



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 6/28/2026 9:04:19 PM

General Details	
Parcel ID:	010-1120-03720
Document:	Abstract - 01448031
Document Date:	07/01/2022

Legal Description Details				
Plat Name:	DULUTH PROPER SECOND DIVISION			
	Section	Township	Range	Lot
	-	-	-	-
				Block
				047
Description:	PART OF LOTS 429 & 431 BEG AT SLY COR COR OF BLK THENCE NELY ALONG SELY LINE OF BLK 80.5 FT THENCE LEFT 90 DEG 49 FT THENCE LEFT 35 DEG 53 FT THENCE LEFT 55 DEG 9.95 FT THENCE RT 55 DEG 70 FT TO A PT ON W LINE OF BLK & CENTERLINE OF VAC ALLEY THENCE LEFT 145 DEG FOR 150 FT ALONG WLY LINE OF BLK 47 TO PT OF BEG			

Taxpayer Details	
Taxpayer Name	ZENITH BASE CAMP LLC
and Address:	2631 W SUPERIOR ST DULUTH MN 55806

Owner Details	
Owner Name	ZENITH BASE CAMP LLC

Payable 2026 Tax Summary	
2026 - Net Tax	\$21,726.00
2026 - Special Assessments	\$0.00
<b>2026 - Total Tax &amp; Special Assessments</b>	<b>\$21,726.00</b>

Current Tax Due (as of 6/27/2026)					
Due May 15		Due October 15		Total Due	
2026 - 1st Half Tax	\$10,863.00	2026 - 2nd Half Tax	\$10,863.00	2026 - 1st Half Tax Due	\$11,732.04
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$10,863.00
2026 - 1st Half Penalty	\$869.04	2026 - 2nd Half Penalty	\$0.00	Delinquent Tax	
<b>2026 - 1st Half Due</b>	<b>\$11,732.04</b>	<b>2026 - 2nd Half Due</b>	<b>\$10,863.00</b>	<b>2026 - Total Due</b>	<b>\$22,595.04</b>

Parcel Details	
Property Address:	2631 W SUPERIOR ST, DULUTH MN
School District:	709
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
233	0 - Non Homestead	\$125,600	\$840,000	\$965,600	\$0	\$0	-
<b>Total:</b>		<b>\$125,600</b>	<b>\$840,000</b>	<b>\$965,600</b>	<b>\$0</b>	<b>\$0</b>	<b>18562</b>



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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:**  
**Lot Depth:**

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](mailto:PropertyTax@stlouiscountymn.gov).

### Improvement 1 Details (CARTIER)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
OFFICE	1908	3,200	6,400	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	2	80	40	3,200	BASEMENT
BMT	1	0	0	2,914	FOUNDATION
BMT	1	13	22	286	FOUNDATION

### Improvement 2 Details (PARKING)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
PARKING LOT	2005	2,000	2,000	-	A - ASPHALT
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	0	0	0	2,000	-

### Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
07/2022	\$625,000 (This is part of a multi parcel sale.)	250099
03/2017	\$690,000 (This is part of a multi parcel sale.)	220425
12/1997	\$300,000	119510

### Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2025 Payable 2026	233	\$118,700	\$607,600	\$726,300	\$0	\$0	-
	<b>Total</b>	<b>\$118,700</b>	<b>\$607,600</b>	<b>\$726,300</b>	<b>\$0</b>	<b>\$0</b>	<b>13,776.00</b>
2024 Payable 2025	233	\$118,700	\$607,600	\$726,300	\$0	\$0	-
	<b>Total</b>	<b>\$118,700</b>	<b>\$607,600</b>	<b>\$726,300</b>	<b>\$0</b>	<b>\$0</b>	<b>13,776.00</b>
2023 Payable 2024	233	\$91,300	\$457,600	\$548,900	\$0	\$0	-
	<b>Total</b>	<b>\$91,300</b>	<b>\$457,600</b>	<b>\$548,900</b>	<b>\$0</b>	<b>\$0</b>	<b>10,228.00</b>
2022 Payable 2023	233	\$91,500	\$447,600	\$539,100	\$0	\$0	-
	<b>Total</b>	<b>\$91,500</b>	<b>\$447,600</b>	<b>\$539,100</b>	<b>\$0</b>	<b>\$0</b>	<b>10,032.00</b>



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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
2025	\$21,210.00	\$0.00	\$21,210.00	\$118,700	\$607,600	\$726,300
2024	\$16,036.00	\$0.00	\$16,036.00	\$91,300	\$457,600	\$548,900
2023	\$16,844.00	\$0.00	\$16,844.00	\$91,500	\$447,600	\$539,100

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