2024 - 2nd Half Due	\$1,555.00	2024 - Total Due	\$3,110.00

Parcel Details

Property Address: 3524 ALLENDALE AVE, DULUTH MN
School District: 709
Tax Increment District: -
Property/Homesteader: -



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/13/2024 10:38:53 PM

3524 Allendale

Exh. 1b

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
204	0 - Non Homestead	\$45,500	\$369,400	\$414,900	\$0	\$0	-
Total:		\$45,500	\$369,400	\$414,900	\$0	\$0	4149

Land Details

Deeded Acres: 0.00
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: P - PUBLIC
Gas Code & Desc: P - PUBLIC
Sewer Code & Desc: P - PUBLIC
Lot Width: 75.00
Lot Depth: 200.00

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 (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1920	1,512	1,992	U Quality / 0 Ft ²	2S - 2 STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	24	240	BASEMENT WITH EXTERIOR ENTRANCE
BAS	1	12	24	288	BASEMENT WITH EXTERIOR ENTRANCE
BAS	1	12	42	504	BASEMENT WITH EXTERIOR ENTRANCE
BAS	2	20	24	480	BASEMENT WITH EXTERIOR ENTRANCE
CN	1	5	6	30	PIERS AND FOOTINGS
DK	1	0	0	210	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.5 BATHS	3 BEDROOMS	8 ROOMS	0	C&AIR_COND, GAS	

Improvement 2 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1998	672	672	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	24	672	FLOATING SLAB

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
03/2024	\$414,000	257830
10/2023	\$200,000	256317
09/1998	\$14,900	123737



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/13/2024 10:45:02 PM

Eyh. 2a

General Details

Parcel ID: 010-4660-00140
Document Department: Abstract
Document Number: 01479194
Document Date: 11/30/2023
Plat Name: WOODLAND PARK 1ST DIVISION DULUTH

Legal Description Details

Plat Name: WOODLAND PARK 1ST DIVISION DULUTH

Section	Township	Range	Lot	Block
-	-	-	-	003

Description: LOT 1 INC THAT PART OF VAC CRESCENT AVE LYING E OF A LINE DRAWN FROM A POINT ON THE EXTENDED S LINE OF BLKS 2 AND 3 DISTANT 51 1/100 FT W OF SW CORNER OF LOT 1 BLK 3 TO A POINT ON THE EXTENDED N LINE OF SAID BLKS 2 AND 3 DISTANT 11 89/100 FT W OF NW CORNER AND ALL OF LOTS 2 3 AND 4

Taxpayer Details

Taxpayer Name: CROW SARA L & LARRY D JR
and Address: 103 E WINONA ST
DULUTH MN 55803

Owner Details

Owner Name: CROW LARRY D JR
and Address: 103 E WINONA ST
DULUTH MN 55803

Owner Name: CROW SARA L
and Address: 103 E WINONA ST
DULUTH MN 55803

Payable 2024 Tax Summary

2024 - Net Tax	\$4,015.00
2024 - Special Assessments	\$25.00
2024 - Total Tax & Special Assessments	\$4,040.00

Current Tax Due (as of 5/12/2024)

Due May 15		Due October 15		Total Due	
2024 - 1st Half Tax	\$2,020.00	2024 - 2nd Half Tax	\$2,020.00	2024 - 1st Half Tax Due	\$0.00
2024 - 1st Half Tax Paid	\$2,020.00	2024 - 2nd Half Tax Paid	\$0.00	2024 - 2nd Half Tax Due	\$2,020.00
2024 - 1st Half Due	\$0.00	2024 - 2nd Half Due	\$2,020.00	2024 - Total Due	\$2,020.00

Parcel Details

Property Address: 103 E WINONA ST, DULUTH MN
School District: 709
Tax Increment District: -
Property/Homesteader: -



