



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/18/2025 5:12:04 PM

| General Details | | | | | | | | | | | | | | | |
|---|--|---|--|--------------------|-------------------------------------|-----------|--|-----------|--|--------------|--|--------------|--|------------------|--|
| Parcel ID: | | 010-3070-02676 | | | | | | | | | | | | | |
| Document: | | Torrens - 1084201.0 | | | | | | | | | | | | | |
| Document Date: | | 09/30/2024 | | | | | | | | | | | | | |
| Legal Description Details | | | | | | | | | | | | | | | |
| Plat Name: | | LONDON ADDITION TO DULUTH | | | | | | | | | | | | | |
| Section | | Township | | Range | | Lot | | | | | | | | | |
| - | | - | | - | | - | | | | | | | | | |
| Description: | | PART OF PROPRIETORS RESERVATION BOUNDED AS FOLLOWS ON THE N BY SLY LINE OF LONDON RD ON THE W BY A LINE PARALLEL WITH AND 328 FT W OF W LINE OF 42ND AVE E ON THE S SHORE OF LAKE SUPERIOR AND ON THE E BY A LINE PARALLEL WITH AND 225 FT W OF W LINE OF 42ND AVE EAST | | | | | | | | | | | | | |
| Taxpayer Details | | | | | | | | | | | | | | | |
| Taxpayer Name | | ECUMEN ST CLOUD HOUSES LLC | | | | | | | | | | | | | |
| and Address: | | 3530 LEXINGTON AVE N SHOREVIEW MN 55126 | | | | | | | | | | | | | |
| Owner Details | | | | | | | | | | | | | | | |
| Owner Name | | ECUMEN ST CLOUD HOUSES LLC | | | | | | | | | | | | | |
| Payable 2025 Tax Summary | | | | | | | | | | | | | | | |
| 2025 - Net Tax | | | | \$13,421.00 | | | | | | | | | | | |
| 2025 - Special Assessments | | | | \$29.00 | | | | | | | | | | | |
| 2025 - Total Tax & Special Assessments | | | | \$13,450.00 | | | | | | | | | | | |
| Current Tax Due (as of 9/17/2025) | | | | | | | | | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | | | | | | | | | |
| 2025 - 1st Half Tax \$6,725.00 | | 2025 - 2nd Half Tax \$6,725.00 | | | 2025 - 1st Half Tax Due \$7,464.75 | | | | | | | | | | |
| 2025 - 1st Half Tax Paid \$0.00 | | 2025 - 2nd Half Tax Paid \$0.00 | | | 2025 - 2nd Half Tax Due \$6,725.00 | | | | | | | | | | |
| 2025 - 1st Half Penalty \$739.75 | | 2025 - 2nd Half Penalty \$0.00 | | | Delinquent Tax | | | | | | | | | | |
| 2025 - 1st Half Due \$7,464.75 | | 2025 - 2nd Half Due \$6,725.00 | | | 2025 - Total Due \$14,189.75 | | | | | | | | | | |
| Parcel Details | | | | | | | | | | | | | | | |
| Property Address: | | 4114 LONDON 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 | | \$510,400 | | \$404,600 | | \$915,000 | | \$0 | | \$0 | | - | |
| | | Total: | | \$510,400 | | \$404,600 | | \$915,000 | | \$0 | | \$0 | | 10188 | |



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Land Details

Deeded Acres: 0.00
Waterfront: SUPERIOR
Water Front Feet: 105.00
Water Code & Desc: P - PUBLIC
Gas Code & Desc: P - PUBLIC
Sewer Code & Desc: P - PUBLIC
Lot Width: 103.00
Lot Depth: 730.00

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.

Improvement 1 Details (HOUSE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|-------------------|----------------------|----------------------------|----------------------------|-----------------------------------|--------------------|
| HOUSE | 1953 | 1,915 | 1,915 | AVG Quality / 957 Ft ² | 4SS - SNGL STRY |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 0 | 0 | 1,915 | WALKOUT BASEMENT |
| OP | 1 | 0 | 0 | 52 | PIERS AND FOOTINGS |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC |
| 2.25 BATHS | 2 BEDROOMS | 7 ROOMS | | 1 | CENTRAL, GAS |

Improvement 2 Details (GARAGE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 1953 | 437 | 437 | - | ATTACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 0 | 0 | 437 | FOUNDATION |

Improvement 3 Details (SHED)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 342 | 342 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 0 | 0 | 342 | FLOATING SLAB |

Improvement 4 Details (PATIO)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| | 0 | 360 | 360 | - | PLN - PLAIN SLAB |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 0 | 0 | 360 | - |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 09/2024 | \$1,200,000 | 260644 |



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| 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 | \$510,400 | \$384,600 | \$895,000 | \$0 | \$0 | - |
| | Total | \$510,400 | \$384,600 | \$895,000 | \$0 | \$0 | 9,938.00 |
| 2023 Payable 2024 | 201 | \$263,100 | \$372,100 | \$635,200 | \$0 | \$0 | - |
| | Total | \$263,100 | \$372,100 | \$635,200 | \$0 | \$0 | 6,690.00 |
| 2022 Payable 2023 | 201 | \$244,500 | \$345,100 | \$589,600 | \$0 | \$0 | - |
| | Total | \$244,500 | \$345,100 | \$589,600 | \$0 | \$0 | 6,120.00 |
| 2021 Payable 2022 | 201 | \$244,500 | \$275,200 | \$519,700 | \$0 | \$0 | - |
| | Total | \$244,500 | \$275,200 | \$519,700 | \$0 | \$0 | 5,246.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$9,371.00 | \$25.00 | \$9,396.00 | \$263,100 | \$372,100 | \$635,200 | |
| 2023 | \$9,107.00 | \$25.00 | \$9,132.00 | \$244,500 | \$345,100 | \$589,600 | |
| 2022 | \$8,605.00 | \$25.00 | \$8,630.00 | \$244,500 | \$275,200 | \$519,700 | |

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