

Appeal Number: \_\_\_\_\_

ID: \_\_\_\_\_

Received by: \_\_\_\_\_

(above is for City staff use only)

## RECORD OF APPEAL TO CITY OF DULUTH LOCAL BOARD OF APPEAL & EQUALIZATION

This form will be accepted as a written appeal by City Staff, and you will be given equal consideration by the Board. This form must be received by the City of Duluth Clerk's Office by **4:00 PM** on Friday, May 2, 2025.

Parcel Code(s): Parcel ID # 010-0550-00010

Property Address (if applicable): 715 E Central Entrance Duluth MN

Name: David Plude Daytime Phone: 218 349 3855

E-mail Address: drdave@mnpshch.com

The purpose of this meeting is to review your appeal of one or both of the following:

1. The **ESTIMATED MARKET VALUE** (what your property would sell for if offered for sale on the open market).
2. The **PROPERTY CLASSIFICATION** (residential, rural vacant land, seasonal, commercial, etc.).

If you refuse to allow an assessor to inspect your property, the Board cannot adjust the market value or classification in a way that would benefit the property owner.

This Board of appeal and equalization is to hear your appeal regarding the above issues ONLY, and cannot make any changes for previous years.

**Please give a brief explanation of what you are appealing; please support your appeal with facts to demonstrate property value. Include any supporting documentation, such as a recent appraisal prepared by a licensed real estate appraiser. You may attach additional documentation or typed appeal.**

I am appealing the increase in property taxes that went from 1,081,500 to 1,937,700. Nearly doubling.  
Our building was built in 1996 - nearly 30 years old  
our site - land value has a city storm water retention pond and is on top of a creek - limiting development options.  
Other recently sold properties, and new builds are assessed lower.

-over-

I ask the local board to allow me to complete a commercial appraisal in addition to this information, before considering this appeal

Ann Heimbach will be on site to appraise the property Thursday May 8<sup>th</sup>, 2025

NOTE: You are not required to make your appeal to the Board in person. This form will be accepted as a written appeal by City Staff, and you will be given equal consideration by the Board. **Written appeals must be received by 4:00 PM on Friday, May 2, 2025.**

Appointments to speak before the Board may be made by contacting the City of Duluth City Clerk: 218-730-5500. **Appointments must be scheduled by 4:00 PM on Friday, May 2, 2025.**

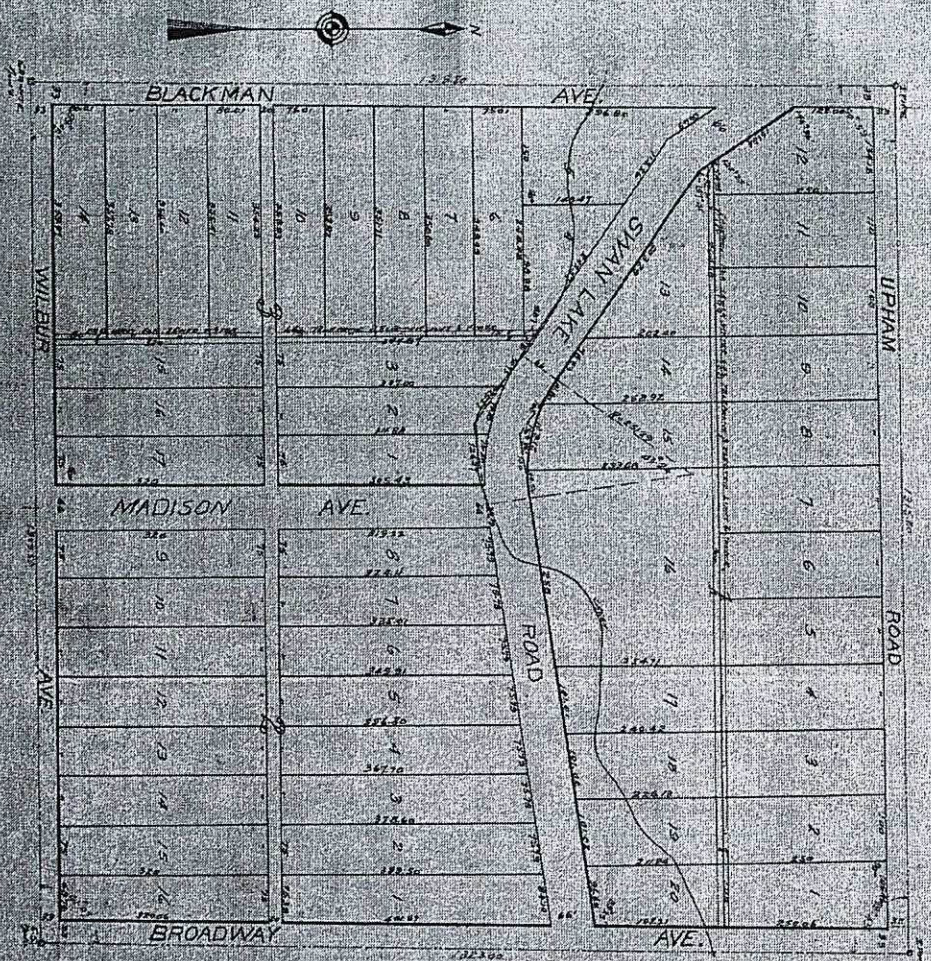
The Board will meet on **Wednesday, May 7, 2025 at 10:00 AM in the Council Chambers, 3rd Floor of City Hall.** This meeting is open to the public.

You will be informed in writing of the Board's decision.



# CLEARVIEW PARK N.W. 1/4 - Sec. 4, T. 21 N. R. 14 W. Scale 1"=100'

Surveyed by H.D. Stinson



NOTICE OF INTENT TO REDEVELOP  
The undersigned, H.D. Stinson, of the County of Hennepin, State of Minnesota, do hereby certify that the following described property is being redeveloped in accordance with the provisions of Chapter 122, Minnesota Statutes, and that the same is being redeveloped in accordance with the provisions of Chapter 122, Minnesota Statutes, and that the same is being redeveloped in accordance with the provisions of Chapter 122, Minnesota Statutes.

