



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/18/2025 12:20:00 PM

General Details							
Parcel ID:	140-0270-00344						
Document:	Abstract - 01464321						
Document Date:	03/29/2023						
Legal Description Details							
Plat Name:	HIBBING						
Section	Township	Range	Lot	Block			
7	57	20	-	-			
Description:	PART OF NW1/4 COMM AT SE COR OF SW1/4 OF NW1/4 & ASSUMING S LINE TO BEAR N81DEG 05'24" W THENCE N04DEG 32'04"E ALONG E LINE OF SAID SW1/4 303.49 FT TO THE W R/W OF 7TH AVE E THENCE N09DEG 44'15"E ALONG R/W 1541.52 FT TO PT OF BEG THENCE N09DEG 44'15"E ALONG R/W 625.13 FT THENCE N81DEG50'36"W 500.19 FT THENCE S09DEG 44'15"W 618.56 FT THENCE S81DEG 05'24"E 500.05 FT TO PT OF BEG ***SURFACE ONLY***						
Taxpayer Details							
Taxpayer Name	CAMBRODEAN PROPERTIES FUND 1 LLC						
and Address:	700 WASHINGTON AVE N UNIT 621 MINNEAPOLIS MN 55401						
Owner Details							
Owner Name	CAMBRODEAN PROPERTIES FUND 1 LLC						
Payable 2025 Tax Summary							
2025 - Net Tax				\$13,532.00			
2025 - Special Assessments				\$0.00			
2025 - Total Tax & Special Assessments				\$13,532.00			
Current Tax Due (as of 12/17/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$6,766.00	2025 - 2nd Half Tax	\$6,766.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$6,766.00	2025 - 2nd Half Tax Paid	\$6,766.00	2025 - 2nd Half Tax Due	\$0.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$0.00	2025 - Total Due	\$0.00		
Parcel Details							
Property Address:	1001 7TH AVE E, 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	\$57,400	\$369,200	\$426,600	\$0	\$0	-
Total:		\$57,400	\$369,200	\$426,600	\$0	\$0	7782



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Land Details

Deeded Acres: 7.14
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: -
Gas Code & Desc: -
Sewer Code & Desc: -
Lot Width: 623.00
Lot Depth: 500.00

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 (WHSE/OFC)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
WAREHOUSE	1999	12,960	12,960	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	60	36	2,160	FOUNDATION
BAS	0	60	54	3,240	FOUNDATION
BAS	0	60	126	7,560	FOUNDATION

Improvement 2 Details (STRG BLDG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
UTILITY	2000	3,696	3,696	-	LT - LT UTILITY
Segment	Story	Width	Length	Area	Foundation
BAS	0	42	88	3,696	FOUNDATION

Improvement 3 Details (BLACKTOP)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
PARKING LOT	1999	20,000	20,000	-	A - ASPHALT
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	20,000	-

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
03/2023	\$850,000	253542

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	\$57,400	\$369,200	\$426,600	\$0	\$0	-
	Total	\$57,400	\$369,200	\$426,600	\$0	\$0	7,782.00
2023 Payable 2024	233	\$57,400	\$369,200	\$426,600	\$0	\$0	-
	Total	\$57,400	\$369,200	\$426,600	\$0	\$0	7,782.00
2022 Payable 2023	233	\$57,400	\$369,200	\$426,600	\$0	\$0	-
	Total	\$57,400	\$369,200	\$426,600	\$0	\$0	7,782.00
2021 Payable 2022	233	\$57,400	\$369,200	\$426,600	\$0	\$0	-
	Total	\$57,400	\$369,200	\$426,600	\$0	\$0	7,782.00



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Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$13,318.00	\$0.00	\$13,318.00	\$57,400	\$369,200	\$426,600
2023	\$15,158.00	\$0.00	\$15,158.00	\$57,400	\$369,200	\$426,600
2022	\$16,012.00	\$0.00	\$16,012.00	\$57,400	\$369,200	\$426,600

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