



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 1:25:38 PM

General Details							
Parcel ID:	140-0270-01280						
Document:	Torrens - 277304						
Document Date:	05/12/1998						
Legal Description Details							
Plat Name:	HIBBING						
Section	Township	Range	Lot	Block			
19	57	20	-	-			
Description:	W 1/2 OF NW 1/4 OF SE 1/4 OF SE 1/4 EX HWY RT OF WAY AND EX NLY 173 FT						
Taxpayer Details							
Taxpayer Name	CEDAR ISLAND INVESTMENTS LLC						
and Address:	PO BOX 1224						
	VIRGINIA MN 55792						
Owner Details							
Owner Name	TROUTWINE INVEST LTD PTNSP						
Payable 2025 Tax Summary							
2025 - Net Tax				\$7,978.00			
2025 - Special Assessments				\$0.00			
2025 - Total Tax & Special Assessments				\$7,978.00			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$3,989.00	2025 - 2nd Half Tax	\$3,989.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$3,989.00	2025 - 2nd Half Tax Paid	\$3,989.00	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:	1605 E 40TH ST, 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
233	0 - Non Homestead	\$92,600	\$181,200	\$273,800	\$0	\$0	-
Total:		\$92,600	\$181,200	\$273,800	\$0	\$0	4726



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Land Details

Deeded Acres: 3.23
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 (GAS STATIO)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
CONVENIENCE STORE	1990	1,760	1,760	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	40	44	1,760	FLOATING SLAB

Improvement 2 Details (CAR WASH)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
CAR WASH	1999	1,400	1,400	-	DRV - DRIVE-THRU
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	50	1,400	FLOATING SLAB

Improvement 3 Details (BLACK TOP)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
PARKING LOT	1989	10,000	10,000	-	A - ASPHALT
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	10,000	-

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
10/2020	\$1,368,750 (This is part of a multi parcel sale.)	239751
05/1998	\$400,000 (This is part of a multi parcel sale.)	121541

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	\$92,600	\$181,200	\$273,800	\$0	\$0	-
	Total	\$92,600	\$181,200	\$273,800	\$0	\$0	4,726.00
2023 Payable 2024	233	\$100,500	\$181,200	\$281,700	\$0	\$0	-
	Total	\$100,500	\$181,200	\$281,700	\$0	\$0	4,884.00
2022 Payable 2023	233	\$65,600	\$191,500	\$257,100	\$0	\$0	-
	Total	\$65,600	\$191,500	\$257,100	\$0	\$0	4,392.00
2021 Payable 2022	233	\$65,600	\$191,500	\$257,100	\$0	\$0	-
	Total	\$65,600	\$191,500	\$257,100	\$0	\$0	4,392.00



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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	\$8,126.00	\$0.00	\$8,126.00	\$100,500	\$181,200	\$281,700
2023	\$8,248.00	\$0.00	\$8,248.00	\$65,600	\$191,500	\$257,100
2022	\$8,818.00	\$0.00	\$8,818.00	\$65,600	\$191,500	\$257,100

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