



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 4:51:27 PM

| General Details                        |   |                            |                   |                         |                   |                 |                     |
|--|---|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID:                             | 010-3970-01830                                    |                            |                   |                         |                   |                 |                     |
| Document:                              | Torrens - 1070350.0                               |                            |                   |                         |                   |                 |                     |
| Document Date:                         | 07/13/2023  |                            |                   |                         |                   |                 |                     |
| Legal Description Details              |   |                            |                   |                         |                   |                 |                     |
| Plat Name:                             | RIVERSIDE DULUTH                                  |                            |                   |                         |                   |                 |                     |
|  | Section   | Township                   | Range             | Lot                     | Block             |                 |                     |
|  | -   | -                          | -                 | 0001                    | 017               |                 |                     |
| Description:                           | LOT: 0001 BLOCK:017                               |                            |                   |                         |                   |                 |                     |
| Taxpayer Details                       |   |                            |                   |                         |                   |                 |                     |
| Taxpayer Name                          | SAMUELSON INVESTMENTS LLC                         |                            |                   |                         |                   |                 |                     |
| and Address:                           | 5296 SAMUELSON RD<br>DULUTH MN 55811              |                            |                   |                         |                   |                 |                     |
| Owner Details                          |   |                            |                   |                         |                   |                 |                     |
| Owner Name                             | SAMUELSON INVESTMENTS LLC                         |                            |                   |                         |                   |                 |                     |
| Payable 2026 Tax Summary               |   |                            |                   |                         |                   |                 |                     |
|  | 2026 - Net Tax                                    |                            |                   | \$3,450.00              |                   |                 |                     |
|  | 2026 - Special Assessments                        |                            |                   | \$34.00                 |                   |                 |                     |
|  | <b>2026 - Total Tax &amp; Special Assessments</b> |                            |                   | <b>\$3,484.00</b>       |                   |                 |                     |
| Current Tax Due (as of 4/3/2026)       |   |                            |                   |                         |                   |                 |                     |
| Due May 15                             |   | Due October 15             |                   |                         | Total Due         |                 |                     |
| 2026 - 1st Half Tax                    | \$1,742.00  | 2026 - 2nd Half Tax        | \$1,742.00        | 2026 - 1st Half Tax Due | \$1,742.00        |                 |                     |
| 2026 - 1st Half Tax Paid               | \$0.00  | 2026 - 2nd Half Tax Paid   | \$0.00            | 2026 - 2nd Half Tax Due | \$1,742.00        |                 |                     |
| <b>2026 - 1st Half Due</b>             | <b>\$1,742.00</b>                                 | <b>2026 - 2nd Half Due</b> | <b>\$1,742.00</b> | <b>2026 - Total Due</b> | <b>\$3,484.00</b> |                 |                     |
| Parcel Details                         |   |                            |                   |                         |                   |                 |                     |
| Property Address:                      | 48 E PENTON BLVD, DULUTH MN                       |                            |                   |                         |                   |                 |                     |
| School District:                       | 709   |                            |                   |                         |                   |                 |                     |
| Tax Increment District:                | -   |                            |                   |                         |                   |                 |                     |
| Property/Homesteader:                  | -   |                            |                   |                         |                   |                 |                     |
| Assessment Details (2025 Payable 2026) |   |                            |                   |                         |                   |                 |                     |
| Class Code<br>(Legend)                 | Homestead<br>Status                               | Land<br>EMV                | Bldg<br>EMV       | Total<br>EMV            | Def Land<br>EMV   | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 207                                    | 0 - Non Homestead                                 | \$12,500                   | \$187,900         | \$200,400               | \$0               | \$0             | -                   |
| <b>Total:</b>                          |   | <b>\$12,500</b>            | <b>\$187,900</b>  | <b>\$200,400</b>        | <b>\$0</b>        | <b>\$0</b>      | <b>2505</b>         |



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## Land Details

|                               |            |
|-------------------------------|------------|
| <b>Deeded Acres:</b>          | 0.00       |
| <b>Waterfront:</b>            | -          |
| <b>Water Front Feet:</b>      | 0.00       |
| <b>Water Code &amp; Desc:</b> | P - PUBLIC |
| <b>Gas Code &amp; Desc:</b>   | P - PUBLIC |
| <b>Sewer Code &amp; Desc:</b> | P - PUBLIC |
| <b>Lot Width:</b>             | 0.00       |
| <b>Lot Depth:</b>             | 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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (DUPLEX)

