



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 11:02:52 PM

| General Details | | | | | | | | |
|--|---|-------------------|----------------------------|-------------------|-------------------------|-------------------|-------------------|------------------|
| Parcel ID: | 100-0080-00675 | | | | | | | |
| Document: | Abstract - 01484702 | | | | | | | |
| Document Date: | 02/28/2024 | | | | | | | |
| Legal Description Details | | | | | | | | |
| Plat Name: | AURORA | | | | | | | |
| | Section | Township | Range | Lot | Block | | | |
| | 10 | 58 | 15 | - | - | | | |
| Description: | PART OF SW 1/4 OF NW 1/4 BEGINNING AT A POINT 538 83/100 FT W AND 33 FT N OF SE CORNER RUNNING THENCE N 575 58/100 FT THENCE S 51 DEG 55 MIN W 508 77/100 FT THENCE DEFLECT TO THE LEFT ALONG A CURVE WITH A RADIUS OF 340 22/100 FT FOR A DISTANCE OF 275 13/100 FT TO INTERSECTION WITH NORTH LINE OF MAPLE AVE THENCE EAST 529 52/100 FT TO THE POINT OF BEGINNING, EX 1.08 AC IN SW COR | | | | | | | |
| Taxpayer Details | | | | | | | | |
| Taxpayer Name | URSA MAJOR PROPERTY HOLDINGS LLC | | | | | | | |
| and Address: | 5470 MOUNTAIN IRON DR VIRGINIA MN 55792-3393 | | | | | | | |
| Owner Details | | | | | | | | |
| Owner Name | URSA MAJOR PROPERTY HOLDINGS LLC | | | | | | | |
| Payable 2026 Tax Summary | | | | | | | | |
| | 2026 - Net Tax | | | | | | \$2,761.00 | |
| | 2026 - Special Assessments | | | | | | \$125.00 | |
| | 2026 - Total Tax & Special Assessments | | | | | | \$2,886.00 | |
| Current Tax Due (as of 4/3/2026) | | | | | | | | |
| | Due May 15 | | Due October 15 | | Total Due | | | |
| | 2026 - 1st Half Tax | \$1,443.00 | 2026 - 2nd Half Tax | \$1,443.00 | 2026 - 1st Half Tax Due | \$1,443.00 | | |
| | 2026 - 1st Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Due | \$1,443.00 | | |
| | 2026 - 1st Half Penalty | \$0.00 | 2026 - 2nd Half Penalty | \$0.00 | Delinquent Tax | \$3,306.13 | | |
| | 2026 - 1st Half Due | \$1,443.00 | 2026 - 2nd Half Due | \$1,443.00 | 2026 - Total Due | \$6,192.13 | | |
| Delinquent Taxes (as of 4/3/2026) | | | | | | | | |
| | Tax Year | Net Tax | Penalty | Cst/Fees | Interest | Total Due | | |
| | 2025 | \$2,854.00 | \$356.75 | \$20.00 | \$75.38 | \$3,306.13 | | |
| | Total: | \$2,854.00 | \$356.75 | \$20.00 | \$75.38 | \$3,306.13 | | |
| Parcel Details | | | | | | | | |
| Property Address: | 16 E 3RD AVE S, AURORA MN | | | | | | | |
| School District: | 2711 | | | | | | | |
| 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 | \$26,700 | \$70,900 | \$97,600 | \$0 | \$0 | - |
| | Total: | | \$26,700 | \$70,900 | \$97,600 | \$0 | \$0 | 1464 |



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| Land Details | | | | | | | |
|--|---------------------|---|---------------------------------|------------------|---------------------|------------------|------------------|
| Deeded Acres: | 3.92 | | | | | | |
| Waterfront: | - | | | | | | |
| Water Front Feet: | 0.00 | | | | | | |
| Water Code & Desc: | P - PUBLIC | | | | | | |
| Gas Code & Desc: | - | | | | | | |
| Sewer Code & Desc: | P - PUBLIC | | | | | | |
| 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 (ZUPS) | | | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | |
| MARKET | 1950 | 15,650 | 15,650 | - | - | | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 1 | 0 | 0 | 15,650 | FOUNDATION | | |
| Improvement 2 Details (ASPHALT) | | | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | |
| PARKING LOT | 0 | 25,000 | 25,000 | - | A - ASPHALT | | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 0 | 0 | 0 | 25,000 | - | | |
| Sales Reported to the St. Louis County Auditor | | | | | | | |
| Sale Date | | Purchase Price | | | CRV Number | | |
| 02/2024 | | \$89,000 (This is part of a multi parcel sale.) | | | 257940 | | |
| 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 | \$25,000 | \$64,600 | \$89,600 | \$0 | \$0 | - |
| | Total | \$25,000 | \$64,600 | \$89,600 | \$0 | \$0 | 1,344.00 |
| 2024 Payable 2025 | 233 | \$25,000 | \$64,600 | \$89,600 | \$0 | \$0 | - |
| | Total | \$25,000 | \$64,600 | \$89,600 | \$0 | \$0 | 1,344.00 |
| 2023 Payable 2024 | 233 | \$23,500 | \$64,600 | \$88,100 | \$0 | \$0 | - |
| | Total | \$23,500 | \$64,600 | \$88,100 | \$0 | \$0 | 1,322.00 |
| 2022 Payable 2023 | 233 | \$28,200 | \$155,500 | \$183,700 | \$0 | \$0 | - |
| | Total | \$28,200 | \$155,500 | \$183,700 | \$0 | \$0 | 2,924.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2025 | \$2,854.00 | \$0.00 | \$2,854.00 | \$25,000 | \$64,600 | \$89,600 | |
| 2024 | \$2,726.00 | \$0.00 | \$2,726.00 | \$23,500 | \$64,600 | \$88,100 | |
| 2023 | \$7,080.00 | \$0.00 | \$7,080.00 | \$28,200 | \$155,500 | \$183,700 | |



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