



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/17/2025 2:23:10 AM

General Details							
Parcel ID:	010-1350-00870						
Document:	Abstract - 01422384						
Document Date:	08/16/2021						
Legal Description Details							
Plat Name:	DULUTH PROPER THIRD DIVISION						
Section	Township	Range	Lot	Block			
-	-	-	0074	084			
Description:	W 1/2 INC W 1/2 LOT 74 E 8TH ST D P 1ST DIV						
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			\$1,431.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$1,460.00				
Current Tax Due (as of 5/16/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$730.00	2025 - 2nd Half Tax	\$730.00	2025 - 1st Half Tax Due	\$744.60		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$730.00		
2025 - 1st Half Penalty	\$14.60	2025 - 2nd Half Penalty	\$0.00	Delinquent Tax			
2025 - 1st Half Due	\$744.60	2025 - 2nd Half Due	\$730.00	2025 - Total Due	\$1,474.60		
Parcel Details							
Property Address:	-						
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)	\$13,100	\$116,500	\$129,600	\$0	\$0	-
Total:		\$13,100	\$116,500	\$129,600	\$0	\$0	1062



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/17/2025 2:23:10 AM

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	1891	1,186	1,508	U Quality / 0 Ft ²	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
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
2.75 BATHS	2 BEDROOMS	6 ROOMS		0	C&AIR_COND, GAS

Improvement 2 Details (DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	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

Improvement 3 Details (METAL ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	48	48	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	6	8	48	POST ON GROUND

Improvement 4 Details (ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	112	112	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	14	112	FLOATING SLAB



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/17/2025 2:23:10 AM

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		
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	\$113,700	\$126,400	\$0	\$0	-
	Total	\$12,700	\$113,700	\$126,400	\$0	\$0	1,025.00
2023 Payable 2024	201	\$15,200	\$96,200	\$111,400	\$0	\$0	-
	Total	\$15,200	\$96,200	\$111,400	\$0	\$0	941.00
2022 Payable 2023	201	\$14,000	\$88,300	\$102,300	\$0	\$0	-
	Total	\$14,000	\$88,300	\$102,300	\$0	\$0	834.00
2021 Payable 2022	201	\$13,000	\$116,900	\$129,900	\$0	\$0	-
	Total	\$13,000	\$116,900	\$129,900	\$0	\$0	1,055.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$1,351.00	\$25.00	\$1,376.00	\$12,839	\$81,256	\$94,095	
2023	\$1,275.00	\$25.00	\$1,300.00	\$11,410	\$71,965	\$83,375	
2022	\$1,775.00	\$25.00	\$1,800.00	\$10,559	\$94,953	\$105,512	

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.