



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/17/2025 6:55:58 PM

| General Details                        |                                   |                          |             |                         |                 |                 |                     |
|----------------------------------------|-----------------------------------|--------------------------|-------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:                             | 415-0010-04230                    |                          |             |                         |                 |                 |                     |
| Document:                              | Abstract - 01071249               |                          |             |                         |                 |                 |                     |
| Document Date:                         | 12/21/2007                        |                          |             |                         |                 |                 |                     |
| Legal Description Details              |                                   |                          |             |                         |                 |                 |                     |
| Plat Name:                             | LAKEWOOD                          |                          |             |                         |                 |                 |                     |
| Section                                | Township                          | Range                    | Lot         | Block                   |                 |                 |                     |
| 16                                     | 51                                | 13                       | -           | -                       |                 |                 |                     |
| Description:                           | W 1/3 OF E 1/2 AND E 1/3 OF W 1/2 |                          |             |                         |                 |                 |                     |
| Taxpayer Details                       |                                   |                          |             |                         |                 |                 |                     |
| Taxpayer Name                          | HIGGINS WILLIAM J                 |                          |             |                         |                 |                 |                     |
| and Address:                           | 3110 LONDON RD                    |                          |             |                         |                 |                 |                     |
|                                        | DULUTH MN 55804                   |                          |             |                         |                 |                 |                     |
| Owner Details                          |                                   |                          |             |                         |                 |                 |                     |
| Owner Name                             | HIGGINS WILLIAM J                 |                          |             |                         |                 |                 |                     |
| Payable 2025 Tax Summary               |                                   |                          |             |                         |                 |                 |                     |
| 2025 - Net Tax                         |                                   |                          | \$5,991.50  |                         |                 |                 |                     |
| 2025 - Special Assessments             |                                   |                          | \$14.50     |                         |                 |                 |                     |
| 2025 - Total Tax & Special Assessments |                                   |                          | \$6,006.00  |                         |                 |                 |                     |
| Current Tax Due (as of 12/16/2025)     |                                   |                          |             |                         |                 |                 |                     |
| Due May 15                             |                                   | Due October 15           |             |                         | Total Due       |                 |                     |
| 2025 - 1st Half Tax                    | \$3,003.00                        | 2025 - 2nd Half Tax      | \$3,003.00  | 2025 - 1st Half Tax Due | \$0.00          |                 |                     |
| 2025 - 1st Half Tax Paid               | \$3,003.00                        | 2025 - 2nd Half Tax Paid | \$3,003.00  | 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:                      | 2967 FITGER RD, DULUTH MN         |                          |             |                         |                 |                 |                     |
| School District:                       | 709                               |                          |             |                         |                 |                 |                     |
| Tax Increment District:                | -                                 |                          |             |                         |                 |                 |                     |
| Property/Homesteader:                  | -                                 |                          |             |                         |                 |                 |                     |
| Assessment Details (2025 Payable 2026) |                                   |                          |             |                         |                 |                 |                     |
| Class Code<br>(Legend)                 | Homestead<br>Status               | Land<br>EMV              | Bldg<br>EMV | Total<br>EMV            | Def Land<br>EMV | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 151                                    | 0 - Non Homestead                 | \$117,900                | \$243,000   | \$360,900               | \$0             | \$0             | -                   |
| 111                                    | 0 - Non Homestead                 | \$231,300                | \$0         | \$231,300               | \$0             | \$0             | -                   |
| Total:                                 |                                   | \$349,200                | \$243,000   | \$592,200               | \$0             | \$0             | 5922                |



