



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 6:38:05 PM

General Details							
Parcel ID:	010-1440-02630						
Document:	Torrens - 1071741.0						
Document Date:	08/16/2023						
Legal Description Details							
Plat Name:	ENDION DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	020			
Description:	LOTS 11, 12, 13, 14						
Taxpayer Details							
Taxpayer Name	GRAND AVENUE DEV CO LLC						
and Address:	1934 LONDON ROAD						
	DULUTH MN 55812						
Owner Details							
Owner Name	GRAND AVENUE DEV CO LLC						
Payable 2025 Tax Summary							
2025 - Net Tax				\$22,008.00			
2025 - Special Assessments				\$0.00			
2025 - Total Tax & Special Assessments				\$22,008.00			
Current Tax Due (as of 5/5/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$11,004.00	2025 - 2nd Half Tax	\$11,004.00	2025 - 1st Half Tax Due	\$11,004.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$11,004.00		
2025 - 1st Half Due	\$11,004.00	2025 - 2nd Half Due	\$11,004.00	2025 - Total Due	\$22,008.00		
Parcel Details							
Property Address:	1617 SOUTH 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
233	0 - Non Homestead	\$519,400	\$232,100	\$751,500	\$0	\$0	-
Total:		\$519,400	\$232,100	\$751,500	\$0	\$0	14280



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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: 200.00
Lot Depth: 150.00

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 (Whse)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
WAREHOUSE	1959	10,200	10,200	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	102	100	10,200	FLOATING SLAB

Improvement 2 Details

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	96	96	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	12	96	PIERS AND FOOTINGS

Improvement 3 Details (Whse)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
WAREHOUSE	1959	3,600	3,600	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	36	100	3,600	PIERS AND FOOTINGS

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
07/2016	\$502,000	216467

Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	233	\$519,400	\$232,100	\$751,500	\$0	\$0	-
	Total	\$519,400	\$232,100	\$751,500	\$0	\$0	14,280.00
2023 Payable 2024	233	\$465,300	\$101,900	\$567,200	\$0	\$0	-
	Total	\$465,300	\$101,900	\$567,200	\$0	\$0	10,594.00
2022 Payable 2023	233	\$441,300	\$96,500	\$537,800	\$0	\$0	-
	Total	\$441,300	\$96,500	\$537,800	\$0	\$0	10,006.00
2021 Payable 2022	233	\$441,300	\$96,500	\$537,800	\$0	\$0	-
	Total	\$441,300	\$96,500	\$537,800	\$0	\$0	10,006.00



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Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$16,632.00	\$0.00	\$16,632.00	\$465,300	\$101,900	\$567,200
2023	\$16,798.00	\$0.00	\$16,798.00	\$441,300	\$96,500	\$537,800
2022	\$18,704.00	\$0.00	\$18,704.00	\$441,300	\$96,500	\$537,800

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