



# TAX FORFEITED PROPERTY - DETAILS

St. Louis County Land and Minerals Department

Tract # 9

Contract # C22140225

City of Duluth

Section: 18 Township: 49 Range: 14

**About:** Vacant house and parcel at 314 S. 58th Ave. W. in Irving neighborhood of Duluth.

**Directions:** From Raleigh Street, turn south onto S. 58th Ave. W. Continue past Redruth St. Property is on left (east) side of 58th Ave. W. House #314.



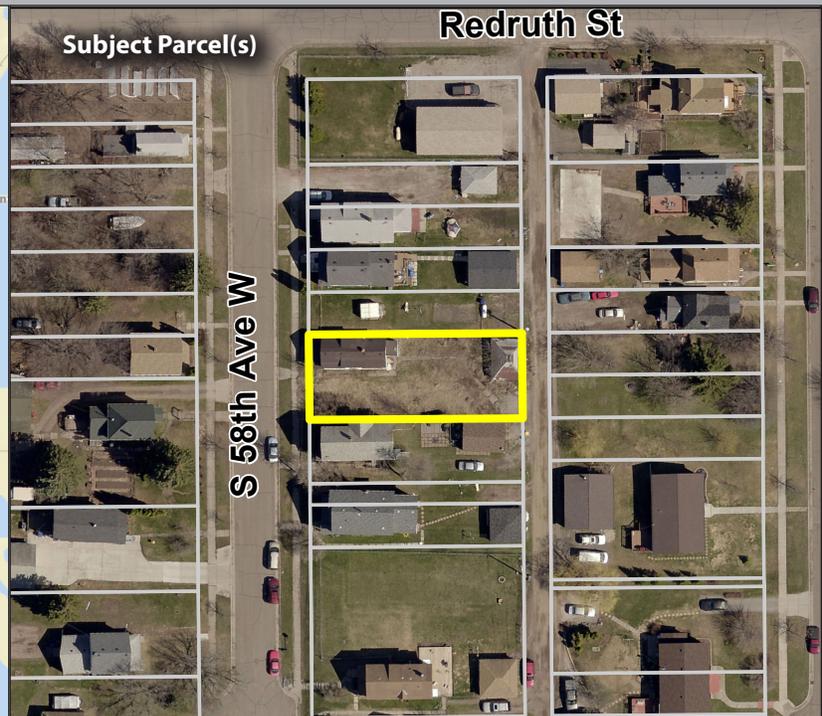
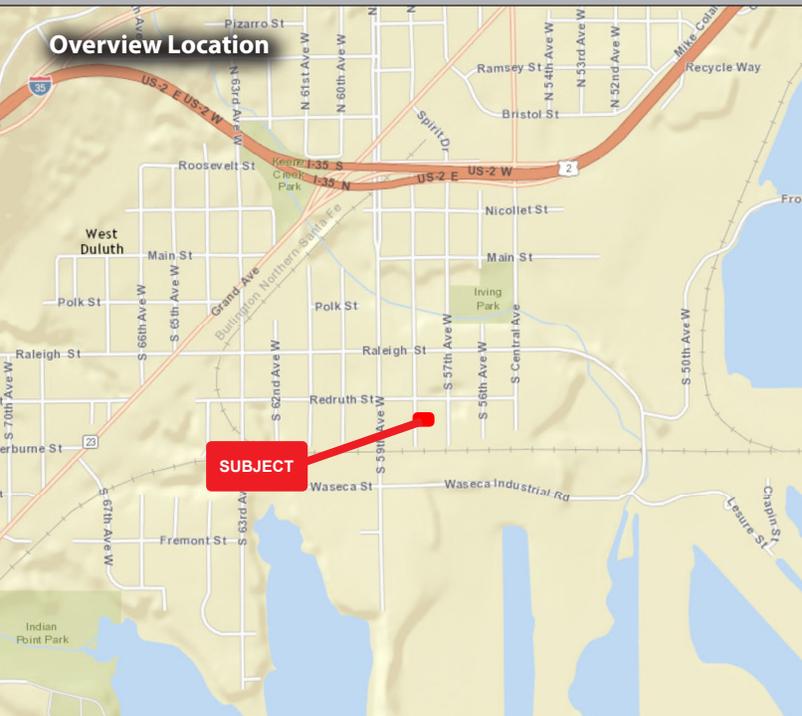
## Parcel Information

