



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 11:38:36 AM

General Details							
Parcel ID:	280-0031-00210						
Document:	Abstract - 01400926						
Document Date:	12/22/2020						
Legal Description Details							
Plat Name:	CANOSIA						
	Section	Township	Range	Lot	Block		
	34	51	15	-	-		
Description:	N1/2 OF NE1/4 OF NE1/4 OF SE1/4						
Taxpayer Details							
Taxpayer Name	CAPGROW HOLDINGS JV SUB V LLC						
and Address:	320 W OHIO ST STE 650 N CHICAGO IL 60654						
Owner Details							
Owner Name	CAPGROW HOLDINGS JV SUB V LLC						
Payable 2026 Tax Summary							
	2026 - Net Tax						\$3,046.00
	2026 - Special Assessments						\$34.00
	2026 - Total Tax & Special Assessments						\$3,080.00
Current Tax Due (as of 4/3/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$1,540.00	2026 - 2nd Half Tax	\$1,540.00	2026 - 1st Half Tax Due	\$1,540.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$1,540.00		
2026 - 1st Half Due	\$1,540.00	2026 - 2nd Half Due	\$1,540.00	2026 - Total Due	\$3,080.00		
Parcel Details							
Property Address:	5116 SAMUELSON 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	\$67,300	\$246,500	\$313,800	\$0	\$0	-
Total:		\$67,300	\$246,500	\$313,800	\$0	\$0	3138



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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 (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.																														
HOUSE	1990	981	981	AVG Quality / 724 Ft ²	SE - SPLT ENTRY																														
<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>1</td> <td>14</td> <td>14</td> <td>CANTILEVER</td> </tr> <tr> <td>BAS</td> <td>1</td> <td>1</td> <td>17</td> <td>17</td> <td>CANTILEVER</td> </tr> <tr> <td>BAS</td> <td>1</td> <td>25</td> <td>38</td> <td>950</td> <td>BASEMENT</td> </tr> <tr> <td>DK</td> <td>1</td> <td>12</td> <td>16</td> <td>192</td> <td>POST ON GROUND</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	1	14	14	CANTILEVER	BAS	1	1	17	17	CANTILEVER	BAS	1	25	38	950	BASEMENT	DK	1	12	16	192	POST ON GROUND
Segment	Story	Width	Length	Area	Foundation																														
BAS	1	1	14	14	CANTILEVER																														
BAS	1	1	17	17	CANTILEVER																														
BAS	1	25	38	950	BASEMENT																														
DK	1	12	16	192	POST ON GROUND																														
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC																														
1.75 BATHS	-	-		0	C&AIR_COND, GAS																														

Improvement 2 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.												
GARAGE	2005	1,200	1,200	-	DETACHED												
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Segment	Story	Width	Length	Area	Foundation												
BAS	1	30	40	1,200	-												

Improvement 3 Details (10X14 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.												
STORAGE BUILDING	0	140	140	-	-												
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Segment	Story	Width	Length	Area	Foundation												
BAS	1	10	14	140	POST ON GROUND												

Improvement 4 Details (PATIO)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.												
	0	180	180	-	-												
<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>0</td> <td>10</td> <td>18</td> <td>180</td> <td>-</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	0	10	18	180	-
Segment	Story	Width	Length	Area	Foundation												
BAS	0	10	18	180	-												

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
12/2020	\$3,395,000 (This is part of a multi parcel sale.)	240783
05/2002	\$170,000	146625
05/2000	\$119,000	134069



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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	\$66,600	\$246,500	\$313,100	\$0	\$0	-
	Total	\$66,600	\$246,500	\$313,100	\$0	\$0	3,131.00
2024 Payable 2025	204	\$81,000	\$238,900	\$319,900	\$0	\$0	-
	Total	\$81,000	\$238,900	\$319,900	\$0	\$0	3,199.00
2023 Payable 2024	204	\$73,900	\$238,900	\$312,800	\$0	\$0	-
	Total	\$73,900	\$238,900	\$312,800	\$0	\$0	3,128.00
2022 Payable 2023	204	\$70,600	\$203,900	\$274,500	\$0	\$0	-
	Total	\$70,600	\$203,900	\$274,500	\$0	\$0	2,745.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$3,121.00	\$29.00	\$3,150.00	\$81,000	\$238,900	\$319,900	
2024	\$3,115.00	\$25.00	\$3,140.00	\$73,900	\$238,900	\$312,800	
2023	\$2,963.00	\$25.00	\$2,988.00	\$70,600	\$203,900	\$274,500	

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