



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/29/2025 6:24:49 AM

General Details	
Parcel ID:	010-4500-04390
Document:	Abstract - 01469436
Document Date:	06/16/2023

Legal Description Details				
Plat Name:	WEST DULUTH 4TH DIVISION			
Section	Township	Range	Lot	Block
-	-	-	0016	108
Description:	<p>All that part of the railroad right of way lying across that part of Block 108, WEST DULUTH FOURTH DIVISION and across that part of vacated 60th Avenue West, also known as Fifth Avenue, described as follows: Commencing at the North most corner of said Block 108; thence on an assumed bearing of S43deg59'09"W, along the northwesterly line of said Block 108 for a distance of 57.26 feet to the Point of Beginning of the parcel herein described; thence continue S43deg59'09"W, along said northwesterly line and its Southwesterly extension across vacated 60th Avenue West, 131.22 feet to the intersection with the Westerly right of way line of the Northern Pacific Railroad Company's spur track; thence Southerly 259.56 feet, along said Westerly right of way line, along a non-tangential curve, concave to the East, having a radius of 434.26 feet and a central angle of 34deg14'45", the chord of said curve bears S03deg48'49"E for a chord distance of 255.71 feet to the intersection with the south line of said Block 108; thence N89deg55'22"E, along said south line 9.49 feet; thence S45deg05'12"E, 56.58 feet to the intersection with the centerline of vacated Main Street; thence N89deg55'22"E, along said centerline 24.97 feet to the intersection with the Easterly right of way line of the Northern Pacific Railroad Company's spur track; thence Northerly 408.41 feet, along said Easterly right of way line, along a non-tangential curve, concave to the East, having a radius of 384.26 feet and a central angle of 60deg53'51", the chord of said curve bears N00deg03'35"W for a chord distance of 389.46 feet to the Point of Beginning.</p>			

Taxpayer Details	
Taxpayer Name and Address:	KNIFE RIVER PROPERTIES LLC 5900 MAIN ST DULUTH MN 55807

Owner Details	
Owner Name	KNIFE RIVER PROPERTIES LLC

Payable 2025 Tax Summary	
2025 - Net Tax	\$2,074.00
2025 - Special Assessments	\$0.00
2025 - Total Tax & Special Assessments	\$2,074.00

Current Tax Due (as of 4/28/2025)					
Due May 15		Due October 15		Total Due	
2025 - 1st Half Tax	\$1,037.00	2025 - 2nd Half Tax	\$1,037.00	2025 - 1st Half Tax Due	\$1,037.00
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,037.00
2025 - 1st Half Due	\$1,037.00	2025 - 2nd Half Due	\$1,037.00	2025 - Total Due	\$2,074.00

Parcel Details	
Property Address:	-
School District:	709
Tax Increment District:	-
Property/Homesteader:	-



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/29/2025 6:24:49 AM

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	\$3,800	\$61,700	\$65,500	\$0	\$0	-
Total:		\$3,800	\$61,700	\$65,500	\$0	\$0	1310
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 (MAIN BLDG)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
MANUFACTURING	1946	18,424	18,424	-	L - LIGHT		
Segment	Story	Width	Length	Area	Foundation		
BAS	1	0	0	1,686	BASEMENT		
BAS	1	0	0	16,738	FOUNDATION		
BMT	1	0	0	1,686	FOUNDATION		
Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
06/2023		\$320,000 (This is part of a multi parcel sale.)			254490		
09/2020		\$45,888			238819		
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	\$3,800	\$61,700	\$65,500	\$0	\$0	-
	Total	\$3,800	\$61,700	\$65,500	\$0	\$0	1,310.00
2023 Payable 2024	234	\$3,800	\$61,700	\$65,500	\$0	\$0	-
	Total	\$3,800	\$61,700	\$65,500	\$0	\$0	1,310.00
2022 Payable 2023	233	\$1,300	\$29,500	\$30,800	\$0	\$0	-
	Total	\$1,300	\$29,500	\$30,800	\$0	\$0	599.00
2021 Payable 2022	233	\$1,300	\$29,500	\$30,800	\$0	\$0	-
	Total	\$1,300	\$29,500	\$30,800	\$0	\$0	599.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$2,132.00	\$0.00	\$2,132.00	\$3,800	\$61,700	\$65,500	
2023	\$1,030.00	\$0.00	\$1,030.00	\$1,300	\$29,500	\$30,800	
2022	\$1,150.00	\$0.00	\$1,150.00	\$1,300	\$29,500	\$30,800	



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/29/2025 6:24:49 AM

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.