



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/5/2025 2:59:51 PM

General Details							
Parcel ID:	010-1460-03060						
Document:	Abstract - 01420448						
Document:	Torrens - 1044252.0						
Document Date:	06/30/2021						
Legal Description Details							
Plat Name:	ENDION DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0001	036			
Description:	N 37 1/2 FT OF S 75FT						
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			\$3,499.00				
2025 - Special Assessments			\$29.00				
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$3,528.00</b>				
Current Tax Due (as of 5/4/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,764.00	2025 - 2nd Half Tax	\$1,764.00		2025 - 1st Half Tax Due	\$0.00	
2025 - 1st Half Tax Paid	\$1,764.00	2025 - 2nd Half Tax Paid	\$0.00		2025 - 2nd Half Tax Due	\$1,764.00	
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$1,764.00</b>		<b>2025 - Total Due</b>	<b>\$1,764.00</b>	
Parcel Details							
Property Address:	206 S 18TH AVE E, 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
207	0 - Non Homestead	\$11,400	\$210,200	\$221,600	\$0	\$0	-
Total:		\$11,400	\$210,200	\$221,600	\$0	\$0	2770



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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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (Duplex)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1902	747	1,858	U Quality / 0 Ft <sup>2</sup>	2MF - DUP&TRI
Segment	Story	Width	Length	Area	Foundation
BAS	2	0	0	19	BASEMENT
BAS	2.5	26	28	728	BASEMENT
DK	0	6	13	78	POST ON GROUND
DK	0	7	8	56	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.0 BATHS	4 BEDROOMS	-	1	CENTRAL, GAS	

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
06/2021	\$990,000 (This is part of a multi parcel sale.)	243737
12/2010	\$28,001	192472
12/2003	\$88,500	156175
01/2002	\$77,000	144416
11/1999	\$66,000	131904
09/1997	\$48,750	118507
11/1995	\$16,197 (This is part of a multi parcel sale.)	106831

## Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	207	\$11,400	\$198,000	\$209,400	\$0	\$0	-
	Total	\$11,400	\$198,000	\$209,400	\$0	\$0	2,618.00
2023 Payable 2024	207	\$13,400	\$170,800	\$184,200	\$0	\$0	-
	Total	\$13,400	\$170,800	\$184,200	\$0	\$0	2,303.00
2022 Payable 2023	207	\$12,600	\$160,200	\$172,800	\$0	\$0	-
	Total	\$12,600	\$160,200	\$172,800	\$0	\$0	2,160.00
2021 Payable 2022	207	\$10,500	\$165,400	\$175,900	\$0	\$0	-
	Total	\$10,500	\$165,400	\$175,900	\$0	\$0	2,199.00



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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	\$3,175.00	\$25.00	\$3,200.00	\$13,400	\$170,800	\$184,200
2023	\$3,161.00	\$25.00	\$3,186.00	\$12,600	\$160,200	\$172,800
2022	\$3,533.00	\$25.00	\$3,558.00	\$10,500	\$165,400	\$175,900

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