



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 9:59:09 AM

General Details							
Parcel ID:		010-1480-08040					
Document:		Torrens - 1076899.0					
Document Date:		02/02/2024					
Legal Description Details							
Plat Name:		ENDION DIVISION OF DULUTH					
Section	Township	Range	Lot	Block			
-	-	-	-	095			
Description:		SLY 1/2 OF LOTS 7 AND 8 EX S 10 FT FOR ALLE					
Taxpayer Details							
Taxpayer Name		SPRUCE COVE LLC					
and Address:		163 KANGAS RD					
		ESKO MN 55733					
Owner Details							
Owner Name		SPRUCE COVE LLC					
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,671.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$3,700.00			
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15		Total Due			
2025 - 1st Half Tax	\$1,850.00	2025 - 2nd Half Tax	\$1,850.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,850.00	2025 - 2nd Half Tax Paid	\$1,850.00	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:		423 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
204	0 - Non Homestead	\$23,500	\$260,500	\$284,000	\$0	\$0	-
Total:		\$23,500	\$260,500	\$284,000	\$0	\$0	2840



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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/frnPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (House)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1902	1,112	2,056	U Quality / 0 Ft ²	2MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	14	168	POST ON GROUND
BAS	2	0	0	32	CANTILEVER
BAS	2	24	38	912	BASEMENT
CN	0	5	5	25	FLOATING SLAB
DK	0	8	10	80	POST ON GROUND
OP	0	6	11	66	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.0 BATHS	4 BEDROOMS	-	0	CENTRAL, FUEL OIL	

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
02/2024	\$499,000 (This is part of a multi parcel sale.)	257643
06/2021	\$267,500	242776
07/2012	\$112,000	197737
07/2003	\$138,000	153286

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	\$23,500	\$245,500	\$269,000	\$0	\$0	-
	Total	\$23,500	\$245,500	\$269,000	\$0	\$0	2,690.00
2023 Payable 2024	204	\$27,600	\$211,800	\$239,400	\$0	\$0	-
	Total	\$27,600	\$211,800	\$239,400	\$0	\$0	2,394.00
2022 Payable 2023	204	\$26,100	\$198,500	\$224,600	\$0	\$0	-
	Total	\$26,100	\$198,500	\$224,600	\$0	\$0	2,246.00
2021 Payable 2022	204	\$27,000	\$148,800	\$175,800	\$0	\$0	-
	Total	\$27,000	\$148,800	\$175,800	\$0	\$0	1,758.00



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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	\$3,371.00	\$25.00	\$3,396.00	\$27,600	\$211,800	\$239,400
2023	\$3,355.00	\$25.00	\$3,380.00	\$26,100	\$198,500	\$224,600
2022	\$2,887.00	\$25.00	\$2,912.00	\$27,000	\$148,800	\$175,800

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