Appea	Number	::

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 - 0032	0
Property Address (if applicable):	9 St. Dulut, MN 55812
Name: Anna Bedogne	Davtime Phone: 2107-909-8970
E-mail Address: drannabedogne @	amail com
	- Jindanie -

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; <u>please support your appeal with facts to</u> <u>demonstrate property value</u>. 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 ve prochased our home 3.5 years ago for 720K & Now properly is assessed for 941K + we do not think we cauld sell our home for that. I have a thached the comps, there are only a few available. Please note 1000 Vermillim by Sold for \$ 825,500 (\$426.32/syft) + was purchased by the Cargill family for an unusually nigh price / sg ft. - 2400 superior st sold for \$ 117.88 price / sg ft with 7211 sg ft for 850K - 3330 Elst St Sold for \$ 699,900 \$223.64/sqff

City of Duluth Local Board of Appeal & Equalization

-2407 E3rd St sold for \$849,000 \$203.85/50 A

- Our realter came & measure Sg foctage of air house because we felt it was inaccurately listed ( 5860 & cause we felt it was inaccurately listed ( 5860 & she measured it @ 4824. 55 sgft Also air neighbors have a larger lot STZO, numhane nat looks much larger had their taxes/value Leenase.

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, 3nd Floor of City Hall. This meeting is open to the public.

