



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/9/2025 7:39:08 AM

| General Details                                   |  |                            |                   |                         |                   |                 |                     |
|---|--|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID:  | 010-2806-00040   |                            |                   |                         |                   |                 |                     |
| Document:   | Torrens - 1077865.0  |                            |                   |                         |                   |                 |                     |
| Document Date:                                    | 01/31/2024   |                            |                   |                         |                   |                 |                     |
| Legal Description Details                         |  |                            |                   |                         |                   |                 |                     |
| Plat Name:  | LAKE SUPERIOR PAPER DIVISION   |                            |                   |                         |                   |                 |                     |
| Section   | Township   | Range                      | Lot               | Block                   |                   |                 |                     |
| -   | -  | -                          | 01                | 002                     |                   |                 |                     |
| Description:                                      | LOT 1 BLOCK 2  |                            |                   |                         |                   |                 |                     |
| Taxpayer Details                                  |  |                            |                   |                         |                   |                 |                     |
| Taxpayer Name                                     | SOFIDEL AMERICA CORP   |                            |                   |                         |                   |                 |                     |
| and Address:                                      | ATTN: FINANCE DEPT - MARCO SERAFINI<br>300 WELSH RD BLDG ONE<br>HORSHAM PA 19044 |                            |                   |                         |                   |                 |                     |
| Owner Details                                     |  |                            |                   |                         |                   |                 |                     |
| Owner Name  | SOFIDEL AMERICA CORP   |                            |                   |                         |                   |                 |                     |
| Payable 2025 Tax Summary                          |  |                            |                   |                         |                   |                 |                     |
| 2025 - Net Tax                                    |  |                            | \$2,906.00        |                         |                   |                 |                     |
| 2025 - Special Assessments                        |  |                            | \$0.00            |                         |                   |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |  |                            | <b>\$2,906.00</b> |                         |                   |                 |                     |
| Current Tax Due (as of 5/8/2025)                  |  |                            |                   |                         |                   |                 |                     |
| Due May 15  |  | Due October 15             |                   |                         | Total Due         |                 |                     |
| 2025 - 1st Half Tax                               | \$1,453.00   | 2025 - 2nd Half Tax        | \$1,453.00        | 2025 - 1st Half Tax Due | \$1,453.00        |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$0.00   | 2025 - 2nd Half Tax Paid   | \$0.00            | 2025 - 2nd Half Tax Due | \$1,453.00        |                 |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$1,453.00</b>  | <b>2025 - 2nd Half Due</b> | <b>\$1,453.00</b> | <b>2025 - Total Due</b> | <b>\$2,906.00</b> |                 |                     |
| Parcel Details                                    |  |                            |                   |                         |                   |                 |                     |
| Property Address:                                 | -  |                            |                   |                         |                   |                 |                     |
| School District:                                  | 709  |                            |                   |                         |                   |                 |                     |
| Tax Increment District:                           | -  |                            |                   |                         |                   |                 |                     |
| Property/Homesteader:                             | -  |                            |                   |                         |                   |                 |                     |
| Assessment Details (2025 Payable 2026)            |  |                            |                   |                         |                   |                 |                     |
| Class Code<br>(Legend)                            | Homestead<br>Status  | Land<br>EMV                | Bldg<br>EMV       | Total<br>EMV            | Def Land<br>EMV   | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 244   | 0 - Non Homestead  | \$89,000                   | \$2,800           | \$91,800                | \$0               | \$0             | -                   |
| Total:  |  | \$89,000                   | \$2,800           | \$91,800                | \$0               | \$0             | 1836                |



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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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (SCALE SHAC)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| WAREHOUSE        | 1980       | 600                        | 600                        | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 20                         | 30                         | 600             | FLOATING SLAB      |

## 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     |

## Assessment History

| Year              | Class Code<br>(Legend) | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
|-------------------|------------------------|----------|----------|-----------|--------------|--------------|------------------|
| 2024 Payable 2025 | 244                    | \$89,000 | \$2,800  | \$91,800  | \$0          | \$0          | -                |
|                   | Total                  | \$89,000 | \$2,800  | \$91,800  | \$0          | \$0          | 1,836.00         |
| 2023 Payable 2024 | 244                    | \$89,000 | \$2,800  | \$91,800  | \$0          | \$0          | -                |
|                   | Total                  | \$89,000 | \$2,800  | \$91,800  | \$0          | \$0          | 1,836.00         |
| 2022 Payable 2023 | 244                    | \$73,100 | \$11,800 | \$84,900  | \$0          | \$0          | -                |
|                   | Total                  | \$73,100 | \$11,800 | \$84,900  | \$0          | \$0          | 1,698.00         |
| 2021 Payable 2022 | 244                    | \$73,100 | \$11,800 | \$84,900  | \$0          | \$0          | -                |
|                   | Total                  | \$73,100 | \$11,800 | \$84,900  | \$0          | \$0          | 1,698.00         |

## Tax Detail History

| Tax Year | Tax        | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
|----------|------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| 2024     | \$2,986.00 | \$0.00              | \$2,986.00                      | \$89,000        | \$2,800             | \$91,800         |
| 2023     | \$2,966.00 | \$0.00              | \$2,966.00                      | \$73,100        | \$11,800            | \$84,900         |
| 2022     | \$3,256.00 | \$0.00              | \$3,256.00                      | \$73,100        | \$11,800            | \$84,900         |



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