Recorded in the Office of the County Auditor of Hennepin County, Minnesota, on this 10th day of August, 1921, at 10:30 A.M.

THE UNDERSIGNED, H.D. STINSON, of the County of Hennepin, State of Minnesota, do hereby certify that the following described property is being redeveloped in accordance with the provisions of Chapter 122, Minnesota Statutes, and that the same is being redeveloped in accordance with the provisions of Chapter 122, Minnesota Statutes, and that the same is being redeveloped in accordance with the provisions of Chapter 122, Minnesota Statutes.

*H.D. Stinson*  
H.D. Stinson

*Charles J. Stinson*  
Charles J. Stinson

On this 10th day of August, 1921, at 10:30 A.M., in the presence of the undersigned, H.D. Stinson, of the County of Hennepin, State of Minnesota, do hereby certify that the following described property is being redeveloped in accordance with the provisions of Chapter 122, Minnesota Statutes, and that the same is being redeveloped in accordance with the provisions of Chapter 122, Minnesota Statutes, and that the same is being redeveloped in accordance with the provisions of Chapter 122, Minnesota Statutes.

On this 10th day of August, 1921, at 10:30 A.M., in the presence of the undersigned, H.D. Stinson, of the County of Hennepin, State of Minnesota, do hereby certify that the following described property is being redeveloped in accordance with the provisions of Chapter 122, Minnesota Statutes, and that the same is being redeveloped in accordance with the provisions of Chapter 122, Minnesota Statutes, and that the same is being redeveloped in accordance with the provisions of Chapter 122, Minnesota Statutes.



ST LOUIS COUNTY  
COUNTY ASSESSOR  
100 N 5TH AVE W - #212  
DULUTH MN 55802-1291  
218-726-2304 - www.stlouiscountymn.gov

## VALUATION NOTICE

# 2026

2025 Values for Taxes Payable In

Property tax notices are delivered on the following schedule:

### Step 1 Valuation and Classification Notice

**1** Class: COMM  
Estimated Market Value: 1,937,700 *See Details*  
Homestead Exclusion: 0 *Below*  
Taxable Market Value: 1,937,700

### Step 2 Proposed Taxes Notice

**2** 2026 Proposed Tax *Coming November 2025*

### Step 3 Property Tax Statement

**3** 1st Half Taxes:  
2nd Half Taxes: *Coming March 2026*  
Total Taxes Due in 2026:

**The time to appeal or question your  
CLASSIFICATION or VALUATION is NOW!**

**It will be too late when proposed taxes are sent.**

Date Printed: 04/07/2025

Property ID Number: 010-0550-00010

Property Address: 715 E CENTRAL ENTR DULUTH MN

#### Property Description:

010 CITY OF DULUTH CLEARVIEW PARK Sec Twp .0 Rg  
Lot0000 Bk001 Acres .00 EX PART TAKEN FOR THE  
CENTRAL HIGHWAY



\*\*\*\*\*SCH 5-DIGIT 55811

47138/159

APC PROPERTIES LLC  
715 E CENTRAL ENTRANCE  
DULUTH, MN 55811-5596

## Your Property's Classification(s) and Values

Taxes payable in 2025  
(from the 2024 Assessment)

Taxes payable in 2026  
(from the 2025 Assessment)

The assessor has determined your property's classification(s) to be:

COMM

COMM

☐ If this box is checked, your classification has changed from last year's assessment.

The assessor has determined your property's market value to be:

Estimated Market Value (EMV) 1,081,500 1,937,700

Several factors can reduce the amount that is subject to tax:

Green Acres Value Deferral	0	0
Rural Preserve Value Deferral	0	0
Open Space Deferral		
Platted Vacant Land Deferral	0	0
Disabled Veterans Exclusion	0	0
Mold Damage Exclusion	0	0
Homestead Market Value Exclusion	0	0

Taxable Market Value (TMV) 1,081,500 1,937,700

The following values (if any) are reflected in your estimated and taxable market values:

New Improvement Value 0

The classification(s) of your property affect the rate at which your value is taxed.

## How to Respond

If you believe your valuation and property class are correct, it is not necessary to contact your assessor or attend any listed meetings.

If you have concerns about the information on this notice, **please contact your assessor.** If your questions or concerns are not resolved, more formal appeal options are available.

**Please read the back of this notice** for important information about the formal appeal process.

### The following meetings are available to discuss or appeal your value and classification:

#### Local Board of Appeal and Equalization/Open Book

MAY 7, 2025, 10 AM-5 PM CITY HALL-3RD FLOOR  
MAKE APPOINTMENT IN ADVANCE. APPEAL INSTRUCTIONS:  
[HTTPS://WWW.DULUTHMN.GOV/LBAE/](https://www.duluthmn.gov/lbae/) OR CALL 218-730-5500.  
APPEAL BY EMAIL: [CLERKS@DULUTHMN.GOV](mailto:CLERKS@DULUTHMN.GOV) OR MAIL:  
CITY CLERK, 411 W 1ST ST #318, DULUTH MN 55802.

#### County Board of Appeal and Equalization Meeting

\*\*\*\*LOCAL APPEAL REQUIRED PRIOR TO COUNTY APPEAL\*\*\*\*  
2025 COUNTY BOARD OF APPEAL & EQUALIZATION DATES:  
6/16/25: 10am-5pm Virginia & 6/18/25: 10am-7pm Duluth  
~CALL 218-726-2385 FOR INFO/APPT~ WRITTEN APPEALS TO:  
Clerk of CBAE @ 100 N 5th Ave W-#214, Duluth MN 55802

218-730-5500 -  
Schedule appeal 1st

QUESTIONS? For property in the City of Duluth,  
your contact is the County Assessor's Office  
Duluth Courthouse, Room 212; call (218) 726-2304, then dial 0



## Appealing the Value or Classification of Your Property

### Informal Appeal Options - Contact Your Assessor

If you have questions or concerns, the assessor can help explain the details of your property's valuation and classification. Contact information for your assessor's office is on the other side of this notice.

