



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/29/2025 2:02:41 AM

General Details							
Parcel ID:		010-0530-00960					
Legal Description Details							
Plat Name:		CITY HOME ACRES					
Section	Township	Range	Lot	Block			
-	-	-	14	005			
Description:		LOT: 14 BLOCK:005					
Taxpayer Details							
Taxpayer Name		HIGGINS KENNETH R					
and Address:		1324 EKLUND AV					
		DULUTH MN 55811					
Owner Details							
Owner Name		HIGGINS KENNETH R ETUX					
Payable 2025 Tax Summary							
		2025 - Net Tax		\$3,459.00			
		2025 - Special Assessments		\$29.00			
		2025 - Total Tax & Special Assessments		\$3,488.00			
Current Tax Due (as of 4/28/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$1,744.00		2025 - 2nd Half Tax \$1,744.00			2025 - 1st Half Tax Due \$1,744.00		
2025 - 1st Half Tax Paid \$0.00		2025 - 2nd Half Tax Paid \$0.00			2025 - 2nd Half Tax Due \$1,744.00		
2025 - 1st Half Due \$1,744.00		2025 - 2nd Half Due \$1,744.00			2025 - Total Due \$3,488.00		
Parcel Details							
Property Address:		1324 EKLUND AVE, DULUTH MN					
School District:		709					
Tax Increment District:		-					
Property/Homesteader:		HIGGINS KENNETH R & GAIL S					
Assessment Details (2025 Payable 2026)							
Class Code (Legend)	Homestead Status	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
201	1 - Owner Homestead (100.00% total)	\$68,200	\$222,300	\$290,500	\$0	\$0	-
Total:		\$68,200	\$222,300	\$290,500	\$0	\$0	1405



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Land Details

Deeded Acres: 0.00
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: P - PUBLIC
Gas Code & Desc: P - PUBLIC
Sewer Code & Desc: P - PUBLIC
Lot Width: 70.00
Lot Depth: 308.00

The dimensions shown are not guaranteed to be survey quality. Additional lot information can be found at <https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (House)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1956	832	1,664	U Quality / 0 Ft ²	2S - 2 STORY
Segment	Story	Width	Length	Area	Foundation
BAS	2	26	32	832	BASEMENT
DK	0	4	8	32	POST ON GROUND
DK	0	7	8	56	POST ON GROUND
DK	0	25	6	150	POST ON GROUND
OP	0	4	6	24	FLOATING SLAB
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
2.0 BATHS	3 BEDROOMS	-		0	CENTRAL, GAS

Improvement 2 Details (DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1969	576	576	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	0	24	24	576	FLOATING SLAB

Sales Reported to the St. Louis County Auditor

No Sales information reported.

Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	201	\$61,100	\$212,100	\$273,200	\$0	\$0	-
	Total	\$61,100	\$212,100	\$273,200	\$0	\$0	2,512.00
2023 Payable 2024	201	\$67,200	\$225,700	\$292,900	\$0	\$0	-
	Total	\$67,200	\$225,700	\$292,900	\$0	\$0	2,820.00
2022 Payable 2023	201	\$58,600	\$195,300	\$253,900	\$0	\$0	-
	Total	\$58,600	\$195,300	\$253,900	\$0	\$0	2,395.00
2021 Payable 2022	201	\$55,000	\$183,600	\$238,600	\$0	\$0	-
	Total	\$55,000	\$183,600	\$238,600	\$0	\$0	2,228.00



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Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$3,987.00	\$25.00	\$4,012.00	\$64,704	\$217,317	\$282,021
2023	\$3,599.00	\$25.00	\$3,624.00	\$55,279	\$184,232	\$239,511
2022	\$3,685.00	\$25.00	\$3,710.00	\$51,366	\$171,468	\$222,834

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