

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 2, 2025.

Parcel Code(s): 010 - 2080 - 00320Property Address (if applicable): 2616 E 3rd St, Duluth, MN 55812Name: Anna Bedogne Daytime Phone: 2162-909-8970E-mail Address: drannabedogne@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.

We have not made any improvements since we purchased our home 3.5 years ago for 720K & now property is assessed for 941K & we do not think we could sell our home for that. I have attached the comps, there are only a few available. Please note 1600 Vermillion Rd sold for \$825,500 (\$426.32/sqft) & was purchased by the Cargill family for an unusually high price/sq ft.

- 2400 Superior St sold for \$<sup>over</sup>117.88 price/sqft with 7211 sqft for 850K
- 3330 E 1st St sold for \$699,900 \$223.64/sqft

- 2407 E 3<sup>rd</sup> St sold for \$849,000 \$203.85/sq ft
- Our realtor came + measure sq footage of our house because we felt it was inaccurately listed @ 5860 + she measured it @ 4824.75 sq ft
- Also our neighbors have a larger lot size, new home that looks much larger had their taxes/Value decrease.

NOTE: You are not required to make your appeal to the Board in person. This form will be accepted as a written appeal by City Staff, and you will be given equal consideration by the Board. **Written appeals must be received by 4:00 PM on Friday, May 2, 2025.**

Appointments to speak before the Board may be made by contacting the City of Duluth City Clerk: 218-730-5500. **Appointments must be scheduled by 4:00 PM on Friday, May 2, 2025.**

The Board will meet on **Wednesday, May 7, 2025 at 10:00 AM in the Council Chambers, 3rd Floor of City Hall.** This meeting is open to the public.

You will be informed in writing of the Board's decision.

MLS # 6112516

Address: 1600 Vermilion Rd

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## ALL FIELDS DETAIL



Sub Type **SF/Detached**  
 Address **1600 Vermilion Rd**  
 Unit  
 Address 2  
 City **Duluth**  
 State **MN**  
 Zip **55812**  
 Sale/Rent  
 Days On Market **29**  
 Cumulative DOM **29**  
 School District **Duluth #709**  
 Style **Colonial/Tudor**  
 Price Per SQFT **\$426.37**  
 Leased Land **Owned**  
 Lot Lease Amount

Total Bedrooms **2**  
 Total Bathrooms **3**  
 Garage Capacity **1**  
 Garage Type **Detached**  
 Year Built **1912**  
 Construction Status  
 Fireplace **Yes**  
 Fireplace Type **Wood Burning**  
 Approx Lot Dimension **see survey**  
 Approx Number of Acres **0.57**  
 Waterfront Type  
 Waterfront Name  
 Waterfrontage - ft  
 Tax Year **2024**  
 Tax Amount **\$8,687.00**

MLS # **6112516**  
 Asking Price **\$825,500**  
 Status **SOLD**

Showing Start Date

[Virtual Tour](#)

## LISTING INFORMATION

Agent - Agt Nm Ph **Deanna Bennett - Cell: 218-343-8444**  
 List Ofc 1 - Ofc Nm Ph **Messina & Associates Real Estate - Main: 218-728-4436**  
 Showing Instructions  
 Appointment Phone

Foreclosure **No**  
 Potential Short Sale **No**  
 Lender Owned

Directions **From E Superior St, North on Hawthorne Rd to corner of Hawthorne & Vermilion.**

Owner Is an Agent  
 Occupied By  
 Rental License  
 Ownership Type  
 % of Ownership  
 Association Fee  
 Association Fee Amount

Original Price **\$825,500**  
 Listing Date **3/5/2024**  
 Price Date **5/15/2024**  
 Off Market Date **4/3/2024**  
 Agent Hit Count **148**  
 Client Hit Count **22**

## PROPERTY INFORMATION

Room Name	Width	Length	Level	Room Remarks
Foyer	4'10	7'4	Main	
Living Room	14'11	13'4	Main	
Dining Room	15'5	8'10	Main	
Kitchen	10'2	20'10	Main	
Bedroom	10	10'6	Second	with 3/4 bath
Primary Bedroom	14'5	12'3	Second	with primary closet and 3/4 primary bath
Loft	10'1	27'10	Upper	with skylights

