



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/4/2025 2:46:26 PM

General Details							
Parcel ID:	010-1480-03570						
Document:	Abstract - 01415940						
Document:	Torrens - 1041554.0						
Document Date:	05/21/2021						
Legal Description Details							
Plat Name:	ENDION DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0016	070			
Description:	S 100 FT						
Taxpayer Details							
Taxpayer Name	CAPGROW HOLDINGS JV SUB IV LLC						
and Address:	320 W OHIO ST STE 650N CHICAGO IL 60654						
Owner Details							
Owner Name	CAPGROW HOLDINGS JV SUB IV LLC						
Payable 2025 Tax Summary							
2025 - Net Tax			\$5,065.00				
2025 - Special Assessments			\$29.00				
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$5,094.00</b>				
Current Tax Due (as of 5/3/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,547.00	2025 - 2nd Half Tax	\$2,547.00	2025 - 1st Half Tax Due	\$2,547.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$2,547.00		
<b>2025 - 1st Half Due</b>	<b>\$2,547.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$2,547.00</b>	<b>2025 - Total Due</b>	<b>\$5,094.00</b>		
Parcel Details							
Property Address:	1601 E 2ND 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
204	0 - Non Homestead	\$18,100	\$374,900	\$393,000	\$0	\$0	-
Total:		\$18,100	\$374,900	\$393,000	\$0	\$0	3930



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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 (House)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1901	1,402	3,371	U Quality / 0 Ft <sup>2</sup>	2XL - XTRA LRG
Segment	Story	Width	Length	Area	Foundation
BAS	0	5	6	30	POST ON GROUND
BAS	1	0	0	11	CANTILEVER
BAS	1	0	0	18	CANTILEVER
BAS	2	0	0	11	BASEMENT
BAS	2	0	0	26	BASEMENT
BAS	2.5	28	46	1,288	BASEMENT
DK	0	0	0	189	POST ON GROUND
OP	0	5	11	55	POST ON GROUND
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>	<b>Fireplace Count</b>	<b>HVAC</b>	
2.25 BATHS	5+ BEDROOM	11 ROOMS	1	C&AIR_COND, GAS	

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
01/2008	\$2,082,000 (This is part of a multi parcel sale.)	180753
10/1998	\$70,000	124461

## Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	204	\$18,100	\$353,100	\$371,200	\$0	\$0	-
	<b>Total</b>	<b>\$18,100</b>	<b>\$353,100</b>	<b>\$371,200</b>	<b>\$0</b>	<b>\$0</b>	<b>3,712.00</b>
2023 Payable 2024	204	\$21,300	\$304,600	\$325,900	\$0	\$0	-
	<b>Total</b>	<b>\$21,300</b>	<b>\$304,600</b>	<b>\$325,900</b>	<b>\$0</b>	<b>\$0</b>	<b>3,259.00</b>
2022 Payable 2023	204	\$20,100	\$285,700	\$305,800	\$0	\$0	-
	<b>Total</b>	<b>\$20,100</b>	<b>\$285,700</b>	<b>\$305,800</b>	<b>\$0</b>	<b>\$0</b>	<b>3,058.00</b>
2021 Payable 2022	204	\$16,100	\$262,900	\$279,000	\$0	\$0	-
	<b>Total</b>	<b>\$16,100</b>	<b>\$262,900</b>	<b>\$279,000</b>	<b>\$0</b>	<b>\$0</b>	<b>2,790.00</b>



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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	\$4,589.00	\$25.00	\$4,614.00	\$21,300	\$304,600	\$325,900
2023	\$4,569.00	\$25.00	\$4,594.00	\$20,100	\$285,700	\$305,800
2022	\$4,581.00	\$25.00	\$4,606.00	\$16,100	\$262,900	\$279,000

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