



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 2:24:26 PM

General Details							
Parcel ID:	450-0010-03155						
Document:	Abstract - 01314331						
Document Date:	07/28/2017						
Legal Description Details							
Plat Name:	MIDWAY						
Section	Township	Range	Lot	Block			
20	49	15	-	-			
Description:	NE1/4 OF NE1/4 EX SLY 660 FT & EX COMMENCING AT NE CORNER OF SEC 20; THENCE S0DEG18'52"E ALONG E LINE OF SEC 20 A DISTANCE OF 50 FT TO CENTERLINE OF MAPLE HILL TOWNSHIP RD; THENCE N88DEG17'30" W ALONG CENTERLINE OF MAPLE HILL TOWNSHIP RD 615.45 FT; THENCE N0DEG44'21"W 33.55 FT MORE OR LESS TO A POINT ON N LINE OF SEC 20 ALSO THE S LINE OF SEC 17; THENCE S89DEG49'24"E ALONG THE LINE BETWEEN SEC 17 AND SEC 20 615.07 FT MORE OR LESS TO POINT OF BEGINNING AND THERE TERMINATING						
Taxpayer Details							
Taxpayer Name and Address:	HIPSHER FLOYD III & KATIE 5528 MAPLE HILL RD DULUTH MN 55810						
Owner Details							
Owner Name	HIPSHER FLOYD III						
Owner Name	HIPSHER KATIE						
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,503.00			
2025 - Special Assessments				\$29.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$3,532.00</b>			
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,766.00	2025 - 2nd Half Tax	\$1,766.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,766.00	2025 - 2nd Half Tax Paid	\$1,766.00	2025 - 2nd Half Tax Due	\$0.00		
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$0.00</b>	<b>2025 - Total Due</b>	<b>\$0.00</b>		
Parcel Details							
Property Address:	5528 MAPLE HILL RD, DULUTH MN						
School District:	704						
Tax Increment District:	-						
Property/Homesteader:	HIPSHER, FLOYD W & KATIE R						
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)	\$107,200	\$238,800	\$346,000	\$0	\$0	-
Total:		\$107,200	\$238,800	\$346,000	\$0	\$0	3306



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## Land Details

**Deeded Acres:** 19.41  
**Waterfront:** -  
**Water Front Feet:** 0.00  
**Water Code & Desc:** W - DRILLED WELL  
**Gas Code & Desc:** -  
**Sewer Code & Desc:** M - MOUND  
**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 (HOUSE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1977	1,086	1,086	OLD Quality / 820 Ft <sup>2</sup>	SE - SPLT ENTRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	1	36	36	CANTILEVER
BAS	1	25	42	1,050	WALKOUT BASEMENT
CN	1	8	8	64	FLOATING SLAB
CW	1	10	13	130	PIERS AND FOOTINGS
CW	1	10	16	160	PIERS AND FOOTINGS
DK	1	10	13	130	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.75 BATHS	2 BEDROOMS	-	0	CENTRAL, PROPANE	

## Improvement 2 Details (PB 40X80)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
POLE BUILDING	1983	3,200	3,200	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	40	80	3,200	FLOATING SLAB
LT	1	20	40	800	POST ON GROUND

## Improvement 3 Details (ST 8x12)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	96	96	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	12	96	POST ON GROUND

## Improvement 4 Details (3X5 SHED)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	15	15	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	3	5	15	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
07/2017	\$270,000 (This is part of a multi parcel sale.)	222208



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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	\$96,600	\$252,000	\$348,600	\$0	\$0	-
	Total	\$96,600	\$252,000	\$348,600	\$0	\$0	3,334.00
2023 Payable 2024	201	\$91,700	\$228,800	\$320,500	\$0	\$0	-
	Total	\$91,700	\$228,800	\$320,500	\$0	\$0	3,121.00
2022 Payable 2023	201	\$86,500	\$212,500	\$299,000	\$0	\$0	-
	Total	\$86,500	\$212,500	\$299,000	\$0	\$0	2,887.00
2021 Payable 2022	201	\$82,800	\$192,800	\$275,600	\$0	\$0	-
	Total	\$82,800	\$192,800	\$275,600	\$0	\$0	2,632.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,477.00	\$25.00	\$3,502.00	\$89,298	\$222,807	\$312,105	
2023	\$3,381.00	\$25.00	\$3,406.00	\$83,512	\$205,158	\$288,670	
2022	\$3,433.00	\$25.00	\$3,458.00	\$79,064	\$184,100	\$263,164	

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