



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/17/2025 10:59:08 PM

| General Details | | | | | | | |
|---|---|----------------------------|---------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID: | 010-1230-01960 | | | | | | |
| Document: | Torrens - 1080798.0 | | | | | | |
| Document Date: | 06/27/2024 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | DULUTH PROPER THIRD DIVISION | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| - | - | - | - | 017 | | | |
| Description: | LOTS 107 THRU 112 INC PART OF VAC ALLEY AND AVE ADJ | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | STANDARD LENOX PLACE VENTURE LP | | | | | | |
| and Address: | 31899 DEL OBISPO ST STE 150 SAN JUAN CAPISTRANO CA 92675 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | STANDARD LENOX PLACE VENTURE LP | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$42,728.00 | | | |
| 2025 - Special Assessments | | | | \$0.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$42,728.00 | | | |
| Current Tax Due (as of 12/16/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$21,364.00 | 2025 - 2nd Half Tax | \$21,364.00 | 2025 - 1st Half Tax Due | \$0.00 | | |
| 2025 - 1st Half Tax Paid | \$21,364.00 | 2025 - 2nd Half Tax Paid | \$21,364.00 | 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: | 701 W SUPERIOR 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 |
| 324 | 0 - Non Homestead | \$995,900 | \$14,711,700 | \$15,707,600 | \$0 | \$0 | - |
| Total: | | \$995,900 | \$14,711,700 | \$15,707,600 | \$0 | \$0 | 39269 |



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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: 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/frmPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (LENOX)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|-------------|----------------------------|----------------------------|-----------------|--------------------|
| APARTMENT | 1979 | 9,827 | 125,495 | - | HI - HI RISE |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 12 | 0 | 0 | 1,296 | FOUNDATION |
| BAS | 13 | 0 | 0 | 1,584 | FOUNDATION |
| BAS | 13 | 0 | 0 | 6,755 | BASEMENT |
| BAS | 8 | 0 | 0 | 192 | BASEMENT |
| BMT | 0 | 0 | 0 | 2,880 | FOUNDATION |
| BMT | 1 | 0 | 0 | 6,947 | FOUNDATION |
| Efficiency | One Bedroom | Two Bedroom | Three Bedroom | | |
| | 144 UNITS | 8 UNITS | | | |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|---|------------|
| 06/2024 | \$18,000,000 (This is part of a multi parcel sale.) | 259051 |

Assessment History

| Year | Class Code (Legend) | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
|-------------------|------------------------|-----------|--------------|--------------|--------------|--------------|------------------|
| 2024 Payable 2025 | 324 | \$794,200 | \$11,732,900 | \$12,527,100 | \$0 | \$0 | - |
| | Total | \$794,200 | \$11,732,900 | \$12,527,100 | \$0 | \$0 | 31,318.00 |
| 2023 Payable 2024 | 324 | \$818,700 | \$11,719,100 | \$12,537,800 | \$0 | \$0 | - |
| | Total | \$818,700 | \$11,719,100 | \$12,537,800 | \$0 | \$0 | 94,034.00 |
| 2022 Payable 2023 | 324 | \$778,800 | \$11,147,300 | \$11,926,100 | \$0 | \$0 | - |
| | Total | \$778,800 | \$11,147,300 | \$11,926,100 | \$0 | \$0 | 89,446.00 |
| 2021 Payable 2022 | 324 | \$778,800 | \$11,147,300 | \$11,926,100 | \$0 | \$0 | - |
| | Total | \$778,800 | \$11,147,300 | \$11,926,100 | \$0 | \$0 | 89,446.00 |

Tax Detail History

| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
|----------|--------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| 2024 | \$132,416.00 | \$0.00 | \$132,416.00 | \$818,700 | \$11,719,100 | \$12,537,800 |
| 2023 | \$133,614.00 | \$0.00 | \$133,614.00 | \$778,800 | \$11,147,300 | \$11,926,100 |
| 2022 | \$146,848.00 | \$0.00 | \$146,848.00 | \$778,800 | \$11,147,300 | \$11,926,100 |



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