



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/12/2025 4:28:37 AM

| General Details | | | | | | | |
|---|-----------------------------------|-------------------------------------|-------------|-----------------|----------------------------------|-----------------|---------------------|
| Parcel ID: | 141-0010-04070 | | | | | | |
| Document: | Abstract - 01428211 | | | | | | |
| Document Date: | 09/09/2021 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | HIBBING | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| 23 | 56 | 20 | - | - | | | |
| Description: | NW 1/4 OF SW 1/4 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | TC PROPERTY LLC | | | | | | |
| and Address: | PO BOX 123 CLEARWATER MN 55320 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | TC PROPERTY LLC | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$468.00 | | | |
| 2025 - Special Assessments | | | | \$0.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$468.00 | | | |
| Current Tax Due (as of 5/11/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax \$234.00 | | 2025 - 2nd Half Tax \$234.00 | | | 2025 - 1st Half Tax Due \$234.00 | | |
| 2025 - 1st Half Tax Paid \$0.00 | | 2025 - 2nd Half Tax Paid \$0.00 | | | 2025 - 2nd Half Tax Due \$234.00 | | |
| 2025 - 1st Half Due \$234.00 | | 2025 - 2nd Half Due \$234.00 | | | 2025 - Total Due \$468.00 | | |
| 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 |
| 111 | 0 - Non Homestead | \$27,700 | \$0 | \$27,700 | \$0 | \$0 | - |
| Total: | | \$27,700 | \$0 | \$27,700 | \$0 | \$0 | 277 |



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Land Details

| | |
|--------------------|----------------------------|
| Deeded Acres: | 40.00 |
| Waterfront: | EAST SWAN RIVER (11-56-20) |
| Water Front Feet: | - |
| 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.

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|---|------------|
| 09/2021 | \$90,000 (This is part of a multi parcel sale.) | 245758 |
| 08/2004 | \$81,111 (This is part of a multi parcel sale.) | 161195 |

Assessment History

| Year | Class Code (Legend) | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
|-------------------|------------------------|----------|----------|-----------|--------------|--------------|------------------|
| 2024 Payable 2025 | 111 | \$30,800 | \$0 | \$30,800 | \$0 | \$0 | - |
| | Total | \$30,800 | \$0 | \$30,800 | \$0 | \$0 | 308.00 |
| 2023 Payable 2024 | 111 | \$33,000 | \$0 | \$33,000 | \$0 | \$0 | - |
| | Total | \$33,000 | \$0 | \$33,000 | \$0 | \$0 | 330.00 |
| 2022 Payable 2023 | 111 | \$25,300 | \$0 | \$25,300 | \$0 | \$0 | - |
| | Total | \$25,300 | \$0 | \$25,300 | \$0 | \$0 | 253.00 |
| 2021 Payable 2022 | 111 | \$22,000 | \$0 | \$22,000 | \$0 | \$0 | - |
| | Total | \$22,000 | \$0 | \$22,000 | \$0 | \$0 | 220.00 |

Tax Detail History

| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
|----------|----------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| 2024 | \$472.00 | \$0.00 | \$472.00 | \$33,000 | \$0 | \$33,000 |
| 2023 | \$420.00 | \$0.00 | \$420.00 | \$25,300 | \$0 | \$25,300 |
| 2022 | \$382.00 | \$0.00 | \$382.00 | \$22,000 | \$0 | \$22,000 |

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