



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 12:08:20 PM

General Details							
Parcel ID:	010-1460-04510						
Document:	Abstract - 01403110						
Document:	Torrens - 1035994.0						
Document Date:	12/15/2020						
Legal Description Details							
Plat Name:	ENDION DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0001	043			
Description:	S 1/2						
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			\$6,389.00				
2025 - Special Assessments			\$29.00				
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$6,418.00</b>				
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$3,209.00	2025 - 2nd Half Tax	\$3,209.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$3,209.00	2025 - 2nd Half Tax Paid	\$3,209.00	2025 - 2nd Half Tax Due	\$0.00		
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$0.00</b>	<b>2025 - Total Due</b>	<b>\$0.00</b>		
Parcel Details							
Property Address:	10 S 16TH 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	\$12,600	\$392,800	\$405,400	\$0	\$0	-
Total:		\$12,600	\$392,800	\$405,400	\$0	\$0	5068



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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	1891	1,460	3,590	U Quality / 0 Ft <sup>2</sup>	2MF - DUP&TRI
Segment	Story	Width	Length	Area	Foundation
BAS	2.5	35	40	1,400	BASEMENT
DK	0	4	5	20	POST ON GROUND
DK	0	5	6	30	POST ON GROUND
DK	0	7	8	56	POST ON GROUND
OP	0	7	20	140	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
3.5 BATHS	5+ BEDROOM	19 ROOMS	1	CENTRAL, GAS	

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
12/2020	\$1,565,259 (This is part of a multi parcel sale.)	241044
12/2006	\$200,000	175260
03/2004	\$170,000	157840
10/1998	\$67,000	124884

## 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	\$12,600	\$369,900	\$382,500	\$0	\$0	-
	Total	\$12,600	\$369,900	\$382,500	\$0	\$0	4,781.00
2023 Payable 2024	207	\$14,900	\$326,700	\$341,600	\$0	\$0	-
	Total	\$14,900	\$326,700	\$341,600	\$0	\$0	4,270.00
2022 Payable 2023	207	\$14,000	\$306,400	\$320,400	\$0	\$0	-
	Total	\$14,000	\$306,400	\$320,400	\$0	\$0	4,005.00
2021 Payable 2022	207	\$3,500	\$223,800	\$227,300	\$0	\$0	-
	Total	\$3,500	\$223,800	\$227,300	\$0	\$0	2,841.00

## Tax Detail History

Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$5,887.00	\$25.00	\$5,912.00	\$14,900	\$326,700	\$341,600
2023	\$5,861.00	\$25.00	\$5,886.00	\$14,000	\$306,400	\$320,400
2022	\$4,565.00	\$25.00	\$4,590.00	\$3,500	\$223,800	\$227,300



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