## Baths

Full Baths	0	Bath Description	<b>3/4 Master, 1/2 Main Floor,</b>	Monthly Heat Cost	Foundation Dimensions	<b>41.2x21.7</b>
3/4 Baths	2		<b>3/4 Upper</b>	Monthly Water Cost		<b>(approx.)</b>
1/2 Baths	1	Stories	<b>2 Story</b>	Monthly Electric Cost	Total Fin Square Footage	<b>1,900</b>
1/4 Baths	0	Main Floor Bedroom	<b>No</b>	Monthly Sewer Cost	Fin Footage-Above Grade	<b>1,900</b>
		Main Floor Bath	<b>Yes</b>		Fin Footage-Below Grade	<b>0</b>

**Public Remarks** "It is 'That Stone Cottage' that everyone talks about! Nestled in the heart of the Congdon Neighborhood with easy access to shops, schools, trails, and so much more! Designed by famous Duluth architect, Frederick German for a lumber baron, this cottage has been the subject of artwork, photos, and historical conversations with its beauty and efficiency! A blend of historic charm with its stone, natural woodwork, hardwood floors, gleaming details of that era, YET, with modern updates! A fabulous kitchen with old schoolhouse cabinetry set off by a modern backsplash, modern counters, and breakfast bar all in an OPEN FLOOR plan which makes the home feel larger than it looks! An open living room, dining room, kitchen with floor to ceiling windows bring the outside in! Enjoy the Lakeview from the kitchen and mature trees and plenty of privacy in the backyard, along with the extra lot that is currently included. Hop on your bike, walk the pristine back 2 lots, have a fire in your firepit! This darling cottage has it all! A rare main floor powder room, a Primary Suite, a guest ENSUITE, PLUS, a relaxing loft on the 3rd level that is a perfect guest getaway or your home office! Minutes to Essentia, St. Luke's, the airport, the University of Minnesota with wide-open spaces, Hartley Nature Center & Trails, Bagley Nature Center, Duluth's Lakewalk.... all within walking or biking distance! Amazing spaces, exemplary quality finishings, Historic details, and Modern accents and CARE! This home has been beautifully maintained and is ready for YOU!"

MLS # 6112516

Address: 1630 Vermilion Rd

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**LOT INFORMATION****Legal Description** Please see associated docs for complete legal descriptions.

Leased Land  
 Lot Lease Amount  
 Prop Adjoins Public Land  
 Rd Btwn Wtrfrnt and Home

**Owned** New Development  
 Planned Unit Development  
 # Available Development Units  
 Approx Tillable Acres  
 Approx Pasture Acres  
 Approx Wooded Acres

**No**  
 Auction  
 Auction Type  
 Auction Start Date  
 Auction Site  
 Auctioneer License #

**FINANCIAL INFORMATION**

Parcel Number **010-0680-00025 +**  
**010-0680-00026**  
 Classification (MN) **NonHomestead**  
 Tax Year **2024**  
 Tax Amount **\$8,687.00**  
 Assessments **Yes**  
 Assessment Balance **\$25.00**  
 Taxes With Assessments **\$8,712.00**

Monthly Water Cost  
 Monthly Sewer Cost  
 Monthly Electric Cost  
 Monthly Gas/Propane/Oil Cost  
 Monthly Alt Fuel Cost  
 Association Fee  
 Association Fee Amount  
 Association Fee Frequency

Insurance Fee  
 Insurance Fee Amount  
 Insurance Fee Frequency  
 Separate Insurance Fee  
 Sep Insurance Fee Amt  
**No** Sep Ins Fee Frequency

**FEATURES**

Basement Material **Stone**  
 Basement Style **Partial**  
 Basement Features **Unfinished, Washer Hook-Ups, Dryer Hook-Ups**  
 Construction Status  
 Exterior **Brick, Stone, Wood**  
 Heat **Boiler, Fireplace, Natural Gas**  
 Sewer **City**  
 Water **City**  
 Amenities **Ceiling Fans, Eat-In Kitchen, Hardwood Floors, Kitchen Center Island, Natural Woodwork, Skylight, Tiled Floors, Vaulted Ceilings, Beamed Ceilings, Patio Door**  
 Amenities-Exterior **Gutter/Downspout**  
 Lot Description **Corner Lot, Landscaped, Tree Coverage - Medium**  
 Power Company **Minnesota Power**