Some jurisdictions choose to hold open book meetings to allow property owners to discuss their concerns with the assessor. If this is an option available to you, the meeting time(s) and location(s) will be indicated on the other side of this notice.

### Formal Appeal Options

If your questions or concerns are not resolved after meeting with your assessor, you have two formal appeal options:

#### Option 1 - The Boards of Appeal and Equalization

You may appear before the Boards of Appeal and Equalization in person, through a letter, or through a representative authorized by you. The meeting times and locations are on the other side of this notice. **You must have presented your case to the Local Board of Appeal and Equalization BEFORE appealing to the County Board of Appeal and Equalization.**

##### Step 1- Local Board of Appeal and Equalization

If you believe your value or classification is incorrect, you may bring your case to the Local Board of Appeal and Equalization. Please contact your assessor's office for more information. If your city or township does not have a Local Board of Appeal and Equalization (as indicated on the other side of this notice) you may appeal directly to the County Board of Appeal and Equalization.

##### Step 2- County Board of Appeal and Equalization

If the Local Board of Appeal and Equalization did not resolve your concerns, you may bring your case to the County Board of Appeal and Equalization. Please contact the County Board to get on the agenda or for more information.

#### Option 2 - Minnesota Tax Court

Depending on the type of appeal, you may take your case to either the Small Claims Division or the Regular Division of Tax Court. You have until April 30 (October 1 for manufactured homes assessed as personal property) of the year in which taxes are payable to file an appeal with the Small Claims Division or the Regular Division of Tax Court for your valuation and classification.

For more information, contact the Minnesota Tax Court:

**Phone:** 651-539-3260 or for MN Relay call 1-800-627-3529

**On the web:** [www.mn.gov/tax-court](http://www.mn.gov/tax-court)

## Definitions

**Exclusion for Veterans With Disabilities** - Veterans with 70% or more service-connected disabilities may be eligible for a valuation exclusion on their homestead property.

**Estimated Market Value** - This value is what the assessor estimates what your property would likely sell for on the open market.

**Green Acres** - Applies to class 2a agricultural property that is facing increasing values due to pressures not related to the agricultural value of the land. This value is determined by looking at what comparable agricultural land is selling for in areas where there is no development pressure. The taxes on the higher value are deferred until the property is sold, transferred, withdrawn, or no longer qualifies for the program.

**Homestead Market Value Exclusion** - Applies to residential homesteads and to the house, garage, and one acre of land for agricultural homesteads. The exclusion is a maximum of \$38,000 at \$95,000 of market value, and then decreases by nine percent for value over \$95,000. The exclusion phases out for properties valued at \$517,200 or more.

**New Improvements** - This is the assessor's estimate of the value of new or previously unassessed improvements that have been made to your property within the past five years.

**Plat Deferment** - For land that has been recently platted (divided into individual lots) but not yet improved with a structure, the increased market value due to platting is phased in over time. If construction begins, or if the lot is sold before expiration of the phase-in period, the lot will be assessed at full market value in the next assessment.

**Rural Preserve** - Applies to class 2b rural vacant land that is part of a farm homestead or that had previously been enrolled in Green Acres, if it is contiguous to agricultural land enrolled in Green Acres. This value may not exceed the Green Acres value for tilled lands. The taxes on the higher value are deferred so long as the property qualifies.

**Taxable Market Value** - This is the value that your property taxes are actually based on, after all reductions.





# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 6:29:05 PM

## General Details

Parcel ID: 010-0550-00010  
Document: Torrens - 953446.0  
Document Date: 12/31/2014

## Legal Description Details

Plat Name: CLEARVIEW PARK

Section	Township	Range	Lot	Block
-	-	-	-	001

Description: EX PART TAKEN FOR THE CENTRAL HIGHWAY LOTS 1 AND 2

## Taxpayer Details

Taxpayer Name: APC PROPERTIES LLC  
and Address: 715 E CENTRAL ENTRANCE  
DULUTH MN 55811

## Owner Details

Owner Name: APC PROPERTIES LLC

## Payable 2025 Tax Summary

2025 - Net Tax	\$32,456.00
2025 - Special Assessments	\$0.00
<b>2025 - Total Tax &amp; Special Assessments</b>	<b>\$32,456.00</b>

## Current Tax Due (as of 5/5/2025)

Due May 15		Due October 15		Total Due	
2025 - 1st Half Tax	\$16,228.00	2025 - 2nd Half Tax	\$16,228.00	2025 - 1st Half Tax Due	\$16,228.00
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$16,228.00
<b>2025 - 1st Half Due</b>	<b>\$16,228.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$16,228.00</b>	<b>2025 - Total Due</b>	<b>\$32,456.00</b>

## Parcel Details

Property Address: 715 E CENTRAL ENT, 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	\$955,400	\$982,300	\$1,937,700	\$0	\$0	-
<b>Total:</b>		<b>\$955,400</b>	<b>\$982,300</b>	<b>\$1,937,700</b>	<b>\$0</b>	<b>\$0</b>	<b>38004</b>





# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 6:29:05 PM

## 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: 201.00  
Lot Depth: 220.00

The dimensions shown are not guaranteed to be survey quality. Additional lot information can be found at <https://apps.stlouiscountymn.gov/webPlats/frame/frmPlatStatPopUp.aspx>. If there are any questions, please email [PropertyTax@stlouiscountymn.gov](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (OFFICES)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
OFFICE	1996	4,382	8,694	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	70	CANTILEVER
BAS	2	0	0	4,312	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	0	13,682	13,682	-	A - ASPHALT
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	13,682	-

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
12/2014	\$920,000	209027
09/1995	\$60,000	105934