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

**View Listings** 

Sub Type SF/Detached Total Bedrooms 2   Address 1600 Vermilion Rd Garage Capacity 1   Address 2 Duluth Garage Type Detached   City Duluth State 1912   Communitive DOM 29 Wood Burning See survey   Sale/Rent 29 Wood Burning See survey   Sale/Rent 29 Waterfront Type Wood Burning   State MN 29 Waterfront Type See survey   State Duluth #709 Catasing Trutor See survey   School District Catasing Trutor State See survey   State Data Duluth #709 State See survey   State Data Data Bennett - Cell: 218-343-8444 See survey   Original Price See Superior St, North on Hawthorne Rd to Owner Is an Agent   Corner of Hawthorne & Vermilion. Ownership Type		DETAIL		Sub Type	c			Total R	adrooms	-	
Address Unit Address 2   1600 Vermilion Rd   Garage Capacity   1     Address 2   Duluth Address 2   Garage Type   Detached Year Built   1912     Cry State   MN   Type S5812   Provide State   Yes   Wood Burning     Sale/Rent   Sale/Rent   29   Provide State   Yes   Wood Burning     School District   29   Duluth #709   State/free Per SOFT   Yes   State/free Per SOFT   Vermilative DOM     Style   Style   Duluth #709   Common Lot Lease Amount   Yes   Noterfront Type   Waterfront tage - ft   Tax Amount   \$8,687.00     If   No Lot Lease Amount   Lot Lease Amount   Common Sale   No   Potential Short Sale   No     If NPRMATION   It No Rh   Messina & Associates Real Estate - Main: 218-728-4436   Foreclosure   No   No     If No Rh   Messina & Associates Real Estate - Main: 218-728-4436   Foreclosure   No   No     If Corner of Hawthorne & Vermilion.   Owner Is an Agent Occupied By   Original Price   \$825,500     Vint Corner of Hawthorne & Vermilion.   Ownership Type   % of Ownership   Association Fee Amount   Yes			N/	Sub Type	s			Total R	adrooms	-	
Address Unit   1600 Vermilion Rd   Garage Capacity   1     Garage Type   Detached     City   Duluth   1912     State   MN   State   State     State   MN   State   Yes     State   MN   Yes   Yes     State   State   Yes   Yes     State   Duluth #709   Waterfront Type   Wood Burning     State   State   Yes   Yes     Price Per SQFT   #25.33   Yes   Yes     Let Lease Amount   State   Yes   Yes     State   No   Yes   Yes     State   State   Nament   State     State   No   Yes   Yes     State   State   Namount   States     State </td <td></td> <td></td> <td>L'A</td> <td></td> <td></td> <td>r/Detached</td> <td></td> <td></td> <td></td> <td></td> <td></td>			L'A			r/Detached					
Unit   Address 2     City   Duluth     State   MN     Zip   55812     Sale/Rent   29     School District   State Price Per SUP     School District   Construction Status     Strice Price Per SUP   State Construction Status     Fireplace Type   Wood Burning     Approx Number of Acress   0.57     Waterfront Type   Waterfront Name     Vaterfront Type   Waterfront Name     Waterfront Type   Waterfront Struct     Mart Date   Price Per SUP     Style   Construction Status     Mart Date   Price Per SUP     Mart Date   Price Per SUP     Materfront Name   Waterfront State - Main: 218-728-4436     nstructions   Style     Structions   Construction State No     Lot Lease Amount   Owner Is an Agent     Occupied By   Construction State No     Lender Owner Stip Type   % of Ownership Type     % of Ownership Type   % of Ownership Type     % of Ownership Type   % of Ownership Type     % of Ownership Type   % of Ownership Type				Addroce		600 Vermilion	Рd				
City   Duluth   Construction Status   Yes     State   MN   Fireplace   Yes     Sale/Rent   29   Approx Lot Dimension   see survey     Sale/Rent   29   Approx Number of Acres   0.57     School District   Duluth #709   Waterfront Name   Waterfront Name     School District   Contract of Acres   0.57   Waterfront Name     School District   Contract of Acres   0.57   Waterfront Name     Waterfront Name   Waterfront Name   Waterfront Name   Waterfront Name     Materfront Name   Waterfront Status   State School   School District     Information   Contract of Acres   0.57   Waterfront Name     Waterfront Name   Waterfront Name   Waterfront Name   Waterfront Name     Informations   Let Lease Amount   \$8,687.00   School District   School District     Informations   Lot Lease Amount   Contract of Acres   No   Proceologue   School District     Informations   Contract of Mawthorne Rd to   Corner of Hawthorne & Vermilion   Owner Is an Agent   Original Price   \$825,500     Corner of H		THE REAL PROPERTY.			1	ooo verminon	κμ				
State   MN     Zip   55812     State   MN     Zip   55812     State   State     State   State     State   State     State   State     State   State     State   State     State   Price     State   State     State   State     State   Price     State   State     State   Price     Price   Price     State   Price     State		1 10 10 10 10 10 10 10 10 10 10 10 10 10								1912	
Zip   55812   Fireplace Type   Wood Burning     Sale/Rent   Sale/Rent   Approx Lot Dimension   see survey     Sale/Rent   29   Approx Lot Dimension   see survey     School District   Duluth #709   Waterfront Name   Waterfront Name     School District   Duluth #709   Waterfront Name   Waterfront Name     yt   Price Per SQFT   425.3   Waterfront Name     Leased Land   Lot Lease Amount   \$36,687.00     yt   No Ph   Deanna Bennett - Cell: 218-343-8444   Foreclosure   No     Ofrom Ph   Messina & Associates Real Estate - Main: 218-728-4436   School District   No   Potential Short Sale   No     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 Association Fee Association Fee Amount   No   Original Price # 3/5/2024     Yes   Off Market Date 4/3/2024   Agent Hit Count 148   Client Hit Count 148     Client Hit Count 148   Client Hit Count 148   Client Hit Count 148		an state	1.1.							Vac	
