



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/27/2025 12:57:59 PM

| General Details | | | | | | | |
|---|---|----------------------------|-------------------|--------------|-------------------------|-------------------|---------------------|
| Parcel ID: | 010-3970-00270 | | | | | | |
| Document: | Torrens - 1030482 | | | | | | |
| Document Date: | 09/16/2020 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | RIVERSIDE DULUTH | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| - | - | - | 06 | 003 | | | |
| Description: | LOT 6 BLOCK 3 INC PART OF VAC ALLEY ADJ | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | A & B RENTALS LLC | | | | | | |
| and Address: | 722 TOWER AVE SUPERIOR WI 54880 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | A & B RENTALS LLC | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | \$2,017.00 | | | | |
| 2025 - Special Assessments | | | \$29.00 | | | | |
| 2025 - Total Tax & Special Assessments | | | \$2,046.00 | | | | |
| Current Tax Due (as of 4/26/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$1,023.00 | 2025 - 2nd Half Tax | \$1,023.00 | | 2025 - 1st Half Tax Due | \$1,023.00 | |
| 2025 - 1st Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Paid | \$0.00 | | 2025 - 2nd Half Tax Due | \$1,023.00 | |
| 2025 - 1st Half Due | \$1,023.00 | 2025 - 2nd Half Due | \$1,023.00 | | 2025 - Total Due | \$2,046.00 | |
| Parcel Details | | | | | | | |
| Property Address: | 8 INDUSTRIAL 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 |
| 204 | 0 - Non Homestead | \$10,900 | \$132,800 | \$143,700 | \$0 | \$0 | - |
| Total: | | \$10,900 | \$132,800 | \$143,700 | \$0 | \$0 | 1437 |



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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: 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 | 1917 | 604 | 1,176 | U Quality / 0 Ft ² | 3MS - MULTI STRY |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 4 | 8 | 32 | FOUNDATION |
| BAS | 2 | 12 | 22 | 264 | SINGLE TUCK UNDER GARAGE |
| BAS | 2 | 14 | 22 | 308 | BASEMENT |
| DK | 0 | 5 | 10 | 50 | - |
| DK | 0 | 8 | 8 | 64 | POST ON GROUND |
| OP | 0 | 8 | 20 | 160 | BASEMENT |
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC | |
| 1.0 BATH | 3 BEDROOMS | 7 ROOMS | 0 | CENTRAL, GAS | |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 09/2020 | \$60,000 | 239210 |
| 07/2015 | \$1 | 211829 |
| 12/2009 | \$70,000 | 188464 |
| 04/2007 | \$110,310 | 176541 |
| 08/2005 | \$57,500 | 167425 |
| 07/2005 | \$38,500 | 166428 |
| 08/1994 | \$35,900 | 116123 |

Assessment History

| Year | Class Code (Legend) | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
|-------------------|---------------------|----------|-----------|-----------|--------------|--------------|------------------|
| 2024 Payable 2025 | 204 | \$11,400 | \$136,500 | \$147,900 | \$0 | \$0 | - |
| | Total | \$11,400 | \$136,500 | \$147,900 | \$0 | \$0 | 1,479.00 |
| 2023 Payable 2024 | 204 | \$11,400 | \$136,500 | \$147,900 | \$0 | \$0 | - |
| | Total | \$11,400 | \$136,500 | \$147,900 | \$0 | \$0 | 1,479.00 |
| 2022 Payable 2023 | 204 | \$10,800 | \$97,100 | \$107,900 | \$0 | \$0 | - |
| | Total | \$10,800 | \$97,100 | \$107,900 | \$0 | \$0 | 1,079.00 |
| 2021 Payable 2022 | 204 | \$9,400 | \$85,200 | \$94,600 | \$0 | \$0 | - |
| | Total | \$9,400 | \$85,200 | \$94,600 | \$0 | \$0 | 946.00 |



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| Tax Detail History | | | | | | |
|--------------------|------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
| 2024 | \$2,083.00 | \$25.00 | \$2,108.00 | \$11,400 | \$136,500 | \$147,900 |
| 2023 | \$1,611.00 | \$25.00 | \$1,636.00 | \$10,800 | \$97,100 | \$107,900 |
| 2022 | \$1,553.00 | \$25.00 | \$1,578.00 | \$9,400 | \$85,200 | \$94,600 |

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