



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/18/2025 5:25:00 PM

| General Details                                   |                                        |                                            |             |                         |                 |                 |                     |
|---------------------------------------------------|----------------------------------------|--------------------------------------------|-------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:                                        |                                        | 010-1030-00890                             |             |                         |                 |                 |                     |
| Document:                                         |                                        | Abstract - 1017825                         |             |                         |                 |                 |                     |
| Document Date:                                    |                                        | 02/15/2006                                 |             |                         |                 |                 |                     |
| Legal Description Details                         |                                        |                                            |             |                         |                 |                 |                     |
| Plat Name:                                        |                                        | DULUTH PROPER 1ST DIVISION EAST 6TH STREET |             |                         |                 |                 |                     |
| Section                                           |                                        | Township                                   |             | Range                   |                 | Lot             | Block               |
| -                                                 |                                        | -                                          |             | -                       |                 | 0006            | -                   |
| Description:                                      |                                        | E 1/2                                      |             |                         |                 |                 |                     |
| Taxpayer Details                                  |                                        |                                            |             |                         |                 |                 |                     |
| Taxpayer Name                                     |                                        | SIPPO RUSSELL J & SHARON K                 |             |                         |                 |                 |                     |
| and Address:                                      |                                        | 12 E 6TH ST<br>DULUTH MN 55805             |             |                         |                 |                 |                     |
| Owner Details                                     |                                        |                                            |             |                         |                 |                 |                     |
| Owner Name                                        |                                        | SIPPO RUSSELL J                            |             |                         |                 |                 |                     |
| Owner Name                                        |                                        | SIPPO SHARON K                             |             |                         |                 |                 |                     |
| Payable 2025 Tax Summary                          |                                        |                                            |             |                         |                 |                 |                     |
| 2025 - Net Tax                                    |                                        |                                            |             | \$1,813.00              |                 |                 |                     |
| 2025 - Special Assessments                        |                                        |                                            |             | \$29.00                 |                 |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |                                        |                                            |             | <b>\$1,842.00</b>       |                 |                 |                     |
| Current Tax Due (as of 9/17/2025)                 |                                        |                                            |             |                         |                 |                 |                     |
| Due May 15                                        |                                        | Due October 15                             |             | Total Due               |                 |                 |                     |
| 2025 - 1st Half Tax \$921.00                      |                                        | 2025 - 2nd Half Tax \$921.00               |             | 2025 - 1st Half Tax Due |                 | \$0.00          |                     |
| 2025 - 1st Half Tax Paid \$921.00                 |                                        | 2025 - 2nd Half Tax Paid \$0.00            |             | 2025 - 2nd Half Tax Due |                 | \$921.00        |                     |
| <b>2025 - 1st Half Due \$0.00</b>                 |                                        | <b>2025 - 2nd Half Due \$921.00</b>        |             | <b>2025 - Total Due</b> |                 | <b>\$921.00</b> |                     |
| Parcel Details                                    |                                        |                                            |             |                         |                 |                 |                     |
| Property Address:                                 |                                        | 12 E 6TH ST, DULUTH MN                     |             |                         |                 |                 |                     |
| School District:                                  |                                        | 709                                        |             |                         |                 |                 |                     |
| Tax Increment District:                           |                                        | -                                          |             |                         |                 |                 |                     |
| Property/Homesteader:                             |                                        | SIPPO RUSSELL J & SHARON K                 |             |                         |                 |                 |                     |
| Assessment Details (2025 Payable 2026)            |                                        |                                            |             |                         |                 |                 |                     |
| Class Code<br>(Legend)                            | Homestead<br>Status                    | Land<br>EMV                                | Bldg<br>EMV | Total<br>EMV            | Def Land<br>EMV | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 201                                               | 1 - Owner Homestead<br>(100.00% total) | \$26,100                                   | \$139,800   | \$165,900               | \$0             | \$0             | -                   |
| Total:                                            |                                        | \$26,100                                   | \$139,800   | \$165,900               | \$0             | \$0             | 1343                |



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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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (House)

| Improvement Type | Year Built    | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish               | Style Code & Desc.              |
|------------------|---------------|----------------------------|----------------------------|-------------------------------|---------------------------------|
| HOUSE            | 1915          | 546                        | 1,092                      | U Quality / 0 Ft <sup>2</sup> | 2MS - MULTI STRY                |
| Segment          | Story         | Width                      | Length                     | Area                          | Foundation                      |
| BAS              | 2             | 26                         | 21                         | 546                           | BASEMENT WITH EXTERIOR ENTRANCE |
| DK               | 1             | 12                         | 12                         | 144                           | PIERS AND FOOTINGS              |
| OP               | 1             | 6                          | 21                         | 126                           | PIERS AND FOOTINGS              |
| Bath Count       | Bedroom Count | Room Count                 | Fireplace Count            | HVAC                          |                                 |
| 1.0 BATH         | 3 BEDROOMS    | -                          | -                          | CENTRAL, GAS                  |                                 |

## Sales Reported to the St. Louis County Auditor

No Sales information reported.

## Assessment History

| Year              | Class Code<br>(Legend) | Land EMV | Bldg EMV  | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
|-------------------|------------------------|----------|-----------|-----------|--------------|--------------|------------------|
| 2024 Payable 2025 | 201                    | \$25,400 | \$136,200 | \$161,600 | \$0          | \$0          | -                |
|                   | Total                  | \$25,400 | \$136,200 | \$161,600 | \$0          | \$0          | 1,296.00         |
| 2023 Payable 2024 | 201                    | \$30,300 | \$115,200 | \$145,500 | \$0          | \$0          | -                |
|                   | Total                  | \$30,300 | \$115,200 | \$145,500 | \$0          | \$0          | 1,214.00         |
| 2022 Payable 2023 | 201                    | \$28,000 | \$106,100 | \$134,100 | \$0          | \$0          | -                |
|                   | Total                  | \$28,000 | \$106,100 | \$134,100 | \$0          | \$0          | 1,089.00         |
| 2021 Payable 2022 | 201                    | \$18,100 | \$88,200  | \$106,300 | \$0          | \$0          | -                |
|                   | Total                  | \$18,100 | \$88,200  | \$106,300 | \$0          | \$0          | 786.00           |

## Tax Detail History

| Tax Year | Tax        | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
|----------|------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| 2024     | \$1,745.00 | \$25.00             | \$1,770.00                      | \$25,272        | \$96,083            | \$121,355        |
| 2023     | \$1,665.00 | \$25.00             | \$1,690.00                      | \$22,744        | \$86,185            | \$108,929        |
| 2022     | \$1,339.00 | \$25.00             | \$1,364.00                      | \$13,388        | \$65,239            | \$78,627         |



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