



TAX FORFEITED PROPERTY - DETAILS

St. Louis County Land and Minerals Department

Tract # 8

Contract # C22140217

City of Duluth

Section: 35 Township: 50 Range: 14

About: Large undeveloped parcel with a mix of tree cover and sand beach adjacent to St. Louis Bay. Mostly level ground with many potential development options.

Directions: From Aerial Lift Bridge, south on S. Lake Ave. onto Minnesota Ave. Turn right onto Harbor Point Circle. Property on south side of Harbor Point circle, accessed through undeveloped right-of-way.



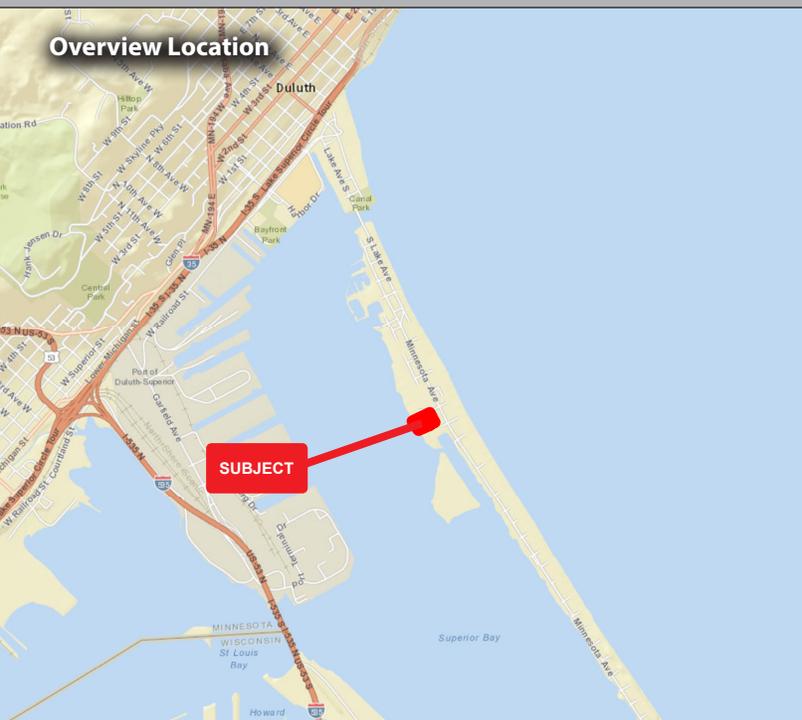
Site Photo

Parcel Information

STARTING BID* **\$749,500**

* Excludes special assessments listed on next page.

Parcel ID #	Shape	Sq. Ft.	Acres	Legal
010-4400-01210	Rectangle	135,230	3.1+/-	LOTS 8 THRU 20 EVEN NUMBERED LOTS INC RIPARIAN RIGHTS, UPPER DULUTH ST LOUIS AVENUE
All are Estimates	TOTAL	135,230	3.10+/-	



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		27	25	6/15	25	40	30	Estimated number of units
Duplex		22	25	6/15	25	40	30	Estimated number of units
Townhomes		18	25	10/25	25	40	30	Estimated number of units
Streams-Rivers	No							
Overlay Districts	Natural Resource Overlay - Shoreland							
Easements	No							
Accessory Structures	Yes							
Unit Notes	Environmental and topography factors may reduce the number of potential units. Consult with municipality.							
Docks, etc.	Compliance with the City of Duluth UDC Section 50-20.5.C Accessory Boat Dock, Residential							
Parking Notes								
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					Public Road		
Sewer	At Site					Access		
Gas	At Site							
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: No						
Contact								
Special Assessments					Subsurface Sewage Treatment System			
Razing	Road	Utility	Misc.	Not Applicable				
\$	\$	\$	\$	Contact:				

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.