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/13/2024 10:45:02 PM

103 E. Winona

Exh. 2b

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
204	0 - Non Homestead	\$59,300	\$287,800	\$347,100	\$0	\$0	-
Total:		\$59,300	\$287,800	\$347,100	\$0	\$0	3471

Land Details

Deeded Acres: 0.00
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: P - PUBLIC
Gas Code & Desc: P - PUBLIC
Sewer Code & Desc: P - PUBLIC
Lot Width: 220.00
Lot Depth: 165.00

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

Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1915	1,139	2,074	GD Quality / 493 Ft ²	2S - 2 STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	6	19	114	BASEMENT
BAS	1.7	5	24	120	BASEMENT
BAS	1.7	10	24	240	BASEMENT
BAS	2	19	35	665	BASEMENT
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.25 BATHS	3 BEDROOMS	11 ROOMS	1	CENTRAL, GAS	

Improvement 2 Details (SHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	80	80	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	10	80	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
11/2023	\$389,900	256935
01/1999	\$144,500	126846



Duluth, MN



Minnesota > St. Louis County > Duluth



Housing market



Schools



Amenities



Homes for sale

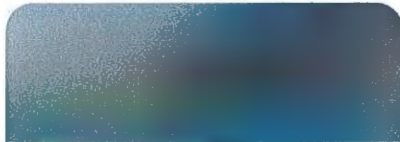


Explore

Explore Duluth, MN

There are 28 neighborhoods in Duluth. Park Point has a median listing home price of \$642.5K, making it the most expensive neighborhood. Gary - New Duluth is the most affordable neighborhood, with a median listing home price of \$177.5K.

