



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/9/2025 10:35:12 PM

General Details							
Parcel ID:		010-3830-13880					
Legal Description Details							
Plat Name:		PORTLAND DIVISION OF DULUTH					
Section	Township	Range	Lot	Block			
-	-	-	-	090			
Description:		LOTS 1 THRU 3 AND LOT 4 EX ELY 1.40 FT					
Taxpayer Details							
Taxpayer Name		NORTHERN TIER RETAIL LLC					
and Address:		7800 3RD ST N STE 920 ST PAUL MN 55128					
Owner Details							
Owner Name		NORTHERN TIER RETAIL LLC					
Payable 2025 Tax Summary							
2025 - Net Tax		\$31,780.00					
2025 - Special Assessments		\$0.00					
2025 - Total Tax & Special Assessments		\$31,780.00					
Current Tax Due (as of 5/8/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$15,890.00		2025 - 2nd Half Tax \$15,890.00			2025 - 1st Half Tax Due \$0.00		
2025 - 1st Half Tax Paid \$15,890.00		2025 - 2nd Half Tax Paid \$15,890.00			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:		602 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	\$311,900	\$748,300	\$1,060,200	\$0	\$0	-
Total:		\$311,900	\$748,300	\$1,060,200	\$0	\$0	20454
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:		99.00					
Lot Depth:		140.00					
The dimensions shown are not guaranteed to be survey quality. Additional lot information can be found at <a href="https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx">https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx</a> . If there are any questions, please email <a href="mailto:PropertyTax@stlouiscountymn.gov">PropertyTax@stlouiscountymn.gov</a> .							



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Improvement 1 Details (C-STORE)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
CONVENIENCE STORE	2013	3,264	3,264	-	CST - STORE/GAS
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	3,048	FOUNDATION
BAS	1	12	18	216	BASEMENT
BMT	1	12	18	216	FOUNDATION

Improvement 2 Details (PARKING)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
PARKING LOT	2013	6,770	6,770	-	C - CONCRETE
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	6,770	-

Sales Reported to the St. Louis County Auditor		
Sale Date	Purchase Price	CRV Number
05/2017	\$980,000	221009
01/2001	\$525,000	138449

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	\$311,900	\$748,300	\$1,060,200	\$0	\$0	-
	Total	\$311,900	\$748,300	\$1,060,200	\$0	\$0	20,454.00
2023 Payable 2024	233	\$521,100	\$545,100	\$1,066,200	\$0	\$0	-
	Total	\$521,100	\$545,100	\$1,066,200	\$0	\$0	20,574.00
2022 Payable 2023	233	\$521,100	\$545,100	\$1,066,200	\$0	\$0	-
	Total	\$521,100	\$545,100	\$1,066,200	\$0	\$0	20,574.00
2021 Payable 2022	233	\$521,100	\$545,100	\$1,066,200	\$0	\$0	-
	Total	\$521,100	\$545,100	\$1,066,200	\$0	\$0	20,574.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$32,866.00	\$0.00	\$32,866.00	\$521,100	\$545,100	\$1,066,200
2023	\$35,264.00	\$0.00	\$35,264.00	\$521,100	\$545,100	\$1,066,200
2022	\$38,962.00	\$0.00	\$38,962.00	\$521,100	\$545,100	\$1,066,200



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