



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 12:11:53 PM

General Details							
Parcel ID:	010-0940-00010						
Document:	Abstract - 01432792						
Document:	Torrens - 1050806.0						
Document Date:	12/08/2021						
Legal Description Details							
Plat Name:	DULUTH PROPER 1ST DIVISION WEST 1ST STREET						
Section	Township	Range	Lot	Block			
-	-	-	-	-			
Description:	LOTS 1 AND 3						
Taxpayer Details							
Taxpayer Name	SHIPROCK MANAGEMENT						
and Address:	1324 E 4TH ST STE B						
	DULUTH MN 55805						
Owner Details							
Owner Name	ROERS DULUTH APARTMENTS						
Payable 2025 Tax Summary							
2025 - Net Tax			\$82,378.00				
2025 - Special Assessments			\$0.00				
2025 - Total Tax & Special Assessments			\$82,378.00				
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$41,189.00	2025 - 2nd Half Tax	\$41,189.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$41,189.00	2025 - 2nd Half Tax Paid	\$41,189.00	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:	5 W 1ST ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	-						
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
205	0 - Non Homestead	\$235,300	\$4,969,400	\$5,204,700	\$0	\$0	-
Total:		\$235,300	\$4,969,400	\$5,204,700	\$0	\$0	65059



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Land Details

Deeded Acres: 0.00
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: P - PUBLIC
Gas Code & Desc: P - PUBLIC
Sewer Code & Desc: P - PUBLIC
Lot Width: 100.00
Lot Depth: 140.00

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 (Office. Es)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
OFFICE	1924	14,000	42,000	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	3	100	140	14,000	BASEMENT
BMT	1	100	140	14,000	FOUNDATION

Improvement 2 Details

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
APARTMENT	1924	14,000	42,000	-	1-3 - 1-3 STORY
Segment	Story	Width	Length	Area	Foundation
BAS	3	100	140	14,000	BASEMENT
BMT	1	100	140	14,000	FOUNDATION
Efficiency	One Bedroom		Two Bedroom		Three Bedroom
8 UNITS	24 UNITS		6 UNITS		

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
12/2021	\$1,900,000 (This is part of a multi parcel sale.)	247158
05/2007	\$1,900,000 (This is part of a multi parcel sale.)	178002
09/1997	\$500,000 (This is part of a multi parcel sale.)	118598

Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	205	\$222,900	\$4,708,500	\$4,931,400	\$0	\$0	-
	Total	\$222,900	\$4,708,500	\$4,931,400	\$0	\$0	61,643.00
2023 Payable 2024	205	\$210,100	\$4,438,700	\$4,648,800	\$0	\$0	-
	Total	\$210,100	\$4,438,700	\$4,648,800	\$0	\$0	58,110.00
2022 Payable 2023	205	\$210,000	\$1,248,900	\$1,458,900	\$0	\$0	-
	Total	\$210,000	\$1,248,900	\$1,458,900	\$0	\$0	18,236.00
2021 Payable 2022	233	\$210,000	\$1,297,200	\$1,507,200	\$0	\$0	-
	Total	\$210,000	\$1,297,200	\$1,507,200	\$0	\$0	29,394.00



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Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$80,102.00	\$0.00	\$80,102.00	\$210,100	\$4,438,700	\$4,648,800
2023	\$26,682.00	\$0.00	\$26,682.00	\$210,000	\$1,248,900	\$1,458,900
2022	\$55,870.26	\$2,267.74	\$58,138.00	\$210,000	\$1,297,200	\$1,507,200

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