



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 4:28:39 AM

General Details							
Parcel ID:	010-4690-00250						
Document:	Torrens - 1093570.0						
Document Date:	08/21/2025						
Legal Description Details							
Plat Name:	WOODLAND PARK 7TH DIVISION DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0007	002			
Description:	LOT: 0007 BLOCK:002						
Taxpayer Details							
Taxpayer Name	VANDERBOSCH JAMES &						
and Address:	FISCHER CAMPBELL						
	415 MINNEAPOLIS AVE						
	DULUTH MN 55803						
Owner Details							
Owner Name	FISCHER CAMPBELL						
Owner Name	VANDERBOSCH JAMES						
Payable 2025 Tax Summary							
2025 - Net Tax			\$2,813.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$2,842.00				
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,421.00	2025 - 2nd Half Tax	\$1,421.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,421.00	2025 - 2nd Half Tax Paid	\$1,421.00	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:	415 MINNEAPOLIS AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	NICHOLS,KATELYN A & TIETZ,SPENCER L						
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)	\$28,100	\$214,200	\$242,300	\$0	\$0	-
Total:		\$28,100	\$214,200	\$242,300	\$0	\$0	2176



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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: 50.00
Lot Depth: 142.00

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	1922	722	1,190	U Quality / 0 Ft ²	5MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	1	8	8	CANTILEVER
BAS	1	6	15	90	BASEMENT
BAS	1.7	24	26	624	BASEMENT
CW	1	8	20	160	PIERS AND FOOTINGS
DK	1	0	0	441	PIERS AND FOOTINGS
DK	1	6	15	90	-
DK	1	6	20	120	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.25 BATHS	3 BEDROOMS	7 ROOMS	1	CENTRAL, GAS	

Improvement 2 Details (SHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	144	144	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	12	144	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/2025	\$285,500	270325
06/2023	\$257,000	254662
06/2018	\$179,900	226788
08/2017	\$166,000	222618
02/1999	\$61,501	124475



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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	\$31,200	\$198,200	\$229,400	\$0	\$0	-
	Total	\$31,200	\$198,200	\$229,400	\$0	\$0	2,035.00
2023 Payable 2024	201	\$39,100	\$174,400	\$213,500	\$0	\$0	-
	Total	\$39,100	\$174,400	\$213,500	\$0	\$0	1,955.00
2022 Payable 2023	204	\$36,300	\$161,800	\$198,100	\$0	\$0	-
	Total	\$36,300	\$161,800	\$198,100	\$0	\$0	1,981.00
2021 Payable 2022	204	\$30,100	\$134,300	\$164,400	\$0	\$0	-
	Total	\$30,100	\$134,300	\$164,400	\$0	\$0	1,644.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$2,779.00	\$25.00	\$2,804.00	\$35,799	\$159,676	\$195,475	
2023	\$2,959.00	\$25.00	\$2,984.00	\$36,300	\$161,800	\$198,100	
2022	\$2,699.00	\$25.00	\$2,724.00	\$30,100	\$134,300	\$164,400	

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