



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 1:26:56 PM

General Details							
Parcel ID:	010-1460-01220						
Document:	Abstract - 01375456 +T						
Document Date:	02/24/2020						
Legal Description Details							
Plat Name:	ENDION DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	026			
Description:	LOTS 3 4 5 AND 6						
Taxpayer Details							
Taxpayer Name	JHGV LLC						
and Address:	C/O CAVE ENTERPRISES OPERATIONS LLC ATTN: ADAM VELARDE 1624 W 18TH ST CHICAGO IL 60608						
Owner Details							
Owner Name	JHGV LLC						
Payable 2025 Tax Summary							
2025 - Net Tax				\$36,548.00			
2025 - Special Assessments				\$0.00			
2025 - Total Tax & Special Assessments				\$36,548.00			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$18,274.00	2025 - 2nd Half Tax	\$18,274.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$18,274.00	2025 - 2nd Half Tax Paid	\$18,274.00	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:	2220 LONDON RD, 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	\$537,300	\$673,500	\$1,210,800	\$0	\$0	-
Total:		\$537,300	\$673,500	\$1,210,800	\$0	\$0	23466



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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: 140.00

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 (BK)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
RESTAURANT	1984	3,084	3,084	-	FF - FAST FOOD
Segment	Story	Width	Length	Area	Foundation
BAS	1	3	23	69	FOUNDATION
BAS	1	4	10	40	FOUNDATION
BAS	1	5	21	105	FOUNDATION
BAS	1	10	29	290	FOUNDATION
BAS	1	30	86	2,580	FOUNDATION

Improvement 2 Details (BK)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
PARKING LOT	0	13,000	13,000	-	A - ASPHALT
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	13,000	-

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
02/2020	\$1,399,000 (This is part of a multi parcel sale.)	236000
09/2000	\$750,000 (This is part of a multi parcel sale.)	136926

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	\$537,300	\$673,500	\$1,210,800	\$0	\$0	-
	Total	\$537,300	\$673,500	\$1,210,800	\$0	\$0	23,466.00
2023 Payable 2024	233	\$535,900	\$521,500	\$1,057,400	\$0	\$0	-
	Total	\$535,900	\$521,500	\$1,057,400	\$0	\$0	20,398.00
2022 Payable 2023	233	\$508,200	\$494,700	\$1,002,900	\$0	\$0	-
	Total	\$508,200	\$494,700	\$1,002,900	\$0	\$0	19,308.00
2021 Payable 2022	233	\$508,200	\$494,700	\$1,002,900	\$0	\$0	-
	Total	\$508,200	\$494,700	\$1,002,900	\$0	\$0	19,308.00



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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	\$32,580.00	\$0.00	\$32,580.00	\$535,900	\$521,500	\$1,057,400
2023	\$33,052.00	\$0.00	\$33,052.00	\$508,200	\$494,700	\$1,002,900
2022	\$36,536.00	\$0.00	\$36,536.00	\$508,200	\$494,700	\$1,002,900

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