



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/9/2025 8:08:44 AM

General Details							
Parcel ID:	010-3830-15340						
Document:	Abstract - 01420448						
Document:	Torrens - 1044252.0						
Document Date:	06/30/2021						

Legal Description Details				
Plat Name:	PORTLAND DIVISION OF DULUTH			
Section	Township	Range	Lot	Block
-	-	-	0012	097
Description:	INC VAC 20FT E 4TH ST			

Taxpayer Details	
Taxpayer Name	MODAL INVESTORS LLC
and Address:	13949 VENTURA BLVD STE 300 SHERMAN OAKS CA 91423-3570

Owner Details	
Owner Name	MODAL INVESTORS LLC

Payable 2025 Tax Summary	
2025 - Net Tax	\$3,127.00
2025 - Special Assessments	\$29.00
2025 - Total Tax & Special Assessments	\$3,156.00

Current Tax Due (as of 5/8/2025)					
Due May 15		Due October 15		Total Due	
2025 - 1st Half Tax	\$1,578.00	2025 - 2nd Half Tax	\$1,578.00	2025 - 1st Half Tax Due	\$0.00
2025 - 1st Half Tax Paid	\$1,578.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,578.00
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$1,578.00	2025 - Total Due	\$1,578.00

Parcel Details	
Property Address:	1123 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
207	0 - Non Homestead	\$13,400	\$168,700	\$182,100	\$0	\$0	-
Total:		\$13,400	\$168,700	\$182,100	\$0	\$0	2276



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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: 25.00
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/frmPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1907	920	2,067	U Quality / 0 Ft ²	2MF - DUP&TRI
Segment	Story	Width	Length	Area	Foundation
BAS	2	2	8	16	BASEMENT
BAS	2.2	14	19	266	BASEMENT
BAS	2.2	29	22	638	BASEMENT
DK	0	18	8	144	PIERS AND FOOTINGS
OP	0	8	8	64	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.0 BATHS	3 BEDROOMS	8 ROOMS	1	CENTRAL, GAS	

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
06/2021	\$990,000 (This is part of a multi parcel sale.)	243737
07/2011	\$67,500	194247

Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	207	\$13,400	\$173,800	\$187,200	\$0	\$0	-
	Total	\$13,400	\$173,800	\$187,200	\$0	\$0	2,340.00
2023 Payable 2024	207	\$15,900	\$147,900	\$163,800	\$0	\$0	-
	Total	\$15,900	\$147,900	\$163,800	\$0	\$0	2,048.00
2022 Payable 2023	207	\$15,000	\$140,000	\$155,000	\$0	\$0	-
	Total	\$15,000	\$140,000	\$155,000	\$0	\$0	1,938.00
2021 Payable 2022	207	\$15,000	\$98,400	\$113,400	\$0	\$0	-
	Total	\$15,000	\$98,400	\$113,400	\$0	\$0	1,418.00

Tax Detail History

Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$2,823.00	\$25.00	\$2,848.00	\$15,900	\$147,900	\$163,800
2023	\$2,835.00	\$25.00	\$2,860.00	\$15,000	\$140,000	\$155,000
2022	\$2,279.00	\$25.00	\$2,304.00	\$15,000	\$98,400	\$113,400



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