



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 11:51:08 AM

General Details							
Parcel ID:	010-1480-03380						
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			
-	-	-	-	070			
Description:	NLY 70 FT OF LOTS 1 AND 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				\$5,303.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$5,332.00			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,666.00	2025 - 2nd Half Tax	\$2,666.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$2,666.00	2025 - 2nd Half Tax Paid	\$2,666.00	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:	230 N 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	\$25,300	\$310,100	\$335,400	\$0	\$0	-
Total:		\$25,300	\$310,100	\$335,400	\$0	\$0	4193



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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.

Improvement 1 Details (Triplex)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1891	964	2,072	AVG Quality / 675 Ft ²	2MF - DUP&TRI
Segment	Story	Width	Length	Area	Foundation
BAS	1	2	6	12	BASEMENT WITH EXTERIOR ENTRANCE
BAS	2	3	14	42	BASEMENT WITH EXTERIOR ENTRANCE
BAS	2	13	22	286	BASEMENT WITH EXTERIOR ENTRANCE
BAS	2.2	24	26	624	BASEMENT WITH EXTERIOR ENTRANCE
DK	0	4	5	20	POST ON GROUND
OP	0	1	2	2	POST ON GROUND
OP	0	2	4	8	POST ON GROUND
OP	0	5	8	40	POST ON GROUND
OP	0	6	11	66	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
3.0 BATHS	5+ BEDROOM	-	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	\$100,000	175259
09/1998	\$60,000	123835
12/1995	\$60,000	107113

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	\$25,300	\$292,100	\$317,400	\$0	\$0	-
	Total	\$25,300	\$292,100	\$317,400	\$0	\$0	3,968.00
2023 Payable 2024	207	\$29,800	\$252,100	\$281,900	\$0	\$0	-
	Total	\$29,800	\$252,100	\$281,900	\$0	\$0	3,524.00
2022 Payable 2023	207	\$28,100	\$236,400	\$264,500	\$0	\$0	-
	Total	\$28,100	\$236,400	\$264,500	\$0	\$0	3,306.00
2021 Payable 2022	207	\$23,500	\$192,200	\$215,700	\$0	\$0	-
	Total	\$23,500	\$192,200	\$215,700	\$0	\$0	2,696.00



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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	\$4,857.00	\$25.00	\$4,882.00	\$29,800	\$252,100	\$281,900
2023	\$4,837.00	\$25.00	\$4,862.00	\$28,100	\$236,400	\$264,500
2022	\$4,331.00	\$25.00	\$4,356.00	\$23,500	\$192,200	\$215,700

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