**ADDITIONAL PHOTOS****SOLD INFORMATION**

How Sold **CASH**  
 Sold Price **\$810,000**  
 Contract Accepted Date **4/3/2024**  
 Closing Date **5/14/2024**  
 Sellers Contribution  
 Sellers Contribution Amt

Sell Agt 1 - Agt Name  
 Sell Ofc 1 - Ofc Name  
 Sell Team - Team Name  
 CoSellAgt - Agt Name  
 CoSellOff - Ofc Name

*This information is deemed reliable, but not guaranteed.*



MLS # 6113621

Address: 2407 E 3rd St

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## ALL FIELDS DETAIL



MLS # 6113621  
 Asking Price **\$849,000**  
 Status **SOLD**

Showing Start Date

Virtual Tour

Sub Type **SF/Detached**  
 Address **2407 E 3rd St**  
 Unit  
 Address 2  
 City **Duluth**  
 State **MN**  
 Zip **55812**  
 Sale/Rent  
 Days On Market **3**  
 Cumulative DOM **3**  
 School District **Duluth #709**  
 Style **Traditional**  
 Price Per SQFT **\$203.85**  
 Leased Land **Owned**  
 Lot Lease Amount

Total Bedrooms **4**  
 Total Bathrooms **5**  
 Garage Capacity **2**  
 Garage Type **Detached**  
 Year Built **1906**  
 Construction Status  
 Fireplace **Yes**  
 Fireplace Type **Gas**  
 Approx Lot Dimension **85 x 140**  
 Approx Number of Acres **0.27**  
 Waterfront Type  
 Waterfront Name  
 Waterfrontage - ft  
 Tax Year **2024**  
 Tax Amount **\$12,848.00**



## LISTING INFORMATION

Agent - Agt Nm Ph **Brian Rud - Cell: 218-340-5412**  
 List Ofc 1 - Ofc Nm Ph **Messina & Associates Real Estate - Main: 218-728-4436**  
 Showing Instructions  
 Appointment Phone

Foreclosure **No**  
 Potential Short Sale **No**  
 Lender Owned

Directions **From E Superior St turn up 24th Ave E, then take a right on E 3rd St. to property**

Owner Is an Agent  
 Occupied By  
 Rental License  
 Ownership Type  
 % of Ownership  
 Association Fee  
 Association Fee Amount

Original Price **\$849,000**  
 Listing Date **5/11/2024**  
 Price Date **6/24/2024**  
 Off Market Date **5/14/2024**  
 Agent Hit Count **94**  
 Client Hit Count **16**

## PROPERTY INFORMATION

Room Name	Width	Length	Level	Room Remarks
Foyer	23'0	10'6	Main	Impressive Entry with shiny hardwood floors!
Living Room	15'3	19'5	Main	Formal Living Room with Fireplace and windows surrounding you!
Dining Room	15'7	17'8	Main	Formal Dining Room, hardwood floors and built-ins
Other	14'0	16'4	Main	Use as a Home Office or perfect as a crafting room!
Kitchen	15'5	18'7	Main	Incredible Kitchen with breakfast bar, pantry and wine storage.
Other	9'2	13'6	Main	Bonus Sitting Room or Library...hardwood floors, built-ins - such a special room
Bedroom	14'4	15'3	Upper	Upper Level bedroom with hardwood flooring
Bedroom	14'10	16'2	Upper	Upper Level bedroom
Primary Bedroom	15'8	18'1	Upper	Master Bedroom with walk-in closet and private 3/4 bath
Laundry Room	5'3	10'3	Upper	Laundry Room conveniently placed on the floor with 3 bedrooms!
Rec Room	14'3	21'8	Third	Additional living space with a wet bar, office nook and a 3/4 bath.
Bedroom	11'9	14'9	Third	4th Bedroom up on this floor!

