



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/14/2025 1:08:21 PM

| General Details                                   |   |                            |                   |                         |                    |                 |                     |
|---|---|----------------------------|-------------------|-------------------------|--------------------|-----------------|---------------------|
| Parcel ID:  | 140-0270-00875  |                            |                   |                         |                    |                 |                     |
| Document:   | Abstract - 01287560   |                            |                   |                         |                    |                 |                     |
| Document Date:                                    | 06/16/2016  |                            |                   |                         |                    |                 |                     |
| Legal Description Details                         |   |                            |                   |                         |                    |                 |                     |
| Plat Name:  | HIBBING   |                            |                   |                         |                    |                 |                     |
| Section   | Township  | Range                      | Lot               | Block                   |                    |                 |                     |
| 19  | 57  | 20                         | -                 | -                       |                    |                 |                     |
| Description:                                      | PART OF NW1/4 OF NE1/4 BEG AT NW COR THENCE S 7DEG52'36"E 401.34 FT THENCE W 116.62 FT THENCE N8DEG19'33"E 417.94 FT TO PT OF BEG & INC THAT PART OF NE1/4 OF NW1/4 LYING E OF NEW HWY NO 73 EX NLY 33 FT |                            |                   |                         |                    |                 |                     |
| Taxpayer Details                                  |   |                            |                   |                         |                    |                 |                     |
| Taxpayer Name                                     | CJ LAND HOLDINGS LLC  |                            |                   |                         |                    |                 |                     |
| and Address:                                      | 1321 E 39TH ST<br>HIBBING MN 55746  |                            |                   |                         |                    |                 |                     |
| Owner Details                                     |   |                            |                   |                         |                    |                 |                     |
| Owner Name  | CJ LAND HOLDINGS LLC  |                            |                   |                         |                    |                 |                     |
| Payable 2025 Tax Summary                          |   |                            |                   |                         |                    |                 |                     |
| 2025 - Net Tax                                    |   |                            |                   | \$10,658.00             |                    |                 |                     |
| 2025 - Special Assessments                        |   |                            |                   | \$0.00                  |                    |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |   |                            |                   | <b>\$10,658.00</b>      |                    |                 |                     |
| Current Tax Due (as of 5/13/2025)                 |   |                            |                   |                         |                    |                 |                     |
| Due May 15  |   | Due October 15             |                   |                         | Total Due          |                 |                     |
| 2025 - 1st Half Tax                               | \$5,329.00  | 2025 - 2nd Half Tax        | \$5,329.00        | 2025 - 1st Half Tax Due | \$5,329.00         |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$0.00  | 2025 - 2nd Half Tax Paid   | \$0.00            | 2025 - 2nd Half Tax Due | \$5,329.00         |                 |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$5,329.00</b>   | <b>2025 - 2nd Half Due</b> | <b>\$5,329.00</b> | <b>2025 - Total Due</b> | <b>\$10,658.00</b> |                 |                     |
| Parcel Details                                    |   |                            |                   |                         |                    |                 |                     |
| Property Address:                                 | 3108 BELTLINE HWY E, HIBBING MN   |                            |                   |                         |                    |                 |                     |
| School District:                                  | 701   |                            |                   |                         |                    |                 |                     |
| 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 |
| 234   | 0 - Non Homestead   | \$84,700                   | \$262,800         | \$347,500               | \$0                | \$0             | -                   |
| Total:  |   | <b>\$84,700</b>            | <b>\$262,800</b>  | <b>\$347,500</b>        | <b>\$0</b>         | <b>\$0</b>      | <b>6200</b>         |



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## Land Details

Deeded Acres: 1.10  
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 (WHSE/SHOP)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| WAREHOUSE        | 1957       | 17,564                     | 17,564                     | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 6                          | 54                         | 324             | FOUNDATION         |
| BAS              | 1          | 14                         | 20                         | 280             | FOUNDATION         |
| BAS              | 1          | 60                         | 99                         | 5,940           | FOUNDATION         |
| BAS              | 1          | 60                         | 130                        | 7,800           | FOUNDATION         |
| BAS              | 1          | 70                         | 46                         | 3,220           | FOUNDATION         |

## Improvement 2 Details (BLACKTOP)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| PARKING LOT      | 1970       | 23,500                     | 23,500                     | -               | A - ASPHALT        |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 0          | 0                          | 0                          | 23,500          | -                  |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price                                   | CRV Number |
|-----------|--|------------|
| 06/2016   | \$345,000  | 216228     |
| 04/2012   | \$390,000  | 216225     |
| 03/2012   | \$390,000  | 196646     |
| 11/2002   | \$255,000 (This is part of a multi parcel sale.) | 150538     |
| 02/1996   | \$255,000 (This is part of a multi parcel sale.) | 137234     |

## 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 | 234                    | \$84,700 | \$262,800 | \$347,500 | \$0          | \$0          | -                |
|                   | Total                  | \$84,700 | \$262,800 | \$347,500 | \$0          | \$0          | 6,200.00         |
| 2023 Payable 2024 | 234                    | \$84,700 | \$262,800 | \$347,500 | \$0          | \$0          | -                |
|                   | Total                  | \$84,700 | \$262,800 | \$347,500 | \$0          | \$0          | 6,200.00         |
| 2022 Payable 2023 | 234                    | \$53,200 | \$238,200 | \$291,400 | \$0          | \$0          | -                |
|                   | Total                  | \$53,200 | \$238,200 | \$291,400 | \$0          | \$0          | 5,078.00         |
| 2021 Payable 2022 | 234                    | \$53,200 | \$238,200 | \$291,400 | \$0          | \$0          | -                |
|                   | Total                  | \$53,200 | \$238,200 | \$291,400 | \$0          | \$0          | 5,078.00         |



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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               | \$10,484.00 | \$0.00              | \$10,484.00                     | \$84,700        | \$262,800           | \$347,500        |
| 2023               | \$9,648.00  | \$0.00              | \$9,648.00                      | \$53,200        | \$238,200           | \$291,400        |
| 2022               | \$10,274.00 | \$0.00              | \$10,274.00                     | \$53,200        | \$238,200           | \$291,400        |

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