



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/30/2025 6:30:15 AM

| General Details | | | | |
|--|--|-------------|-----|-------|
| Parcel ID: | 010-3910-00010 | | | |
| Legal Description Details | | | | |
| Plat Name: | RICES POINT DULUTH | | | |
| Section | Township | Range | Lot | Block |
| Description: | THAT PART OF LOTS 1 2 3 & 4 AUDITORS PLAT #4 AND BLKS 1 2 3 4 5 7 8 9 10 14 15 & 16 RICES PT AND ALL OF VAC ELM AVE LYNN AVE MAPLE AVE OAK AVE (FORMERLY OIE AVE) RICE AVE & KITTSOON AVE AND VAC N-S ALLEY ADJ BLKS 10 14 9 15 8 16 7 & 17 DESCRIBED AS FOLLOWS BEG AT A PT ON NWLY LINE OF LOT 4 AUDITORS PLAT #4 954.54 FT S61DEG40'00"W AT RT ANGLES FROM CENTERLINE OF GARFIELD AVE THENCE S47DEG19'02"E ALONG A LINE PARALLEL AND 30 FT SWLY AT RT ANGLES FROM CENTERLINE OF THE SECOND MOST WLY R.R. TRACK LOCATED NOV 17 1975 B.N.INC 182.23 FT THENCE SELY 162.96 FT ALONG A CURVE CONCAVE TO THE SW AND NOT TANGENT WITH THE LAST DESCRIBED LINE RADIUS OF 368.56 FT CENTRAL ANGLE OF 25DEG20'00" CHORD BEARING S41DEG34' 02"E THENCE SLY 171.37 FT ALONG A COMPOUND CURVE CONCAVE TO THE W RADIUS OF 242.44 FT CENTRAL ANGLE 40DEG30'00" THENCE S11DEG35'58" W ALONG TANGENT 20.48 FT SAID TANGENT BEING 35 FT WLY AT RT ANGLES FROM CENTERLINE OF B.N INC MOST WLY R.R. TRACK LOCATED NOV 17 1975 THENCE S78DEG24'02"E ALONG NLY END OF LUMBER DOCK 50 FT THENCE N11DEG35'58"E ALONG A LINE 15 FT ELY AT RT ANGLES FROM CENTERLINE OF B.N INC R.R. TRACK LOCATED NOV 17 1975 WHICH RUNS NELY FROM LUMBER DOCK 7.12 FT THENCE N10DEG 03'28"E ALONG A LINE 15 FT WLY AT RT ANGLES FROM CENTERLINE OF B.N. INC R.R. TRACK WHICH RUNS IN A NELY DIRECTION FROM THE LUMBER DOCK 199.23 FT THENCE S53DEG11'35"E ALONG SWLY R.O.W. OF HWY #535 753.59 FT THENCE N31DEG02' 54"E ALONG R.O.W. 65 FT THENCE S54DEG22'40"E ALONG R.O.W. 64.55 FT THENCE S29DEG04'39"E ALONG A LINE PARALLEL AND 50 FT SWLY AT RT ANGLES FROM CENTERLINE OF B.N. R.R. TRACK LOCATED NOV 17 1975 224.08 FT THENCE S51DEG 36'17"E ALONG A LINE PARALLEL & 25 FT NELY AT RT ANGLES FROM CENTERLINE OF FIRST R.R. TRACK LOCATED NOV 17 1975 THAT RUNS APPROX PARALLEL WITH AND WLY OF R.O.W. OF HWY #535 85.59 FT THENCE SELY 92.01 FT ALONG A CURVE CONCAVE TO THE SW AND NOT TANGENT WITH THE LAST DESCRIBE LINE RADIUS 685.81 FT CENTRAL ANGLE 7DEG41'14" AND THE CHORD S21DEG49'54"E SAID CURVE BEING PARALLEL AND 16 FT SWLY MEASURED ON RADIAL LINE FROM CENTERLINE OF TRACK THENCE S17DEG 59'17"E ALONG TANGENT 622.72 FT SAID TANGENT PARALLEL AND 16 FT SWLY MEASURED AT RT ANGLES FROM THE CENTERLINE OF B.N. TRACK THENCE SELY ALONG A TANGENT CURVE CONCAVE TO NE RADIUS OF 5142.50 FT CENTRAL ANGLE 02DEG15'47" 203.12 FT SAID CURVE BEING PARALLEL AND 16 FT SWLY MEASURED ON A RADIAL LINE FROM CENTERLINE OF TRACK THENCE S20DEG15'04"E ALONG TANGENT 28.85 FT SAID TANGENT BEING PARALLEL AND 16 FT SWLY AT RT ANGLES FROM CENTERLINE OF TRACK THENCE SELY ALONG A TANGENT CURVE CONCAVE TO NE RADIUS 1896.06 FT CENTRAL ANGLE 3DEG07'35" 103.46 FT CURVE BEING PARALLEL & 16 FT SWLY ON A RADIAL LINE FROM CENTERLINE OF TRACK THENCE S23DEG22'39"E ALONG TANGENT 12.63 FT SAID TANGENT BEING PARALLEL AND 16 FT SWLY AT RT ANGLES FROM CENTERLINE OF TRACK THENCE SELY ALONG A TANGENT CURVE CONCAVE TO THE NE RADIUS 1328.40 FT CENTRAL ANGLE 3DEG12'32" 74.40 FT SAID CURVE BEING PARALLEL AND 16 FT SWLY MEASURED ON RADIAL LINE FROM CENTERLINE OF TRACK THENCE S33DEG42'39"W 141.21 FT SAID LINE BEING PARALLEL & 100 FT NWLY AT RT ANGLE TO CENTERLINE OF CHICAGO & NW TRANS CO AND B. N. R.R. TRACK AS LOCATED NOV 17 1975 THAT CROSSES MINN DRAW BRIDGE THENCE N55DEG55'33"W ALONG U.S. GOVT HARBOR LINE 1564.56 FT THENCE N28DEG19'25"W ALONG HARBOR LINE 1187.42 FT THENCE N61DEG40'00"E ALONG NWLY LINE OF LOT 4 AUDITORS PLAT #4 394.15 FT TO PT OF BEG | | | |
| Taxpayer Details | | | | |
| Taxpayer Name and Address: | GERDAU AMERISTEEL US INC PO BOX 31328 TAMPA FL 33631 | | | |
| Owner Details | | | | |
| Owner Name | GERDAU AMERISTEEL US INC | | | |
| Payable 2025 Tax Summary | | | | |
| 2025 - Net Tax | | \$74,038.00 | | |
| 2025 - Special Assessments | | \$0.00 | | |
| 2025 - Total Tax & Special Assessments | | \$74,038.00 | | |