**STARTING BID\***

**\$6,250**

\* Excludes special assessments listed on next page.

| Parcel ID #       | Shape        | Sq. Ft.      | Acres          | Legal  |
|-------------------|--------------|--------------|----------------|--|
| 010-4480-01800    | Rectangle    | 6,250        | 0.14+/-        | LOTS 7 AND 8, BLOCK 72, WEST DULUTH 2ND DIVISION |
| All are Estimates | <b>TOTAL</b> | <b>6,250</b> | <b>0.14+/-</b> |  |





# Property Details

## by City of Duluth

### (R-1) Residential-Traditional

The R-1 district is established to accommodate traditional neighborhoods of single-family detached residences, duplexes and townhouses on moderately sized lots.

| Construction Services and Planning             |   |              |            |                |                                    |  |         |       |
|--|---|--------------|------------|----------------|------------------------------------|--|---------|-------|
|  | Units   |              | Setbacks   |                |                                    | Frontage   | Height  | Notes |
|  | # Structures  | # Units      | Front Yard | Side Yard      | Rear Yard                          | Minimum  | Maximum |       |
| Single Family                                  |   | 1            | 25'        | 6'/15'         | 25'                                | 40'  | 30'     |       |
| Duplex   |   | 2            | 25'        | 6'/15'         | 25'                                | 40'  | 30'     |       |
| Townhomes                                      |   | 2            | 25'        | 10'/15'        | 25'                                | 40'  | 30'     |       |
| Streams-Rivers                                 | No  |              |            |                |                                    |  |         |       |
| Overlay Districts                              | No  |              |            |                |                                    |  |         |       |
| Easements                                      | No  |              |            |                |                                    |  |         |       |
| Accessory Structures                           | Yes   |              |            |                |                                    |  |         |       |
| Unit Notes                                     | Environmental and topography factors may reduce the number of potential units. Consult with municipality.   |              |            |                |                                    |  |         |       |
| Parking Notes                                  |   |              |            |                |                                    |  |         |       |
| Contact  | <b>Planning and Construction Services (One Stop Shop):</b><br>(218) 730-5240 Email: <a href="mailto:permittingservices@duluthmn.gov">permittingservices@duluthmn.gov</a><br><b>Zoning Information:</b> <a href="http://www.duluthmn.gov/planning/current-planning/zoning-regulations/">www.duluthmn.gov/planning/current-planning/zoning-regulations/</a> |              |            |                |                                    |  |         |       |
| Utilities                                      |   |              |            |                | Engineering- Road                  |  |         |       |
| Water  | At Site   | Yes          |            |                | Public Road                        |  |         |       |
| Sewer  | At Site   | Yes          |            |                | Access                             | Yes  |         |       |
| Gas  | At Site   | Yes          |            |                |                                    |  |         |       |
| Electric                                       | At Site   |              |            |                |                                    |  |         |       |
| Notes  |   |              |            |                | Notes                              |  |         |       |
| Contact  | Peggy Billings Email: <a href="mailto:pbillings@duluthmn.gov">pbillings@duluthmn.gov</a><br>218-730-5200  |              |            |                | Contact                            | Bill Bergstrom Email: <a href="mailto:bbergstrom@duluthmn.gov">bbergstrom@duluthmn.gov</a><br>218-730-5200 |         |       |
| Wetlands and Floodplain                        |   |              |            |                |                                    |  |         |       |
| Floodplain                                     | Yes/No  | Comments: No |            |                |                                    |  |         |       |
| Wetlands                                       | Yes/No  | Comments: No |            |                |                                    |  |         |       |
| Contact  |   |              |            |                |                                    |  |         |       |
| Special Assessments                            |   |              |            |                | Subsurface Sewage Treatment System |  |         |       |
| Razing   | Road  | Utility      | Misc.      | Not Applicable |                                    |  |         |       |
| \$   | \$  | \$           | \$         | Contact:       |                                    |  |         |       |
| Contact: City Treasurer's Office: 218-730-5350 |   |              |            |                |                                    |  |         |       |

Disclaimer: These drawings are neither a legally recorded map nor a survey and is not intended to be used as such. These drawings are a compilation of recorded information and data located in various city, county, state and federal offices. St. Louis County is not responsible for any incorrectness herein.

