



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/18/2025 7:03:04 PM

General Details							
Parcel ID:	530-0010-06620						
Document:	Abstract - 696192						
Document Date:	08/29/1997						
Legal Description Details							
Plat Name:	SOLWAY						
	Section	Township	Range	Lot	Block		
	35	50	16	-	-		
Description:	SW 1/4 OF SE 1/4						
Taxpayer Details							
Taxpayer Name	DINCAU JEFFREY A & CHRISTINE						
and Address:	6177 ST LOUIS RIVER RD DULUTH MN 55810						
Owner Details							
Owner Name	DINCAU JEFFREY A & CHRISTINE						
Payable 2025 Tax Summary							
	2025 - Net Tax			\$3,817.00			
	2025 - Special Assessments			\$29.00			
	<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$3,846.00</b>			
Current Tax Due (as of 9/17/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,923.00	2025 - 2nd Half Tax	\$1,923.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,923.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,923.00		
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$1,923.00</b>	<b>2025 - Total Due</b>	<b>\$1,923.00</b>		
Parcel Details							
Property Address:	6177 SAINT LOUIS RIVER RD, DULUTH MN						
School District:	704						
Tax Increment District:	-						
Property/Homesteader:	DINCAU, JEFFREY & CHRISTINE						
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)	\$80,000	\$293,800	\$373,800	\$0	\$0	-
111	0 - Non Homestead	\$24,600	\$0	\$24,600	\$0	\$0	-
<b>Total:</b>		<b>\$104,600</b>	<b>\$293,800</b>	<b>\$398,400</b>	<b>\$0</b>	<b>\$0</b>	<b>3855</b>



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## Land Details

<b>Deeded Acres:</b>	40.00
<b>Waterfront:</b>	-
<b>Water Front Feet:</b>	0.00
<b>Water Code &amp; Desc:</b>	W - DRILLED WELL
<b>Gas Code &amp; Desc:</b>	-
<b>Sewer Code &amp; Desc:</b>	S - ON-SITE SANITARY SYSTEM
<b>Lot Width:</b>	0.00
<b>Lot Depth:</b>	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](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	1973	1,264	1,264	AVG Quality / 260 Ft <sup>2</sup>	RAM - RAMBL/RNCH																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1</td> <td>14</td> <td>16</td> <td>224</td> <td>FOUNDATION</td> </tr> <tr> <td>BAS</td> <td>1</td> <td>26</td> <td>40</td> <td>1,040</td> <td>BASEMENT</td> </tr> <tr> <td>DK</td> <td>1</td> <td>12</td> <td>19</td> <td>228</td> <td>POST ON GROUND</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	14	16	224	FOUNDATION	BAS	1	26	40	1,040	BASEMENT	DK	1	12	19	228	POST ON GROUND
Segment	Story	Width	Length	Area	Foundation																								
BAS	1	14	16	224	FOUNDATION																								
BAS	1	26	40	1,040	BASEMENT																								
DK	1	12	19	228	POST ON GROUND																								
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>																								
1.5 BATHS	3 BEDROOMS	-		1	C&AC&EXCH, PROPANE																								

## Improvement 2 Details (DG 28X30)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.												
GARAGE	1956	840	840	-	DETACHED												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1</td> <td>28</td> <td>30</td> <td>840</td> <td>FLOATING SLAB</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	28	30	840	FLOATING SLAB
Segment	Story	Width	Length	Area	Foundation												
BAS	1	28	30	840	FLOATING SLAB												

## Improvement 3 Details (PB 42X64)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.												
POLE BUILDING	0	2,688	2,688	-	-												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1</td> <td>42</td> <td>64</td> <td>2,688</td> <td>POST ON GROUND</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	42	64	2,688	POST ON GROUND
Segment	Story	Width	Length	Area	Foundation												
BAS	1	42	64	2,688	POST ON GROUND												

## Improvement 4 Details (ST 10X10+)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.																		
STORAGE BUILDING	0	100	100	-	-																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1</td> <td>10</td> <td>10</td> <td>100</td> <td>POST ON GROUND</td> </tr> <tr> <td>OPX</td> <td>1</td> <td>6</td> <td>10</td> <td>60</td> <td>POST ON GROUND</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	10	10	100	POST ON GROUND	OPX	1	6	10	60	POST ON GROUND
Segment	Story	Width	Length	Area	Foundation																		
BAS	1	10	10	100	POST ON GROUND																		
OPX	1	6	10	60	POST ON GROUND																		

## Improvement 5 Details (SLAB PATIO)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.												
	0	641	641	-	ST - STAMPDSLAB												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>0</td> <td>0</td> <td>0</td> <td>641</td> <td>-</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	0	0	0	641	-
Segment	Story	Width	Length	Area	Foundation												
BAS	0	0	0	641	-												

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
06/1997	\$99,000	118372



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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	\$80,000	\$293,800	\$373,800	\$0	\$0	-
	111	\$24,600	\$0	\$24,600	\$0	\$0	-
	<b>Total</b>	<b>\$104,600</b>	<b>\$293,800</b>	<b>\$398,400</b>	<b>\$0</b>	<b>\$0</b>	<b>3,855.00</b>
2023 Payable 2024	201	\$68,800	\$252,800	\$321,600	\$0	\$0	-
	111	\$20,700	\$0	\$20,700	\$0	\$0	-
	<b>Total</b>	<b>\$89,500</b>	<b>\$252,800</b>	<b>\$342,300</b>	<b>\$0</b>	<b>\$0</b>	<b>3,340.00</b>
2022 Payable 2023	201	\$47,900	\$249,100	\$297,000	\$0	\$0	-
	111	\$35,600	\$0	\$35,600	\$0	\$0	-
	<b>Total</b>	<b>\$83,500</b>	<b>\$249,100</b>	<b>\$332,600</b>	<b>\$0</b>	<b>\$0</b>	<b>3,221.00</b>
2021 Payable 2022	201	\$46,100	\$225,100	\$271,200	\$0	\$0	-
	111	\$33,100	\$0	\$33,100	\$0	\$0	-
	<b>Total</b>	<b>\$79,200</b>	<b>\$225,100</b>	<b>\$304,300</b>	<b>\$0</b>	<b>\$0</b>	<b>2,915.00</b>
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,493.00	\$25.00	\$3,518.00	\$87,725	\$246,279	\$334,004	
2023	\$3,533.00	\$25.00	\$3,558.00	\$81,805	\$240,285	\$322,090	
2022	\$3,607.00	\$25.00	\$3,632.00	\$77,019	\$214,449	\$291,468	

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