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/30/2025 6:30:15 AM

| Current Tax Due (as of 4/29/2025) | | | | | | | |
|--|---------------------|---------------------------------|-------------|----------------------------|-------------------------------------|--------------------|---------------------|
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax \$37,019.00 | | 2025 - 2nd Half Tax \$37,019.00 | | | 2025 - 1st Half Tax Due \$37,019.00 | | |
| 2025 - 1st Half Tax Paid \$0.00 | | 2025 - 2nd Half Tax Paid \$0.00 | | | 2025 - 2nd Half Tax Due \$37,019.00 | | |
| 2025 - 1st Half Due \$37,019.00 | | 2025 - 2nd Half Due \$37,019.00 | | | 2025 - Total Due \$74,038.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | | 800 GARFIELD AVE, 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 |
| 234 | 0 - Non Homestead | \$1,085,300 | \$1,309,700 | \$2,395,000 | \$0 | \$0 | - |
| Total: | | \$1,085,300 | \$1,309,700 | \$2,395,000 | \$0 | \$0 | 47150 |
| 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: | | 650.00 | | | | | |
| 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 (MAIN BLDG) | | | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | | Gross Area Ft ² | Basement Finish | Style Code & Desc. | |
| MANUFACTURING | 1976 | 25,248 | | 25,824 | - | - | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 1 | 38 | 24 | 912 | FOUNDATION | | |
| BAS | 1 | 80 | 144 | 11,520 | FOUNDATION | | |
| BAS | 1 | 102 | 120 | 12,240 | FOUNDATION | | |
| BAS | 2 | 24 | 24 | 576 | FOUNDATION | | |
| Improvement 2 Details (OFFICE) | | | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | | Gross Area Ft ² | Basement Finish | Style Code & Desc. | |
| OFFICE | 1966 | 2,490 | | 2,490 | - | - | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 1 | 83 | 30 | 2,490 | FOUNDATION | | |
| Improvement 3 Details (PUMP HOUSE) | | | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | | Gross Area Ft ² | Basement Finish | Style Code & Desc. | |
| UTILITY | 1966 | 572 | | 572 | - | SHD - EQUIP SHED | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 1 | 22 | 26 | 572 | FOUNDATION | | |



