



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 5:29:44 PM

| General Details | | | | | | | |
|---|---------------------|--|-------------|--------------------|-------------------------------------|-----------------|---------------------|
| Parcel ID: | | 010-3830-02110 | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | | PORTLAND DIVISION OF DULUTH | | | | | |
| Section | | Township | | Range | | Lot | Block |
| | | | | | | 0012 | 020 |
| Description: | | LOT 12 BLOCK 20 | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | | ST LUKES HOSPITAL OF DULUTH INC | | | | | |
| and Address: | | HARRISON STREET REAL ESTATE LLC | | | | | |
| | | 444 W LAKE ST STE 2100 | | | | | |
| | | CHICAGO IL 60606 | | | | | |
| Owner Details | | | | | | | |
| Owner Name | | ST LUKES HOSPITAL OF DULUTH | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$36,528.75 | | | |
| 2025 - Special Assessments | | | | \$1,535.25 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$38,064.00 | | | |
| Current Tax Due (as of 5/5/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax \$19,032.00 | | 2025 - 2nd Half Tax \$19,032.00 | | | 2025 - 1st Half Tax Due \$19,032.00 | | |
| 2025 - 1st Half Tax Paid \$0.00 | | 2025 - 2nd Half Tax Paid \$0.00 | | | 2025 - 2nd Half Tax Due \$19,032.00 | | |
| 2025 - 1st Half Due \$19,032.00 | | 2025 - 2nd Half Due \$19,032.00 | | | 2025 - Total Due \$38,064.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | | - | | | | | |
| 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 | \$63,000 | \$1,090,800 | \$1,153,800 | \$0 | \$0 | - |
| Total: | | \$63,000 | \$1,090,800 | \$1,153,800 | \$0 | \$0 | 23076 |



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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: 25.00
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.

Improvement 1 Details (Brick bldg)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| MEDICAL OFFICE | 2000 | 15,051 | 45,025 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 0 | 0 | 64 | FLOATING SLAB |
| BAS | 3 | 0 | 0 | 1,012 | BASEMENT |
| BAS | 3 | 45 | 65 | 2,925 | BASEMENT |
| BAS | 3 | 85 | 130 | 11,050 | BASEMENT |
| BMT | 1 | 0 | 0 | 15,051 | FOUNDATION |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|---|------------|
| 12/2021 | \$10,500,000 (This is part of a multi parcel sale.) | 247574 |

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 | \$63,000 | \$1,090,800 | \$1,153,800 | \$0 | \$0 | - |
| | Total | \$63,000 | \$1,090,800 | \$1,153,800 | \$0 | \$0 | 23,076.00 |
| 2023 Payable 2024 | 233 | \$63,000 | \$1,057,500 | \$1,120,500 | \$0 | \$0 | - |
| | Total | \$63,000 | \$1,057,500 | \$1,120,500 | \$0 | \$0 | 22,410.00 |
| 2022 Payable 2023 | 233 | \$63,000 | \$1,057,500 | \$1,120,500 | \$0 | \$0 | - |
| | Total | \$63,000 | \$1,057,500 | \$1,120,500 | \$0 | \$0 | 22,410.00 |
| 2021 Payable 2022 | 233 | \$63,000 | \$1,057,500 | \$1,120,500 | \$0 | \$0 | - |
| | Total | \$63,000 | \$1,057,500 | \$1,120,500 | \$0 | \$0 | 22,410.00 |

Tax Detail History

| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
|----------|-------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| 2024 | \$36,457.38 | \$1,436.62 | \$37,894.00 | \$63,000 | \$1,057,500 | \$1,120,500 |
| 2023 | \$39,155.71 | \$1,274.29 | \$40,430.00 | \$63,000 | \$1,057,500 | \$1,120,500 |
| 2022 | \$42,960.50 | \$1,265.50 | \$44,226.00 | \$63,000 | \$1,057,500 | \$1,120,500 |



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