## Baths

Full Baths	1	Bath Description	<b>1/2 Basement, 3/4 Master,</b>	Monthly Heat Cost	Foundation Dimensions	<b>38 x 36 + ...</b>
3/4 Baths	2		<b>1/2 Main Floor, Private</b>	Monthly Water Cost	Total Fin Square Footage	<b>4,317</b>
1/2 Baths	2		<b>Master, 3/4 Upper, Full</b>	Monthly Electric Cost	Fin Footage-Above Grade	<b>4,038</b>
1/4 Baths	0		<b>Upper</b>	Monthly Sewer Cost	Fin Footage-Below Grade	<b>279</b>
		Stories	<b>2.25 - 2.75 Story</b>			

**Public Remarks** Wanting to live in the heart of the historic Congdon mansion district? The location couldn't be better! Want to live in a classic beautiful brick four square home with a great floor plan, many updates, yet retaining so much of its original character? This home is your classic beauty... you'll immediately realize as you walk up the steps to the huge front covered porch with its grand pillars & original tongue and groove unpainted hardwood ceiling that this house has something special inside. Entering into the home, seeing the natural light from all of the windows hit the refinished original hardwood flooring and the semi-open floorplan with beautiful staircase, formal living room, sitting room, and updated kitchen off in the distance, will leave you immediately impressed by it & wanting to see more. As you tour you will find there is over 4300 sq ft of finished living space over 3 levels and surprising basement finishing touches as well. Don't miss the lakeviews as they appear on the 2nd and 3rd levels! The exterior of the property is just as great with an oversized 2 stall garage w/attached pottery studio next to a fenced in yard full of raised bed gardens & perennials. All of which is so hard to find in this neighborhood where off street parking and green space is at a premium. The best way to describe this house is it is a clean, bright, and character filled home that has been maintained and improved upon over the years for the next owner to fully enjoy! Come and see it today as it is sure to sell quickly!

MLS # 6113621

Address: 2407 E 3rd St

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**LOT INFORMATION**

**Legal Description** E 1/2 OF LOT 12 & ALL OF LOT 13 & WLY 25 FT OF LOT 14 BLOCK 007 LONGVIEW ADDITION TO DULUTH & WLY 25 FT OF LOT 12 ALL OF LOT 13 & ELY 1/2 OF LOT 14 BLOCK 003 WOOSTER DIVISION OF DULUTH

Leased Land  
Lot Lease Amount  
Prop Adjoins Public Land  
Rd Btwn Wtrfrnt and Home

**Owned** New Development  
Planned Unit Development  
# Available Development Units  
Approx Tillable Acres  
Approx Pasture Acres  
Approx Wooded Acres

**No**  
Auction  
Auction Type  
Auction Start Date  
Auction Site  
Auctioneer License #

**FINANCIAL INFORMATION**

Parcel Number **010-4740-00390 & 010-3090-01020**  
Classification (MN) **Homestead**  
Tax Year **2024**  
Tax Amount **\$12,848.00**  
Assessments **Yes**  
Assessment Balance **\$25.00**  
Taxes With Assessments

Monthly Water Cost  
Monthly Sewer Cost  
Monthly Electric Cost  
Monthly Gas/Propane/Oil Cost  
Monthly Alt Fuel Cost  
Association Fee  
Association Fee Amount  
Association Fee Frequency

Insurance Fee  
Insurance Fee Amount  
Insurance Fee Frequency  
Separate Insurance Fee  
Sep Insurance Fee Amt  
**No** Sep Ins Fee Frequency

**FEATURES**

Basement Material **Stone**  
Basement Style **Full**  
Basement Features **Partially Finished, Family/Rec Room, Utility Room**  
Construction Status  
Exterior **Brick**  
Dining **Breakfast Bar, Formal Dining Room**  
Heat **Boiler, Fireplace, In Floor, Natural Gas**  
Sewer **City**  
Water **City**  
Amenities **Hardwood Floors, Natural Woodwork, Tiled Floors, Walk-In Closet, Center Hall, Foyer Entry, 2nd Floor Laundry**  
Parking/Driveway **Off Street**  
Power Company **Minnesota Power**  
Terms **Cash, Conventional**

