



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/9/2025 9:43:25 AM

General Details							
Parcel ID:	010-2806-00020						
Document:	Torrens - 1077865.0						
Document Date:	01/31/2024						
Legal Description Details							
Plat Name:	LAKE SUPERIOR PAPER DIVISION						
Section	Township	Range	Lot	Block			
-	-	-	02	001			
Description:	Lots 1 and 2, Block 1 AND Lot 3, Block 1, EXCEPT that portion described as follows: Commencing at a capped square tube noted on the plat and located at the intersection of the centerline of Polk Street and the East line of 55th Avenue West (also known as Central Avenue), the Point of Beginning; thence N00deg00'01"E, along the East line of 55th Avenue West (also known as Central Avenue), a distance of 282.80 feet; thence N89deg59'56"E, a distance of 250.00 feet; thence S00deg00'01"W, a distance of 282.80 feet, more or less, to the centerline of Polk Street; thence S89deg59'58"W, along the centerline of Polk Street, 250.00 feet, more or less, to the Point of Beginning.						
Taxpayer Details							
Taxpayer Name and Address:	SOFIDEL AMERICA CORP ATTN: FINANCE DEPT - MARCO SERAFINI 300 WELSH RD BLDG ONE HORSHAM PA 19044						
Owner Details							
Owner Name	SOFIDEL AMERICA CORP						
Payable 2025 Tax Summary							
2025 - Net Tax			\$276,026.00				
2025 - Special Assessments			\$0.00				
2025 - Total Tax & Special Assessments			\$276,026.00				
Current Tax Due (as of 5/8/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$138,013.00		2025 - 2nd Half Tax \$138,013.00			2025 - 1st Half Tax Due \$138,013.00		
2025 - 1st Half Tax Paid \$0.00		2025 - 2nd Half Tax Paid \$0.00			2025 - 2nd Half Tax Due \$138,013.00		
2025 - 1st Half Due \$138,013.00		2025 - 2nd Half Due \$138,013.00			2025 - Total Due \$276,026.00		
Parcel Details							
Property Address:	301 N 50TH AVE W, 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
234	0 - Non Homestead	\$290,100	\$7,275,900	\$7,566,000	\$0	\$0	-
244	0 - Non Homestead	\$217,700	\$320,100	\$537,800	\$0	\$0	-
236	0 - Non Homestead	\$403,800	\$0	\$403,800	\$0	\$0	-
244	0 - Non Homestead	\$100	\$0	\$100	\$0	\$0	-
Total:		\$911,700	\$7,596,000	\$8,507,700	\$0	\$0	169404



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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 <https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (MILL)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
MANUFACTURING	1986	363,144	557,127	-	H - HEAVY
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	340	FOUNDATION
BAS	1	0	0	741	FOUNDATION
BAS	1	0	0	920	FOUNDATION
BAS	1	0	0	1,092	FOUNDATION
BAS	1	0	0	1,564	FOUNDATION
BAS	1	0	0	2,800	FOUNDATION
BAS	1	0	0	3,276	FOUNDATION
BAS	1	0	0	3,542	PIERS AND FOOTINGS
BAS	1	0	0	3,600	FOUNDATION
BAS	1	0	0	5,120	PIERS AND FOOTINGS
BAS	1	0	0	5,429	FOUNDATION
BAS	1	0	0	6,099	FOUNDATION
BAS	1	0	0	8,460	FOUNDATION
BAS	1	0	0	11,608	FOUNDATION
BAS	1	0	0	14,824	FOUNDATION
BAS	1	0	0	24,600	FOUNDATION
BAS	1	0	0	76,432	FOUNDATION
BAS	1	10	21	210	CANTILEVER
BAS	2	0	0	881	FOUNDATION
BAS	2	0	0	1,600	FOUNDATION
BAS	2	0	0	1,840	CANTILEVER
BAS	2	0	0	4,060	FOUNDATION
BAS	2	0	0	16,240	FOUNDATION
BAS	2	0	0	18,125	FOUNDATION
BAS	2	0	0	29,337	FOUNDATION
BAS	2	0	0	50,358	FOUNDATION
BAS	2	0	0	68,550	FOUNDATION
BAS	3	0	0	400	FOUNDATION
BAS	3	0	0	1,096	FOUNDATION



