



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/13/2025 2:34:03 AM

| General Details  |  |   |  |                  |                            |                    |               |                    |  |                 |  |                 |  |                     |  |
|--|--|---|--|------------------|----------------------------|--------------------|---------------|--------------------|--|-----------------|--|-----------------|--|---------------------|--|
| Parcel ID:   |  | 140-0270-00407  |  |                  |                            |                    |               |                    |  |                 |  |                 |  |                     |  |
| Legal Description Details  |  |   |  |                  |                            |                    |               |                    |  |                 |  |                 |  |                     |  |
| Plat Name:   |  | HIBBING   |  |                  |                            |                    |               |                    |  |                 |  |                 |  |                     |  |
| Section  |  | Township  |  | Range            |                            | Lot                |               |                    |  |                 |  |                 |  |                     |  |
| 7  |  | 57  |  | 20               |                            | -                  |               |                    |  |                 |  |                 |  |                     |  |
| Block  |  | -   |  |                  |                            |                    |               |                    |  |                 |  |                 |  |                     |  |
| Description:   |  | N 600 FT OF S 783 5/10 FT OF LOT 3 LYING N OF 16TH ST AND W OF 3RD AVE EAST |  |                  |                            |                    |               |                    |  |                 |  |                 |  |                     |  |
| Taxpayer Details   |  |   |  |                  |                            |                    |               |                    |  |                 |  |                 |  |                     |  |
| Taxpayer Name  |  | ST FRANCIS HEALTH SERVICES - MORRIS   |  |                  |                            |                    |               |                    |  |                 |  |                 |  |                     |  |
| and Address:   |  | 801 NEVADA AVE STE 100  |  |                  |                            |                    |               |                    |  |                 |  |                 |  |                     |  |
|  |  | MORRIS MN 56267   |  |                  |                            |                    |               |                    |  |                 |  |                 |  |                     |  |
| Owner Details  |  |   |  |                  |                            |                    |               |                    |  |                 |  |                 |  |                     |  |
| Owner Name   |  | ST FRANCIS HEALTH SERVICES - MORRIS   |  |                  |                            |                    |               |                    |  |                 |  |                 |  |                     |  |
| Payable 2025 Tax Summary   |  |   |  |                  |                            |                    |               |                    |  |                 |  |                 |  |                     |  |
|  |  | 2025 - Net Tax  |  |                  |                            | \$0.00             |               |                    |  |                 |  |                 |  |                     |  |
|  |  | 2025 - Special Assessments  |  |                  |                            | \$0.00             |               |                    |  |                 |  |                 |  |                     |  |
|  |  | <b>2025 - Total Tax &amp; Special Assessments</b>                           |  |                  |                            | <b>\$0.00</b>      |               |                    |  |                 |  |                 |  |                     |  |
| Current Tax Due (as of 5/12/2025)  |  |   |  |                  |                            |                    |               |                    |  |                 |  |                 |  |                     |  |
| Due May 15   |  | Due   |  |                  | Total Due                  |                    |               |                    |  |                 |  |                 |  |                     |  |
| 2025 - 1st Half Tax  |  | \$0.00  |  |                  | 2025 - 2nd Half Tax        |                    | \$0.00        |                    |  |                 |  |                 |  |                     |  |
| 2025 - 1st Half Tax Paid   |  | \$0.00  |  |                  | 2025 - 2nd Half Tax Paid   |                    | \$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:  |  | 1500 3RD AVE E, HIBBING MN  |  |                  |                            |                    |               |                    |  |                 |  |                 |  |                     |  |
| School District:   |  | 701   |  |                  |                            |                    |               |                    |  |                 |  |                 |  |                     |  |
| Tax Increment District:  |  | -   |  |                  |                            |                    |               |                    |  |                 |  |                 |  |                     |  |
| Property/Homesteader:  |  | -   |  |                  |                            |                    |               |                    |  |                 |  |                 |  |                     |  |
| Assessment Details (2024 Payable 2025)   |  |   |  |                  |                            |                    |               |                    |  |                 |  |                 |  |                     |  |
| 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 |  |
| 739  |  | 0 - Non Homestead   |  | \$128,000        |                            | \$5,136,800        |               | \$5,264,800        |  | \$0             |  | \$0             |  | -                   |  |
|  |  | <b>Total:</b>   |  | <b>\$128,000</b> |                            | <b>\$5,136,800</b> |               | <b>\$5,264,800</b> |  | <b>\$0</b>      |  | <b>\$0</b>      |  | <b>0</b>            |  |
| Land Details   |  |   |  |                  |                            |                    |               |                    |  |                 |  |                 |  |                     |  |
| Deeded Acres:  |  | 8.17  |  |                  |                            |                    |               |                    |  |                 |  |                 |  |                     |  |
| 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 <a href="https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx">https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx</a> . If there are any questions, please email <a href="mailto:PropertyTax@stlouiscountymn.gov">PropertyTax@stlouiscountymn.gov</a> . |  |   |  |                  |                            |                    |               |                    |  |                 |  |                 |  |                     |  |



