



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/14/2025 2:25:01 PM

General Details							
Parcel ID:	010-4520-01900						
Document:	Abstract - 01441279						
Document Date:	04/11/2022						
Legal Description Details							
Plat Name:	WEST DULUTH 6TH DIVISION						
Section	Township	Range	Lot	Block			
-	-	-	-	015			
Description:	E 94 FT OF LOT 7 AND E 94 FT OF N 15 FT OF LOT 8						
Taxpayer Details							
Taxpayer Name	HIGGINS KIEFFER						
and Address:	1307 N 56TH AVE W DULUTH MN 55807						
Owner Details							
Owner Name	HIGGINS KIEFFER						
Payable 2025 Tax Summary							
2025 - Net Tax				\$2,337.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$2,366.00			
Current Tax Due (as of 5/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,183.00	2025 - 2nd Half Tax	\$1,183.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,183.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,183.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$1,183.00	2025 - Total Due	\$1,183.00		
Parcel Details							
Property Address:	1307 N 56TH AVE W, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	HIGGINS, KIEFFER J						
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)	\$9,300	\$203,200	\$212,500	\$0	\$0	-
Total:		\$9,300	\$203,200	\$212,500	\$0	\$0	1851



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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: 40.00
Lot Depth: 94.00

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	1927	1,056	1,320	AVG Quality / 200 Ft ²	3XB - EXP BNLW
Segment	Story	Width	Length	Area	Foundation
BAS	1.2	0	0	816	BASEMENT WITH EXTERIOR ENTRANCE
BAS	1.2	12	20	240	SINGLE TUCK UNDER GARAGE
DK	1	4	11	44	PIERS AND FOOTINGS
OP	1	4	6	24	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.75 BATHS	3 BEDROOMS	6 ROOMS		1	CENTRAL, GAS

Improvement 2 Details (PATIO)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	168	168	-	CON - CONCRETE
Segment	Story	Width	Length	Area	Foundation
BAS	0	12	14	168	-

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
04/2022	\$212,000	428630
11/2019	\$160,400	234725
07/2016	\$138,500	217144
10/2000	\$73,000	136928

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	\$10,400	\$186,800	\$197,200	\$0	\$0	-
	Total	\$10,400	\$186,800	\$197,200	\$0	\$0	1,684.00
2023 Payable 2024	201	\$9,800	\$181,900	\$191,700	\$0	\$0	-
	Total	\$9,800	\$181,900	\$191,700	\$0	\$0	1,717.00
2022 Payable 2023	201	\$9,500	\$196,600	\$206,100	\$0	\$0	-
	Total	\$9,500	\$196,600	\$206,100	\$0	\$0	1,874.00
2021 Payable 2022	201	\$7,700	\$158,400	\$166,100	\$0	\$0	-
	Total	\$7,700	\$158,400	\$166,100	\$0	\$0	1,438.00



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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	\$2,447.00	\$25.00	\$2,472.00	\$8,778	\$162,935	\$171,713
2023	\$2,829.00	\$25.00	\$2,854.00	\$8,638	\$178,771	\$187,409
2022	\$2,399.00	\$25.00	\$2,424.00	\$6,667	\$137,142	\$143,809

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