Popular neighborhoods in Duluth, MN



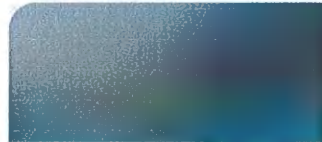
Woodland

Median listing home price: \$230K

Listings price per sq ft: \$179

Above Avg. High Schools

29 Homes for sale



East Hillside

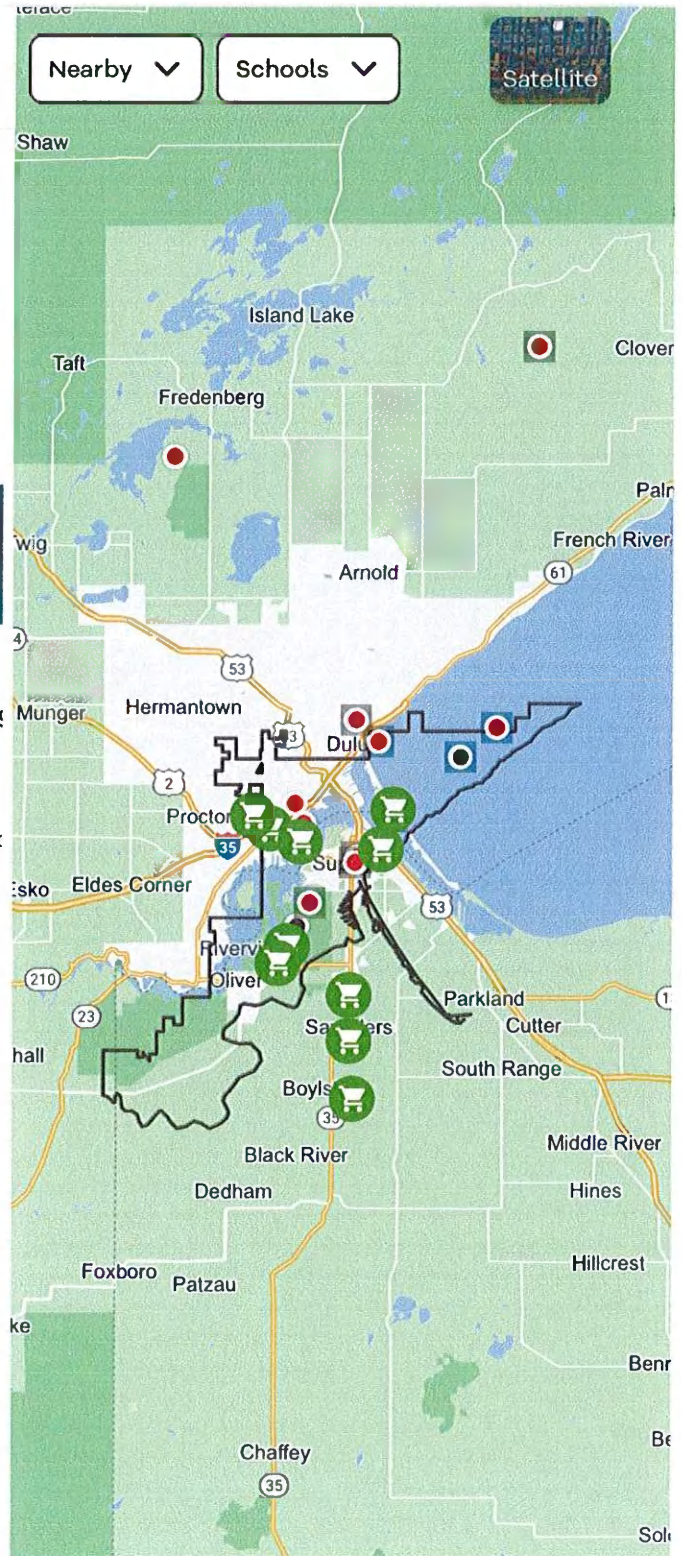
Median listing home price: \$195K

Listings price per sq ft: \$179

Above Avg. High Schools

18 Homes for sale

6 Homes for rent



All neighborhoods in Duluth, MN

Neighborhoods	Median	Availability
Duluth Heights	\$409K	29 for sale 1 for rent



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/10/2024 9:48:01 PM

Exh. 4a

General Details

Parcel ID: 010-4710-00465
Document Department: Torrens
Document Number: 934895.0
Document Date: 08/06/2013
Plat Name: WOODLAND PARK 8TH DIVISION 1ST REARR DULUTH

Legal Description Details

Plat Name: WOODLAND PARK 8TH DIVISION 1ST REARR DULUTH

Section	Township	Range	Lot	Block
-	-	-	0004	005

Description: Lot 4, Block 5, EXCEPT the North 13 feet; AND Lot 3, Block 5, EXCEPT the North 13 feet; AND EXCEPT the Westerly 80 feet thereof lying South of the Northerly 13 feet.

Taxpayer Details

Taxpayer Name: WODNY JOHN & TAMMY
and Address: 320 E OWATONNA ST
DULUTH MN 55803

Owner Details

Owner Name: WODNY JOHN
and Address:

Owner Name: WODNY TAMMY
and Address:

Payable 2024 Tax Summary

2024 - Net Tax	\$7,047.00
2024 - Special Assessments	\$25.00
2024 - Total Tax & Special Assessments	\$7,072.00

Current Tax Due (as of 5/9/2024)

Due May 15		Due October 15		Total Due	
2024 - 1st Half Tax	\$3,536.00	2024 - 2nd Half Tax	\$3,536.00	2024 - 1st Half Tax Due	\$0.00
2024 - 1st Half Tax Paid	\$3,536.00	2024 - 2nd Half Tax Paid	\$3,536.00	2024 - 2nd Half Tax Due	\$0.00
2024 - 1st Half Due	\$0.00	2024 - 2nd Half Due	\$0.00	2024 - Total Due	\$0.00

Parcel Details

Property Address: 320 E OWATONNA ST, DULUTH MN
School District: 709
Tax Increment District: -
Property/Homesteader: WODNY, JOHN & TAMMY

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
201	1 - Owner Homestead (100.00% total)	\$56,300	\$495,500	\$551,800	\$0	\$0	-
Total:		\$56,300	\$495,500	\$551,800	\$0	\$0	5648



