



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 4:19:28 AM

| General Details                                   |  |                            |               |                         |                 |                 |                     |
|---|--|----------------------------|---------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:  | 140-0270-01222   |                            |               |                         |                 |                 |                     |
| Document:   | Abstract - 01238837  |                            |               |                         |                 |                 |                     |
| Document Date:                                    | 05/29/2014   |                            |               |                         |                 |                 |                     |
| Legal Description Details                         |  |                            |               |                         |                 |                 |                     |
| Plat Name:  | HIBBING  |                            |               |                         |                 |                 |                     |
| Section   | Township   | Range                      | Lot           | Block                   |                 |                 |                     |
| 19  | 57   | 20                         | -             | -                       |                 |                 |                     |
| Description:                                      | PART OF SW1/4 OF SE1/4 COMM 833.58 FT E OF SW COR ON S LINE OF FORTY THENCE N04DEG29'E 703.90 FT TO N R.O.W. OF HWY AND PT OF BEG THENCE SELY ALONG R.O.W. 231.63 FT THENCE N04DEG28'39"E 365.86 FT THENCE S89DEG35'45"W 80.29 FT THENCE S04DEG28'39"W 65.66 FT THENCE S89DEG59' 51"W 161.48 FT THENCE S04DEG27'53"W 299.55 FT TO N R.O.W.OF HWY THENCE S89DEG58'54"E TO PT OF BEG |                            |               |                         |                 |                 |                     |
| Taxpayer Details                                  |  |                            |               |                         |                 |                 |                     |
| Taxpayer Name                                     | PATEL NEHA   |                            |               |                         |                 |                 |                     |
| and Address:                                      | 2200 S 13TH ST<br>MILWAUKEE WI 53215   |                            |               |                         |                 |                 |                     |
| Owner Details                                     |  |                            |               |                         |                 |                 |                     |
| Owner Name  | ROSHAN & PALAKS HOSPITALITY LLC  |                            |               |                         |                 |                 |                     |
| Payable 2025 Tax Summary                          |  |                            |               |                         |                 |                 |                     |
| 2025 - Net Tax                                    |  |                            |               | \$29,294.00             |                 |                 |                     |
| 2025 - Special Assessments                        |  |                            |               | \$0.00                  |                 |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |  |                            |               | <b>\$29,294.00</b>      |                 |                 |                     |
| Current Tax Due (as of 12/13/2025)                |  |                            |               |                         |                 |                 |                     |
| Due May 15  |  | Due October 15             |               |                         | Total Due       |                 |                     |
| 2025 - 1st Half Tax                               | \$14,647.00  | 2025 - 2nd Half Tax        | \$14,647.00   | 2025 - 1st Half Tax Due | \$0.00          |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$14,647.00  | 2025 - 2nd Half Tax Paid   | \$14,647.00   | 2025 - 2nd Half Tax Due | \$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:                                 | 1411 E 40TH ST, 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 |
| 233   | 0 - Non Homestead  | \$83,800                   | \$776,400     | \$860,200               | \$0             | \$0             | -                   |
| Total:  |  | \$83,800                   | \$776,400     | \$860,200               | \$0             | \$0             | 16454               |



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## Land Details

Deeded Acres: 2.02  
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 (MOTEL)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| MOTEL            | 1992       | 9,501                      | 19,002                     | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 2          | 6                          | 45                         | 270             | FOUNDATION         |
| BAS              | 2          | 181                        | 51                         | 9,231           | FOUNDATION         |

## Improvement 2 Details (STRG GAR)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 2004       | 720                        | 720                        | -               | DETACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 24                         | 30                         | 720             | FLOATING SLAB      |

## Improvement 3 Details (2 SHEDS)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0          | 144                        | 144                        | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 0          | 8                          | 8                          | 64              | FLOATING SLAB      |
| BAS              | 0          | 8                          | 10                         | 80              | -                  |

## Improvement 4 Details (RECYCLED)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 2020       | 256                        | 320                        | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1.2        | 16                         | 16                         | 256             | POST ON GROUND     |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price                                  | CRV Number |
|-----------|---|------------|
| 05/2014   | \$1,100,000                                     | 205902     |
| 08/2003   | \$900,000                                       | 155068     |
| 09/1995   | \$677,169                                       | 107892     |
| 05/1994   | \$980,000                                       | 98692      |
| 03/1992   | \$30,000 (This is part of a multi parcel sale.) | 84879      |



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| 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  | 233                    | \$83,800            | \$776,400                       | \$860,200       | \$0                 | \$0              | -                |
|                    | Total                  | \$83,800            | \$776,400                       | \$860,200       | \$0                 | \$0              | 16,454.00        |
| 2023 Payable 2024  | 233                    | \$91,000            | \$776,400                       | \$867,400       | \$0                 | \$0              | -                |
|                    | Total                  | \$91,000            | \$776,400                       | \$867,400       | \$0                 | \$0              | 16,598.00        |
| 2022 Payable 2023  | 233                    | \$59,300            | \$884,700                       | \$944,000       | \$0                 | \$0              | -                |
|                    | Total                  | \$59,300            | \$884,700                       | \$944,000       | \$0                 | \$0              | 18,130.00        |
| 2021 Payable 2022  | 233                    | \$59,300            | \$884,700                       | \$944,000       | \$0                 | \$0              | -                |
|                    | Total                  | \$59,300            | \$884,700                       | \$944,000       | \$0                 | \$0              | 18,130.00        |
| Tax Detail History |                        |                     |                                 |                 |                     |                  |                  |
| Tax Year           | Tax                    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024               | \$29,114.00            | \$0.00              | \$29,114.00                     | \$91,000        | \$776,400           | \$867,400        |                  |
| 2023               | \$36,248.00            | \$0.00              | \$36,248.00                     | \$59,300        | \$884,700           | \$944,000        |                  |
| 2022               | \$37,972.00            | \$0.00              | \$37,972.00                     | \$59,300        | \$884,700           | \$944,000        |                  |

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