



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 8:56:01 PM

| General Details | | | | | | | |
|---|--|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID: | 010-4570-01580 | | | | | | |
| Document: | Torrens - 855644.0 | | | | | | |
| Document Date: | 06/30/2008 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | WEST PARK DIVISION OF DULUTH | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| - | - | - | - | 015 | | | |
| Description: | ELY 17 FT OF LOT 9 AND ALL OF LOTS 10 AND 11 LYING N OF THIRD ST | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | NELSON TODD W | | | | | | |
| and Address: | 3101 W 3RD ST DULUTH MN 55806 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | CDT PROPERTIES OF DULUTH LLC | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$2,615.00 | | | |
| 2025 - Special Assessments | | | | \$29.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$2,644.00 | | | |
| Current Tax Due (as of 5/5/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$1,322.00 | 2025 - 2nd Half Tax | \$1,322.00 | 2025 - 1st Half Tax Due | \$1,322.00 | | |
| 2025 - 1st Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Due | \$1,322.00 | | |
| 2025 - 1st Half Due | \$1,322.00 | 2025 - 2nd Half Due | \$1,322.00 | 2025 - Total Due | \$2,644.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 3101 W 3RD ST, 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 |
| 207 | 0 - Non Homestead | \$5,300 | \$66,400 | \$71,700 | \$0 | \$0 | - |
| 233 | 0 - Non Homestead | \$5,300 | \$66,400 | \$71,700 | \$0 | \$0 | - |
| Total: | | \$10,600 | \$132,800 | \$143,400 | \$0 | \$0 | 1972 |



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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: 54.00
Lot Depth: 52.00

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 (OFFICE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| RETAIL STORE | 1912 | 890 | 1,672 | - | RTL - RETAIL STR |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 3 | 4 | 12 | CANTILEVER |
| BAS | 1 | 4 | 24 | 96 | FOUNDATION |
| BAS | 2 | 0 | 0 | 782 | BASEMENT |
| BMT | 1 | 0 | 0 | 794 | FOUNDATION |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 09/2017 | \$87,800 | 223218 |
| 06/2008 | \$95,000 | 182562 |
| 12/2002 | \$65,000 | 149989 |
| 07/2000 | \$39,000 | 135143 |
| 01/2000 | \$39,000 | 132903 |
| 12/1999 | \$25,000 | 131907 |

Assessment History

| Year | Class Code (Legend) | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
|-------------------|------------------------|-----------------|------------------|------------------|--------------|--------------|------------------|
| 2024 Payable 2025 | 207 | \$5,300 | \$66,400 | \$71,700 | \$0 | \$0 | - |
| | 233 | \$5,300 | \$66,400 | \$71,700 | \$0 | \$0 | - |
| | Total | \$10,600 | \$132,800 | \$143,400 | \$0 | \$0 | 1,972.00 |
| 2023 Payable 2024 | 207 | \$4,400 | \$62,000 | \$66,400 | \$0 | \$0 | - |
| | 233 | \$4,400 | \$62,000 | \$66,400 | \$0 | \$0 | - |
| | Total | \$8,800 | \$124,000 | \$132,800 | \$0 | \$0 | 1,826.00 |
| 2022 Payable 2023 | 207 | \$4,600 | \$60,700 | \$65,300 | \$0 | \$0 | - |
| | 233 | \$4,600 | \$60,700 | \$65,300 | \$0 | \$0 | - |
| | Total | \$9,200 | \$121,400 | \$130,600 | \$0 | \$0 | 1,796.00 |
| 2021 Payable 2022 | 207 | \$4,400 | \$58,200 | \$62,600 | \$0 | \$0 | - |
| | 233 | \$4,400 | \$58,200 | \$62,600 | \$0 | \$0 | - |
| | Total | \$8,800 | \$116,400 | \$125,200 | \$0 | \$0 | 1,722.00 |



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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 | \$2,497.00 | \$25.00 | \$2,522.00 | \$8,800 | \$124,000 | \$132,800 |
| 2023 | \$2,607.00 | \$25.00 | \$2,632.00 | \$9,200 | \$121,400 | \$130,600 |
| 2022 | \$2,745.00 | \$25.00 | \$2,770.00 | \$8,800 | \$116,400 | \$125,200 |

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