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Improvement 2 Details (TANK)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	258,884	258,884	-	ST - STORAGETNK
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	258,884	-
Improvement 3 Details (TANK)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	232,657	232,657	-	ST - STORAGETNK
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	232,657	-
Improvement 4 Details (TANK)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	232,657	232,657	-	ST - STORAGETNK
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	232,657	-
Improvement 5 Details (TANK)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	264,713	264,713	-	ST - STORAGETNK
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	264,713	-
Improvement 6 Details (TANK)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	71,395	71,395	-	ST - STORAGETNK
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	71,395	-
Improvement 7 Details (TANK)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	770,778	770,778	-	ST - STORAGETNK
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	770,778	-
Improvement 8 Details (TANK)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	116,329	116,329	-	ST - STORAGETNK
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	116,329	-
Improvement 9 Details (TANK)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	594,863	594,863	-	ST - STORAGETNK
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	594,863	-
Improvement 10 Details (TANK)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	594,863	594,863	-	ST - STORAGETNK



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Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	594,863	-
Improvement 11 Details (CONEX)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	320	320	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	40	320	POST ON GROUND
Improvement 12 Details (CONEX)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	320	320	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	40	320	POST ON GROUND
Improvement 13 Details (CONEX)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	320	320	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	40	320	POST ON GROUND
Improvement 14 Details (~38X98)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
WAREHOUSE	1987	3,593	3,593	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	3,593	FOUNDATION
Improvement 15 Details (LARGE TANK)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	790,095	790,095	-	ST - STORAGETNK
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	790,095	-
Improvement 16 Details (PUMP HOUSE)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
MECHANICAL BUILDING	0	1,656	1,656	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	36	46	1,656	FOUNDATION
Improvement 17 Details (PARKING LT)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
PARKING LOT	0	90,700	90,700	-	A - ASPHALT
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	90,700	-
Sales Reported to the St. Louis County Auditor					
Sale Date		Purchase Price		CRV Number	
01/2024		\$65,000,000 (This is part of a multi parcel sale.)		257966	
11/2021		\$2,000,000 (This is part of a multi parcel sale.)		242958	



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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
2024 Payable 2025	234	\$290,100	\$7,543,400	\$7,833,500	\$0	\$0	-
	244	\$217,700	\$320,100	\$537,800	\$0	\$0	-
	236	\$403,800	\$0	\$403,800	\$0	\$0	-
	780	\$2,000	\$73,700	\$75,700	\$0	\$0	-
	Total	\$913,600	\$7,937,200	\$8,850,800	\$0	\$0	174,752.00
2023 Payable 2024	234	\$290,100	\$7,543,400	\$7,833,500	\$0	\$0	-
	236	\$200,000	\$0	\$200,000	\$0	\$0	-
	Total	\$490,100	\$7,543,400	\$8,033,500	\$0	\$0	159,920.00
2022 Payable 2023	234	\$65,400	\$5,776,400	\$5,841,800	\$0	\$0	-
	236	\$200,000	\$0	\$200,000	\$0	\$0	-
	Total	\$265,400	\$5,776,400	\$6,041,800	\$0	\$0	120,086.00
2021 Payable 2022	234	\$65,400	\$7,726,000	\$7,791,400	\$0	\$0	-
	236	\$0	\$100	\$100	\$0	\$0	-
	Total	\$65,400	\$7,726,100	\$7,791,500	\$0	\$0	155,080.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$259,558.00	\$0.00	\$259,558.00	\$490,100	\$7,543,400	\$8,033,500	
2023	\$209,138.00	\$0.00	\$209,138.00	\$265,400	\$5,776,400	\$6,041,800	
2022	\$296,814.00	\$0.00	\$296,814.00	\$65,400	\$7,726,100	\$7,791,500	

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