**ADDITIONAL PHOTOS****SOLD INFORMATION**

How Sold **CONVENTIONAL**  
Sold Price **\$880,000**  
Contract Accepted Date **5/14/2024**  
Closing Date **6/21/2024**  
Sellers Contribution  
Sellers Contribution Amt

Sell Agt 1 - Agt Name  
Sell Ofc 1 - Ofc Name  
Sell Team - Team Name  
CoSellAgt - Agt Name  
CoSellOfc - Ofc Name

*This information is deemed reliable, but not guaranteed.*

MLS # 6113153

Address: 3330 E 1st St

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## ALL FIELDS DETAIL



Sub Type **SF/Detached**  
 Address **3330 E 1st St**  
 Unit  
 Address 2  
 City **Duluth**  
 State **MN**  
 Zip **55804**  
 Sale/Rent  
 Days On Market **5**  
 Cumulative DOM **5**  
 School District **Duluth #709**  
 Style **Traditional**  
 Price Per SQFT **\$223.64**  
 Leased Land **Owned**  
 Lot Lease Amount

Total Bedrooms **5**  
 Total Bathrooms **3**  
 Garage Capacity **3**  
 Garage Type **Attached, Tuckunder**  
 Year Built **1925**  
 Construction Status  
 Fireplace **Yes**  
 Fireplace Type **Wood Burning**  
 Approx Lot Dimension **150x150**  
 Approx Number of Acres **0.52**  
 Waterfront Type  
 Waterfront Name  
 Waterfrontage - ft  
 Tax Year **2024**  
 Tax Amount **\$8,793.00**

MLS # **6113153**  
 Asking Price **\$699,900**  
 Status **SOLD**

Showing Start Date



## LISTING INFORMATION

Agent - Agt Nm Ph **Benjamin Funke - Cell: 218-310-3849**  
 List Ofc 1 - Ofc Nm Ph **RE/MAX Results - Firm: 218-722-2810**  
 Showing Instructions  
 Appointment Phone

Foreclosure **No**  
 Potential Short Sale **No**  
 Lender Owned

Directions **North on Superior St to Left on 34th Ave E. Home on Left corner of 33rd and 1st St**

Owner Is an Agent  
 Occupied By  
 Rental License  
 Ownership Type  
 % of Ownership  
 Association Fee  
 Association Fee Amount

Original Price **\$699,900**  
**No** Listing Date **4/16/2024**  
 Price Date **6/6/2024**  
**No** Off Market Date **4/21/2024**  
 Agent Hit Count **150**  
 Client Hit Count **34**  
**No**

## PROPERTY INFORMATION

Room Name	Width	Length	Level	Room Remarks
Living Room	14.4	21.4	Main	
Sunroom	9.9	15.9	Main	
Dining Room	13.5	14.5	Main	
Kitchen	9.0	27.4	Main	
Primary Bedroom	14.5	16.1	Second	
Bedroom	10.10	18.10	Second	
Bedroom	10.7	11.5	Second	
Bedroom	11.4	12.9	Second	
Rec Room	9.1	20.8	Third	
Family Room	10.3	10.3	Lower	
Mud Room	9.11	9.11	Lower	
Utility Room	11.0	11.0	Lower	

## Baths

Full Baths	<b>1</b>	Bath Description	<b>1/4 Basement, Full Upper, Full Jack &amp; Jill</b>
3/4 Baths	<b>1</b>		
1/2 Baths	<b>0</b>	Stories	<b>2.25 - 2.75 Story</b>
1/4 Baths	<b>1</b>	Main Floor Bedroom	<b>No</b>
		Main Floor Bath	<b>No</b>

Monthly Heat Cost		Foundation Dimensions	<b>24x28+15x16</b>
Monthly Water Cost	<b>\$28/m</b>		<b>+13x16+5x16</b>
Monthly Electric Cost	<b>130/m</b>		<b>+2x11</b>
Monthly Sewer Cost	<b>\$41/m</b>	Total Fin Square Footage	<b>3,300</b>
		Fin Footage-Above Grade	<b>2,970</b>

