



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/10/2025 2:24:11 AM

General Details							
Parcel ID:	010-3830-12240						
Document:	Abstract - 1372921						
Document Date:	01/24/2020						
Legal Description Details							
Plat Name:	PORTLAND DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	082			
Description:	LOTS 9,10 AND 11 AND THE NLY 85 FT OF LOTS 12,13 AND 14						
Taxpayer Details							
Taxpayer Name	SHIPROCK MANAGEMENT						
and Address:	1324 E 4TH ST STE B						
	DULUTH MN 55805						
Owner Details							
Owner Name	ABJ INVESTMENTS LLC						
Payable 2025 Tax Summary							
2025 - Net Tax				\$32,990.00			
2025 - Special Assessments				\$0.00			
2025 - Total Tax & Special Assessments				\$32,990.00			
Current Tax Due (as of 5/9/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$16,495.00	2025 - 2nd Half Tax	\$16,495.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$16,495.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$16,495.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$16,495.00	2025 - Total Due	\$16,495.00		
Parcel Details							
Property Address:	1324 E 4TH 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	\$53,600	\$1,044,800	\$1,098,400	\$0	\$0	-
Total:		\$53,600	\$1,044,800	\$1,098,400	\$0	\$0	21218



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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: 150.00
Lot Depth: 0.00

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 (Office)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.																		
OFFICE	1924	6,375	6,375	-	-																		
<table><tr><th>Segment</th><th>Story</th><th>Width</th><th>Length</th><th>Area</th><th>Foundation</th></tr><tr><td>BAS</td><td>1</td><td>85</td><td>75</td><td>6,375</td><td>BASEMENT</td></tr><tr><td>BMT</td><td>1</td><td>85</td><td>75</td><td>6,375</td><td>FOUNDATION</td></tr></table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	85	75	6,375	BASEMENT	BMT	1	85	75	6,375	FOUNDATION
Segment	Story	Width	Length	Area	Foundation																		
BAS	1	85	75	6,375	BASEMENT																		
BMT	1	85	75	6,375	FOUNDATION																		

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
01/2020	\$1,250,000	235732
10/2018	\$290,000	229522
05/2009	\$70,000	185842

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	\$53,600	\$1,044,800	\$1,098,400	\$0	\$0	-
	Total	\$53,600	\$1,044,800	\$1,098,400	\$0	\$0	21,218.00
2023 Payable 2024	233	\$64,300	\$985,200	\$1,049,500	\$0	\$0	-
	Total	\$64,300	\$985,200	\$1,049,500	\$0	\$0	20,240.00
2022 Payable 2023	233	\$54,600	\$828,200	\$882,800	\$0	\$0	-
	Total	\$54,600	\$828,200	\$882,800	\$0	\$0	16,906.00
2021 Payable 2022	233	\$54,600	\$828,200	\$882,800	\$0	\$0	-
	Total	\$54,600	\$828,200	\$882,800	\$0	\$0	16,906.00

Tax Detail History

Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$32,324.00	\$0.00	\$32,324.00	\$64,300	\$985,200	\$1,049,500
2023	\$28,854.00	\$0.00	\$28,854.00	\$54,600	\$828,200	\$882,800
2022	\$31,930.00	\$0.00	\$31,930.00	\$54,600	\$828,200	\$882,800



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