

Hello,

We are formally appealing our 2026 Tax Valuation for Property ID: 010-4600-01150, Address: 2531 E 6th St. Duluth, MN. The reason for the appeal is as follows:

In 2019 our home was valued at \$720,000. The market value was significantly less, as we purchased the home for \$640,000.

Through the Covid era the value remained approximately unchanged, at \$727,000.

In 2022 the value was exorbitantly inflated to \$912,000, a ludicrous jump of \$185,000 in one year.

After an appeal, the value was adjusted for 2023 to \$851,000, which was still \$124,000 more than the previous year.

The 2024 tax hike added another \$30,600, to \$881,600.

And now, the 2025 valuation inflation is \$933,200, which is another staggering hike of \$51,600.

This rate of contrived inflation is unacceptable. Homes at this segment of the real estate market in Duluth continually sell for below appraised values. The appraisals are simply too high, and the market cannot accommodate those numbers. A prime example can be found in the most recent local comparisons: The property at 2605 E 7th Street, was listed for \$1,400,000 and sold for \$1,200,000. I have spoken to someone in your assessment appeals department, and he confirmed that the tax value for that property was indeed \$1,400,000. The other property that can serve as a comparison is 518 N Hawthorne Ave., which was listed at \$1,375,000 and sold for \$1,235,000.

While our property is not as valuable as those listed above, they are the most relevant examples available. It is no secret that the real estate market in Duluth is not the Twin Cities, and does not support uncapped property valuation. The pattern of escalation that has been imposed on our property is extreme and unsustainable.

Thank you for your consideration — we look forward to your sensitive decision.

Sincerely,

Karen and Bill Kelly  
2531 E. 6th Street  
Duluth, MN 55812