



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/18/2025 3:45:50 PM

General Details							
Parcel ID:		010-1030-00530					
Document:		Abstract - 01496769					
Document Date:		09/30/2024					
Legal Description Details							
Plat Name:		DULUTH PROPER 1ST DIVISION EAST 6TH STREET					
Section		Township		Range		Lot	Block
-		-		-		0067	-
Description:		E 1/2					
Taxpayer Details							
Taxpayer Name		HIGGS MELODY & JOHN					
and Address:		407 E 6TH ST DULUTH MN 55805					
Owner Details							
Owner Name		HIGGS JOHN					
Owner Name		HIGGS MELODY					
Payable 2025 Tax Summary							
2025 - Net Tax				\$0.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$29.00			
Current Tax Due (as of 9/17/2025)							
Due May 15		Due		Total Due			
2025 - 1st Half Tax \$29.00		2025 - 2nd Half Tax \$0.00		2025 - 1st Half Tax Due		\$31.03	
2025 - 1st Half Tax Paid \$0.00		2025 - 2nd Half Tax Paid \$0.00		2025 - 2nd Half Tax Due		\$0.00	
2025 - 1st Half Penalty \$2.03		2025 - 2nd Half Penalty \$0.00		Delinquent Tax			
2025 - 1st Half Due \$31.03		2025 - 2nd Half Due \$0.00		2025 - Total Due		\$31.03	
Parcel Details							
Property Address:		407 E 6TH ST, DULUTH MN					
School District:		709					
Tax Increment District:		-					
Property/Homesteader:		HIGGS, MELODY D & JOHN 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)	\$13,000	\$156,200	\$169,200	\$0	\$0	-
Total:		\$13,000	\$156,200	\$169,200	\$0	\$0	0



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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: 0.00
Lot Depth: 0.00

The dimensions shown are not guaranteed to be survey quality. Additional lot information can be found at <https://apps.stlouiscountymn.gov/webPlatsIframe/frnPlatStatPopUp.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	1891	672	1,152	U Quality / 0 Ft ²	2MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	4	6	24	BASEMENT
BAS	1	12	14	168	PIERS AND FOOTINGS
BAS	2	0	0	480	BASEMENT
CW	1	4	12	48	PIERS AND FOOTINGS
OP	1	0	0	144	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.5 BATHS	2 BEDROOMS	5 ROOMS	0	CENTRAL, GAS	

Improvement 2 Details (ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	96	96	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	12	96	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
09/2024	\$190,000	260468
10/2020	\$132,900	239678

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	\$12,700	\$152,400	\$165,100	\$0	\$0	-
	Total	\$12,700	\$152,400	\$165,100	\$0	\$0	0.00
2023 Payable 2024	204	\$15,100	\$129,000	\$144,100	\$0	\$0	-
	Total	\$15,100	\$129,000	\$144,100	\$0	\$0	1,441.00
2022 Payable 2023	204	\$14,000	\$118,400	\$132,400	\$0	\$0	-
	Total	\$14,000	\$118,400	\$132,400	\$0	\$0	1,324.00
2021 Payable 2022	204	\$13,000	\$84,600	\$97,600	\$0	\$0	-
	Total	\$13,000	\$84,600	\$97,600	\$0	\$0	976.00



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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	\$2,029.00	\$25.00	\$2,054.00	\$15,100	\$129,000	\$144,100
2023	\$1,977.00	\$25.00	\$2,002.00	\$14,000	\$118,400	\$132,400
2022	\$1,603.00	\$25.00	\$1,628.00	\$13,000	\$84,600	\$97,600

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