



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/10/2025 9:34:23 PM

General Details							
Parcel ID:	010-3830-14230						
Document:	Abstract - 01332435						
Document Date:	04/30/2018						
Legal Description Details							
Plat Name:	PORTLAND DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	093			
Description:	Lots 1 through 10 INCLUDING vacated 20 feet of E 4th ST EXCEPT Northerly 35 feet of Lots 1, 2, 3, Block 93						
Taxpayer Details							
Taxpayer Name	BREWERY CREEK LLLP						
and Address:	C/O ONE ROOF COMMUNITY HOUSING						
	12 E 4TH ST						
	DULUTH MN 55805						
Owner Details							
Owner Name	BREWERY CREEK LLLP						
Payable 2025 Tax Summary							
2025 - Net Tax				\$26,758.00			
2025 - Special Assessments				\$0.00			
2025 - Total Tax & Special Assessments				\$26,758.00			
Current Tax Due (as of 5/9/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$13,379.00	2025 - 2nd Half Tax	\$13,379.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$13,379.00	2025 - 2nd Half Tax Paid	\$13,379.00	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:	603 E 4TH ST, DULUTH MN						
School District:	709						
Tax Increment District:	118						
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	\$633,500	\$5,125,700	\$5,759,200	\$0	\$0	-
Total:		\$633,500	\$5,125,700	\$5,759,200	\$0	\$0	71990



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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: 250.00
Lot Depth: 170.00

The dimensions shown are not guaranteed to be survey quality. Additional lot information can be found at <https://apps.stlouiscountymn.gov/webPlatsIframe/frnPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (Brewery cr)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
APARTMENT	2023	12,650	62,876	-	HI - HI RISE
Segment	Story	Width	Length	Area	Foundation
BAS	4	0	0	374	CANTILEVER
BAS	5	8	27	216	FOUNDATION
BAS	5	60	201	12,060	FOUNDATION
Efficiency	One Bedroom		Two Bedroom		Three Bedroom
	25 UNITS		27 UNITS		

Improvement 2 Details (P LOT)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
PARKING LOT	2024	12,470	12,470	-	A - ASPHALT
Segment	Story	Width	Length	Area	Foundation
BAS	0	58	215	12,470	-

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
04/2018	\$762,000 (This is part of a multi parcel sale.)	225919

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	\$599,700	\$1,002,100	\$1,601,800	\$0	\$0	-
	Total	\$599,700	\$1,002,100	\$1,601,800	\$0	\$0	20,023.00
2023 Payable 2024	233	\$726,500	\$0	\$726,500	\$0	\$0	-
	Total	\$726,500	\$0	\$726,500	\$0	\$0	13,780.00
2022 Payable 2023	233	\$726,500	\$0	\$726,500	\$0	\$0	-
	Total	\$726,500	\$0	\$726,500	\$0	\$0	13,780.00
2021 Payable 2022	233	\$726,500	\$0	\$726,500	\$0	\$0	-
	Total	\$726,500	\$0	\$726,500	\$0	\$0	13,780.00



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Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$21,815.00	\$25.00	\$21,840.00	\$726,500	\$0	\$726,500
2023	\$23,393.00	\$25.00	\$23,418.00	\$726,500	\$0	\$726,500
2022	\$25,937.00	\$25.00	\$25,962.00	\$726,500	\$0	\$726,500

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