



TAX FORFEITED PROPERTY - DETAILS

St. Louis County Land and Minerals Department

Tract # 7

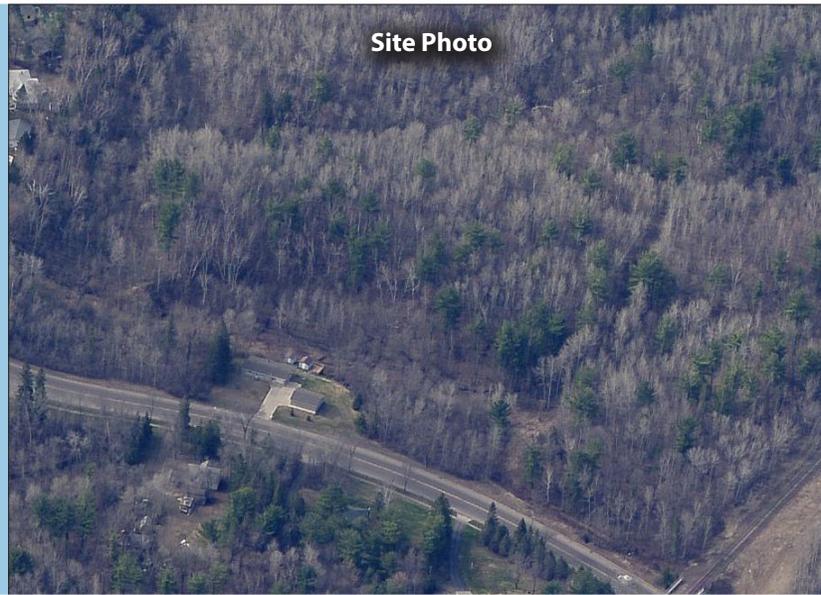
Contract # C22140228

City of Duluth

Section: 26 Township: 49 Range: 15

About: Large, undeveloped, wooded property on 4 parcels covering over 37 acres. Rolling topography. Located in Morgan Park neighborhood.

Directions: Grand Ave. (State Highway 23) to 88th Ave. W. (towards Morgan Park.) Continue on 88th Ave. W. just beyond bridge. Access to northwestern edge of property is on south side of 88th Ave. W. via overhead utility corridor.



Site Photo

Parcel Information

STARTING BID*

\$83,000

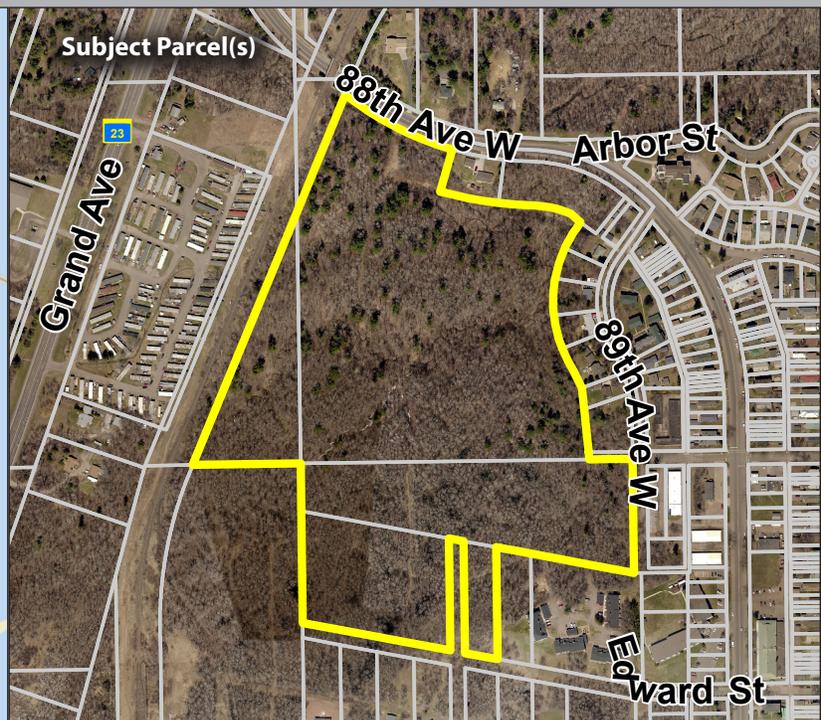
* Excludes special assessments listed on next page.

Parcel ID #	Shape	Sq. Ft.	Acres	Legal
010-0131-00140	Irregular	235,900	5.42+/-	LOTS 14 THRU 18 AUDITORS PLAT NO 18 OUTLOT G MORGAN PARK OF DULUTH
010-3300-04530	Triangular	159,000	3.65+/-	OUTLOT A MORGAN PARK OF DULUTH
010-3300-04590	Trapezoid	314,500	7.22+/-	OUTLOT G EX PART PLATTED AS AUDITORS PLAT NO 18 MORGAN PARK OF DULUTH
010-3300-04600	Irregular	941,700	21.62+/-	OUTLOT H EXCEPT PART PLATTED AS AUDITORS PLAT NO 19 MORGAN PARK OF DULUTH
All are Estimates	TOTAL	1,651,100	37.91+/-	

Overview Location



Subject Parcel(s)





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		331	25'	6'/15'	25'	40'	30'	Estimated number of units.
Duplex		440	25'	6'/15'	25'	40'	30'	Estimated number of units.
Townhomes		529	25'	10'/15'	25'	40'	30'	Estimated number of units.
Streams-Rivers	Morgan Park Creek							
Overlay Districts	Natural Resources Overlay - Shoreland							
Easements	No							
Accessory Structures	Yes							
Unit Notes	Environmental and topography factors may reduce the number of potential units. Consult with municipality.							
Parking Notes	On street / Off street							
Contact	Planning and Construction Services (One Stop Shop): (218) 730-5240 Email: permittingservices@duluthmn.gov Zoning Information: www.duluthmn.gov/planning/current-planning/zoning-regulations/							
Utilities				Engineering- Road				
Water	At Site	Yes		Public Road	Yes			
Sewer	At Site	No		Access				
Gas	At Site	Yes						
Electric	At Site							
Notes				Notes				
Contact	Peggy Billings Email: pbillings@duluthmn.gov 218-730-5200			Contact	Bill Bergstrom Email: bbergstrom@duluthmn.gov 218-730-5200			
Wetlands and Floodplain								
Floodplain	Yes/No	Comments: Flood Fringe						
Wetlands	Yes/No	Comments: Yes						
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.