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/30/2025 6:30:15 AM

| Improvement 4 Details (RECYCLING) | | | | | |
|--|------------|----------------------------|----------------------------|-----------------|--------------------|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
| MANUFACTURING | 1976 | 1,140 | 1,140 | - | H - HEAVY |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 30 | 38 | 1,140 | FOUNDATION |
| Improvement 5 Details (OLD SHEAR) | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
| UTILITY | 1976 | 936 | 936 | - | LT - LT UTILITY |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 36 | 26 | 936 | FOUNDATION |
| Improvement 6 Details (CARPORT) | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
| CAR PORT | 2010 | 504 | 504 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 14 | 36 | 504 | POST ON GROUND |
| Improvement 7 Details (24X24 CPT) | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
| CAR PORT | 2010 | 576 | 576 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 24 | 24 | 576 | PIERS AND FOOTINGS |
| Improvement 8 Details (CONEX) | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
| STORAGE BUILDING | 0 | 640 | 640 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 8 | 40 | 320 | POST ON GROUND |
| Improvement 9 Details (PARKING) | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
| PARKING LOT | 0 | 25,000 | 25,000 | - | A - ASPHALT |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 0 | 0 | 25,000 | - |
| Improvement 10 Details (LAYDOWN ST) | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
| PARKING LOT | 0 | 150,000 | 150,000 | - | A - ASPHALT |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 0 | 0 | 150,000 | - |
| Improvement 11 Details (SCALE) | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
| | 2017 | 900 | 900 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 10 | 90 | 900 | - |
| Sales Reported to the St. Louis County Auditor | | | | | |
| Sale Date | | Purchase Price | | CRV Number | |
| 11/2004 | | \$1,099,078 | | 162085 | |



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/30/2025 6:30:15 AM

| Assessment History | | | | | | | |
|--------------------|------------------------|---------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Year | Class Code (Legend) | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
| 2024 Payable 2025 | 234 | \$1,085,300 | \$1,309,700 | \$2,395,000 | \$0 | \$0 | - |
| | Total | \$1,085,300 | \$1,309,700 | \$2,395,000 | \$0 | \$0 | 47,150.00 |
| 2023 Payable 2024 | 234 | \$1,085,300 | \$1,309,700 | \$2,395,000 | \$0 | \$0 | - |
| | Total | \$1,085,300 | \$1,309,700 | \$2,395,000 | \$0 | \$0 | 47,150.00 |
| 2022 Payable 2023 | 234 | \$1,085,300 | \$1,309,700 | \$2,395,000 | \$0 | \$0 | - |
| | Total | \$1,085,300 | \$1,309,700 | \$2,395,000 | \$0 | \$0 | 47,150.00 |
| 2021 Payable 2022 | 234 | \$1,398,500 | \$937,600 | \$2,336,100 | \$0 | \$0 | - |
| | Total | \$1,398,500 | \$937,600 | \$2,336,100 | \$0 | \$0 | 45,972.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$76,102.00 | \$0.00 | \$76,102.00 | \$1,085,300 | \$1,309,700 | \$2,395,000 | |
| 2023 | \$81,698.00 | \$0.00 | \$81,698.00 | \$1,085,300 | \$1,309,700 | \$2,395,000 | |
| 2022 | \$87,650.00 | \$0.00 | \$87,650.00 | \$1,398,500 | \$937,600 | \$2,336,100 | |

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.