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| Improvement 1 Details (BLACK TOP)              |                        |  |                            |                 |                    |              |                  |
|--|------------------------|--|----------------------------|-----------------|--------------------|--------------|------------------|
| Improvement Type                               | Year Built             | Main Floor Ft <sup>2</sup>                         | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |              |                  |
| PARKING LOT                                    | 1965                   | 42,000   | 42,000                     | -               | A - ASPHALT        |              |                  |
| Segment  | Story                  | Width  | Length                     | Area            | Foundation         |              |                  |
| BAS  | 0                      | 0  | 0                          | 42,000          | -                  |              |                  |
| Improvement 2 Details (GARAGE)                 |                        |  |                            |                 |                    |              |                  |
| Improvement Type                               | Year Built             | Main Floor Ft <sup>2</sup>                         | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |              |                  |
| GARAGE   | 1969                   | 832  | 832                        | -               | DETACHED           |              |                  |
| Segment  | Story                  | Width  | Length                     | Area            | Foundation         |              |                  |
| BAS  | 1                      | 26   | 32                         | 832             | FLOATING SLAB      |              |                  |
| Improvement 3 Details (2ND GARAGE)             |                        |  |                            |                 |                    |              |                  |
| Improvement Type                               | Year Built             | Main Floor Ft <sup>2</sup>                         | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |              |                  |
| GARAGE   | 1987                   | 1,472  | 1,472                      | -               | DETACHED           |              |                  |
| Segment  | Story                  | Width  | Length                     | Area            | Foundation         |              |                  |
| BAS  | 1                      | 32   | 46                         | 1,472           | FLOATING SLAB      |              |                  |
| Improvement 4 Details (nursinghm)              |                        |  |                            |                 |                    |              |                  |
| Improvement Type                               | Year Built             | Main Floor Ft <sup>2</sup>                         | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |              |                  |
| NURSING HOME                                   | 1965                   | 79,011   | 79,011                     | -               | -                  |              |                  |
| Segment  | Story                  | Width  | Length                     | Area            | Foundation         |              |                  |
| BAS  | 1                      | 0  | 0                          | 18,235          | FOUNDATION         |              |                  |
| BAS  | 1                      | 0  | 0                          | 22,630          | FOUNDATION         |              |                  |
| BAS  | 1                      | 0  | 0                          | 35,712          | FOUNDATION         |              |                  |
| BAS  | 1                      | 16   | 24                         | 384             | FOUNDATION         |              |                  |
| BAS  | 1                      | 41   | 50                         | 2,050           | FOUNDATION         |              |                  |
| Improvement 5 Details (Parking)                |                        |  |                            |                 |                    |              |                  |
| Improvement Type                               | Year Built             | Main Floor Ft <sup>2</sup>                         | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |              |                  |
| SCREEN HOUSE                                   | 0                      | 120  | 120                        | -               | -                  |              |                  |
| Segment  | Story                  | Width  | Length                     | Area            | Foundation         |              |                  |
| BAS  | 1                      | 10   | 12                         | 120             | FLOATING SLAB      |              |                  |
| Sales Reported to the St. Louis County Auditor |                        |  |                            |                 |                    |              |                  |
| Sale Date                                      |                        | Purchase Price                                     |                            |                 | CRV Number         |              |                  |
| 11/1995  |                        | \$5,900,000 (This is part of a multi parcel sale.) |                            |                 | 106901             |              |                  |
| 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                              | 739                    | \$128,000  | \$5,136,800                | \$5,264,800     | \$0                | \$0          | -                |
|  | Total                  | \$128,000  | \$5,136,800                | \$5,264,800     | \$0                | \$0          | 0.00             |
| 2023 Payable 2024                              | 739                    | \$128,000  | \$5,114,300                | \$5,242,300     | \$0                | \$0          | -                |
|  | Total                  | \$128,000  | \$5,114,300                | \$5,242,300     | \$0                | \$0          | 0.00             |
| 2022 Payable 2023                              | 739                    | \$128,000  | \$5,114,300                | \$5,242,300     | \$0                | \$0          | -                |
|  | Total                  | \$128,000  | \$5,114,300                | \$5,242,300     | \$0                | \$0          | 0.00             |



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| 2021 Payable 2022  | 739    | \$128,000           | \$5,114,300                     | \$5,242,300     | \$0                 | \$0              | -    |
|--------------------|--------|---------------------|---------------------------------|-----------------|---------------------|------------------|------|
|                    | Total  | \$128,000           | \$5,114,300                     | \$5,242,300     | \$0                 | \$0              | 0.00 |
| Tax Detail History |        |                     |                                 |                 |                     |                  |      |
| Tax Year           | Tax    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |      |
| 2024               | \$0.00 | \$0.00              | \$0.00                          | \$0             | \$0                 | \$0              |      |
| 2023               | \$0.00 | \$0.00              | \$0.00                          | \$0             | \$0                 | \$0              |      |
| 2022               | \$0.00 | \$0.00              | \$0.00                          | \$0             | \$0                 | \$0              |      |

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