



| General Details | | | | | | | |
|--|---------------------------------|--------------------------|-------------|--------------------------------|-----------------|-----------------|---------------------|
| Parcel ID: | 010-3830-02750 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | PORTLAND DIVISION OF DULUTH | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| - | - | - | - | 024 | | | |
| Description: | LOTS 8 THRU 16 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | DULUTH CLINIC | | | | | | |
| and Address: | 400 E 3RD ST DULUTH MN 55805 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | DULUTH CLINIC LTD | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | \$178,963.20 | | | | | |
| 2025 - Special Assessments | | \$7,546.80 | | | | | |
| 2025 - Total Tax & Special Assessments | | \$186,510.00 | | | | | |
| Current Tax Due (as of 12/18/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | Total Due | | | |
| 2025 - 1st Half Tax | \$93,255.00 | 2025 - 2nd Half Tax | \$93,255.00 | 2025 - 1st Half Tax Due \$0.00 | | | |
| 2025 - 1st Half Tax Paid | \$93,255.00 | 2025 - 2nd Half Tax Paid | \$93,255.00 | 2025 - 2nd Half Tax Due \$0.00 | | | |
| 2025 - 1st Half Due | \$0.00 | 2025 - 2nd Half Due | \$0.00 | 2025 - Total Due \$0.00 | | | |
| Parcel Details | | | | | | | |
| Property Address: | 532 E 1ST ST, DULUTH MN | | | | | | |
| School District: | 709 | | | | | | |
| Tax Increment District: | 90 | | | | | | |
| 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 | \$283,500 | \$5,425,700 | \$5,709,200 | \$0 | \$0 | - |
| Total: | | \$283,500 | \$5,425,700 | \$5,709,200 | \$0 | \$0 | 113434 |
| 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: | 225.00 | | | | | | |
| 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 . | | | | | | | |



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/19/2025 12:21:45 AM

| Improvement 1 Details (AUX BLDG) | | | | | |
|----------------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
| MEDICAL OFFICE | 1925 | 14,000 | 28,000 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 2 | 140 | 100 | 14,000 | BASEMENT |
| BMT | 1 | 140 | 100 | 14,000 | FOUNDATION |

| Improvement 2 Details | | | | | |
|-----------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
| PARKING LOT | 0 | 3,500 | 3,500 | - | A - ASPHALT |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 0 | 0 | 3,500 | - |

| Improvement 3 Details (essentia) | | | | | |
|----------------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
| MEDICAL OFFICE | 2005 | 88,340 | 203,540 | - | MED - MEDICAL OF |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 128 | 80 | 10,240 | FOUNDATION |
| BAS | 1 | 140 | 75 | 10,500 | BASEMENT |
| BAS | 2 | 160 | 125 | 20,000 | BASEMENT |
| BAS | 3 | 140 | 340 | 47,600 | BASEMENT |
| BMT | 1 | 140 | 75 | 10,500 | FOUNDATION |
| BMT | 1 | 140 | 340 | 47,600 | FOUNDATION |
| BMT | 1 | 160 | 125 | 20,000 | FOUNDATION |

| Sales Reported to the St. Louis County Auditor | | | | | | | |
|--|--|--|--|--|--|--|--|
| No Sales information reported. | | | | | | | |

| 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 | \$283,500 | \$5,425,700 | \$5,709,200 | \$0 | \$0 | - |
| | Total | \$283,500 | \$5,425,700 | \$5,709,200 | \$0 | \$0 | 113,434.00 |
| 2023 Payable 2024 | 233 | \$283,500 | \$5,402,100 | \$5,685,600 | \$0 | \$0 | - |
| | Total | \$283,500 | \$5,402,100 | \$5,685,600 | \$0 | \$0 | 112,962.00 |
| 2022 Payable 2023 | 233 | \$283,500 | \$5,402,100 | \$5,685,600 | \$0 | \$0 | - |
| | Total | \$283,500 | \$5,402,100 | \$5,685,600 | \$0 | \$0 | 112,962.00 |
| 2021 Payable 2022 | 233 | \$283,500 | \$5,402,100 | \$5,685,600 | \$0 | \$0 | - |
| | Total | \$283,500 | \$5,402,100 | \$5,685,600 | \$0 | \$0 | 112,962.00 |

| Tax Detail History | | | | | | |
|--------------------|--------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
| 2024 | \$183,166.42 | \$7,241.58 | \$190,408.00 | \$283,500 | \$5,402,100 | \$5,685,600 |
| 2023 | \$196,690.00 | \$0.00 | \$196,690.00 | \$283,500 | \$5,402,100 | \$5,685,600 |
| 2022 | \$216,072.00 | \$0.00 | \$216,072.00 | \$283,500 | \$5,402,100 | \$5,685,600 |



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St. Louis County, Minnesota



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