



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/18/2025 12:28:27 PM

General Details							
Parcel ID:	140-0270-00340						
Document:	Abstract - 01457114						
Document Date:	11/01/2022						
Legal Description Details							
Plat Name:	HIBBING						
Section	Township	Range	Lot	Block			
7	57	20	-	-			
Description:	PART OF SE1/4 OF NW1/4 DESCRIBED AS FOLLOWS COMM 241.96 FT N OF SE COR OF FORTY ALONG E LINE THENCE S89DEG22'45"W PARALLEL WITH S LINE OF FORTY 603.69 FT TO PT OF BEG PT OF BEG BEING NLY R.O.W. LINE OF 13TH ST THENCE S89DEG22'45"W ALONG NLY R.O.W. 750 FT THENCE N 625 FT THENCE E 562.05 FT THENCE S41DEG41' 15"E 282.54 FT THENCE S 405.88 FT TO PT OF BEG **SURFACE ONLY**						
Taxpayer Details							
Taxpayer Name	LEES HOLDINGS 2 LLC						
and Address:	1810 THIRD AVE E HIBBING MN 55746						
Owner Details							
Owner Name	LEES HOLDINGS 2 LLC						
Payable 2025 Tax Summary							
2025 - Net Tax				\$20,642.00			
2025 - Special Assessments				\$0.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$20,642.00</b>			
Current Tax Due (as of 12/17/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$10,321.00	2025 - 2nd Half Tax	\$10,321.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$10,321.00	2025 - 2nd Half Tax Paid	\$10,321.00	2025 - 2nd Half Tax Due	\$0.00		
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$0.00</b>	<b>2025 - Total Due</b>	<b>\$0.00</b>		
Parcel Details							
Property Address:	809 E 13TH ST, HIBBING MN						
School District:	701						
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	\$60,800	\$561,400	\$622,200	\$0	\$0	-
Total:		\$60,800	\$561,400	\$622,200	\$0	\$0	11694



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/18/2025 12:28:27 PM

## Land Details

Deeded Acres: 10.23  
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/frnPlatStatPopUp.aspx>. If there are any questions, please email [PropertyTax@stlouiscountymn.gov](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (VACANT)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
MANUFACTURING	1986	28,810	28,810	-	L - LIGHT
Segment	Story	Width	Length	Area	Foundation
BAS	1	134	215	28,810	FLOATING SLAB

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
11/2022	\$300,000 (This is part of a multi parcel sale.)	252300
02/2018	\$375,000	225142
05/2014	\$385,000	207960
08/2004	\$645,000	161178
12/2000	\$375,000	138278
05/1999	\$481,250	127794

## 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	\$60,800	\$561,400	\$622,200	\$0	\$0	-
	Total	\$60,800	\$561,400	\$622,200	\$0	\$0	11,694.00
2023 Payable 2024	233	\$60,800	\$561,400	\$622,200	\$0	\$0	-
	Total	\$60,800	\$561,400	\$622,200	\$0	\$0	11,694.00
2022 Payable 2023	233	\$60,800	\$561,400	\$622,200	\$0	\$0	-
	Total	\$60,800	\$561,400	\$622,200	\$0	\$0	11,694.00
2021 Payable 2022	233	\$60,800	\$561,400	\$622,200	\$0	\$0	-
	Total	\$60,800	\$561,400	\$622,200	\$0	\$0	11,694.00

## Tax Detail History

Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$20,328.00	\$0.00	\$20,328.00	\$60,800	\$561,400	\$622,200
2023	\$23,130.00	\$0.00	\$23,130.00	\$60,800	\$561,400	\$622,200
2022	\$24,314.00	\$0.00	\$24,314.00	\$60,800	\$561,400	\$622,200



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/18/2025 12:28:27 PM

**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.