



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/16/2025 1:48:37 AM

| General Details | | | | | | | |
|---|--|----------------------------|---------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID: | 140-0270-00924 | | | | | | |
| Document: | Abstract - 01407028 | | | | | | |
| Document Date: | 12/31/2020 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | HIBBING | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| 19 | 57 | 20 | - | - | | | |
| Description: | PART OF SE1/4 OF NW1/4 COMM AT W1/4 OF SEC 19 THENCE N89DEG52'45"E ASSUMED BEARING ALONG S LINE OF SAID NW1/4 2103.44 FT TO SW COR OF SE1/4 OF NW1/4 THENCE N90DEG00'00"E 1124.32FT THENCE N 51 FT TO PT OF BEG THENCE CONT N 469.26 FT THENCE N89DEG56'04"E 270.06 FT THENCE S00DEG31'10"W 37.49 FT THENCE S89DEG 49'55"E 434.44 FT THENCE S07DEG09'53"W 434.20 FT THENCE N90DEG00'00"W 650 FT TO PT OF BEG | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | L&M HIBBING HOLDINGS LLC | | | | | | |
| and Address: | PO BOX 280 GRAND RAPIDS MN 55744 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | LEY DONALD G TRUST | | | | | | |
| Owner Name | LEY SANDRA KAY TRUST | | | | | | |
| Owner Name | MATTESON MARGARET M TRUST | | | | | | |
| Owner Name | MATTESON TERRY W TRUST | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$39,594.00 | | | |
| 2025 - Special Assessments | | | | \$0.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$39,594.00 | | | |
| Current Tax Due (as of 12/15/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$19,797.00 | 2025 - 2nd Half Tax | \$19,797.00 | 2025 - 1st Half Tax Due | \$0.00 | | |
| 2025 - 1st Half Tax Paid | \$19,797.00 | 2025 - 2nd Half Tax Paid | \$19,797.00 | 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: | - | | | | | | |
| 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 | \$227,500 | \$916,100 | \$1,143,600 | \$0 | \$0 | - |
| Total: | | \$227,500 | \$916,100 | \$1,143,600 | \$0 | \$0 | 22122 |



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Land Details

Deeded Acres: 6.70
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: -
Gas Code & Desc: -
Sewer Code & Desc: -
Lot Width: 440.00
Lot Depth: 650.00

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 (NEW L&M SP)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| ANCHOR STORE | 1971 | 72,400 | 72,400 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 0 | 0 | 72,400 | FOUNDATION |

Improvement 2 Details (BLACK TOP)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| PARKING LOT | 1971 | 175,000 | 175,000 | - | A - ASPHALT |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 0 | 0 | 175,000 | - |

Improvement 3 Details (TRAILERS)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 1,600 | 1,600 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 8 | 40 | 320 | POST ON GROUND |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 12/2020 | \$1,354,100 | 241534 |
| 04/2005 | \$1,150,000 | 164500 |

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 | \$227,500 | \$916,100 | \$1,143,600 | \$0 | \$0 | - |
| | Total | \$227,500 | \$916,100 | \$1,143,600 | \$0 | \$0 | 22,122.00 |
| 2023 Payable 2024 | 233 | \$247,300 | \$916,100 | \$1,163,400 | \$0 | \$0 | - |
| | Total | \$247,300 | \$916,100 | \$1,163,400 | \$0 | \$0 | 22,518.00 |
| 2022 Payable 2023 | 233 | \$161,000 | \$849,500 | \$1,010,500 | \$0 | \$0 | - |
| | Total | \$161,000 | \$849,500 | \$1,010,500 | \$0 | \$0 | 19,460.00 |
| 2021 Payable 2022 | 233 | \$161,000 | \$849,500 | \$1,010,500 | \$0 | \$0 | - |
| | Total | \$161,000 | \$849,500 | \$1,010,500 | \$0 | \$0 | 19,460.00 |



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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 | \$39,722.00 | \$0.00 | \$39,722.00 | \$247,300 | \$916,100 | \$1,163,400 |
| 2023 | \$38,958.00 | \$0.00 | \$38,958.00 | \$161,000 | \$849,500 | \$1,010,500 |
| 2022 | \$40,794.00 | \$0.00 | \$40,794.00 | \$161,000 | \$849,500 | \$1,010,500 |

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