## 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	\$404,500	\$677,000	\$1,081,500	\$0	\$0	-
	Total	\$404,500	\$677,000	\$1,081,500	\$0	\$0	20,880.00
2023 Payable 2024	233	\$404,500	\$677,000	\$1,081,500	\$0	\$0	-
	Total	\$404,500	\$677,000	\$1,081,500	\$0	\$0	20,880.00
2022 Payable 2023	233	\$404,500	\$677,000	\$1,081,500	\$0	\$0	-
	Total	\$404,500	\$677,000	\$1,081,500	\$0	\$0	20,880.00
2021 Payable 2022	233	\$368,000	\$677,000	\$1,045,000	\$0	\$0	-
	Total	\$368,000	\$677,000	\$1,045,000	\$0	\$0	20,150.00

## Tax Detail History

Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$33,364.00	\$0.00	\$33,364.00	\$404,500	\$677,000	\$1,081,500
2023	\$35,798.00	\$0.00	\$35,798.00	\$404,500	\$677,000	\$1,081,500
2022	\$38,150.00	\$0.00	\$38,150.00	\$368,000	\$677,000	\$1,045,000





# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 6:34:10 PM

## General Details

Parcel ID: 010-0435-00031  
Document: Torrens - 1080523.0  
Document Date: 06/21/2024

## Legal Description Details

Plat Name: CENTRAL OVERLOOK

Section

Township

Range

Lot

Block

0003

001

Description: That part of Lot 3, Block 1, described as follows: Commencing at the Southwest corner of said Lot 3; thence on an assumed bearing of N00deg33'08"E, along the west line of said Lot 3 for a distance of 375.96 feet to the Point of Beginning of the parcel herein described; thence N88deg36'30"E, 304.09 feet; thence N46deg09'10"E, 471.29 feet; thence N43deg05'27"W, 1094.13 feet; thence S46deg54'33"W, 79.00 feet; thence S43deg05'27"E, 309.63 feet; thence S46deg54'33"W, 439.29 feet to a Westerly line of said Lot 3; thence S45deg17'43"E, along said Westerly line, 142.80 feet to a Southerly line of said Lot 3; thence N89deg42'17"E, along said Southerly line, 173.42 feet to the west line of said Lot 3; thence S00deg33'08"W, along said west line, 453.16 feet to the Point of Beginning.

## Taxpayer Details

Taxpayer Name: INCLINE PLAZA DEVELOPMENT LLC  
and Address: 11 CUCULO LN  
MONSEY NY 10952

## Owner Details

Owner Name: INCLINE PLAZA DEVELOPMENT LLC

## Payable 2025 Tax Summary

2025 - Net Tax	\$8,308.00
2025 - Special Assessments	\$0.00
<b>2025 - Total Tax &amp; Special Assessments</b>	<b>\$8,308.00</b>

## Current Tax Due (as of 5/5/2025)

Due May 15		Due October 15		Total Due	
2025 - 1st Half Tax	\$4,154.00	2025 - 2nd Half Tax	\$4,154.00	2025 - 1st Half Tax Due	\$4,154.00
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$4,154.00
<b>2025 - 1st Half Due</b>	<b>\$4,154.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$4,154.00</b>	<b>2025 - Total Due</b>	<b>\$8,308.00</b>

## Parcel Details

Property Address: -  
School District: 709  
Tax Increment District: 128  
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	\$318,800	\$0	\$318,800	\$0	\$0	-
<b>Total:</b>		<b>\$318,800</b>	<b>\$0</b>	<b>\$318,800</b>	<b>\$0</b>	<b>\$0</b>	<b>5626</b>





# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 6:34:10 PM

Land Details							
Deeded Acres:	0.00						
Waterfront:	-						
Water Front Feet:	0.00						
Water Code & Desc:	-						
Gas Code & Desc:	-						
Sewer Code & Desc:	-						
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 <a href="https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx">https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx</a> . If there are any questions, please email <a href="mailto:PropertyTax@stlouiscountymn.gov">PropertyTax@stlouiscountymn.gov</a> .							
Sales Reported to the St. Louis County Auditor							
No Sales information reported.							
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	\$318,800	\$0	\$318,800	\$0	\$0	-
	Total	\$318,800	\$0	\$318,800	\$0	\$0	5,626.00
2023 Payable 2024	233	\$224,800	\$0	\$224,800	\$0	\$0	-
	Total	\$224,800	\$0	\$224,800	\$0	\$0	3,748.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$5,490.00	\$0.00	\$5,490.00	\$224,800	\$0	\$224,800	

**Disclaimer:** St. Louis County makes no representation or warranties, express or implied, with respect to the use or reuse of data provided herewith, regardless of its format or the means of its transmission. THE DATA IS PROVIDED 'AS IS' WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY, SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY OR FITNESS OF THIS DATA FOR ANY PARTICULAR PURPOSE. St. Louis County shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting from the use of these data, even if St. Louis County has been advised of the possibility of such potential loss or damage. These data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.





# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 6:36:09 PM

## General Details

Parcel ID: 010-2710-05990  
Document: Torrens - 1078554.0  
Document Date: 04/15/2024

## Legal Description Details

Plat Name: DULUTH CITY OF

Section	Township	Range	Lot	Block
21	50	14	-	-

Description: PART OF NE 1/4 OF SW 1/4 BEG AT NE CORNER THENCE W 293 8/100 FT THENCE SLY 89 53/100 FT THENCE SWLY 258 83/100 FT THENCE E 330 5/10 FT THENCE N 350 61/100 FT TO POINT OF BEG EX PARTS TAKEN FOR HWYS AND EX WLY 101 87/100 FT SOUTH OF HWY AND EX PART NORTH OF HWY & EX 0.25 AC FOR HWY

## Taxpayer Details

Taxpayer Name: LINN PROPERTY DEVELOPMENT LLC  
and Address: 7616 CURRELL BLVD STE 100  
WOODBURY MN 55125

