



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 5:58:52 AM

General Details							
Parcel ID:	010-3010-00870						
Document:	Torrens - 1084816.0						
Document Date:	11/06/2024						
Legal Description Details							
Plat Name:	LONDON ADDITION TO DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	033			
Description:	NLY 66 FT OF WLY 8 FT OF LOT 15 AND NLY 66.2 FT OF LOT 16						
Taxpayer Details							
Taxpayer Name	WHEAT PENNY LLC						
and Address:	ERICKSON KEVIN 101 VASSAR ST DULUTH MN 55803						
Owner Details							
Owner Name	WHEAT PENNY LLC						
Payable 2025 Tax Summary							
2025 - Net Tax				\$9,240.00			
2025 - Special Assessments				\$0.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$9,240.00</b>			
Current Tax Due (as of 5/5/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$4,620.00	2025 - 2nd Half Tax	\$4,620.00		2025 - 1st Half Tax Due	\$4,620.00	
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00		2025 - 2nd Half Tax Due	\$4,620.00	
<b>2025 - 1st Half Due</b>	<b>\$4,620.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$4,620.00</b>		<b>2025 - Total Due</b>	<b>\$9,240.00</b>	
Parcel Details							
Property Address:	516 N 45TH 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
233	0 - Non Homestead	\$25,100	\$323,100	\$348,200	\$0	\$0	-
Total:		\$25,100	\$323,100	\$348,200	\$0	\$0	6214



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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:** 66.00  
**Lot Depth:** 58.00

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 (RETAIL)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
RETAIL STORE	1932	2,560	2,560	-	RTL - RETAIL STR
Segment	Story	Width	Length	Area	Foundation
BAS	1	5	19	95	BASEMENT
BAS	1	5	21	105	BASEMENT
BAS	1	40	59	2,360	BASEMENT
BMT	1	0	0	2,560	FOUNDATION

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/1996	\$135,000	112285

## Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	233	\$25,100	\$323,100	\$348,200	\$0	\$0	-
	Total	\$25,100	\$323,100	\$348,200	\$0	\$0	6,214.00
2023 Payable 2024	233	\$21,200	\$179,200	\$200,400	\$0	\$0	-
	Total	\$21,200	\$179,200	\$200,400	\$0	\$0	3,258.00
2022 Payable 2023	233	\$17,700	\$149,400	\$167,100	\$0	\$0	-
	Total	\$17,700	\$149,400	\$167,100	\$0	\$0	2,592.00
2021 Payable 2022	233	\$15,400	\$142,700	\$158,100	\$0	\$0	-
	Total	\$15,400	\$142,700	\$158,100	\$0	\$0	2,412.00

## Tax Detail History

Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$4,696.00	\$0.00	\$4,696.00	\$21,200	\$179,200	\$200,400
2023	\$3,844.00	\$0.00	\$3,844.00	\$17,700	\$149,400	\$167,100
2022	\$4,146.00	\$0.00	\$4,146.00	\$15,400	\$142,700	\$158,100



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