| Improvement Type   | Year Built           | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish               | Style Code & Desc. |         |       |       |        |      |            |     |   |   |    |    |            |     |   |    |    |       |          |    |   |   |    |    |                |    |   |   |    |     |                |
|--|----------------------|----------------------------|----------------------------|-------------------------------|--------------------|---------|-------|-------|--------|------|------------|-----|---|---|----|----|------------|-----|---|----|----|-------|----------|----|---|---|----|----|----------------|----|---|---|----|-----|----------------|
| HOUSE  | 1917                 | 1,088                      | 2,128                      | U Quality / 0 Ft <sup>2</sup> | 3MF - DUP&TRI      |         |       |       |        |      |            |     |   |   |    |    |            |     |   |    |    |       |          |    |   |   |    |    |                |    |   |   |    |     |                |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1</td> <td>4</td> <td>12</td> <td>48</td> <td>FOUNDATION</td> </tr> <tr> <td>BAS</td> <td>2</td> <td>26</td> <td>40</td> <td>1,040</td> <td>BASEMENT</td> </tr> <tr> <td>DK</td> <td>0</td> <td>4</td> <td>12</td> <td>48</td> <td>POST ON GROUND</td> </tr> <tr> <td>DK</td> <td>0</td> <td>8</td> <td>16</td> <td>128</td> <td>POST ON GROUND</td> </tr> </tbody> </table> |                      |                            |                            |                               |                    | Segment | Story | Width | Length | Area | Foundation | BAS | 1 | 4 | 12 | 48 | FOUNDATION | BAS | 2 | 26 | 40 | 1,040 | BASEMENT | DK | 0 | 4 | 12 | 48 | POST ON GROUND | DK | 0 | 8 | 16 | 128 | POST ON GROUND |
| Segment  | Story                | Width                      | Length                     | Area                          | Foundation         |         |       |       |        |      |            |     |   |   |    |    |            |     |   |    |    |       |          |    |   |   |    |    |                |    |   |   |    |     |                |
| BAS  | 1                    | 4                          | 12                         | 48                            | FOUNDATION         |         |       |       |        |      |            |     |   |   |    |    |            |     |   |    |    |       |          |    |   |   |    |    |                |    |   |   |    |     |                |
| BAS  | 2                    | 26                         | 40                         | 1,040                         | BASEMENT           |         |       |       |        |      |            |     |   |   |    |    |            |     |   |    |    |       |          |    |   |   |    |    |                |    |   |   |    |     |                |
| DK   | 0                    | 4                          | 12                         | 48                            | POST ON GROUND     |         |       |       |        |      |            |     |   |   |    |    |            |     |   |    |    |       |          |    |   |   |    |    |                |    |   |   |    |     |                |
| DK   | 0                    | 8                          | 16                         | 128                           | POST ON GROUND     |         |       |       |        |      |            |     |   |   |    |    |            |     |   |    |    |       |          |    |   |   |    |    |                |    |   |   |    |     |                |
| <b>Bath Count</b>  | <b>Bedroom Count</b> | <b>Room Count</b>          |                            | <b>Fireplace Count</b>        | <b>HVAC</b>        |         |       |       |        |      |            |     |   |   |    |    |            |     |   |    |    |       |          |    |   |   |    |    |                |    |   |   |    |     |                |
| 2.0 BATHS  | 6 BEDROOM            | 14 ROOMS                   |                            | 0                             | CENTRAL, GAS       |         |       |       |        |      |            |     |   |   |    |    |            |     |   |    |    |       |          |    |   |   |    |    |                |    |   |   |    |     |                |

## Improvement 2 Details (8X12 ST)

| Improvement Type  | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |         |       |       |        |      |            |     |   |   |    |    |                |
|---|------------|----------------------------|----------------------------|-----------------|--------------------|---------|-------|-------|--------|------|------------|-----|---|---|----|----|----------------|
| STORAGE BUILDING  | 0          | 96                         | 96                         | -               | -                  |         |       |       |        |      |            |     |   |   |    |    |                |
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| Segment   | Story      | Width                      | Length                     | Area            | Foundation         |         |       |       |        |      |            |     |   |   |    |    |                |
| BAS   | 0          | 8                          | 12                         | 96              | POST ON GROUND     |         |       |       |        |      |            |     |   |   |    |    |                |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 12/2013   | \$50,000       | 204319     |
| 10/2001   | \$50,000       | 180637     |
| 03/2000   | \$42,000       | 132810     |
| 01/1998   | \$25,000       | 119898     |

## Assessment History

| Year              | Class Code (Legend) | Land EMV        | Bldg EMV         | Total EMV        | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
|-------------------|---------------------|-----------------|------------------|------------------|--------------|--------------|------------------|
| 2025 Payable 2026 | 207                 | \$12,500        | \$187,900        | \$200,400        | \$0          | \$0          | -                |
|                   | <b>Total</b>        | <b>\$12,500</b> | <b>\$187,900</b> | <b>\$200,400</b> | <b>\$0</b>   | <b>\$0</b>   | <b>2,505.00</b>  |
| 2024 Payable 2025 | 207                 | \$13,100        | \$193,000        | \$206,100        | \$0          | \$0          | -                |
|                   | <b>Total</b>        | <b>\$13,100</b> | <b>\$193,000</b> | <b>\$206,100</b> | <b>\$0</b>   | <b>\$0</b>   | <b>2,576.00</b>  |
| 2023 Payable 2024 | 207                 | \$13,100        | \$193,000        | \$206,100        | \$0          | \$0          | -                |
|                   | <b>Total</b>        | <b>\$13,100</b> | <b>\$193,000</b> | <b>\$206,100</b> | <b>\$0</b>   | <b>\$0</b>   | <b>2,576.00</b>  |
| 2022 Payable 2023 | 207                 | \$12,400        | \$141,800        | \$154,200        | \$0          | \$0          | -                |
|                   | <b>Total</b>        | <b>\$12,400</b> | <b>\$141,800</b> | <b>\$154,200</b> | <b>\$0</b>   | <b>\$0</b>   | <b>1,928.00</b>  |



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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 |
| 2025               | \$3,443.00 | \$29.00             | \$3,472.00                      | \$13,100        | \$193,000           | \$206,100        |
| 2024               | \$3,551.00 | \$25.00             | \$3,576.00                      | \$13,100        | \$193,000           | \$206,100        |
| 2023               | \$2,821.00 | \$25.00             | \$2,846.00                      | \$12,400        | \$141,800           | \$154,200        |

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