



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/7/2025 11:31:04 AM

| General Details                                   |   |  |             |                    |                                     |              |                  |
|---|---|--|-------------|--------------------|-------------------------------------|--------------|------------------|
| Parcel ID:  | 141-0020-00362  |  |             |                    |                                     |              |                  |
| Document:   | Abstract - 01185736   |  |             |                    |                                     |              |                  |
| Document Date:                                    | 04/30/2012  |  |             |                    |                                     |              |                  |
| Legal Description Details                         |   |  |             |                    |                                     |              |                  |
| Plat Name:  | HIBBING   |  |             |                    |                                     |              |                  |
| Section   | Township  | Range                                  | Lot         | Block              |                                     |              |                  |
| 2   | 57  | 20                                     | -           | -                  |                                     |              |                  |
| Description:                                      | THAT PART OF SE1/4 OF SE1/4 LYING S OF MOKA RD & E OF DUPONT SPUR EX E 295.16 FT & INC E 295.16 FT OF S 295.16 FT OF SE1/4 OF SE1/4 |  |             |                    |                                     |              |                  |
| Taxpayer Details                                  |   |  |             |                    |                                     |              |                  |
| Taxpayer Name and Address:                        | ALLETE INC / MINNESOTA POWER<br>30 W SUPERIOR ST<br>DULUTH MN 55802   |  |             |                    |                                     |              |                  |
| Owner Details                                     |   |  |             |                    |                                     |              |                  |
| Owner Name  | ALLETE INC  |  |             |                    |                                     |              |                  |
| Payable 2025 Tax Summary                          |   |  |             |                    |                                     |              |                  |
| 2025 - Net Tax                                    |   |  |             | \$51,292.00        |                                     |              |                  |
| 2025 - Special Assessments                        |   |  |             | \$0.00             |                                     |              |                  |
| <b>2025 - Total Tax &amp; Special Assessments</b> |   |  |             | <b>\$51,292.00</b> |                                     |              |                  |
| Current Tax Due (as of 5/6/2025)                  |   |  |             |                    |                                     |              |                  |
| Due May 15  |   | Due October 15                         |             |                    | Total Due                           |              |                  |
| 2025 - 1st Half Tax \$25,646.00                   |   | 2025 - 2nd Half Tax \$25,646.00        |             |                    | 2025 - 1st Half Tax Due \$25,646.00 |              |                  |
| 2025 - 1st Half Tax Paid \$0.00                   |   | 2025 - 2nd Half Tax Paid \$0.00        |             |                    | 2025 - 2nd Half Tax Due \$25,646.00 |              |                  |
| <b>2025 - 1st Half Due \$25,646.00</b>            |   | <b>2025 - 2nd Half Due \$25,646.00</b> |             |                    | <b>2025 - Total Due \$51,292.00</b> |              |                  |
| Parcel Details                                    |   |  |             |                    |                                     |              |                  |
| Property Address:                                 | -   |  |             |                    |                                     |              |                  |
| School District:                                  | 701   |  |             |                    |                                     |              |                  |
| Tax Increment District:                           | -   |  |             |                    |                                     |              |                  |
| Property/Homesteader:                             | -   |  |             |                    |                                     |              |                  |
| Assessment Details (2025 Payable 2026)            |   |  |             |                    |                                     |              |                  |
| Class Code<br>(Legend)                            | Homestead Status  | Land EMV                               | Bldg EMV    | Total EMV          | Def Land EMV                        | Def Bldg EMV | Net Tax Capacity |
| 240   | 0 - Non Homestead   | \$13,500                               | \$0         | \$13,500           | \$0                                 | \$0          | -                |
| 270   | 0 - Non Homestead   | \$0                                    | \$1,096,100 | \$1,096,100        | \$0                                 | \$0          | -                |
| 421   | 0 - Non Homestead   | \$0                                    | \$263,500   | \$263,500          | \$0                                 | \$0          | -                |
| Total:  |   | \$13,500                               | \$1,359,600 | \$1,373,100        | \$0                                 | \$0          | 27462            |



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| Land Details   |                        |                     |                                 |                 |                     |                  |                  |
|--|------------------------|---------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Deeded Acres:  | 7.21                   |                     |                                 |                 |                     |                  |                  |
| 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 <a href="https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx">https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx</a> . If there are any questions, please email <a href="mailto:PropertyTax@stlouiscountymn.gov">PropertyTax@stlouiscountymn.gov</a> . |                        |                     |                                 |                 |                     |                  |                  |
| Sales Reported to the St. Louis County Auditor   |                        |                     |                                 |                 |                     |                  |                  |
| Sale Date  |                        | Purchase Price      |                                 |                 | CRV Number          |                  |                  |
| 04/2012  |                        | \$26,500            |                                 |                 | 196918              |                  |                  |
| 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  | 240                    | \$16,800            | \$0                             | \$16,800        | \$0                 | \$0              | -                |
|  | 270                    | \$0                 | \$1,096,100                     | \$1,096,100     | \$0                 | \$0              | -                |
|  | 421                    | \$0                 | \$263,500                       | \$263,500       | \$0                 | \$0              | -                |
|  | Total                  | \$16,800            | \$1,359,600                     | \$1,376,400     | \$0                 | \$0              | 27,528.00        |
| 2023 Payable 2024  | 240                    | \$16,800            | \$0                             | \$16,800        | \$0                 | \$0              | -                |
|  | 270                    | \$0                 | \$796,700                       | \$796,700       | \$0                 | \$0              | -                |
|  | 421                    | \$0                 | \$271,200                       | \$271,200       | \$0                 | \$0              | -                |
|  | Total                  | \$16,800            | \$1,067,900                     | \$1,084,700     | \$0                 | \$0              | 21,694.00        |
| 2022 Payable 2023  | 240                    | \$13,000            | \$0                             | \$13,000        | \$0                 | \$0              | -                |
|  | 270                    | \$0                 | \$836,000                       | \$836,000       | \$0                 | \$0              | -                |
|  | 421                    | \$0                 | \$284,600                       | \$284,600       | \$0                 | \$0              | -                |
|  | Total                  | \$13,000            | \$1,120,600                     | \$1,133,600     | \$0                 | \$0              | 22,672.00        |
| 2021 Payable 2022  | 240                    | \$11,300            | \$0                             | \$11,300        | \$0                 | \$0              | -                |
|  | 270                    | \$0                 | \$906,300                       | \$906,300       | \$0                 | \$0              | -                |
|  | 421                    | \$0                 | \$295,100                       | \$295,100       | \$0                 | \$0              | -                |
|  | Total                  | \$11,300            | \$1,201,400                     | \$1,212,700     | \$0                 | \$0              | 24,254.00        |
| Tax Detail History   |                        |                     |                                 |                 |                     |                  |                  |
| Tax Year   | Tax                    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024   | \$39,574.00            | \$0.00              | \$39,574.00                     | \$16,800        | \$1,067,900         | \$1,084,700      |                  |
| 2023   | \$47,066.00            | \$0.00              | \$47,066.00                     | \$13,000        | \$1,120,600         | \$1,133,600      |                  |
| 2022   | \$52,524.00            | \$0.00              | \$52,524.00                     | \$11,300        | \$1,201,400         | \$1,212,700      |                  |



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