**Public Remarks** Historic home with modern conveniences. This expertly crafted colonial features 4+bedrooms, 3 bathrooms, and a spacious 3 stall attached garage in the heart of the Congdon neighborhood. Filled with original charm, the home has beautifully preserved hardwood floors, crown molding, high ceilings, and original tile work including the Batchelder Tile fireplace in the living room. The first floor includes a large living room, sunroom, formal dining room, breakfast nook and renovated kitchen with direct access to the newly refinished deck with sweeping views of the woods on this nearly half-acre property. The second floor features four large bedrooms and two bathrooms, including a primary suite with a newly renovated bathroom with high-end stone and tile finishings. The home doesn't stop there, a finished attic offers views of Lake Superior and space for a home office, playroom or guest room and the bonus room in the basement makes a perfect workout room. The wooded property of this Congdon home features a fenced in yard, a pergola with a fire pit, low-maintenance, deer-resistant landscaping and a new driveway. This charmer is within the most sought after neighborhood in Duluth, within walking distance to Congdon Elementary, Ordean East Middle School, East High School, Holy Rosary, Glensheen Mansion, the Lakewalk Trail and amazing hiking along Tischer Creek.



MLS # 6113153

Address: 3330 E 1st St

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**LOT INFORMATION****Legal Description** LOTS 1 2 AND 3, BLOCK 006 REARR PART EAST DULUTH & FIRST ADD TO EAST DULUTH

Leased Land  
 Lot Lease Amount  
 Prop Adjoins Public Land  
 Rd Btwn Wtrfrnt and Home

**Owned** New Development  
 Planned Unit Development  
 # Available Development Units  
 Approx Tillable Acres  
 Approx Pasture Acres  
 Approx Wooded Acres

**No**  
 Auction  
 Auction Type  
 Auction Start Date  
 Auction Site  
 Auctioneer License #

**FINANCIAL INFORMATION**

Parcel Number **010-1370-01190**  
 Classification (MN) **NonHomestead**  
 Tax Year **2024**  
 Tax Amount **\$8,793.00**  
 Assessments **Unknown**  
 Assessment Balance **\$25.00**  
 Taxes With Assessments **\$8,818.00**

Monthly Water Cost **\$28/m** Insurance Fee  
 Monthly Sewer Cost **\$41/m** Insurance Fee Amount  
 Monthly Electric Cost **130/m** Insurance Fee Frequency  
 Monthly Gas/Propane/Oil Cost **105/m** Separate Insurance Fee  
 Monthly Alt Fuel Cost  
 Association Fee **No** Sep Insurance Fee Amt  
 Association Fee Amount  
 Association Fee Frequency Sep Ins Fee Frequency

**FEATURES**

Basement Material **Concrete Block**  
 Basement Style **Partial**  
 Basement Features **Unfinished, Family/Rec Room, Utility Room**  
 Construction Status  
 Exterior **Stucco**  
 Dining **Formal Dining Room**  
 Heat **Boiler, Fireplace, Radiant, Natural Gas**  
 Air Conditioning **None**  
 Sewer **City**  
 Water **City**  
 Amenities **Eat-In Kitchen, Hardwood Floors, Tiled Floors, Walk-In Closet**  
 Amenities-Exterior **Deck, Fenced Yard - Full**  
 Appliances **Dishwasher, Dryer, Exhaust Fan/Hood, Range/Stove, Refrigerator, Washer**  
 Power Company **Minnesota Power**

**ADDITIONAL PHOTOS****SOLD INFORMATION**

How Sold **CONVENTIONAL**  
 Sold Price **\$738,000**  
 Contract Accepted Date **4/21/2024**  
 Closing Date **6/6/2024**  
 Sellers Contribution  
 Sellers Contribution Amt

Sell Agt 1 - Agt Name  
 Sell Ofc 1 - Ofc Name  
 Sell Team - Team Name  
 CoSellAgt - Agt Name  
 CoSellOfc - Ofc Name