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/10/2024 9:48:01 PM

320 E. Owatonna

Exh. 4b

Land Details

Deeded Acres: 0.00
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: P - PUBLIC
Gas Code & Desc: P - PUBLIC
Sewer Code & Desc: P - PUBLIC
Lot Width: 100.00
Lot Depth: 187.00

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 (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1990	1,204	2,408 - 104 = 2304	GD Quality / 897 Ft ²	2S - 2 STORY
Segment	Story	Width	Length	Area	Foundation
BAS	2	8	1	8	CANTILEVER
BAS	2	46	26	1,196	WALKOUT BASEMENT
DK	1	6	12	72	PIERS AND FOOTINGS
DK	1	8	14	112	PIERS AND FOOTINGS
DK	1	13	19	247	PIERS AND FOOTINGS
OP	1	5	8	40	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
3.25 BATHS	4 BEDROOMS	9 ROOMS	0	C&AIR_EXCH, ELECTRIC	

Improvement 2 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1990	720	720	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	24	720	FOUNDATION

Improvement 3 Details (LEANTO)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
LEAN TO	0	96	96	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	12	96	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/2013	\$316,300 (This is part of a multi parcel sale.)	202554
06/2007	\$364,000 (This is part of a multi parcel sale.)	179513



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/12/2024 2:27:56 PM

Exh. 5a

General Details

Parcel ID: 010-4710-00470
Document Department: -
Document Number: 33718G
Document Date: -
Plat Name: WOODLAND PARK 8TH DIVISION 1ST REARR DULUTH

Legal Description Details

Plat Name: WOODLAND PARK 8TH DIVISION 1ST REARR DULUTH

Section	Township	Range	Lot	Block
-	-	-	0005	005

Description: EX N 13 FT FOR ST

Taxpayer Details

Taxpayer Name: RENDULICH JOHN PAUL JR & CANDACE
and Address: 340 E OWATONNA ST
DULUTH MN 55803

Owner Details

Owner Name: RENDULICH JOHN ETUX
and Address:

Payable 2024 Tax Summary

2024 - Net Tax	\$6,381.00
2024 - Special Assessments	\$25.00
2024 - Total Tax & Special Assessments	\$6,406.00

Current Tax Due (as of 5/11/2024)

Due May 15		Due October 15		Total Due	
2024 - 1st Half Tax	\$3,203.00	2024 - 2nd Half Tax	\$3,203.00	2024 - 1st Half Tax Due	\$3,203.00
2024 - 1st Half Tax Paid	\$0.00	2024 - 2nd Half Tax Paid	\$0.00	2024 - 2nd Half Tax Due	\$3,203.00
2024 - 1st Half Due	\$3,203.00	2024 - 2nd Half Due	\$3,203.00	2024 - Total Due	\$6,406.00

Parcel Details

Property Address: 340 E OWATONNA ST, DULUTH MN
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
201	1 - Owner Homestead (100.00% total)	\$51,800	\$441,400	\$493,200	\$0	\$0	-
Total:		\$51,800	\$441,400	\$493,200	\$0	\$0	4910



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/12/2024 2:27:56 PM

340 E. Owatonna

Exh. 5b

Land Details

Deeded Acres: 0.00
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: P - PUBLIC
Gas Code & Desc: P - PUBLIC
Sewer Code & Desc: P - PUBLIC
Lot Width: 100.00
Lot Depth: 190.00

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 (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1990	1,344	2,332	AVG Quality / 700 Ft ²	2S - 2 STORY

Segment	Story	Width	Length	Area	Foundation
BAS	1	20	14	280	FOUNDATION
BAS	1	38	2	76	CANTILEVER
BAS	2	38	26	988	WALKOUT BASEMENT
DK	1	16	24	384	PIERS AND FOOTINGS
OP	1	6	12	72	FOUNDATION

Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC
3.5 BATHS	4 BEDROOMS	9 ROOMS	1	C&AIR_EXCH, GAS

Improvement 2 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1990	768	768	-	ATTACHED

Segment	Story	Width	Length	Area	Foundation
BAS	1	32	24	768	FOUNDATION

Improvement 3 Details (SHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	120	120	-	-

Segment	Story	Width	Length	Area	Foundation
BAS	1	10	12	120	POST ON GROUND

Sales Reported to the St. Louis County Auditor

No Sales information reported.



