



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/17/2025 2:09:05 AM

General Details							
Parcel ID:	010-1350-00860						
Document:	Abstract - 01422384						
Document Date:	08/16/2021						
Legal Description Details							
Plat Name:	DULUTH PROPER THIRD DIVISION						
Section	Township	Range	Lot	Block			
-	-	-	0072	084			
Description:	E 1/2 INC E 1/2 OF LOT 72 E 8TH ST DULUTH PROPER FIRST DIVISION						
Taxpayer Details							
Taxpayer Name	MODEEN WILLIAM D & NIELSEN CATHY I						
and Address:	418 E 8TH ST DULUTH MN 55805						
Owner Details							
Owner Name	MODEEN WILLIAM D						
Owner Name	NIELSEN CATHY I						
Payable 2025 Tax Summary							
2025 - Net Tax			\$1,705.00				
2025 - Special Assessments			\$29.00				
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$1,734.00</b>				
Current Tax Due (as of 5/16/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$867.00	2025 - 2nd Half Tax	\$867.00	2025 - 1st Half Tax Due	\$884.34		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$867.00		
2025 - 1st Half Penalty	\$17.34	2025 - 2nd Half Penalty	\$0.00	Delinquent Tax			
<b>2025 - 1st Half Due</b>	<b>\$884.34</b>	<b>2025 - 2nd Half Due</b>	<b>\$867.00</b>	<b>2025 - Total Due</b>	<b>\$1,751.34</b>		
Parcel Details							
Property Address:	418 E 8TH ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	MODEEN, WILLIAM D/ NIELSEN, CATHY I						
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
201	1 - Owner Homestead (100.00% total)	\$13,000	\$115,100	\$128,100	\$0	\$0	-
Total:		\$13,000	\$115,100	\$128,100	\$0	\$0	1281



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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/frnPlatStatPopUp.aspx>. If there are any questions, please email [PropertyTax@stlouiscountymn.gov](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1891	1,186	1,508	U Quality / 0 Ft <sup>2</sup>	2MS - MULTI STRY

Segment	Story	Width	Length	Area	Foundation
BAS	1	2	29	58	CANTILEVER
BAS	1	7	13	91	BASEMENT
BAS	1	7	16	112	PIERS AND FOOTINGS
BAS	1	16	31	496	BASEMENT
BAS	1.7	13	33	429	BASEMENT
CN	1	2	4	8	PIERS AND FOOTINGS
DK	1	2	7	14	PIERS AND FOOTINGS
DK	1	4	10	40	PIERS AND FOOTINGS
OP	0	4	10	40	PIERS AND FOOTINGS

<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>	<b>Fireplace Count</b>	<b>HVAC</b>
2.75 BATHS	2 BEDROOMS	6 ROOMS	0	C&AIR_COND, GAS

## Improvement 2 Details (DG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1994	462	462	-	DETACHED

Segment	Story	Width	Length	Area	Foundation
BAS	1	14	33	462	FLOATING SLAB
LT	1	20	22	440	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/2021	\$171,000 (This is part of a multi parcel sale.)	244368
07/2017	\$151,000 (This is part of a multi parcel sale.)	222104
08/2009	\$109,900 (This is part of a multi parcel sale.)	186931
10/1995	\$2,100 (This is part of a multi parcel sale.)	106445



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Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	201	\$12,700	\$112,300	\$125,000	\$0	\$0	-
	Total	\$12,700	\$112,300	\$125,000	\$0	\$0	1,250.00
2023 Payable 2024	201	\$15,100	\$95,000	\$110,100	\$0	\$0	-
	Total	\$15,100	\$95,000	\$110,100	\$0	\$0	1,101.00
2022 Payable 2023	201	\$14,000	\$87,200	\$101,200	\$0	\$0	-
	Total	\$14,000	\$87,200	\$101,200	\$0	\$0	1,012.00
2021 Payable 2022	201	\$12,900	\$0	\$12,900	\$0	\$0	-
	Total	\$12,900	\$0	\$12,900	\$0	\$0	129.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$1,551.00	\$25.00	\$1,576.00	\$15,100	\$95,000	\$110,100	
2023	\$1,511.00	\$25.00	\$1,536.00	\$14,000	\$87,200	\$101,200	
2022	\$212.00	\$0.00	\$212.00	\$12,900	\$0	\$12,900	

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