Sale/Rent by Son Market Style start Date   29 School District Price Per SQFT Style Leased Land Lot Lease Amount   Approx Lot Dimension Approx Number of Acres 0.57 Waterfront Type Waterfront Type Waterfront Type Waterfront Type Waterfront Type Waterfront Type Waterfront Style Tax Amount   Approx Number of Acres 0.57 Waterfront Type Waterfront Type Waterfront Type Waterfront Style Tax Year     INFORMATION If Nm Ph Original Price Corner of Hawthorne & Vermilion.   Duluth #709 Comile (1700) Style   Style Comile (1700) Style Leased Land Lot Lease Amount   Style Style Style Comile (1700) Style Leased Land Lot Lease Amount   Style Style Style Leased Land Lot Lease Amount   Style Style Style Leased Land Lot Lease Amount   Style Style Style Leased Land Lot Lease Amount   Style Style Style Lot Lease Amount   Style Style Style Leased Land Leased Land Leased Land   Style Style Lot Lease Amount   Style Style Style Style Style Style Style Style Lassed Land   Style Style Lassed Land   Style S					-						ng
ce   255,50   Cumulative DOM   29     School District   Duluth #709   Waterfront Type     start Date   Style   Cotomial/Tudor     Price Per SQFT   226.3   Waterfront Type     Leesed Land   Waterfront Type   Waterfront Name     INFORMATION   tot Lease Amount   \$8,687.00     gt Nm Ph   Deanna Bennett - Cell: 218-343-8444   Foreclosure   No     - Ofc Nm Ph   Messina & Associates Real Estate - Main:   218-728-4436   Foreclosure   No     nstructions   Original Price   \$825,500   Coriginal Price   \$825,500     From E Superior St, North on Hawthorne Rd to corner of Hawthorne & Vermilion.   Owner Is an Agent Occupied By Rental License   No   Listing Date   3/5/2024     Waterfront Type   % of Ownership Type   Association Fee Amount   No   Style   Versition     TY INFORMATION   TY INFORMATION   TYpe   No   No   Style   No	1LS #	61	112005					Approx	Lot Dimension		-
Solution   School District Style   Duluth #709 Comma/Tudor Price Per SQFT Leased Land   Waterfront Name Waterfrontage - ft Tax Year   2024 Tax Amount     INFORMATION gt Nm Ph   Lot Lease Amount   \$8,687.00     INFORMATION gt Nm Ph   Deanna Bennett - Cell: 218-343-8444 - Ofc Nm Ph   Foreclosure Messina & Associates Real Estate - Main: 218-728-4436   Foreclosure Potential Short Sale   No Potential Short Sale     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   No   Original Price Listing Date 5/15/2024   \$825,500 Listing Date 5/15/2024     VY INFORMATION   TY INFORMATION   The No   No   No   No	sking Price	68	825,500			-				0.57	
Start Date   Style Price Per SQFT Leased Land   Cotomial/Tudor Y225.3   Waterfrontage - ft Tax Year Tax Amount   2024 Tax Amount     III   Lot Lease Amount   \$8,687.00     INFORMATION gt Nm Ph   Deanna Bennett - Cell: 218-343-8444 - Ofc Nm Ph   Start Date   Foreclosure Potential Short Sale   No Potential Short Sale   No     INFORMATION gt Nm Ph   Deanna Bennett - Cell: 218-343-8444 - Ofc Nm Ph   Owner Is an Agent Occupied By Rental License Owner Is an Agent Occupied By Rental License Ownership Type % of Ownership Association Fee Association Fee Association Fee Amount   No   Original Price 3/5/2024 Price Date 5/15/2024 Agent Hit Count   148 Client Hit Count     TY INFORMATION   TY INFORMATION   The Comparison of the advector	status	SC	ماه			-					
Interversion   Leased Land   Lob Lease Amount   Tax Amount   \$8,687.00     INFORMATION   gt Nm Ph   Deanna Bennett - Cell: 218-343-8444   Of Common Methods   Foreclosure   No     Potential Short Sale   No   Potential Short Sale   No     Potential Short Sale   No   Potential Short Sale   No     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 Type % of Ownership Association Fee Amount   No   Original Price   \$825,500     VI String Date   3/5/2024   Price Date   3/5/2024   Price Date   3/5/2024     Womership Type % of Ownership Association Fee Amount   No   Client Hit Count   148   Client Hit Count   148     TY INFORMATION   Type Mattion   Station Fee Amount   No   No   No   No	bowing Start D	Data		Style	C		F	Waterf	rontage - ft		
IT   Lot Lease Amount     INFORMATION   INFORMATION     gt Nm Ph   Deanna Bennett - Cell: 218-343-8444     - Ofc Nm Ph   Messina & Associates Real Estate - Main: 218-728-4436     nstructions   Instructions     ent Phone   Foreclosure     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 Type % of Ownership Type % of Ownership Association Fee Amount     VI INFORMATION   Utility INFORMATION	slowing start D	Date									
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gt Nm Ph   Deanna Bennett - Cell: 218-343-8444   Foreclosure   No     Ofc Nm Ph   Messina & Associates Real Estate - Main: 218-728-4436   Foreclosure   No     Instructions ent Phone   Corner of Hawthorne Rd to corner of Hawthorne & Vermilion.   Owner Is an Agent   No   Original Price   \$825,500     Use of the state of the st	<u>/irtual Tour</u>							M	Ð		
- Ofc Nm Ph   Messina & Associates Real Estate - Main: 218-728-4436   Potential Short Sale No     nstructions   ender Owned     From E Superior St, North on Hawthorne Rd to   Original Price   \$825,500     corner of Hawthorne & Vermilion.   Owner Is an Agent   No   Listing Date   3/5/2024     Price Date   5/15/2024   Price Date   5/15/2024     Ownership Type   Agent Hit Count   148     Ownership   Client Hit Count   148     % of Ownership   Client Hit Count   22     Association Fee   No   Association Fee Amount     TY INFORMATION   TY INFORMATION   Total Count   Association Fee											
Instructions ent Phone Lender Owned From E Superior St, North on Hawthorne Rd to corner of Hawthorne & Vermilion. Owner Is an Agent Occupied By Rental License Wessociation Fee Association Fee Amount TY INFORMATION							310 730 4436				
