



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/8/2025 3:53:33 AM

General Details							
Parcel ID:	010-1250-00010						
Document:	Abstract - 01458979						
Document Date:	12/09/2022						
Legal Description Details							
Plat Name:	DULUTH PROPER THIRD DIVISION						
Section	Township	Range	Lot	Block			
-	-	-	-	026			
Description:	S 50 FT & S 50 FT OF N 100 FT OF LOT 98 & INC NLY 100 FT OF LOT 100						
Taxpayer Details							
Taxpayer Name	HIGH POINT HOLDINGS LLC						
and Address:	602 W 3RD ST DULUTH MN 55806						
Owner Details							
Owner Name	HIGH POINT HOLDINGS LLC						
Payable 2025 Tax Summary							
2025 - Net Tax				\$6,554.00			
2025 - Special Assessments				\$0.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$6,554.00</b>			
Current Tax Due (as of 5/7/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$3,277.00	2025 - 2nd Half Tax	\$3,277.00	2025 - 1st Half Tax Due	\$3,277.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$3,277.00		
<b>2025 - 1st Half Due</b>	<b>\$3,277.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$3,277.00</b>	<b>2025 - Total Due</b>	<b>\$6,554.00</b>		
Parcel Details							
Property Address:	602 W 3RD ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	-						
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
205	0 - Non Homestead	\$21,800	\$405,000	\$426,800	\$0	\$0	-
Total:		\$21,800	\$405,000	\$426,800	\$0	\$0	5335



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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/frmPlatStatPopUp.aspx>. If there are any questions, please email [PropertyTax@stlouiscountymn.gov](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (Apt)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
APARTMENT	1900	1,308	2,616	-	ALT - ALTERD HSE

Segment	Story	Width	Length	Area	Foundation
BAS	2	3	24	72	WALKOUT BASEMENT
BAS	2	4	13	52	WALKOUT BASEMENT
BAS	2	32	37	1,184	WALKOUT BASEMENT
BMT	0	0	0	1,308	FOUNDATION
OP	0	4	32	128	-

Efficiency

One Bedroom

Two Bedroom

Three Bedroom

3 UNITS

2 UNITS

## Improvement 2 Details (Gar)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1997	720	720	-	DETACHED

Segment	Story	Width	Length	Area	Foundation
BAS	1	30	24	720	FLOATING SLAB

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
12/2022	\$390,000	252675

## Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	205	\$20,000	\$372,300	\$392,300	\$0	\$0	-
	Total	\$20,000	\$372,300	\$392,300	\$0	\$0	4,904.00
2023 Payable 2024	205	\$19,600	\$364,500	\$384,100	\$0	\$0	-
	Total	\$19,600	\$364,500	\$384,100	\$0	\$0	4,801.00
2022 Payable 2023	206	\$3,900	\$77,700	\$81,600	\$0	\$0	-
	205	\$15,700	\$310,900	\$326,600	\$0	\$0	-
	Total	\$19,600	\$388,600	\$408,200	\$0	\$0	4,600.00
2021 Payable 2022	206	\$3,900	\$77,700	\$81,600	\$0	\$0	-
	205	\$15,700	\$310,900	\$326,600	\$0	\$0	-
	Total	\$19,600	\$388,600	\$408,200	\$0	\$0	4,600.00



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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	\$6,618.00	\$0.00	\$6,618.00	\$19,600	\$364,500	\$384,100
2023	\$6,791.81	\$612.19	\$7,404.00	\$18,171	\$360,133	\$378,304
2022	\$7,461.00	\$25.00	\$7,486.00	\$18,171	\$360,133	\$378,304

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