



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/1/2025 8:36:29 PM

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 4/30/2025)				
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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