



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/8/2025 5:55:30 PM

General Details							
Parcel ID:	415-0010-06950						
Document:	Abstract - 01230510						
Document Date:	12/30/2013						
Legal Description Details							
Plat Name:	LAKEWOOD						
Section	Township	Range	Lot	Block			
24	51	13	-	-			
Description:	E 450 FT OF SE 1/4 OF SW 1/4 EX RY RT OF W AND EX THAT PART LYING S OF THE RT OF WAY 50/100 ACRES AND EX HWY RT OF WAY						
Taxpayer Details							
Taxpayer Name	ALPINE LAND HOLDINGS LLC						
and Address:	5465 MCQUADE RD DULUTH MN 55804						
Owner Details							
Owner Name	ALPINE LAND HOLDINGS LLC						
Payable 2025 Tax Summary							
2025 - Net Tax				\$17,135.00			
2025 - Special Assessments				\$825.00			
2025 - Total Tax & Special Assessments				\$17,960.00			
Current Tax Due (as of 5/7/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$8,980.00	2025 - 2nd Half Tax	\$8,980.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$8,980.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$8,980.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$8,980.00	2025 - Total Due	\$8,980.00		
Parcel Details							
Property Address:	2417 OLD NORTH SHORE RD, 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
233	0 - Non Homestead	\$91,800	\$606,100	\$697,900	\$0	\$0	-
Total:		\$91,800	\$606,100	\$697,900	\$0	\$0	13208



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Land Details

Deeded Acres: 9.44
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 (Store)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
RETAIL STORE	2006	12,672	12,672	-	WHS - WAREHOUSE
Segment	Story	Width	Length	Area	Foundation
BAS	1	38	40	1,520	FLOATING SLAB
BAS	1	68	164	11,152	FLOATING SLAB

Improvement 2 Details (Whse)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
WAREHOUSE	2007	4,752	4,752	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	72	66	4,752	FLOATING SLAB

Improvement 3 Details (Util)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
UTILITY	2014	4,356	4,356	-	LT - LT UTILITY
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	66	1,980	FOUNDATION
BAS	1	36	66	2,376	FOUNDATION

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
05/2005	\$147,000	165464

Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	233	\$91,800	\$594,100	\$685,900	\$0	\$0	-
	Total	\$91,800	\$594,100	\$685,900	\$0	\$0	12,968.00
2023 Payable 2024	233	\$91,800	\$582,500	\$674,300	\$0	\$0	-
	Total	\$91,800	\$582,500	\$674,300	\$0	\$0	12,736.00
2022 Payable 2023	233	\$87,600	\$582,500	\$670,100	\$0	\$0	-
	Total	\$87,600	\$582,500	\$670,100	\$0	\$0	12,652.00
2021 Payable 2022	233	\$71,100	\$549,500	\$620,600	\$0	\$0	-
	Total	\$71,100	\$549,500	\$620,600	\$0	\$0	11,662.00



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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	\$16,593.00	\$825.00	\$17,418.00	\$91,800	\$582,500	\$674,300
2023	\$17,734.00	\$0.00	\$17,734.00	\$87,600	\$582,500	\$670,100
2022	\$18,377.00	\$825.00	\$19,202.00	\$71,100	\$549,500	\$620,600

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