



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 12:42:36 PM

General Details							
Parcel ID:	010-4500-02300						
Document:	Abstract - 01471519						
Document Date:	07/19/2023						
Legal Description Details							
Plat Name:	WEST DULUTH 4TH DIVISION						
Section	Township	Range	Lot	Block			
-	-	-	-	092			
Description:	E 25 FT OF W 75 FT OF LOTS 1 2 AND 3 AND E 25 FT OF W 75 FT OF N 15 FT OF LOT 4						
Taxpayer Details							
Taxpayer Name	VROOMAN CASSANDRA/HINNENKAMP JAMES						
and Address:	JR 118 S 60TH AVE W DULUTH MN 55807						
Owner Details							
Owner Name	HINNENKAMP JAMES JR						
Owner Name	VROOMAN CASSANDRA						
Payable 2025 Tax Summary							
2025 - Net Tax				\$1,687.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$1,716.00			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15		Total Due			
2025 - 1st Half Tax	\$858.00	2025 - 2nd Half Tax	\$858.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$858.00	2025 - 2nd Half Tax Paid	\$858.00	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:	5916 POLK ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	HINNENKAMP, JAMES H						
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	3 - Relative Homestead (100.00% total)	\$5,300	\$154,200	\$159,500	\$0	\$0	-
Total:		\$5,300	\$154,200	\$159,500	\$0	\$0	1273



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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.

Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1928	630	968	U Quality / 0 Ft ²	3MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	18	10	180	BASEMENT
BAS	1.7	25	18	450	BASEMENT
DK	1	5	8	40	POST ON GROUND
DK	1	7	5	35	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	3 BEDROOMS	-	-	CENTRAL, GAS	

Improvement 2 Details (DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2022	676	676	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	26	676	FOUNDATION

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
06/1996	\$20,000	109325

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	\$5,300	\$147,800	\$153,100	\$0	\$0	-
	Total	\$5,300	\$147,800	\$153,100	\$0	\$0	1,203.00
2023 Payable 2024	201	\$4,400	\$140,500	\$144,900	\$0	\$0	-
	Total	\$4,400	\$140,500	\$144,900	\$0	\$0	1,211.00
2022 Payable 2023	201	\$5,700	\$114,100	\$119,800	\$0	\$0	-
	Total	\$5,700	\$114,100	\$119,800	\$0	\$0	939.00
2021 Payable 2022	201	\$4,600	\$85,700	\$90,300	\$0	\$0	-
	Total	\$4,600	\$85,700	\$90,300	\$0	\$0	616.00



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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	\$1,741.00	\$25.00	\$1,766.00	\$3,677	\$117,420	\$121,097
2023	\$1,443.00	\$25.00	\$1,468.00	\$4,466	\$89,389	\$93,855
2022	\$1,061.00	\$25.00	\$1,086.00	\$3,138	\$58,463	\$61,601

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