



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/10/2025 3:59:30 AM

| General Details | | | | | | | |
|---|--|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID: | 141-0040-04960 | | | | | | |
| Document: | Abstract - 1323160 | | | | | | |
| Document Date: | 09/19/2017 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | HIBBING | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| 28 | 56 | 21 | - | - | | | |
| Description: | S 333 FT OF SW1/4 OF NW1/4 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | BOUGALIS PETROPROPERTIES LLC | | | | | | |
| and Address: | ATTN: BOUGALIS JAMES 12727 SMITH RD HIBBING MN 55746 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | BOUGALIS PETROPROPERTIES LLC | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$3,590.00 | | | |
| 2025 - Special Assessments | | | | \$0.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$3,590.00 | | | |
| Current Tax Due (as of 5/9/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$1,795.00 | 2025 - 2nd Half Tax | \$1,795.00 | 2025 - 1st Half Tax Due | \$0.00 | | |
| 2025 - 1st Half Tax Paid | \$1,795.00 | 2025 - 2nd Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Due | \$1,795.00 | | |
| 2025 - 1st Half Due | \$0.00 | 2025 - 2nd Half Due | \$1,795.00 | 2025 - Total Due | \$1,795.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 2612 HWY 73, 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 |
| 111 | 0 - Non Homestead | \$2,600 | \$0 | \$2,600 | \$0 | \$0 | - |
| 233 | 0 - Non Homestead | \$17,100 | \$80,800 | \$97,900 | \$0 | \$0 | - |
| 234 | 0 - Non Homestead | \$6,100 | \$44,600 | \$50,700 | \$0 | \$0 | - |
| Total: | | \$25,800 | \$125,400 | \$151,200 | \$0 | \$0 | 2256 |



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Land Details

Deeded Acres: 10.09
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: W - DRILLED WELL
Gas Code & Desc: -
Sewer Code & Desc: S - ON-SITE SANITARY SYSTEM
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 (SO.S.SINCL)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|-------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| CONVENIENCE STORE | 2003 | 2,240 | 2,240 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 35 | 64 | 2,240 | FOUNDATION |

Improvement 2 Details (MINI-STRGE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| MINI-WAREHOUSE | 2004 | 3,360 | 3,360 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 42 | 80 | 3,360 | FLOATING SLAB |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 09/2017 | \$120,000 | 224170 |
| 06/2003 | \$17,000 | 153159 |

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 | \$2,600 | \$0 | \$2,600 | \$0 | \$0 | - |
| | 233 | \$17,100 | \$80,800 | \$97,900 | \$0 | \$0 | - |
| | 234 | \$6,100 | \$44,600 | \$50,700 | \$0 | \$0 | - |
| | Total | \$25,800 | \$125,400 | \$151,200 | \$0 | \$0 | 2,256.00 |
| 2023 Payable 2024 | 111 | \$8,700 | \$0 | \$8,700 | \$0 | \$0 | - |
| | 233 | \$17,100 | \$125,400 | \$142,500 | \$0 | \$0 | - |
| | Total | \$25,800 | \$125,400 | \$151,200 | \$0 | \$0 | 2,225.00 |
| 2022 Payable 2023 | 111 | \$8,700 | \$0 | \$8,700 | \$0 | \$0 | - |
| | 233 | \$17,100 | \$125,400 | \$142,500 | \$0 | \$0 | - |
| | Total | \$25,800 | \$125,400 | \$151,200 | \$0 | \$0 | 2,225.00 |
| 2021 Payable 2022 | 111 | \$8,700 | \$0 | \$8,700 | \$0 | \$0 | - |
| | 233 | \$17,100 | \$125,400 | \$142,500 | \$0 | \$0 | - |
| | Total | \$25,800 | \$125,400 | \$151,200 | \$0 | \$0 | 2,225.00 |



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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 | \$3,430.00 | \$0.00 | \$3,430.00 | \$25,800 | \$125,400 | \$151,200 |
| 2023 | \$3,916.00 | \$0.00 | \$3,916.00 | \$25,800 | \$125,400 | \$151,200 |
| 2022 | \$4,276.00 | \$0.00 | \$4,276.00 | \$25,800 | \$125,400 | \$151,200 |

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