## Owner Details

Owner Name: LINN PROPERTY DEVELOPMENT LLC

## Payable 2025 Tax Summary

2025 - Net Tax	\$12,224.96
2025 - Special Assessments	\$231.04
<b>2025 - Total Tax &amp; Special Assessments</b>	<b>\$12,456.00</b>

## Current Tax Due (as of 5/5/2025)

Due May 15		Due October 15		Total Due	
2025 - 1st Half Tax	\$6,228.00	2025 - 2nd Half Tax	\$6,228.00	2025 - 1st Half Tax Due	\$6,228.00
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$6,228.00
<b>2025 - 1st Half Due</b>	<b>\$6,228.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$6,228.00</b>	<b>2025 - Total Due</b>	<b>\$12,456.00</b>

## Parcel Details

Property Address: 336 E CENTRAL ENT, 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	\$670,800	\$1,124,500	\$1,795,300	\$0	\$0	-
<b>Total:</b>		<b>\$670,800</b>	<b>\$1,124,500</b>	<b>\$1,795,300</b>	<b>\$0</b>	<b>\$0</b>	<b>35156</b>





# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 6:36:09 PM

## Land Details

Deeded Acres: 0.84  
Waterfront: -  
Water Front Feet: 0.00  
Water Code & Desc: P - PUBLIC  
Gas Code & Desc: P - PUBLIC  
Sewer Code & Desc: P - PUBLIC  
Lot Width: 193.00  
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/IrmPlatStatPopUp.aspx>. If there are any questions, please email [PropertyTax@stlouiscountymn.gov](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (LAUNDROMAT)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
LAUNDROMAT	2024	4,756	4,756	-	MAT - LAUNDROMAT
Segment	Story	Width	Length	Area	Foundation
BAS	1	58	82	4,756	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	2024	11,400	11,400	-	A - ASPHALT
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	3,360	-
BAS	0	0	0	8,040	-

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
04/2024	\$625,000	258205
01/2023	\$400,000	252955
10/2006	\$510,000	174014
07/1999	\$200,000	129353
05/1999	\$50,000	127339
04/1998	\$135,000	127340

## 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	\$377,300	\$65,200	\$442,500	\$0	\$0	-
	Total	\$377,300	\$65,200	\$442,500	\$0	\$0	8,100.00
2023 Payable 2024	233	\$377,300	\$65,200	\$442,500	\$0	\$0	-
	Total	\$377,300	\$65,200	\$442,500	\$0	\$0	8,100.00
2022 Payable 2023	233	\$377,300	\$65,200	\$442,500	\$0	\$0	-
	Total	\$377,300	\$65,200	\$442,500	\$0	\$0	8,100.00
2021 Payable 2022	233	\$343,100	\$65,200	\$408,300	\$0	\$0	-
	Total	\$343,100	\$65,200	\$408,300	\$0	\$0	7,416.00





# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 7:06:26 PM

## General Details

Parcel ID: 010-0890-10490  
Document: Abstract - 01491788  
Document: Torrens - 1080867.0  
Document Date: 06/26/2024

## Legal Description Details

Plat Name: DULUTH HEIGHTS 6TH DIVISION

Section	Township	Range	Lot	Block
-	-	-	-	033

Description: Lots 17, 18, 19, 20, 21 AND the E1/2 of Lot 22, Block 33

## Taxpayer Details

Taxpayer Name: SUPERIOR CHOICE CREDIT UNION  
and Address: 1320 GRAND AVE  
SUPERIOR WI 54880

## Owner Details

Owner Name: SUPERIOR CHOICE CREDIT UNION

## Payable 2025 Tax Summary

2025 - Net Tax	\$3,982.00
2025 - Special Assessments	\$0.00
<b>2025 - Total Tax &amp; Special Assessments</b>	<b>\$3,982.00</b>

## Current Tax Due (as of 5/5/2025)

Due May 15		Due October 15		Total Due	
2025 - 1st Half Tax	\$1,991.00	2025 - 2nd Half Tax	\$1,991.00	2025 - 1st Half Tax Due	\$0.00
2025 - 1st Half Tax Paid	\$1,991.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,991.00
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$1,991.00</b>	<b>2025 - Total Due</b>	<b>\$1,991.00</b>

## Parcel Details

Property Address: 3 W CENTRAL ENT, 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	\$412,100	\$0	\$412,100	\$0	\$0	-
<b>Total:</b>		<b>\$412,100</b>	<b>\$0</b>	<b>\$412,100</b>	<b>\$0</b>	<b>\$0</b>	<b>7492</b>





# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 7:06:26 PM

## 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: 100.00  
Lot Depth: 100.00

The dimensions shown are not guaranteed to be survey quality. Additional lot information can be found at <https://apps.stlouiscountymn.gov/webPlats/frame/frmPlatStatPopUp.aspx>. If there are any questions, please email [PropertyTax@stlouiscountymn.gov](mailto:PropertyTax@stlouiscountymn.gov).

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
06/2024	\$499,000	259084
10/2021	\$430,571 (This is part of a multi parcel sale.)	245553
10/2014	\$450,000	208539
05/2001	\$242,200	139867

## 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	\$125,800	\$0	\$125,800	\$0	\$0	-
	Total	\$125,800	\$0	\$125,800	\$0	\$0	2,516.00
2023 Payable 2024	233	\$125,800	\$0	\$125,800	\$0	\$0	-
	Total	\$125,800	\$0	\$125,800	\$0	\$0	2,516.00
2022 Payable 2023	233	\$125,800	\$0	\$125,800	\$0	\$0	-
	Total	\$125,800	\$0	\$125,800	\$0	\$0	2,516.00
2021 Payable 2022	233	\$266,500	\$0	\$266,500	\$0	\$0	-
	Total	\$266,500	\$0	\$266,500	\$0	\$0	4,580.00

## Tax Detail History

Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$4,094.00	\$0.00	\$4,094.00	\$125,800	\$0	\$125,800
2023	\$4,396.00	\$0.00	\$4,396.00	\$125,800	\$0	\$125,800
2022	\$8,302.00	\$0.00	\$8,302.00	\$266,500	\$0	\$266,500