*This information is deemed reliable, but not guaranteed.*



MLS # 6117667

Address: 2400 E Superior St

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## ALL FIELDS DETAIL



Sub Type **SF/Detached**  
 Address **2400 E Superior St**  
 Unit  
 Address 2  
 City **Duluth**  
 State **MN**  
 Zip **55812**  
 Sale/Rent  
 Days On Market **48**  
 Cumulative DOM **48**  
 School District **Duluth #709**  
 Style **Colonial/Tudor**  
 Price Per SQFT **\$117.88**  
 Leased Land **Owned**  
 Lot Lease Amount

Total Bedrooms **6**  
 Total Bathrooms **6**  
 Garage Capacity **1**  
 Garage Type **Detached**  
 Year Built **1909**  
 Construction Status  
 Fireplace **Yes**  
 Fireplace Type **Wood Burning**  
 Approx Lot Dimension **IRRG.**  
 Approx Number of Acres **0.65**  
 Waterfront Type  
 Waterfront Name  
 Waterfrontage - ft  
 Tax Year **2024**  
 Tax Amount **\$22,292.00**

MLS # **6117667**  
 Asking Price **\$850,000**  
 Status **PENDING**

Showing Start Date

[Virtual Tour](#)

## LISTING INFORMATION

Agent - Agt Nm Ph **Susan Dusek - Cell: 218-390-6673**  
 List Ofc 1 - Ofc Nm Ph **Edina Realty, Inc. - Duluth - Main: 218-728-7700**  
 Showing Instructions  
 Appointment Phone

Foreclosure **No**  
 Potential Short Sale **No**  
 Lender Owned

Directions **From 21st Ave E, turn east onto Superior St.**  
**Home is located on the lower side of Superior St.**  
**Sign: for the Duluth Woman's Club.**

Owner Is an Agent  
 Occupied By  
 Rental License  
 Ownership Type  
 % of Ownership  
 Association Fee  
 Association Fee Amount

Original Price **\$850,000**  
**No** Listing Date **1/31/2025**  
 Price Date **1/31/2025**  
**No** Off Market Date **4/24/2025**  
 Agent Hit Count **173**  
 Client Hit Count **17**  
**No**

## PROPERTY INFORMATION

Room Name	Width	Length	Level	Room Remarks
Entry	24.1	8.5	Main	Tile entryway and sitting area for guest to comfortably remove their shoes and jackets.
Living Room	19.4	33.9	Main	Spacious open living room with gorgeous tile fireplace.
Dining Room	15.1	19.9	Main	Formal dining room with beautiful views of the lake.
Sunroom	14.8	31.6	Main	Full season sunroom with spectacular views of the lake!!
Other	15.1	25	Main	Sitting Room: Great bonus sitting area.
Kitchen	18.1	36.1	Main	Commercial grade kitchen,
Bedroom	19.1	17.9	Second	Currently being used as an office space.
Bedroom	19.6	19.1	Second	Spacious room with fireplace and second kitchen! Gorgeous views of Lake Superior. Kitchen is an
Bedroom	16	15.2	Second	Large bedroom with (2) closets and a private half bath. Plumbing still there to add bathtub or
Bedroom	16.6	18	Second	Beautiful views of Lake Superior!!
Bedroom	13.8	12.6	Second	Nice sized room, private -at the end of the hallway.
Bedroom	15.1	19.3	Basement	Hardwood floors and great views of the lake!

## Baths

Full Baths	2	Bath Description	<b>Full Basement, Full Master, 1</b>	Monthly Heat Cost	Foundation Dimensions	<b>3419 Sq. Ft.</b>
3/4 Baths	0		<b>/2 Main Floor, 1/2 Upper</b>	Monthly Water Cost	Total Fin Square Footage	<b>7,211</b>
1/2 Baths	4	Stories	<b>2.25 - 2.75 Story</b>	Monthly Electric Cost	Fin Footage-Above Grade	<b>6,513</b>
1/4 Baths	0	Main Floor Bedroom	<b>No</b>	Monthly Sewer Cost	Fin Footage-Below Grade	<b>698</b>
		Main Floor Bath	<b>Yes</b>			

