



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/18/2025 3:49:51 PM

General Details							
Parcel ID:	010-1030-00485						
Document:	Abstract - 01403110						
Document:	Torrens - 1035994.0						
Document Date:	12/15/2020						
Legal Description Details							
Plat Name:	DULUTH PROPER 1ST DIVISION EAST 6TH STREET						
Section	Township	Range	Lot	Block			
-	-	-	-	-			
Description:	N 60 FT OF LOT 63						
Taxpayer Details							
Taxpayer Name	MODAL INVESTORS LLC						
and Address:	13949 VENTURA BLVD STE 300 SHERMAN OAKS CA 91423-3570						
Owner Details							
Owner Name	MODAL INVESTORS LLC						
Payable 2025 Tax Summary							
2025 - Net Tax			\$4,255.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$4,284.00				
Current Tax Due (as of 9/17/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,142.00	2025 - 2nd Half Tax	\$2,142.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$2,142.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$2,142.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$2,142.00	2025 - Total Due	\$2,142.00		
Parcel Details							
Property Address:	609 N 4TH AVE E, 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
207	0 - Non Homestead	\$11,100	\$250,000	\$261,100	\$0	\$0	-
Total:		\$11,100	\$250,000	\$261,100	\$0	\$0	3264



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/18/2025 3:49:51 PM

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: 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.

Improvement 1 Details (House)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1909	1,400	2,800	AVG Quality / 350 Ft ²	2MF - DUP&TRI

Segment	Story	Width	Length	Area	Foundation
BAS	2	35	40	1,400	BASEMENT WITH EXTERIOR ENTRANCE PIERS AND FOOTINGS PIERS AND FOOTINGS PIERS AND FOOTINGS PIERS AND FOOTINGS
CW	1	5	7	35	
DK	1	5	10	50	
OP	1	5	5	25	
OP	1	6	20	120	

Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC
2.0 BATHS	5+ BEDROOM	-	-	CENTRAL, GAS

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
12/2020	\$1,565,259 (This is part of a multi parcel sale.)	241044
08/2005	\$117,000	167056
03/2003	\$107,100	151643
03/2003	\$107,100	151738
06/1999	\$51,000	128200

Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	207	\$10,800	\$243,900	\$254,700	\$0	\$0	-
	Total	\$10,800	\$243,900	\$254,700	\$0	\$0	3,184.00
2023 Payable 2024	207	\$12,900	\$206,400	\$219,300	\$0	\$0	-
	Total	\$12,900	\$206,400	\$219,300	\$0	\$0	2,741.00
2022 Payable 2023	207	\$12,000	\$189,700	\$201,700	\$0	\$0	-
	Total	\$12,000	\$189,700	\$201,700	\$0	\$0	2,521.00
2021 Payable 2022	207	\$11,100	\$187,700	\$198,800	\$0	\$0	-
	Total	\$11,100	\$187,700	\$198,800	\$0	\$0	2,485.00



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/18/2025 3:49:51 PM

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$3,779.00	\$25.00	\$3,804.00	\$12,900	\$206,400	\$219,300
2023	\$3,689.00	\$25.00	\$3,714.00	\$12,000	\$189,700	\$201,700
2022	\$3,993.00	\$25.00	\$4,018.00	\$11,100	\$187,700	\$198,800

Disclaimer: St. Louis County makes no representation or warranties, express or implied, with respect to the use or reuse of data provided herewith, regardless of its format or the means of its transmission. THE DATA IS PROVIDED 'AS IS' WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY, SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY OR FITNESS OF THIS DATA FOR ANY PARTICULAR PURPOSE. St. Louis County shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting from the use of these data, even if St. Louis County has been advised of the possibility of such potential loss or damage. These data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.