From E Superior St, North on Hawthorne Rd to corner of Hawthorne & Vermilion.   Owner Is an Agent Occupied By   Original Price   \$825,500     Occupied By   Price Date   3/5/2024     Price Date   5/15/2024     Ownership Type   Agent Hit Count   148     % of Ownership   Client Hit Count   22     Association Fee   No   No     TY INFORMATION   Triangle   Agent Hit Count	Showing Instruc		Messin	a & Assoc	clates Rea	il Estate - Main	: 218-728-4436			sale No	
corner of Hawthorne & Vermilion.   Owner Is an Agent   No   Listing Date   3/5/2024     Occupied By   Price Date   5/15/2024     Rental License   Yes   Off Market Date   4/3/2024     Ownership Type   Agent Hit Count   148     % of Ownership   Client Hit Count   22     Association Fee   No     Association Fee Amount   TY INFORMATION									conder office		
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vame wiath Length Level Room Remarks	Directions Fron corn	om E Sup mer of Ha	lawthori			rne Rd to	Occupied By Rental License Ownership Type % of Ownership Association Fee	Yes	Listing Date Price Date Off Market Date Agent Hit Count	3/5/2024 5/15/2024 4/3/2024 148	
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Room 15'5 8'10 Main	Directions From corn PROPERTY IN Room Name Foyer Living Room Dining Room	NFORMA	ATION Width 4'10 14'11 15'5	Length 7'4 13'4 8'10	<b>Level</b> Main Main Main		Occupied By Rental License Ownership Type % of Ownership Association Fee Association Fee Amount	Yes	Listing Date Price Date Off Market Date Agent Hit Count	3/5/2024 5/15/2024 4/3/2024 148	
Room 15'5 8'10 Main 10'2 20'10 Main	Directions From corn PROPERTY IN Room Name Foyer Living Room Dining Room Kitchen	NFORMA INFORMA	ATION Width 4'10 14'11 15'5 10'2	Length 7'4 13'4 8'10 20'10	<b>Level</b> Main Main Main Main Main	Room Rema	Occupied By Rental License Ownership Type % of Ownership Association Fee Association Fee Amount	Yes	Listing Date Price Date Off Market Date Agent Hit Count	3/5/2024 5/15/2024 4/3/2024 148	
Room     15'5     8'10     Main       10'2     20'10     Main       n     10'6     Second with 3/4 bath	Directions From corn PROPERTY IN Room Name Foyer Living Room Dining Room Kitchen Bedroom	NFORMA INFORMA	ATION Width 4'10 14'11 15'5 10'2 10	Length 7'4 13'4 8'10 20'10 10'5	<b>Level</b> Main Main Main Main Second	Room Remain with 3/4 bath	Occupied By Rental License Ownership Type % of Ownership Association Fee Association Fee Amount	Yes	Listing Date Price Date Off Market Date Agent Hit Count	3/5/2024 5/15/2024 4/3/2024 148	
Room     15'5     8'10     Main       10'2     20'10     Main       n     10'6     Second with 3/4 bath	Directions From corn PROPERTY IN Room Name Foyer Living Room Dining Room Kitchen	NFORMA INFORMA INFORMA INFORMA INFORMA INFORMA INFORMA INFORMA INFORMA INFORMA INFORMA INFORMA INFORMA INFORMA	ATION Width 4'10 14'11 15'5 10'2 10 14'5	Length 7'4 13'4 8'10 20'10 10'6 12'3	Level Main Main Main Main Second Second	Room Remain with 3/4 bath with primary of	Occupied By Rental License Ownership Type % of Ownership Association Fee Association Fee Amount	Yes	Listing Date Price Date Off Market Date Agent Hit Count	3/5/2024 5/15/2024 4/3/2024 148	
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aam 1411 124 Main	Directions Fron corn PROPERTY IN Room Name Foyer	om E Sup iner of Hi NFORMA le V 4	ATION Width 4'10	Length 7'4	nilion. Level Main		Occupied By Rental License Ownership Type % of Ownership Association Fee Association Fee Amount	Yes	Listing Date Price Date Off Market Date Agent Hit Count	3/5/2024 5/15/2024 4/3/2024 148	
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	PROPERTY IN Room Name Foyer Living Room	MFORMA NFORMA INFORMA INFORMA	ATION Width 4'10 14'11	Length 7'4 13'4	<b>Level</b> Main Main		Occupied By Rental License Ownership Type % of Ownership Association Fee Association Fee Amount	Yes	Listing Date Price Date Off Market Date Agent Hit Count	3/5/2024 5/15/2024 4/3/2024 148	
Room 15'5 8'10 Main	Directions From corn PROPERTY IN Room Name Foyer Living Room Dining Room	NFORMA	ATION Width 4'10 14'11 15'5	Length 7'4 13'4 8'10	<b>Level</b> Main Main Main		Occupied By Rental License Ownership Type % of Ownership Association Fee Association Fee Amount	Yes	Listing Date Price Date Off Market Date Agent Hit Count	3/5/2024 5/15/2024 4/3/2024 148	
Room 15'5 8'10 Main 10'2 20'10 Main	Directions From corn PROPERTY IN Room Name Foyer Living Room Dining Room Kitchen	NFORMA INFORMA	ATION Width 4'10 14'11 15'5 10'2	Length 7'4 13'4 8'10 20'10	<b>Level</b> Main Main Main Main Main	Room Rema	Occupied By Rental License Ownership Type % of Ownership Association Fee Association Fee Amount	Yes	Listing Date Price Date Off Market Date Agent Hit Count	3/5/2024 5/15/2024 4/3/2024 148	
Room     15'5     8'10     Main       10'2     20'10     Main       n     10'6     Second with 3/4 bath	Directions From corn PROPERTY IN Room Name Foyer Living Room Dining Room Kitchen Bedroom	NFORMA INFORMA	ATION Width 4'10 14'11 15'5 10'2 10	Length 7'4 13'4 8'10 20'10 10'5	<b>Level</b> Main Main Main Main Second	Room Remain with 3/4 bath	Occupied By Rental License Ownership Type % of Ownership Association Fee Association Fee Amount	Yes	Listing Date Price Date Off Market Date Agent Hit Count	3/5/2024 5/15/2024 4/3/2024 148	
Room15'58'10Main10'220'10Mainn10'6Second with 3/4 bathBedroom14'512'3Second with primary closet and 3/4 primary bath	Directions From corn PROPERTY IN Room Name Foyer Living Room Dining Room Kitchen Bedroom Primary Bedro	NFORMA INFORMA INFORMA INFORMA INFORMA INFORMA INFORMA INFORMA INFORMA INFORMA INFORMA INFORMA INFORMA INFORMA	ATION Width 4'10 14'11 15'5 10'2 10 14'5	Length 7'4 13'4 8'10 20'10 10'6 12'3	Level Main Main Main Main Second Second	Room Remain with 3/4 bath with primary of	Occupied By Rental License Ownership Type % of Ownership Association Fee Association Fee Amount	Yes	Listing Date Price Date Off Market Date Agent Hit Count	3/5/2024 5/15/2024 4/3/2024 148	