13 W MYRTLE ST

W Myrtle St

213 N ARLINGTON AVE

330 N

21 W CENTRAL ENT

13 W CENTRAL ENT

3 W CENTRAL ENT

DULUTH

W Central Ent

24 W CENTRAL ENT

20 W CENTRAL ENT

6 W CENTRAL ENT

S Arlington Ave

**Parcel ID Number:**  
**010-0890-10490**

[Parcel Tax Lookup](#)  
[Property Details](#)

**Tax Parcel lines** are an approximation for legal, engineering, or surveying

**Address:** 3 W CENTRAL ENT  
55811

**Owner Name:** SUPERIOR  
UNION

**Taxpayer:** SUPERIOR CHC  
UNION

**Address:** 1320 GRAND AV  
54880

**Tax District:** CITY OF DUL

[Zoom to](#)

St. Louis County  
Minnesota  
Land Explorer



60ft

46.80065 -92.13243 Degrees





▼ 010-0550-00010 X 🔍  
Show search results for ...

Oak Bend Dr

Highland Village Dr

Wildwood

524 OAK BEND DR

1372 HIGHLAND VILLAGE DR

601 E UPHAM RD

807 E UPHAM RD

220 P

E Upham Rd

DULUTH

E Central Ent

134

503 CLEARWOOD DR  
Clearwood Dr

H Courtney Dr

709 PORTIA JOHNSON DR

Help  
Feedback  
Disclaimer



300ft

Move mouse to get coordinates



010-0360-00492

308 E CENTRAL ENT

Adjusted price: \$581,591

Sale Date: June 2021

Land size: 18083 SF

Principal Structure: 5700 SF

Buyer: MILLS PROPERTY INVESTMENTS DUL

Seller: AMIGOS DULUTH, LLC



010-2710-05990

336 E CENTRAL ENT

Adjusted price: \$650,000

Sale Date: April 2024

Land size: 33541 SF

Principal Structure: 1296 SF

Buyer: LINN PROPERTY DEVELOPMENT, LLC

Seller: WEST END PROPERTIES, INC

*new build*



010-2710-06129

1001 E CENTRAL ENT

Adjusted price: \$704,000

Sale Date: August 2022

Land size: 46220 SF

Principal Structure: 2541 SF

Buyer: SB SQUARED, LLC

Seller: THE HEENAN CONSULTANCY, LLC



010-1350-17630+

231 E 14TH ST

Adjusted price: \$800,000

Sale Date: October 2021

Land size: 58608 SF

Principal Structure: 6600 SF

Buyer: PRESTON CENTRAL ENTRANCE PROPE

Seller: KLEIMAN, JOSEPH & ROSE





010-0360-00540

322 E CENTRAL ENT

Adjusted price: \$950,000

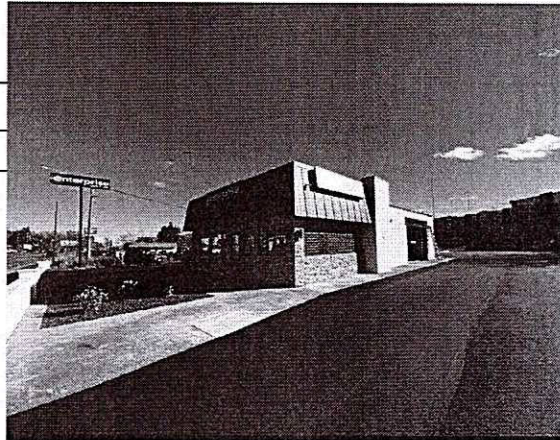
Sale Date: February 2023

Land size: 38791 SF

Principal Structure: 2140 SF

Buyer: 322 E CENTRAL ENTRANCE LLC

Seller: C FLAIG INDUSTRIES LLC



010-0360-00050+

14 E CENTRAL ENT

Adjusted price: \$1,275,000

Sale Date: February 2022

Land size: 39394 SF

Principal Structure: 12502 SF

Buyer: ADVANCE ACQUISITIONS, LLC

Seller: DRI, LLC

*new build*



010-2585-00140

1707 MAPLE GROVE RD

Adjusted price: \$380,000

Sale Date: August 2021

Land size: 21150 SF

Principal Structure: 2432 SF

Buyer: AMBROSE GREY INVESTMENTS LLC

Seller: ROSE INVESTMENTS OF DULUTH, LL



010-2710-04642

1804 MAPLE GROVE RD

Adjusted price: \$395,000

Sale Date: January 2022

Land size: 24011 SF

Principal Structure: 1500 SF

Buyer: G13 HOLDINGS, LLC

Seller: ALSARA PROPERTIES DULUTH, LLC





010-0890-10620+

**21 W CENTRAL ENT**

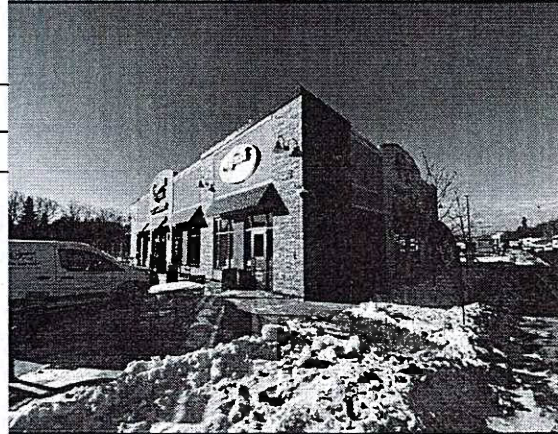
Adjusted price: \$350,000  
Sale Date: October 2021  
Land size: 14992 SF  
Principal Structure: 1925 SF  
Buyer: TREPAC LLC  
Seller: KLEIMAN, J&R/CONTARDO, P&ROSLAK



