



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 8:33:36 AM

General Details							
Parcel ID:		010-0620-02854					
Document:		Torrens - 946644.0					
Document Date:		07/14/2014					
Legal Description Details							
Plat Name:		COLMANS ADDITION TO DULUTH					
Section	Township	Range	Lot	Block			
-	-	-	-	011			
Description:		LOTS 22 23 AND 24 EX E 72 FT AND EX W 6 FT					
Taxpayer Details							
Taxpayer Name		SHEPPARD GREGORY M & SARA L					
and Address:		104 WEST MANKATO ST DULUTH MN 55803					
Owner Details							
Owner Name		SHEPPARD GREGORY M					
Owner Name		SHEPPARD SARA L					
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,181.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$3,210.00			
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,605.00	2025 - 2nd Half Tax	\$1,605.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,605.00	2025 - 2nd Half Tax Paid	\$1,605.00	2025 - 2nd Half Tax Due	\$0.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$0.00	2025 - Total Due	\$0.00		
Parcel Details							
Property Address:		104 W MANKATO ST, DULUTH MN					
School District:		709					
Tax Increment District:		-					
Property/Homesteader:		SHEPPARD, SARA L & GREG M					
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)	\$28,700	\$222,700	\$251,400	\$0	\$0	-
Total:		\$28,700	\$222,700	\$251,400	\$0	\$0	2275



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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: 50.00
Lot Depth: 150.00

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	980	980	GD Quality / 756 Ft ²	5SS - SNGL STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	35	28	980	BASEMENT
DK	1	19	10	190	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.5 BATHS	2 BEDROOMS	-	0	C&AIR_COND, GAS	

Improvement 2 Details (DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1995	572	572	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	22	572	FLOATING SLAB

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
07/2014	\$169,000	206558
09/2006	\$169,900	173630
03/1999	\$99,900	128609

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	\$31,800	\$222,600	\$254,400	\$0	\$0	-
	Total	\$31,800	\$222,600	\$254,400	\$0	\$0	2,307.00
2023 Payable 2024	201	\$39,800	\$195,900	\$235,700	\$0	\$0	-
	Total	\$39,800	\$195,900	\$235,700	\$0	\$0	2,197.00
2022 Payable 2023	201	\$37,000	\$178,400	\$215,400	\$0	\$0	-
	Total	\$37,000	\$178,400	\$215,400	\$0	\$0	1,975.00
2021 Payable 2022	201	\$30,700	\$148,000	\$178,700	\$0	\$0	-
	Total	\$30,700	\$148,000	\$178,700	\$0	\$0	1,575.00



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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	\$3,117.00	\$25.00	\$3,142.00	\$37,094	\$182,579	\$219,673
2023	\$2,977.00	\$25.00	\$3,002.00	\$33,933	\$163,613	\$197,546
2022	\$2,623.00	\$25.00	\$2,648.00	\$27,065	\$130,478	\$157,543

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