



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/8/2025 7:32:17 PM

General Details							
Parcel ID:	010-3010-05980						
Document:	Abstract - 01425652						
Document Date:	09/17/2021						
Legal Description Details							
Plat Name:	LONDON ADDITION TO DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	064			
Description:	LOTS 9 AND 10						
Taxpayer Details							
Taxpayer Name	HAPPY ROCK LLC						
and Address:	4731 GLADSTONE DULUTH MN 55804						
Owner Details							
Owner Name	HAPPY ROCK LLC						
Payable 2025 Tax Summary							
2025 - Net Tax				\$10,917.16			
2025 - Special Assessments				\$9,712.84			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$20,630.00</b>			
Current Tax Due (as of 5/7/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$10,315.00	2025 - 2nd Half Tax	\$10,315.00	2025 - 1st Half Tax Due	\$10,315.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$10,315.00		
<b>2025 - 1st Half Due</b>	<b>\$10,315.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$10,315.00</b>	<b>2025 - Total Due</b>	<b>\$20,630.00</b>		
Parcel Details							
Property Address:	4731 GLADSTONE 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
233	0 - Non Homestead	\$64,600	\$336,500	\$401,100	\$0	\$0	-
Total:		\$64,600	\$336,500	\$401,100	\$0	\$0	7272



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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: 100.00  
Lot Depth: 140.00

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 (OFFICE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
OFFICE	1922	3,168	6,336	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	2	44	72	3,168	BASEMENT
BMT	1	44	17	748	FOUNDATION
BMT	1	44	72	3,168	FOUNDATION

## Improvement 2 Details (PARKING)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
PARKING LOT	2023	1,888	1,888	-	C - CONCRETE
Segment	Story	Width	Length	Area	Foundation
BAS	0	12	18	216	-
BAS	0	22	31	682	-
BAS	0	22	45	990	-

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
09/2021	\$395,000	245161

## 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	\$64,600	\$336,600	\$401,200	\$0	\$0	-
	Total	\$64,600	\$336,600	\$401,200	\$0	\$0	7,274.00
2023 Payable 2024	233	\$54,100	\$239,500	\$293,600	\$0	\$0	-
	Total	\$54,100	\$239,500	\$293,600	\$0	\$0	5,122.00
2022 Payable 2023	312	\$45,100	\$199,900	\$245,000	\$0	\$0	-
	Total	\$45,100	\$199,900	\$245,000	\$0	\$0	3,675.00
2021 Payable 2022	312	\$39,200	\$191,200	\$230,400	\$0	\$0	-
	Total	\$39,200	\$191,200	\$230,400	\$0	\$0	3,456.00



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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	\$7,729.16	\$9,712.84	\$17,442.00	\$54,100	\$239,500	\$293,600
2023	\$5,302.00	\$0.00	\$5,302.00	\$45,100	\$199,900	\$245,000
2022	\$5,472.00	\$0.00	\$5,472.00	\$39,200	\$191,200	\$230,400

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