



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/25/2025 6:55:03 AM

General Details							
Parcel ID:	380-0020-04000						
Document:	Abstract - 01510558						
Document Date:	05/15/2025						
Legal Description Details							
Plat Name:	GRAND LAKE						
Section	Township	Range	Lot	Block			
24	52	16	-	-			
Description:	THAT PART OF LOT 3 LYING W OF A LINE RUNNING FROM A POINT 28 FT E OF NW CORNER SELY AT AN ANGLE OF 72 DEG TO THE S LINE OF SAID LOT 3						
Taxpayer Details							
Taxpayer Name	FARR TODD MITCHELL						
and Address:	6298 W BOWMAN LAKE RD DULUTH MN 55803						
Owner Details							
Owner Name	FARR JAMES C III						
Owner Name	FARR NOAH R						
Owner Name	FARR SHANNON S						
Owner Name	FARR TODD M						
Payable 2025 Tax Summary							
2025 - Net Tax				\$523.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$552.00			
Current Tax Due (as of 9/24/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$276.00	2025 - 2nd Half Tax	\$276.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$276.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$276.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$276.00	2025 - Total Due	\$276.00		
Parcel Details							
Property Address:	6298 W BOWMAN LAKE RD, DULUTH MN						
School District:	704						
Tax Increment District:	-						
Property/Homesteader:	FARR, THOMAS S						
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
203	1 - Owner Homestead (25.00% total)	\$21,400	\$31,700	\$53,100	\$0	\$0	-
Total:		\$21,400	\$31,700	\$53,100	\$0	\$0	578



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Land Details

Deeded Acres: 8.53
Waterfront: SIDE (BOWMAN) (25-52-16)
Water Front Feet: -
Water Code & Desc: -
Gas Code & Desc: -
Sewer Code & Desc: -
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 (CABIN)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1979	312	312	-	LOG - LOG
Segment	Story	Width	Length	Area	Foundation
BAS	1	4	12	48	POST ON GROUND
BAS	1	12	22	264	POST ON GROUND
DK	1	0	0	220	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
0.0 BATHS	1 BEDROOM	-	0	STOVE/SPCE, WOOD	

Improvement 2 Details (ST 6X9)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1979	54	54	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	6	9	54	POST ON GROUND

Improvement 3 Details (ST 8X12)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1999	96	96	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	12	96	POST ON GROUND

Improvement 4 Details (SCREEN HSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
SCREEN HOUSE	1999	144	144	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	12	144	POST ON GROUND

Improvement 5 Details (6X7 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	42	42	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	6	7	42	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
12/2000	\$22,000 (This is part of a multi parcel sale.)	138145
01/1976	\$0 (This is part of a multi parcel sale.)	103550



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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	203	\$19,500	\$28,800	\$48,300	\$0	\$0	-
	Total	\$19,500	\$28,800	\$48,300	\$0	\$0	525.00
2023 Payable 2024	203	\$16,900	\$24,900	\$41,800	\$0	\$0	-
	Total	\$16,900	\$24,900	\$41,800	\$0	\$0	455.00
2022 Payable 2023	203	\$27,300	\$25,900	\$53,200	\$0	\$0	-
	Total	\$27,300	\$25,900	\$53,200	\$0	\$0	579.00
2021 Payable 2022	203	\$24,500	\$21,800	\$46,300	\$0	\$0	-
	Total	\$24,500	\$21,800	\$46,300	\$0	\$0	503.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$481.00	\$25.00	\$506.00	\$15,210	\$22,410	\$37,620	
2023	\$643.00	\$25.00	\$668.00	\$24,570	\$23,310	\$47,880	
2022	\$631.00	\$25.00	\$656.00	\$22,050	\$19,620	\$41,670	

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