



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/16/2025 1:35:19 AM

| General Details | | | | |
|---|---|----------------------------|---------------|--------------------------------|
| Parcel ID: | 010-3910-04360 | | | |
| Document: | Abstract - 1063695/843164 | | | |
| Document Date: | 08/14/2007 | | | |
| Legal Description Details | | | | |
| Plat Name: | RICES POINT DULUTH | | | |
| Section | Township | Range | Lot | Block |
| - | - | - | - | 044 |
| Description: | ALL THOSE PARTS OF LOTS 107 109 111 113 115 117 119 BLOCK 44 AND LOTS 121 123 125 127 129 131 133 135 137 139 BLOCK 45 BOUNDED IN AN AREA COMMENCING AT THE MOST WLY COR OF LOT 81 THENCE NELY ALONG NWLY LINE OF LOT 81 A DISTANCE OF 50 FT THENCE SELY ALONG A LINE 50 FT DISTANT AND PARALLEL WITH THE SWLY LINE OF BLOCK 44 A DISTANCE OF 325 FT TO MOST WLY COR OF LOT 107 AND SAID MOST WLY COR BEING THE PT OF BEG THENCE CONTINUE SELY ALONG THE THE LAST DESCRIBED LINE 136.16 FT TO THE INTERSECTION WITH A LINE 15 FT DISTANT AND PARALLEL WITH THE CENTERLINE OF SPUR TRACK I.C.C NO 12 OF CHICAGO, ST. PAUL MINNEAPOLIS AND OMAHA RAILWAY CO THENCE DEFELECT 07DEG12' 00" TO THE RIGHT IN A SELY DIRECTION ALONG A LINE 15 FT DISTANT AND PARALLEL WITH THE CENTERLINE OF SAID SPUR TRACK 366.73 FT TO SELY LINE OF LOTS 139 THENCE DEFLECT 97DEG12'00" TO THE LEFT IN A NELY DIRECTION ALONG THE SELY LINE OF LOTS 139 115.96 FT THENCE DEFLECT 90DEG0'00" TO THE LEFT IN A NWLY DIRECTION ALONG THE NELY LINE OF BLOCKS 45 AND 44 A DISTANCE OF 500 FT THENCE DEFLECT 90DEG0'00" TO THE LEFT IN A SWLY DIRECTION ALONG THE WLY LINE OF LOT 107 70 FT TO PT OF BEG AND INC PART OF COX AVENUE ADJ AND INC ALL OF VAC NELSON STREET ADJ AND EX LOTS 121 123 125 127 129 131 133 135 137 AND 139 BLOCK 45 | | | |
| Taxpayer Details | | | | |
| Taxpayer Name and Address: | CHARTER COMMUNICATIONS ATTN: TAX DEPT PO BOX 7467 CHARLOTTE NC 28241 | | | |
| Owner Details | | | | |
| Owner Name | CC VIII OPERATING LLC | | | |
| Payable 2025 Tax Summary | | | | |
| 2025 - Net Tax | | \$48,450.00 | | |
| 2025 - Special Assessments | | \$0.00 | | |
| 2025 - Total Tax & Special Assessments | | \$48,450.00 | | |
| Current Tax Due (as of 12/15/2025) | | | | |
| Due May 15 | | Due October 15 | | Total Due |
| 2025 - 1st Half Tax | \$24,225.00 | 2025 - 2nd Half Tax | \$24,225.00 | 2025 - 1st Half Tax Due \$0.00 |
| 2025 - 1st Half Tax Paid | \$24,225.00 | 2025 - 2nd Half Tax Paid | \$24,225.00 | 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: | 640 GARFIELD AVE, DULUTH MN | | | |
| School District: | 709 | | | |
| Tax Increment District: | 84 | | | |
| Property/Homesteader: | - | | | |



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| 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 | \$111,300 | \$1,475,400 | \$1,586,700 | \$0 | \$0 | - |
| Total: | | \$111,300 | \$1,475,400 | \$1,586,700 | \$0 | \$0 | 30984 |
| 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: | | 110.00 | | | | | |
| 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 (CHART. OFC) | | | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | | Gross Area Ft ² | Basement Finish | Style Code & Desc. | |
| OFFICE | 2007 | 13,480 | | 13,480 | - | - | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 1 | 8 | 60 | 480 | FOUNDATION | | |
| BAS | 1 | 100 | 130 | 13,000 | FOUNDATION | | |
| Improvement 2 Details (50X52 WHSE) | | | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | | Gross Area Ft ² | Basement Finish | Style Code & Desc. | |
| WAREHOUSE | 2007 | 2,600 | | 2,600 | - | - | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 1 | 50 | 52 | 2,600 | FOUNDATION | | |
| Improvement 3 Details (10X12 ST) | | | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | | Gross Area Ft ² | Basement Finish | Style Code & Desc. | |
| STORAGE BUILDING | 0 | 120 | | 120 | - | - | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 1 | 10 | 12 | 120 | FLOATING SLAB | | |
| Improvement 4 Details (PARKING) | | | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | | Gross Area Ft ² | Basement Finish | Style Code & Desc. | |
| PARKING LOT | 2007 | 4,500 | | 4,500 | - | A - ASPHALT | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 0 | 0 | 0 | 4,500 | - | | |
| Sales Reported to the St. Louis County Auditor | | | | | | | |
| Sale Date | | Purchase Price | | | CRV Number | | |
| 09/2007 | | \$235,219 (This is part of a multi parcel sale.) | | | 179169 | | |
| 01/2005 | | \$25,798 | | | 172128 | | |



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| 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 | \$111,300 | \$1,475,400 | \$1,586,700 | \$0 | \$0 | - |
| | Total | \$111,300 | \$1,475,400 | \$1,586,700 | \$0 | \$0 | 30,984.00 |
| 2023 Payable 2024 | 234 | \$111,300 | \$1,475,400 | \$1,586,700 | \$0 | \$0 | - |
| | Total | \$111,300 | \$1,475,400 | \$1,586,700 | \$0 | \$0 | 30,984.00 |
| 2022 Payable 2023 | 234 | \$111,300 | \$1,475,400 | \$1,586,700 | \$0 | \$0 | - |
| | Total | \$111,300 | \$1,475,400 | \$1,586,700 | \$0 | \$0 | 30,984.00 |
| 2021 Payable 2022 | 234 | \$42,800 | \$1,599,900 | \$1,642,700 | \$0 | \$0 | - |
| | Total | \$42,800 | \$1,599,900 | \$1,642,700 | \$0 | \$0 | 32,104.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$49,802.00 | \$0.00 | \$49,802.00 | \$111,300 | \$1,475,400 | \$1,586,700 | |
| 2023 | \$53,452.00 | \$0.00 | \$53,452.00 | \$111,300 | \$1,475,400 | \$1,586,700 | |
| 2022 | \$61,066.00 | \$0.00 | \$61,066.00 | \$42,800 | \$1,599,900 | \$1,642,700 | |

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