010-2710-05990

**336 E CENTRAL ENT**

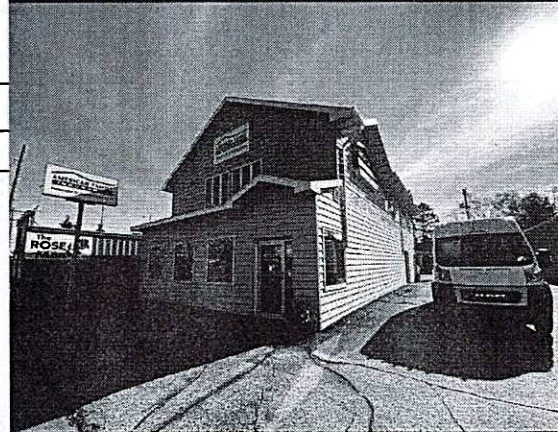
Adjusted price: \$400,000  
Sale Date: January 2023  
Land size: 33541 SF  
Principal Structure: 1296 SF  
Buyer: WEST END PROPERTIES INC.  
Seller: MOLINE ENTERPRISES, LLC



010-0880-00550

**40 W CENTRAL ENT**

Adjusted price: \$454,812  
Sale Date: September 2022  
Land size: 6250 SF  
Principal Structure: 3927 SF  
Buyer: ABACUS TRANSPORTATION, LLC  
Seller: VANVALKENBURG FAMILY TRUST UND



010-0890-10490

**3 W CENTRAL ENT**

Adjusted price: \$499,000  
Sale Date: June 2024  
Land size: 13750 SF  
Principal Structure: 0 SF  
Buyer: SUPERIOR CHOICE CREDIT UNION  
Seller: KLEIMAN II, LLC