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## Land Details

|                    |                             |
|--------------------|-----------------------------|
| Deeded Acres:      | 213.36                      |
| Waterfront:        | -                           |
| Water Front Feet:  | 0.00                        |
| Water Code & Desc: | W - DRILLED WELL            |
| Gas Code & Desc:   | -                           |
| Sewer Code & Desc: | S - ON-SITE SANITARY SYSTEM |
| 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/frnPlatStatPopUp.aspx>. If there are any questions, please email [PropertyTax@stlouiscountymn.gov](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (RESIDENCE)

| Improvement Type | Year Built    | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish               | Style Code & Desc. |
|------------------|---------------|----------------------------|----------------------------|-------------------------------|--------------------|
| HOUSE            | 1930          | 1,088                      | 1,424                      | U Quality / 0 Ft <sup>2</sup> | 1S+ - 1+ STORY     |
| Segment          | Story         | Width                      | Length                     | Area                          | Foundation         |
| BAS              | 1             | 16                         | 26                         | 416                           | PIERS AND FOOTINGS |
| BAS              | 1.5           | 24                         | 28                         | 672                           | LOW BASEMENT       |
| DK               | 1             | 0                          | 0                          | 128                           | PIERS AND FOOTINGS |
| DK               | 1             | 8                          | 36                         | 288                           | POST ON GROUND     |
| OP               | 1             | 12                         | 28                         | 336                           | PIERS AND FOOTINGS |
| Bath Count       | Bedroom Count | Room Count                 | Fireplace Count            | HVAC                          |                    |
| 1.25 BATHS       | 2 BEDROOMS    | -                          | -                          | GEOTHERMAL,<br>GEOTHERMAL     |                    |

## Improvement 2 Details (PB)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| POLE BUILDING    | 1970       | 888                        | 888                        | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 24                         | 37                         | 888             | POST ON GROUND     |
| LT               | 1          | 11                         | 24                         | 264             | POST ON GROUND     |
| LT               | 1          | 24                         | 11                         | 264             | POST ON GROUND     |

## Improvement 3 Details (LOG ST)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0          | 378                        | 378                        | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 18                         | 21                         | 378             | POST ON GROUND     |

## Improvement 4 Details (WOODSHED)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0          | 120                        | 120                        | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 10                         | 12                         | 120             | POST ON GROUND     |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 12/2007   | \$577,000      | 180449     |



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| Assessment History |                        |                     |                                 |                 |                     |                  |                  |
|--------------------|------------------------|---------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Year               | Class Code<br>(Legend) | Land EMV            | Bldg EMV                        | Total EMV       | Def Land EMV        | Def Bldg EMV     | Net Tax Capacity |
| 2024 Payable 2025  | 151                    | \$117,900           | \$239,100                       | \$357,000       | \$0                 | \$0              | -                |
|                    | 111                    | \$231,300           | \$0                             | \$231,300       | \$0                 | \$0              | -                |
|                    | Total                  | \$349,200           | \$239,100                       | \$588,300       | \$0                 | \$0              | 5,883.00         |
| 2023 Payable 2024  | 151                    | \$131,500           | \$237,200                       | \$368,700       | \$0                 | \$0              | -                |
|                    | 111                    | \$217,800           | \$0                             | \$217,800       | \$0                 | \$0              | -                |
|                    | Total                  | \$349,300           | \$237,200                       | \$586,500       | \$0                 | \$0              | 5,865.00         |
| 2022 Payable 2023  | 151                    | \$125,400           | \$237,200                       | \$362,600       | \$0                 | \$0              | -                |
|                    | 111                    | \$207,100           | \$0                             | \$207,100       | \$0                 | \$0              | -                |
|                    | Total                  | \$332,500           | \$237,200                       | \$569,700       | \$0                 | \$0              | 5,697.00         |
| 2021 Payable 2022  | 151                    | \$136,400           | \$214,000                       | \$350,400       | \$0                 | \$0              | -                |
|                    | 111                    | \$321,900           | \$0                             | \$321,900       | \$0                 | \$0              | -                |
|                    | Total                  | \$458,300           | \$214,000                       | \$672,300       | \$0                 | \$0              | 6,723.00         |
| Tax Detail History |                        |                     |                                 |                 |                     |                  |                  |
| Tax Year           | Tax                    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024               | \$5,863.50             | \$12.50             | \$5,876.00                      | \$349,300       | \$237,200           | \$586,500        |                  |
| 2023               | \$6,123.50             | \$12.50             | \$6,136.00                      | \$332,500       | \$237,200           | \$569,700        |                  |
| 2022               | \$8,019.50             | \$12.50             | \$8,032.00                      | \$458,300       | \$214,000           | \$672,300        |                  |

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