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!"

# 5/6/25, 8:08 PM

Address: 1630 Vermilion Rd

Page 2 of 2

# MLS # 6112516

Legal Description Please see associated docs for complete legal descriptions.

Leased Land Lot Lease Amount Prop Adjoins Public La Rd Btwn Wtrfrnt and H		Planned # Availa Approx Approx	velopment Unit Development Ible Development Units TIllable Acres Pasture Acres Wooded Acres	Auction Auction Type Auction Start D Auction Site Auctioneer Lice	
FINANCIAL INFORM	ATION				
Parcel Number	010-0680-000 010-0680-000		Monthly Water Cost Monthly Sewer Cost	201	rance Fee rance Fee Amount

Monthly Electric Cost

Monthly Alt Fuel Cost

Association Fee Amount

Association Fee Frequency

Association Fee

Monthly Gas/Propane/Oil Cost

	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

#### FEATURES

Basement Material Stone Basement Style Partial Basement Features Unfinished, Washer Hook-Ups, Dryer Hook -Ups Construction Status Exterior Brick, Stone, Wood **Boiler, Fireplace, Natural Gas** Heat Sewer City Water City Ceiling Fans, Eat-In Kitchen, Hardwood Amenities 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

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

#### 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
ALL FIEL	DS DETAIL		
		Sub Type	SF/Detached
e J		Address Unit	2407 E 3rd St
E T		Address 2	
SAL R.		City	Duluth
A States		State	MN
Part Part of		Zip	55812
MLS #	611253	Sale/Rent	
Asking Pri	ce \$849.080	Days On Marke	
Status	SOLD	Cumulative DOI	
Status	5010	School District	Duluth #709
Showing S	Start Date	Style	Traditional
on only a		Price Per SQFT	\$203.85
		Leased Land	Owned
Virtual To	<u>ur</u>	Lot Lease Amou	JNC

#### LISTING INFORMATION

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

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View Listings
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Page 1 of 2

4
5
2
Detached
1906
Yes
Gas
85 x 140
0.27
2024
\$12,848,00
+,- /0100

#### M

Foreclosure No Potential Short Sale No Lender Owned

Directions From E a right o		it turn up 2 t. to prope		E, then take	Owner Is an Agent Occupied By Rental License Ownership Type % of Ownership Association Fee Association Fee Amount	No No No	Original Price Listing Date Price Date Off Market Date Agent Hit Count Client Hit Count	94
PROPERTY INFO	MATION							
Room Name	Width	Length	Level	Room Rema	rks			
-		4 - 1 - 4						

