



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/27/2025 7:02:48 PM

General Details							
Parcel ID:	010-1980-00655						
Document:	Torrens - 968263.0						
Document Date:	12/23/2015						
Legal Description Details							
Plat Name:	GRAYS ADDITION TO DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	005			
Description:	ELY 2/3 OF LOT 4 AND ALL OF LOT 5 INC PART OF VAC APPLE RIDGE DR ADJ						
Taxpayer Details							
Taxpayer Name	SHIPROCK MANAGEMENT						
and Address:	1324 E 4TH ST STE B						
	DULUTH MN 55805						
Owner Details							
Owner Name	VIATICUS PROPERTIES INC						
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,397.00			
2025 - Special Assessments				\$29.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$3,426.00</b>			
Current Tax Due (as of 4/26/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,713.00	2025 - 2nd Half Tax	\$1,713.00	2025 - 1st Half Tax Due	\$1,713.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,713.00		
<b>2025 - 1st Half Due</b>	<b>\$1,713.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$1,713.00</b>	<b>2025 - Total Due</b>	<b>\$3,426.00</b>		
Parcel Details							
Property Address:	2306 W ARROWHEAD RD, 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	\$38,400	\$247,500	\$285,900	\$0	\$0	-
Total:		\$38,400	\$247,500	\$285,900	\$0	\$0	2859



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/27/2025 7:02:48 PM

## 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:** 104.00  
**Lot Depth:** 130.00

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	1962	1,400	1,400	ECO Quality / 546 Ft <sup>2</sup>	5SS - SNGL STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	22	14	308	FOUNDATION
BAS	1	26	42	1,092	BASEMENT
DK	1	22	12	264	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.5 BATHS	5 BEDROOMS	-	0	CENTRAL, GAS	

## Improvement 2 Details (DG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1994	624	624	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	24	624	FLOATING SLAB

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
12/2015	\$162,000 (This is part of a multi parcel sale.)	214143
08/2001	\$127,000 (This is part of a multi parcel sale.)	141308
11/1999	\$89,900 (This is part of a multi parcel sale.)	131297

## 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	\$39,200	\$209,800	\$249,000	\$0	\$0	-
	Total	\$39,200	\$209,800	\$249,000	\$0	\$0	2,490.00
2023 Payable 2024	204	\$49,200	\$185,900	\$235,100	\$0	\$0	-
	Total	\$49,200	\$185,900	\$235,100	\$0	\$0	2,351.00
2022 Payable 2023	204	\$46,100	\$173,500	\$219,600	\$0	\$0	-
	Total	\$46,100	\$173,500	\$219,600	\$0	\$0	2,196.00
2021 Payable 2022	204	\$40,300	\$151,000	\$191,300	\$0	\$0	-
	Total	\$40,300	\$151,000	\$191,300	\$0	\$0	1,913.00



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/27/2025 7:02:48 PM

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$3,311.00	\$25.00	\$3,336.00	\$49,200	\$185,900	\$235,100
2023	\$3,281.00	\$25.00	\$3,306.00	\$46,100	\$173,500	\$219,600
2022	\$3,141.00	\$25.00	\$3,166.00	\$40,300	\$151,000	\$191,300

**Disclaimer:** St. Louis County makes no representation or warranties, express or implied, with respect to the use or reuse of data provided herewith, regardless of its format or the means of its transmission. THE DATA IS PROVIDED 'AS IS' WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY, SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY OR FITNESS OF THIS DATA FOR ANY PARTICULAR PURPOSE. St. Louis County shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting from the use of these data, even if St. Louis County has been advised of the possibility of such potential loss or damage. These data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.