



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 10:51:50 AM

General Details							
Parcel ID:	010-1290-00440						
Document:	Abstract - 01403110						
Document:	Torrens - 1035994.0						
Document Date:	12/15/2020						
Legal Description Details							
Plat Name:	DULUTH PROPER THIRD DIVISION						
Section	Township	Range	Lot	Block			
-	-	-	0073	058			
Description:	E 1/2 EX N 10 FT FOR ALLEY						
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			\$1,623.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$1,652.00				
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$826.00	2025 - 2nd Half Tax	\$826.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$826.00	2025 - 2nd Half Tax Paid	\$826.00	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:	417 W 5TH 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
204	0 - Non Homestead	\$13,200	\$115,300	\$128,500	\$0	\$0	-
Total:		\$13,200	\$115,300	\$128,500	\$0	\$0	1285



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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 (House)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1889	648	1,092	U Quality / 0 Ft ²	2MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1.5	14	12	168	BASEMENT WITH EXTERIOR ENTRANCE
BAS	1.7	24	20	480	BASEMENT WITH EXTERIOR ENTRANCE
DK	1	4	6	24	PIERS AND FOOTINGS
OP	1	19	4	76	BASEMENT WITH EXTERIOR ENTRANCE
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.5 BATHS	3 BEDROOMS	-	-	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
03/2005	\$93,500	163957

Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	204	\$13,500	\$105,500	\$119,000	\$0	\$0	-
	Total	\$13,500	\$105,500	\$119,000	\$0	\$0	1,190.00
2023 Payable 2024	204	\$13,100	\$94,600	\$107,700	\$0	\$0	-
	Total	\$13,100	\$94,600	\$107,700	\$0	\$0	1,077.00
2022 Payable 2023	204	\$12,200	\$87,600	\$99,800	\$0	\$0	-
	Total	\$12,200	\$87,600	\$99,800	\$0	\$0	998.00
2021 Payable 2022	204	\$12,300	\$89,800	\$102,100	\$0	\$0	-
	Total	\$12,300	\$89,800	\$102,100	\$0	\$0	1,021.00

Tax Detail History

Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$1,517.00	\$25.00	\$1,542.00	\$13,100	\$94,600	\$107,700
2023	\$1,491.00	\$25.00	\$1,516.00	\$12,200	\$87,600	\$99,800
2022	\$1,677.00	\$25.00	\$1,702.00	\$12,300	\$89,800	\$102,100



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