



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/18/2025 7:08:42 PM

General Details							
Parcel ID:	010-3830-13230						
Document:	Torrens - 1072198.0						
Document Date:	09/06/2023						
Legal Description Details							
Plat Name:	PORTLAND DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
Description:	That part of Block 86 1/2, AUDITOR'S REARRANGEMENT OF A PART OF PORTLAND DIVISION OF DULUTH and that part of Block 86, PORTLAND DIVISION OF THE TOWN OF DULUTH, contained within the following boundaries: 1. An extended line lying 12 feet Northeasterly of and running parallel to the Southwesterly lot line of Lot 13, Block 86 1/2, AUDITOR'S REARRANGEMENT OF A PART OF PORTLAND DIVISION OF DULUTH. 2. The extended center line of East Fourth Street as originally platted by the plat of PORTLAND DIVISION OF DULUTH. 3. The extended center line of Tenth Avenue East. 4. The extended center line of the alley between Block 86 and Block 76 in said PORTLAND DIVISION OF DULUTH.						
Taxpayer Details							
Taxpayer Name and Address:	BLUWATER LODGING LLC C/O JABLONSKY DARREN 2555 LAUREN RD DULUTH MN 55804						
Owner Details							
Owner Name	BLUWATER LODGING LLC						
Payable 2025 Tax Summary							
2025 - Net Tax				\$14,440.29			
2025 - Special Assessments				\$213.71			
2025 - Total Tax & Special Assessments				\$14,654.00			
Current Tax Due (as of 12/17/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$7,327.00	2025 - 2nd Half Tax	\$7,327.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$7,327.00	2025 - 2nd Half Tax Paid	\$7,327.00	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:	932 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
205	0 - Non Homestead	\$15,700	\$428,500	\$444,200	\$0	\$0	-
233	0 - Non Homestead	\$22,800	\$297,700	\$320,500	\$0	\$0	-
Total:		\$38,500	\$726,200	\$764,700	\$0	\$0	11213



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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:	0.00						
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 (Apt)							
Improvement Type	Year Built	Main Floor Ft ²		Gross Area Ft ²	Basement Finish	Style Code & Desc.	
RETAIL STORE	1900	5,600		5,600	-	RTL - RETAIL STR	
Segment	Story	Width	Length	Area	Foundation		
BAS	1	80	70	5,600	BASEMENT		
BMT	0	0	0	5,600	FOUNDATION		
Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
03/2023		\$805,000 (This is part of a multi parcel sale.)			253366		
Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	205	\$14,800	\$404,300	\$419,100	\$0	\$0	-
	233	\$10,300	\$281,000	\$291,300	\$0	\$0	-
	Total	\$25,100	\$685,300	\$710,400	\$0	\$0	10,315.00
2023 Payable 2024	205	\$12,400	\$398,600	\$411,000	\$0	\$0	-
	233	\$12,400	\$277,000	\$289,400	\$0	\$0	-
	Total	\$24,800	\$675,600	\$700,400	\$0	\$0	10,176.00
2022 Payable 2023	205	\$12,300	\$318,800	\$331,100	\$0	\$0	-
	233	\$12,400	\$217,700	\$230,100	\$0	\$0	-
	Total	\$24,700	\$536,500	\$561,200	\$0	\$0	7,991.00
2021 Payable 2022	205	\$8,900	\$321,800	\$330,700	\$0	\$0	-
	233	\$8,900	\$219,700	\$228,600	\$0	\$0	-
	Total	\$17,800	\$541,500	\$559,300	\$0	\$0	7,956.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$14,674.42	\$213.58	\$14,888.00	\$24,800	\$675,600	\$700,400	
2023	\$12,100.75	\$213.25	\$12,314.00	\$24,700	\$536,500	\$561,200	
2022	\$13,490.00	\$75.00	\$13,565.00	\$17,800	\$541,500	\$559,300	



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