



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/16/2025 1:45:16 AM

General Details							
Parcel ID:	140-0270-00894						
Document:	Abstract - 01521566						
Document Date:	09/29/2025						
Legal Description Details							
Plat Name:	HIBBING						
Section	Township	Range	Lot	Block			
19	57	20	-	-			
Description:	Part of NE1/4 of NW1/4, described as follows: Assuming the north boundary line of NE1/4 of NW1/4 to have a bearing of N88deg50'27"E and beginning at the Northwest corner of said NE1/4 of NW1/4; thence N88deg50'27"E along said north boundary for a distance of 510.00 feet to a point; thence S19deg03'33"E for a distance of 994.28 feet to a point; thence S89deg22'43"W for a distance of 843.64 feet to a point on the west boundary line of said NE1/4 of NW1/4; thence N0deg33'02"E along said west boundary for a distance of 938.65 feet to the point of beginning.						
Taxpayer Details							
Taxpayer Name and Address:	LC CANOPY LLC C/O STONE BEAM DEVELOPMENT LLC 534 S LA GRANGE RD LA GRANGE IL 60525						
Owner Details							
Owner Name	LC CANOPY LLC						
Payable 2025 Tax Summary							
2025 - Net Tax				\$14,884.00			
2025 - Special Assessments				\$0.00			
2025 - Total Tax & Special Assessments				\$14,884.00			
Current Tax Due (as of 12/15/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$7,442.00	2025 - 2nd Half Tax	\$7,442.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$7,442.00	2025 - 2nd Half Tax Paid	\$7,442.00	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:	3220 8TH 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
205	0 - Non Homestead	\$1,100	\$35,100	\$36,200	\$0	\$0	-
324	0 - Non Homestead	\$107,300	\$3,470,400	\$3,577,700	\$0	\$0	-
Total:		\$108,400	\$3,505,500	\$3,613,900	\$0	\$0	9397



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Land Details

Deeded Acres: 13.60
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.

Improvement 1 Details (APARTMENTS)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
APARTMENT	1980	14,372	77,532	-	HI - HI RISE
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	58	1,740	FOUNDATION
BAS	6	0	0	12,632	FOUNDATION
CW	1	15	16	240	FOUNDATION
Efficiency	One Bedroom		Two Bedroom		Three Bedroom
	90 UNITS		5 UNITS		

Improvement 2 Details (BLACKTOP)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
PARKING LOT	1980	24,000	24,000	-	A - ASPHALT
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	24,000	-

Improvement 3 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2002	720	720	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	30	720	FLOATING SLAB

Improvement 4 Details (10X12 STG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	120	120	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	10	12	120	POST ON GROUND

Improvement 5 Details (12X12 STG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	144	144	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	12	12	144	POST ON GROUND

Improvement 6 Details (10X14 SCH)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
SCREEN HOUSE	0	140	140	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	10	14	140	FLOATING SLAB



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Improvement 7 Details (PATIO)																																							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.																																		
	0	2,322	2,322	-	PLN - PLAIN SLAB																																		
<table><tr><th>Segment</th><th>Story</th><th>Width</th><th>Length</th><th>Area</th><th colspan="3">Foundation</th></tr><tr><td>BAS</td><td>0</td><td>8</td><td>61</td><td>488</td><td colspan="3">-</td></tr><tr><td>BAS</td><td>0</td><td>14</td><td>51</td><td>714</td><td colspan="3">-</td></tr><tr><td>BAS</td><td>0</td><td>32</td><td>35</td><td>1,120</td><td colspan="3">-</td></tr></table>								Segment	Story	Width	Length	Area	Foundation			BAS	0	8	61	488	-			BAS	0	14	51	714	-			BAS	0	32	35	1,120	-		
Segment	Story	Width	Length	Area	Foundation																																		
BAS	0	8	61	488	-																																		
BAS	0	14	51	714	-																																		
BAS	0	32	35	1,120	-																																		
Sales Reported to the St. Louis County Auditor																																							
Sale Date		Purchase Price			CRV Number																																		
09/2025		\$13,440,000			271372																																		
09/2025		\$5,600,000			271369																																		
08/2019		\$5,300,000			233354																																		
Assessment History																																							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity																																
2024 Payable 2025	205	\$1,100	\$35,100	\$36,200	\$0	\$0	-																																
	324	\$107,100	\$3,461,500	\$3,568,600	\$0	\$0	-																																
	Total	\$108,200	\$3,496,600	\$3,604,800	\$0	\$0	9,375.00																																
2023 Payable 2024	205	\$900	\$27,300	\$28,200	\$0	\$0	-																																
	324	\$89,200	\$2,703,300	\$2,792,500	\$0	\$0	-																																
	Total	\$90,100	\$2,730,600	\$2,820,700	\$0	\$0	21,297.00																																
2022 Payable 2023	205	\$900	\$23,700	\$24,600	\$0	\$0	-																																
	324	\$89,200	\$2,343,300	\$2,432,500	\$0	\$0	-																																
	Total	\$90,100	\$2,367,000	\$2,457,100	\$0	\$0	18,552.00																																
2021 Payable 2022	205	\$900	\$23,700	\$24,600	\$0	\$0	-																																
	324	\$89,200	\$2,343,300	\$2,432,500	\$0	\$0	-																																
	Total	\$90,100	\$2,367,000	\$2,457,100	\$0	\$0	18,552.00																																
Tax Detail History																																							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV																																	
2024	\$31,860.00	\$0.00	\$31,860.00	\$90,100	\$2,730,600	\$2,820,700																																	
2023	\$32,380.00	\$0.00	\$32,380.00	\$90,100	\$2,367,000	\$2,457,100																																	
2022	\$33,344.00	\$0.00	\$33,344.00	\$90,100	\$2,367,000	\$2,457,100																																	



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