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/12/2024 7:21:08 PM

Exh. 6a

General Details

Parcel ID: 010-4710-00260
Document Department: Torrens
Document Number: 1043024.0
Document Date: 06/18/2021
Plat Name: WOODLAND PARK 8TH DIVISION 1ST REARR DULUTH

Legal Description Details

Plat Name: WOODLAND PARK 8TH DIVISION 1ST REARR DULUTH

Section	Township	Range	Lot	Block
-	-	-	0006	003

Description: EX NLY 33.5 FT INC THAT PART OF VAC FARIBAULT ST ADJ

Taxpayer Details

Taxpayer Name and Address: MCMAHON KELLY L &
HOLMES MCMAHON CORINNE E
1302 DAKOTA AVE
DULUTH MN 55803

Owner Details

Owner Name and Address: HOLMES MCMAHON CORINNE E
1302 DAKOTA AVE
DULUTH MN 55803

Owner Name and Address: MCMAHON KELLY L
1302 DAKOTA AVE
DULUTH MN 55803

Payable 2024 Tax Summary

2024 - Net Tax	\$6,495.00
2024 - Special Assessments	\$25.00
2024 - Total Tax & Special Assessments	\$6,520.00

Current Tax Due (as of 5/11/2024)

Due May 15		Due October 15		Total Due	
2024 - 1st Half Tax	\$3,260.00	2024 - 2nd Half Tax	\$3,260.00	2024 - 1st Half Tax Due	\$0.00
2024 - 1st Half Tax Paid	\$3,260.00	2024 - 2nd Half Tax Paid	\$0.00	2024 - 2nd Half Tax Due	\$3,260.00
2024 - 1st Half Due	\$0.00	2024 - 2nd Half Due	\$3,260.00	2024 - Total Due	\$3,260.00

Parcel Details

Property Address: 1302 DAKOTA AVE, DULUTH MN
School District: 709
Tax Increment District: -
Property/Homesteader: MCMAHON, KELLY L & CORINNE E



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/12/2024 7:21:08 PM

1302 Dakota

Exh. 6b

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
201	1 - Owner Homestead (100.00% total)	\$53,500	\$448,000	\$501,500	\$0	\$0	-
Total:		\$53,500	\$448,000	\$501,500	\$0	\$0	5001

Land Details

Deeded Acres: 0.00
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: P - PUBLIC
Gas Code & Desc: P - PUBLIC
Sewer Code & Desc: P - PUBLIC
Lot Width: 105.00
Lot Depth: 186.00

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 (House)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1962	1,980	2,508	AVG Quality / 484 Ft ²	SL - SPLT LEVEL
Segment	Story	Width	Length	Area	Foundation
BAS	1	9	14	126	WALKOUT BASEMENT
BAS	1	9	30	270	FLOATING SLAB
BAS	1	20	24	480	DOUBLE TUCK UNDER WITH FINISHED BASEMENT
BAS	1	24	24	576	WALKOUT BASEMENT
BAS	2	22	24	528	FLOATING SLAB
DK	1	12	13	156	PIERS AND FOOTINGS
OP	1	5	44	220	PIERS AND FOOTINGS
OP	1	9	14	126	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.5 BATHS	4 BEDROOMS	10 ROOMS	2	C&AIR_COND, GAS	

Improvement 2 Details (Shed #1)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	120	120	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	12	120	POST ON GROUND

Improvement 3 Details (Shed #2)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	96	96	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	12	96	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
06/2021	\$395,000	243254
11/2009	\$275,000	187857
08/2005	\$302,250	166950