Foyer	23'0	10'6	Main	Impressive Entry wit	mpressive Entry with shiny hardwood floors!					
Living Room	15'3	19'5	Main	Formal Living Room	with Fireplace and windows s	urrounding you!				
Dining Room	15'7	17'8	Main	Formal Dining Room	, hardwood floors and built-in	s				
Other	14'0	16'4	Main	Use as a Home Offic	e or perfect as a crafting roor	n!				
Kitchen	15'5	18'7	Main	Incredible Kitchen w	ith breakfast bar, pantry and	wine storage.				
Other	9'2	13'6	Main	Bonus Sitting Room or Libraryhardwood 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 Desc	ription	1/2 Basen	nent, 3/4 Master,	Monthly Heat Cost	Foundation Dimensions	38 x 36 +			
3/4 Baths 2			1/2 Main I	Floor, Private	Monthly Water Cost	Total Fin Square Footage	4,317			
1/2 Baths 2			Master, 3/	4 Upper, Full	Monthly Electric Cost	Fin Footage-Above Grade	4,038			
1/4 Baths 0			Upper		Monthly Sewer Cost	Fin Footage-Below Grade	279			
	Stories		2.25 - 2.7	5 Story						

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!

# Address: 2407 E 3rd St

**View Listings** 

No

# MLS # 6113621 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

Auction

Auction Type

Auction Site

Auction Start Date

Auctioneer License #

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

### FINANCIAL INFORMATION

Parcel Number	010-4740-00390 &	Monthly Water Cost		Insurance Fee
	010-3090-01020	Monthly Sewer Cost		Insurance Fee Amount
Classification (MN)	Homestead	Monthly Electric Cost		Insurance Fee Frequency
Tax Year	2024	Monthly Gas/Propane/Oil Cost		Separate Insurance Fee
Tax Amount	\$12,848.00	Monthly Alt Fuel Cost		Sep Insurance Fee Amt
Assessments	Yes	Association Fee	No	Sep Ins Fee Frequency
Assessment Balance	\$25.00	Association Fee Amount		
Taxes With Assessments		Association Fee Frequency		

#### FEATURES

FEATURES		ADDITIONAL PHOTOS	
Basement Material Basement Style Basement Features	Stone Full Partially Finished, Family/Rec Room,	Covered Front Porch	
	Utility Room		0
Construction Status			- C.L.
Exterior	Brick		
Dining	Breakfast Bar, Formal Dining Room		and an inclusion of
Heat	Boiler, Fireplace, In Floor, Natural Gas		
Sewer	City	Sitting Room / Library	
Water	City		"diff and
Amenities	Hardwood Floors, Natural Woodwork,		1000
	Tiled Floors, Walk-In Closet, Center Hall,		ha
	Foyer Entry, 2nd Floor Laundry		7.53
Parking/Driveway	Off Street		
Power Company	Minnesota Power		
Terms	Cash, Conventional		
		New Living Room	
		A REAL PROPERTY AND A REAL	







#### 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 CoSellOff - Ofc Name

This information is deemed reliable, but not guaranteed.

MLS #	6113153		Address:	333	30 E 1st St	
ALL FIEL	DS DETAI	L				
E I			Sub Type		SF/Detac	hed
	1		Address Unit		3330 E 1	it St
			Address 2 City State		Duluth MN	
ine second	Shere. 7	C. C. C. C.	Zip Sale/Rent		55804	
MLS # Asking Pri Status	ce 🤇	6113153 \$699,900 \$610	Days On Marke Cumulative DC School District	M	5 5 Duluth #	
Showing S	Start Date		Style Price Per SQFI Leased Land Lot Lease Amo		Tradition \$223.64 Owned	al C

#### 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

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

# View Listings

Year Built

Fireplace

Tax Year

M

Page 1 of 2

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

Foreclosure No Potential Short Sale No Lender Owned

	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 144: JAL

Room Name	Width	Length	Level Room Rema	arks			
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 1 3/4 Baths 1	Bath Desc	ription	1/4 Basement, Full Upp Full Jack & Jill	Monthly Water Cost	\$28/m	Foundation Dimensions	24x28+15x16 +13x16+5x16
1/2 Baths 0 1/4 Baths 1	Stories Main Floo Main Floo	r Bedroom r Bath	2.25 - 2.75 Story No No	Monthly Electric Cost Monthly Sewer Cost	130/m \$41/m	Total Fin Square Footage Fin Footage-Above Grade	

Owner Is an Agent

Association Fee Amount

Occupied By **Rental License** 

Ownership Type % of Ownership Association Fee

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.

