



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 7:07:43 AM

General Details							
Parcel ID:	010-2030-00440						
Document:	Torrens - 1051825.0						
Document Date:	12/08/2021						
Legal Description Details							
Plat Name:	HALLS ADDITION TO ONEOTA DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	004			
Description:	N 30 FT OF S 60 FT OF LOTS 1 AND 2						
Taxpayer Details							
Taxpayer Name	SIGAFUS JOHN & HAILEY						
and Address:	4102 W 8TH ST DULUTH MN 55807						
Owner Details							
Owner Name	SIGAFUS HAILEY						
Owner Name	SIGAFUS JOHN						
Payable 2025 Tax Summary							
2025 - Net Tax				\$1,953.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$1,982.00			
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$991.00	2025 - 2nd Half Tax	\$991.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$991.00	2025 - 2nd Half Tax Paid	\$991.00	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:	522 N 42ND AVE W, 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
204	0 - Non Homestead	\$7,700	\$132,500	\$140,200	\$0	\$0	-
Total:		\$7,700	\$132,500	\$140,200	\$0	\$0	1402



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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: 30.00
Lot Depth: 100.00

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

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1923	674	1,139	U Quality / 0 Ft ²	3MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	6	9	54	PIERS AND FOOTINGS
BAS	1.7	31	20	620	BASEMENT
CW	1	7	18	126	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.75 BATHS	3 BEDROOMS	-	-	CENTRAL, GAS	

Improvement 2 Details

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	24	24	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	4	6	24	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
12/2021	\$110,000	247444
07/2008	\$102,500	183282

Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	204	\$8,300	\$134,900	\$143,200	\$0	\$0	-
	Total	\$8,300	\$134,900	\$143,200	\$0	\$0	1,432.00
2023 Payable 2024	204	\$7,800	\$123,900	\$131,700	\$0	\$0	-
	Total	\$7,800	\$123,900	\$131,700	\$0	\$0	1,317.00
2022 Payable 2023	204	\$7,600	\$130,400	\$138,000	\$0	\$0	-
	Total	\$7,600	\$130,400	\$138,000	\$0	\$0	1,380.00
2021 Payable 2022	201	\$6,200	\$105,000	\$111,200	\$0	\$0	-
	Total	\$6,200	\$105,000	\$111,200	\$0	\$0	840.00



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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	\$1,855.00	\$25.00	\$1,880.00	\$7,800	\$123,900	\$131,700
2023	\$2,061.00	\$25.00	\$2,086.00	\$7,600	\$130,400	\$138,000
2022	\$1,427.00	\$25.00	\$1,452.00	\$4,682	\$79,286	\$83,968

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