**Public Remarks** Welcome to a rare gem of Duluth history! Originally built in 1910 for Alexander and Catherine Hartman, this stunning red brick Tudor home has been lovingly cared for and preserved since its acquisition by the Duluth Woman's Club in 1936. For the first time in decades, this piece of history is available to a discerning buyer seeking to own a timeless treasure. This extraordinary estate boasts 6 sizable bedrooms, 6 bathrooms, and panoramic views of Lake Superior, providing the perfect blend of classic elegance and modern comfort. Step inside, and you'll be captivated by the home's original character, including Honduran mahogany paneling and exquisite woodwork that transport you back in time. The grand, wall-sized aquamarine hand-fired tile fireplace is a show-stopping feature, adding warmth and a touch of artistry to the living space. Recent updates include a newer boiler, handicap accessible first floor bathroom, tuck-pointing on much of the exterior brick, an upgraded security system, and a fully-equipped commercial kitchen. The second-floor apartment, complete with its own kitchen and full bathroom, offers a private living space opportunity. Additionally, the home boasts updated plumbing, electrical systems, and a completely redone sewer line—all of which ensure modern convenience while maintaining the home's historic charm. The spacious sunroom is a true highlight. Overlooking the expansive backyard and offering stunning panoramic views of Lake Superior, it is an idyllic space for both relaxation and entertaining. Set on a large lot with unparalleled vistas, this home offers a peaceful retreat while being deeply connected to the rich heritage of Duluth. Homes like this

MLS # 6117667

Address: 2400 E Superior St

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**LOT INFORMATION****Legal Description** Lengthy - Please see Associated Docs.

Leased Land  
 Lot Lease Amount  
 Prop Adjoins Public Land  
 Rd Btwn Wtrfrnt and Home

**Owned** New Development  
 Planned Unit Development  
 # Available Development Units  
 Approx Tillable Acres  
 Approx Pasture Acres  
 Approx Wooded Acres

**No** Auction  
**No** Auction Type  
 Auction Start Date  
 Auction Site  
 Auctioneer License #

**No****FINANCIAL INFORMATION**

Parcel Number **010-2080-02340**  
 Classification (MN) **NonHomestead**  
 Tax Year **2024**  
 Tax Amount **\$22,292.00**  
 Assessments **No**  
 Assessment Balance  
 Taxes With Assessments

Monthly Water Cost  
 Monthly Sewer Cost  
 Monthly Electric Cost  
 Monthly Gas/Propane/Oil Cost  
 Monthly Alt Fuel Cost  
 Association Fee  
 Association Fee Amount  
 Association Fee Frequency

Insurance Fee  
 Insurance Fee Amount  
 Insurance Fee Frequency  
 Separate Insurance Fee  
 Sep Insurance Fee Amt  
**No** Sep Ins Fee Frequency

**FEATURES**

Basement Material **Other**  
 Basement Style **Full**  
 Basement Features **Egress Windows, Partially Finished, Walkout, Bath, Bedrooms, Utility Room, Washer Hook-Ups, Dryer Hook-Ups**  
 Construction Status  
 Exterior **Brick**  
 Roof **Asphalt Shingles**  
 Windows **Wood Frame**  
 ADA Features **Grab Bars in Bathroom**  
 Dining **Formal Dining Room**  
 Heat **Boiler, Natural Gas**  
 Air Conditioning **None**  
 Sewer **City**  
 Water **City**  
 Amenities **Hardwood Floors, Natural Woodwork, Beamed Ceilings, Foyer Entry**  
 Amenities-Exterior **Deck, Porch**  
 Lot Description **Irregular Lot**  
 Road Frontage **City, Sidewalk**  
 Road Maintenance **Public**  
 View **Lake Superior**  
 Power Company **Minnesota Power**  
 Terms **Cash, Conventional**

**ADDITIONAL PHOTOS****SOLD INFORMATION**

How Sold  
 Sold Price  
 Contract Accepted Date **4/24/2025**  
 Closing Date **5/30/2025**  
 Sellers Contribution  
 Sellers Contribution Amt

Sell Agt 1 - Agt Name  
 Sell Ofc 1 - Ofc Name  
 Sell Team - Team Name  
 CoSellAgt - Agt Name  
 CoSellOff - Ofc Name

*This information is deemed reliable, but not guaranteed.*