Page 2 of 2

# MLS # 6113153 LOT INFORMATION

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

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

### FINANCIAL INFORMATION

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

Unknown

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

\$28/m Insurance Fee \$41/m Insurance Fee Amount 130/m Insurance Fee Frequency 105/m Separate Insurance Fee Sep Insurance Fee Amt

No

Sep Ins Fee Frequency No

# ADDITIONAL PHOTOS

Auction

Auction Type

Auction Site

Auction Start Date

Auctioneer License #

FEATURES		ADDITIONAL PHOTOS	
Basement Material Basement Style	Concrete Block Partial	AL-AL	
Basement Features	Unfinished, Family/Rec Room, Utility Room		199
Construction Status			and the second second
Exterior	Stucco		
Dining	Formal Dining Room		- Alter and a
Heat	Boller, Fireplace, Radiant, Natural Gas		
Air Conditioning	None		No.
Sewer	City		3.27
Water	City	THE REAL PROPERTY IN COMPANY	1
Amenities	Eat-In Kitchen, Hardwood Floors, Tiled		10 - T
	Floors, Walk-In Closet		1
Amenities-Exterior	Deck, Fenced Yard - Full		3000
Appliances	Dishwasher, Dryer, Exhaust Fan/Hood,		. 18.1.
	Range/Stove, Refrigerator, Washer		
Power Company	Minnesota Power	and the second	新教室
. ener estripuny			1



#### 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 CoSellOff - Ofc Name

This information is deemed reliable, but not guaranteed.

/25, 8:10 PM										
MLS # 6117667		Addre	ess: 2400	E Superior St						Page 1 of
ALL FIELDS DETA	IL									
	6117667	Sub Type Address Unit Address 2 City State Zip Sale/Rent	2. D M 5.	F/Detached 400 E Superior uluth IN 5812	St	Tol Ga Ga Ye: Co Fir Fir Ap	tal Ba rage ar Bu nstru eplac eplac prox	lt ction Status e e Type Lot Dimension	6 6 1 Detached 1909 Yes Wood Bui IRRG.	
Asking Price	\$850,000	Days On I Cumulativ	Market 4 /e DOM 4					Number of Acres	0.05	
Status	PENDING	School Dis	strict D	o uluth #709				ont Name		
Showing Start Date		Style Price Per : Leased La	C SQFT \$ and O	olonial/Tudor 117.88 wned		Wa Tax		ontage - ft	2024 \$22,292.0	DO
Virtual Tour		Lot Lease	Amount			м		0		
LISTING INFORM										
Agent - Agt Nm Ph List Ofc 1 - Ofc Nm Showing Instructior Appointment Phone	Ph <b>Edina l</b> Is				728-7700			Foreclosure Potential Short S Lender Owned	No ale No	
Such an even et										
Home is Sign: fo	s located or r the Dulut	the lowe	er side of s	rior St. Superior St.	Owner Is an Agent Occupied By Rental License Ownership Type % of Ownership Association Fee Association Fee Arr			Original Price Listing Date Price Date Off Market Date Agent Hit Count Client Hit Count	173	25 25
Sign: fo PROPERTY INFOI	s located or r the Dulut RMATION	the lowe	er side of s	Superior St.	Occupied By Rental License Ownership Type % of Ownership Association Fee Association Fee Arr		No	Listing Date Price Date Off Market Date Agent Hit Count	1/31/202 1/31/202 4/24/202 173	25 25
Home is Sign: fo	s located or r the Dulut RMATION Width	h the lowe h Woman Length	er side of 9 1's Club. Level	Superior St. Room Remar	Occupied By Rental License Ownership Type % of Ownership Association Fee Association Fee Am	nount	No No	Listing Date Price Date Off Market Date Agent Hit Count Client Hit Count	1/31/202 1/31/202 4/24/202 173 17	25 25 25
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Home is Sign: fo PROPERTY INFOI Room Name	RMATION Width 24.1 19,4	Length 8.5 33.9	er side of 9 1's Club. Level	Superior St. Room Remar Tile entryway a Spacious open	Occupied By Rental License Ownership Type % of Ownership Association Fee Association Fee An <b>rks</b> and sitting area for gi living room with gon	nount uest to comfo geous tile fira	No No ortab	Listing Date Price Date Off Market Date Agent Hit Count Client Hit Count y remove their sl	1/31/202 1/31/202 4/24/202 173 17	25 25 25
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Home is Sign: fo Sign: fo PROPERTY INFOI Room Name Entry Living Room Dining Room Sunroom Other Kitchen Bedroom Bedroom Bedroom Bedroom	RMATION Width 24.1 19.4 15.1 14.8 15.1 18.1 19.1 19.6 16 16 16.6	Length 8.5 33.9 19.9 31.6 25 36.1 17.9 19.1 15.2 18	Level Main Main Main Main Main Main Second Second Second Second Second	Room Remar Tile entryway a Spacious open Formal dining u Full season su Sitting Room: Commercial gr Currently being Spacious room Large bedroom Beautiful viewa Nice sized roor	Occupied By Rental License Ownership Type % of Ownership Association Fee Association Fee Association Fee Am rks and sitting area for g living room with gon room with beautiful v nroom with beautiful v nroom with spectacul Great bonus sitting a rade kitchen, g used as an office sp with fireplace and so n with (2) closets and s of Lake Superior!!	nount geous tile firr riews of the l lar views of t rea. pace. econd kitcher d a private ha	No No ortab eplace ake. he lai n! Go alf bal	Listing Date Price Date Off Market Date Agent Hit Count Client Hit Count y remove their sl cell rgeous views of L	1/31/202 1/31/202 4/24/202 173 17 hoes and jac	25 25 ckets. or. Kitchen is an
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Home is Sign: fo Sign: fo PROPERTY INFOI Room Name Entry Living Room Dining Room Sunroom Other Kitchen Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom	RMATION Width 24.1 19.4 15.1 14.8 15.1 18.1 19.1 19.6 16 16.6 13.8	Length 8.5 33.9 19.9 31.6 25 36.1 17.9 19.1 15.2 18 12.6 19.3 ption	er side of S 's Club. Level Main Main Main Main Main Second Second Second Second Basemer Full Basem	Room Remar Tile entryway a Spacious open Formal dining u Full season su Sitting Room: Commercial gr Currently being Spacious room Large bedroom Beautiful viewa Nice sized roor	Occupied By Rental License Ownership Type % of Ownership Association Fee Association Fee Association Fee Am rks and sitting area for gi living room with gen room with beautiful v nroom with beautiful v nroom with spectacul Great bonus sitting a rade kitchen, g used as an office sp n with fireplace and si n with (2) closets and s of Lake Superior!! m, private -at the end ors and great views of er, 1 Monthly Hea	nount geous tile firr views of the l lar views of t rea. pace, econd kitcher d of the hallw f the lake! t Cost	No No ortab eplace ake. he lai n! Go alf bal	Listing Date Price Date Off Market Date Agent Hit Count Client Hit Count y remove their sl cell rgeous views of L	1/31/202 1/31/202 4/24/202 173 17 hoes and jac Lake Superior there to add	25 25 ckets. or. Kitchen is an d bathtub or <b>3419 Sq. Ft.</b>

