



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/7/2025 11:44:20 PM

General Details							
Parcel ID:	010-3830-18340						
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			
-	-	-	0007	111			
Description:	LOT: 0007 BLOCK:111						
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			\$3,509.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$3,538.00				
Current Tax Due (as of 5/6/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,769.00	2025 - 2nd Half Tax	\$1,769.00		2025 - 1st Half Tax Due	\$0.00	
2025 - 1st Half Tax Paid	\$1,769.00	2025 - 2nd Half Tax Paid	\$0.00		2025 - 2nd Half Tax Due	\$1,769.00	
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$1,769.00		2025 - Total Due	\$1,769.00	
Parcel Details							
Property Address:	813 E 5TH 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	\$12,500	\$191,700	\$204,200	\$0	\$0	-
Total:		\$12,500	\$191,700	\$204,200	\$0	\$0	2553



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/7/2025 11:44:20 PM

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 (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1898	1,276	2,400	U Quality / 0 Ft ²	2MF - DUP&TRI
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	9	108	BASEMENT
BAS	2	0	0	1,124	BASEMENT
DK	1	22	5	110	-
OP	1	22	7	154	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
2.0 BATHS	4 BEDROOMS	-		-	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
05/2020	\$139,000	236967
12/1998	\$42,200	126610

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	\$12,500	\$197,600	\$210,100	\$0	\$0	-
	Total	\$12,500	\$197,600	\$210,100	\$0	\$0	2,626.00
2023 Payable 2024	207	\$14,800	\$169,300	\$184,100	\$0	\$0	-
	Total	\$14,800	\$169,300	\$184,100	\$0	\$0	2,301.00
2022 Payable 2023	207	\$14,000	\$160,300	\$174,300	\$0	\$0	-
	Total	\$14,000	\$160,300	\$174,300	\$0	\$0	2,179.00
2021 Payable 2022	207	\$14,000	\$137,000	\$151,000	\$0	\$0	-
	Total	\$14,000	\$137,000	\$151,000	\$0	\$0	1,888.00

Tax Detail History

Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$3,171.00	\$25.00	\$3,196.00	\$14,800	\$169,300	\$184,100
2023	\$3,189.00	\$25.00	\$3,214.00	\$14,000	\$160,300	\$174,300
2022	\$3,033.00	\$25.00	\$3,058.00	\$14,000	\$137,000	\$151,000



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/7/2025 11:44:20 PM

Disclaimer: St. Louis County makes no representation or warranties, express or implied, with respect to the use or reuse of data provided herewith, regardless of its format or the means of its transmission. THE DATA IS PROVIDED 'AS IS' WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY, SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY OR FITNESS OF THIS DATA FOR ANY PARTICULAR PURPOSE. St. Louis County shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting from the use of these data, even if St. Louis County has been advised of the possibility of such potential loss or damage. These data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.