*Site of old gas station  
7 eleven*



010-0400-00726

305 E CENTRAL ENT

Adjusted price: \$195,000

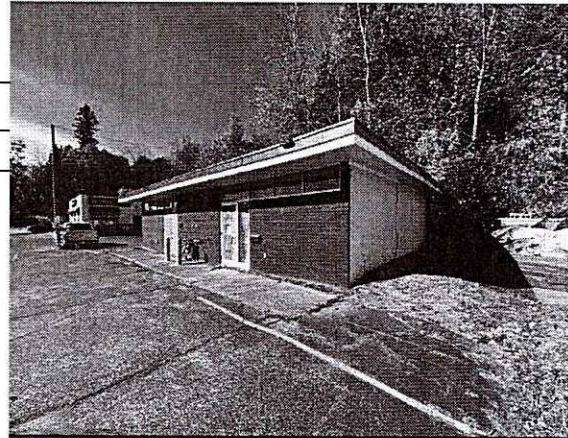
Sale Date: January 2022

Land size: 8316 SF

Principal Structure: 1296 SF

Buyer: ZOTTI, LLC

Seller: KATZMAREK, KIRK E



010-0400-00726

305 E CENTRAL ENT

Adjusted price: \$225,000

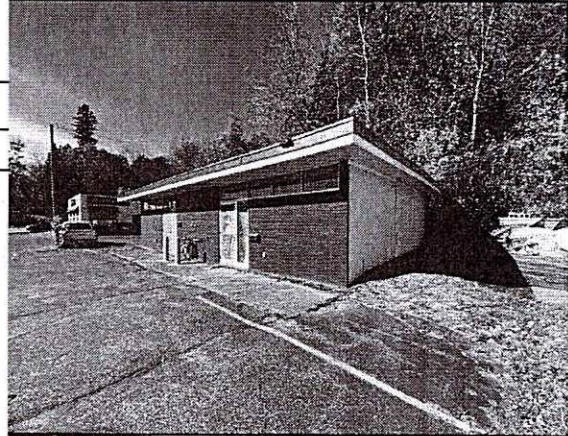
Sale Date: December 2023

Land size: 8316 SF

Principal Structure: 1296 SF

Buyer: SADI'S REAL ESTATE HOLDINGS LL

Seller: ZOTTI LLC



010-0880-01660

310 W CENTRAL ENT

Adjusted price: \$243,000

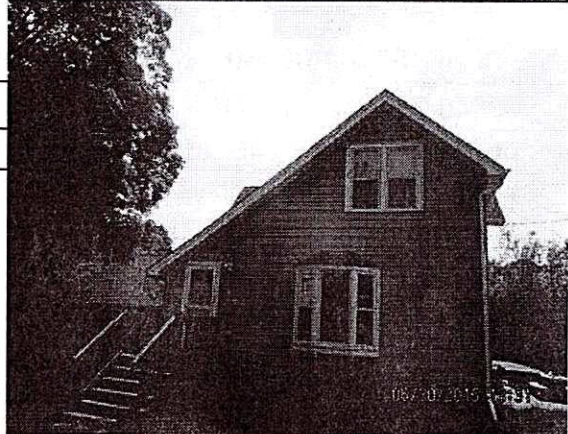
Sale Date: July 2022

Land size: 10000 SF

Principal Structure: 1409 SF

Buyer: DAGEN, AUSTYN

Seller: VITTORIO, KELLY M & NICHOLAS



010-0400-00736

307 E CENTRAL ENT

Adjusted price: \$310,000

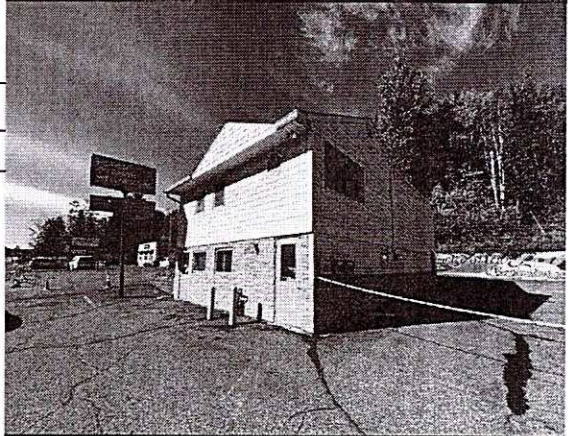
Sale Date: February 2021

Land size: 8382 SF

Principal Structure: 2340 SF

Buyer: HEAVEN ON EARTH WELLNESS SPA L

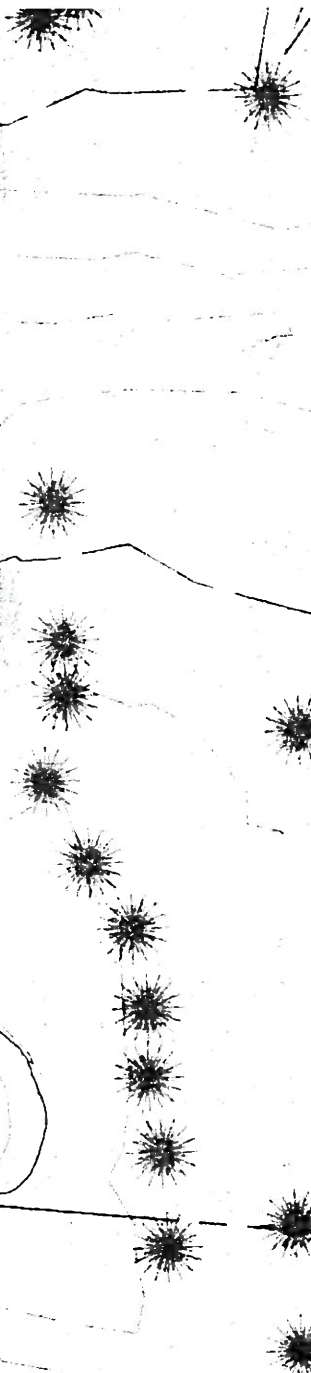
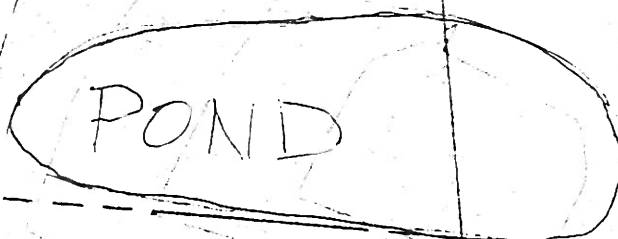
Seller: DRT HOLDINGS LLC











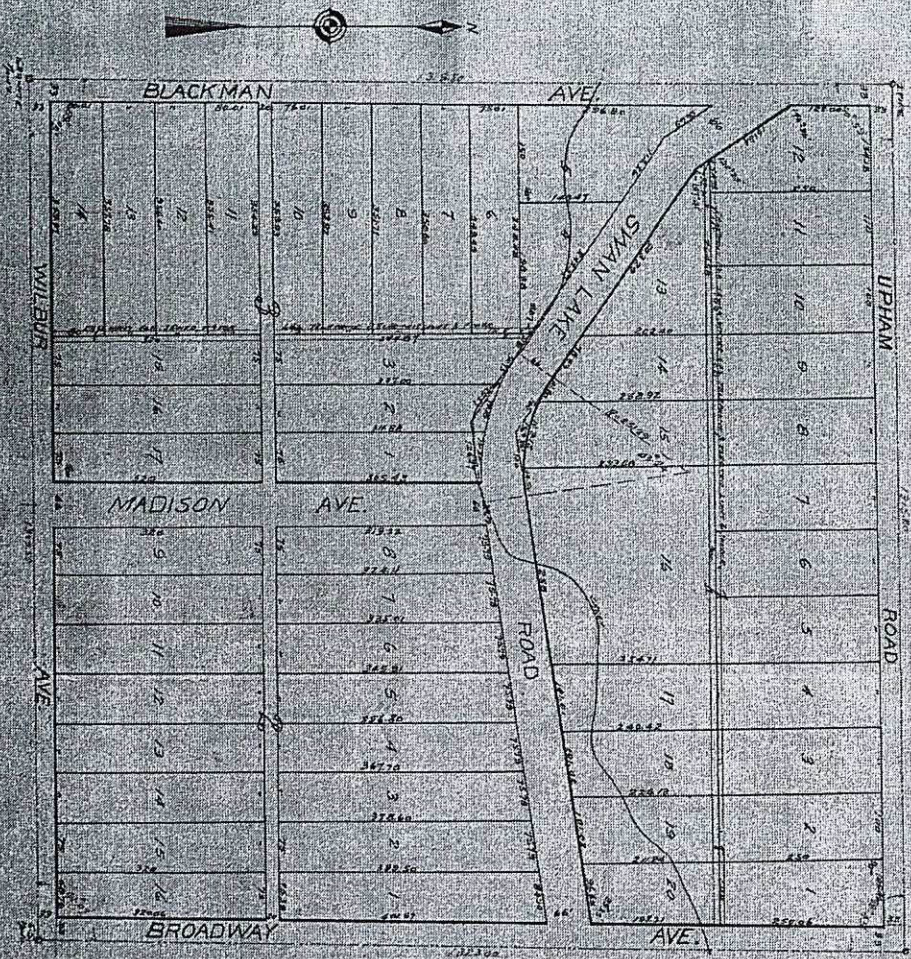
CBD

Entrance



N.W. 1/4 - SE 1/4 0<sup>th</sup> SEC 21 - TOWN 50N - RANGE 14W,  
SCALE - 1" = 1.00'  
SURVEYED BY H.P. STROMBERG

FORWARDED BY H.P. STENBACH



STATE OF MINNESOTA  
County of St. Louis  
I, James Earl Smith, Clerk of said County, do hereby certify that the within-  
mentioned and filed in this office has been duly and lawfully  
recorded in the office of the County Clerk, and the same is hereby  
certified to be a true and correct copy of the original as the same  
appears in the records of said County.

James Earl Smith  
Clerk

DATE PAID TO BANK BY CASHIER

[illegible][illegible]