



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 9:14:31 AM

| General Details | | | | | | | |
|--|---|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID: | 280-0010-00174 | | | | | | |
| Document: | Torrens - 1034869.0 | | | | | | |
| Document Date: | 12/23/2020 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | CANOSIA | | | | | | |
| | Section | Township | Range | Lot | Block | | |
| | 1 | 51 | 15 | - | - | | |
| Description: | N1/2 OF S1/2 OF E1/2 OF SE1/4 OF SW1/4 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | CAPGROW HOLDINGS JV SUB VI LLC | | | | | | |
| and Address: | 320 W OHIO ST STE 650N CHICAGO IL 60654 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | CAPGROW HOLDINGS JV SUB VI LLC | | | | | | |
| Payable 2026 Tax Summary | | | | | | | |
| | 2026 - Net Tax | | | | | | \$3,962.00 |
| | 2026 - Special Assessments | | | | | | \$34.00 |
| | 2026 - Total Tax & Special Assessments | | | | | | \$3,996.00 |
| Current Tax Due (as of 4/3/2026) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2026 - 1st Half Tax | \$1,998.00 | 2026 - 2nd Half Tax | \$1,998.00 | 2026 - 1st Half Tax Due | \$1,998.00 | | |
| 2026 - 1st Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Due | \$1,998.00 | | |
| 2026 - 1st Half Due | \$1,998.00 | 2026 - 2nd Half Due | \$1,998.00 | 2026 - Total Due | \$3,996.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 5713 ALDER RD, DULUTH MN | | | | | | |
| School District: | 700 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | - | | | | | | |
| Assessment Details (2026 Payable 2027) | | | | | | | |
| Class Code (Legend) | Homestead Status | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
| 204 | 0 - Non Homestead | \$104,100 | \$304,300 | \$408,400 | \$0 | \$0 | - |
| Total: | | \$104,100 | \$304,300 | \$408,400 | \$0 | \$0 | 4084 |



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Land Details

| | |
|-------------------------------|-----------------------------|
| Deeded Acres: | 5.00 |
| Waterfront: | - |
| Water Front Feet: | 0.00 |
| Water Code & Desc: | W - DRILLED WELL |
| Gas Code & Desc: | - |
| Sewer Code & Desc: | S - ON-SITE SANITARY SYSTEM |
| 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 | 1992 | 1,040 | 1,040 | GD Quality / 1040 Ft ² | RAM - RAMBL/RNCH |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 26 | 40 | 1,040 | WALKOUT BASEMENT |
| CW | 1 | 15 | 16 | 240 | PIERS AND FOOTINGS |
| DK | 1 | 0 | 0 | 39 | PIERS AND FOOTINGS |
| DK | 1 | 4 | 16 | 64 | PIERS AND FOOTINGS |
| DK | 1 | 5 | 5 | 25 | PIERS AND FOOTINGS |
| DK | 1 | 12 | 20 | 240 | PIERS AND FOOTINGS |
| DK | 1 | 16 | 5 | 80 | PIERS AND FOOTINGS |
| DK | 1 | 30 | 10 | 300 | PIERS AND FOOTINGS |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC |
| 2.5 BATHS | 5 BEDROOMS | - | | 1 | C&AC&EXCH, GAS |

Improvement 2 Details (DET GARAGE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 1994 | 728 | 728 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 28 | 26 | 728 | - |

Improvement 3 Details (POOL DECK)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| | 0 | 669 | 669 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 0 | 0 | 669 | PIERS AND FOOTINGS |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|--|------------|
| 12/2020 | \$535,000 (This is part of a multi parcel sale.) | 240715 |



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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 |
| 2025 Payable 2026 | 204 | \$102,900 | \$304,300 | \$407,200 | \$0 | \$0 | - |
| | Total | \$102,900 | \$304,300 | \$407,200 | \$0 | \$0 | 4,072.00 |
| 2024 Payable 2025 | 204 | \$101,100 | \$294,900 | \$396,000 | \$0 | \$0 | - |
| | Total | \$101,100 | \$294,900 | \$396,000 | \$0 | \$0 | 3,960.00 |
| 2023 Payable 2024 | 204 | \$92,100 | \$294,900 | \$387,000 | \$0 | \$0 | - |
| | Total | \$92,100 | \$294,900 | \$387,000 | \$0 | \$0 | 3,870.00 |
| 2022 Payable 2023 | 204 | \$87,900 | \$251,700 | \$339,600 | \$0 | \$0 | - |
| | Total | \$87,900 | \$251,700 | \$339,600 | \$0 | \$0 | 3,396.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2025 | \$3,863.00 | \$29.00 | \$3,892.00 | \$101,100 | \$294,900 | \$396,000 | |
| 2024 | \$3,853.00 | \$25.00 | \$3,878.00 | \$92,100 | \$294,900 | \$387,000 | |
| 2023 | \$3,665.00 | \$25.00 | \$3,690.00 | \$87,900 | \$251,700 | \$339,600 | |

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