



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 3/3/2026 6:59:16 AM

| General Details | | | | | | | |
|--|---|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID: | 010-3110-02160 | | | | | | |
| Document: | Abstract - 01447797 | | | | | | |
| Document Date: | 07/07/2022 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | LOWER DULUTH MINNESOTA AVENUE | | | | | | |
| | Section | Township | Range | Lot | Block | | |
| | - | - | - | 0020 | - | | |
| Description: | LOT: 0020 BLOCK:000 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | NEXTGEN LLC | | | | | | |
| and Address: | 1940 MINNESOTA AVE DULUTH MN 55802 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | NEXTGEN LLC | | | | | | |
| Payable 2026 Tax Summary | | | | | | | |
| | 2026 - Net Tax | | | \$4,948.00 | | | |
| | 2026 - Special Assessments | | | \$34.00 | | | |
| | 2026 - Total Tax & Special Assessments | | | \$4,982.00 | | | |
| Current Tax Due (as of 3/2/2026) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2026 - 1st Half Tax | \$2,491.00 | 2026 - 2nd Half Tax | \$2,491.00 | 2026 - 1st Half Tax Due | \$2,491.00 | | |
| 2026 - 1st Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Due | \$2,491.00 | | |
| 2026 - 1st Half Due | \$2,491.00 | 2026 - 2nd Half Due | \$2,491.00 | 2026 - Total Due | \$4,982.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 1940 MINNESOTA AVE, 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 | \$77,200 | \$275,100 | \$352,300 | \$0 | \$0 | - |
| Total: | | \$77,200 | \$275,100 | \$352,300 | \$0 | \$0 | 3523 |



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 3/3/2026 6:59:16 AM

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: | 40.00 |
| Lot Depth: | 100.00 |

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 | 1901 | 916 | 1,374 | U Quality / 0 Ft ² | 5XB - EXP BNLW | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1.5</td> <td>0</td> <td>0</td> <td>916</td> <td>BASEMENT</td> </tr> <tr> <td>CN</td> <td>1</td> <td>5</td> <td>6</td> <td>30</td> <td>BASEMENT</td> </tr> <tr> <td>OP</td> <td>1</td> <td>2</td> <td>8</td> <td>16</td> <td>FLOATING SLAB</td> </tr> <tr> <td>OP</td> <td>1</td> <td>5</td> <td>9</td> <td>45</td> <td>FLOATING SLAB</td> </tr> </tbody> </table> | | | | | | Segment | Story | Width | Length | Area | Foundation | BAS | 1.5 | 0 | 0 | 916 | BASEMENT | CN | 1 | 5 | 6 | 30 | BASEMENT | OP | 1 | 2 | 8 | 16 | FLOATING SLAB | OP | 1 | 5 | 9 | 45 | FLOATING SLAB |
| Segment | Story | Width | Length | Area | Foundation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BAS | 1.5 | 0 | 0 | 916 | BASEMENT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CN | 1 | 5 | 6 | 30 | BASEMENT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| OP | 1 | 2 | 8 | 16 | FLOATING SLAB | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| OP | 1 | 5 | 9 | 45 | FLOATING SLAB | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2.25 BATHS | 3 BEDROOMS | 7 ROOMS | | 1 | C&AIR_COND, GAS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Improvement 2 Details (DG 12X20)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | | | | | | | | | | | |
|--|------------|----------------------------|----------------------------|-----------------|--------------------|---------|-------|-------|--------|------|------------|-----|---|----|----|-----|---------------|
| GARAGE | 1938 | 240 | 240 | - | DETACHED | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1</td> <td>20</td> <td>12</td> <td>240</td> <td>FLOATING SLAB</td> </tr> </tbody> </table> | | | | | | Segment | Story | Width | Length | Area | Foundation | BAS | 1 | 20 | 12 | 240 | FLOATING SLAB |
| Segment | Story | Width | Length | Area | Foundation | | | | | | | | | | | | |
| BAS | 1 | 20 | 12 | 240 | FLOATING SLAB | | | | | | | | | | | | |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 07/2022 | \$325,000 | 250038 |
| 08/2010 | \$135,000 | 191356 |
| 08/1996 | \$76,000 | 111603 |

Assessment History

| Year | Class Code (Legend) | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
|-------------------|---------------------|-----------------|------------------|------------------|--------------|--------------|------------------|
| 2025 Payable 2026 | 204 | \$77,200 | \$275,100 | \$352,300 | \$0 | \$0 | - |
| | Total | \$77,200 | \$275,100 | \$352,300 | \$0 | \$0 | 3,523.00 |
| 2024 Payable 2025 | 204 | \$79,400 | \$205,100 | \$284,500 | \$0 | \$0 | - |
| | Total | \$79,400 | \$205,100 | \$284,500 | \$0 | \$0 | 2,845.00 |
| 2023 Payable 2024 | 204 | \$45,400 | \$258,800 | \$304,200 | \$0 | \$0 | - |
| | Total | \$45,400 | \$258,800 | \$304,200 | \$0 | \$0 | 3,042.00 |
| 2022 Payable 2023 | 201 | \$38,400 | \$197,300 | \$235,700 | \$0 | \$0 | - |
| | Total | \$38,400 | \$197,300 | \$235,700 | \$0 | \$0 | 2,197.00 |



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 3/3/2026 6:59:16 AM

| Tax Detail History | | | | | | |
|--------------------|------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
| 2025 | \$3,881.00 | \$29.00 | \$3,910.00 | \$79,400 | \$205,100 | \$284,500 |
| 2024 | \$4,283.00 | \$25.00 | \$4,308.00 | \$45,400 | \$258,800 | \$304,200 |
| 2023 | \$3,307.00 | \$25.00 | \$3,332.00 | \$35,789 | \$183,884 | \$219,673 |

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.