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

# https://daar.paragonrels.com/paragonls/publink/view.mvc/?GUID=2836cdbf-a0ed-43a1-b6f2-d88e55e174d9&Report=Yes

#### 5/6/25, 8:10 PM

#### MLS # 6117667

Address: 2400 E Superior St

# 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

Monthly Water Cost

Monthly Sewer Cost

Association Fee

Monthly Electric Cost

Association Fee Amount

Monthly Gas/Propane/Oil Cost Monthly Alt Fuel Cost

#### FINANCIAL INFORMATION

#### Parcel Number Classification (MN) Tax Year Tax Amount Assessments No Assessment Balance Taxes With Assessments

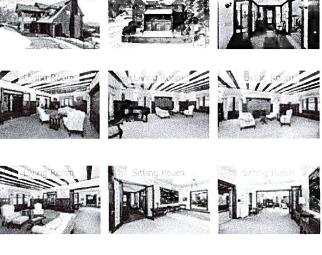
010-2080-02340 NonHomestead 2024 \$22,292.00

	Association Fee Frequence	Jency		
FEATURES		ADDITIONAL PHOTOS		
Basement Material Basement Style	Other Full		and have been been a	1
Basement Features	Egress Windows, Partially Finished, Walkout, Bath, Bedrooms, Utility Room, Washer Hook-Ups, Dryer Hook-Ups	States -		and the second
Construction Status			Contraction of the second	
Exterior	Brick		-1.00 Mar.	1000
Roof	Asphalt Shingles			
Windows	Wood Frame	C - Chuber Room	Living prom	-
ADA Features	Grab Bars in Bathroom	Trad		- 10
Dining	Formal Dining Room			1
Heat Air Conditioning	Boiler, Natural Gas None	- time		- 8
Air Conditioning Sewer	City			
Water	City		A REAL PROPERTY OF A REAL PROPER	- Lines
Amenities	Hardwood Floors, Natural Woodwork,			
	Beamed Ceilings, Foyer Entry	LIVING ROOM	Sitting Room -	
Amenities-Exterior	Deck, Porch		Contraction of the second second	
Lot Description	Irregular Lot	The state of the second state		2
Road Frontage	City, Sidewalk			-
Road Maintenance		10-32		
View	Lake Superior			192
Power Company Terms	Minnesota Power			
ICIIIS	Cash, Conventional	Sup Ro	and a second sec	
		CALCULATION TO A CALCULATION OF		

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

No

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







#### 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.

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