



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/15/2025 12:08:04 AM

| General Details                                   |  |                                     |             |                         |                 |                   |                     |
|---|--|-------------------------------------|-------------|-------------------------|-----------------|-------------------|---------------------|
| Parcel ID:  | 141-0050-01210   |                                     |             |                         |                 |                   |                     |
| Document:   | Abstract - 1377630   |                                     |             |                         |                 |                   |                     |
| Document:   | Torrens - 1022529  |                                     |             |                         |                 |                   |                     |
| Document Date:                                    | 12/30/2019   |                                     |             |                         |                 |                   |                     |
| Legal Description Details                         |  |                                     |             |                         |                 |                   |                     |
| Plat Name:  | HIBBING  |                                     |             |                         |                 |                   |                     |
| Section   | Township   | Range                               | Lot         | Block                   |                 |                   |                     |
| 9   | 57   | 21                                  | -           | -                       |                 |                   |                     |
| Description:                                      | NW1/4 of NE1/4, EXCEPT A 100% interest in the "Geologic Deposits" in that part of NW1/4 of NE1/4, being Northerly, Northwesterly and Westerly of the following line: Beginning at the Northeast corner of SE1/4 of SE1/4 of Section 4, Township 57, Range 21; thence S06deg57'18"E along the easterly line of said SE1/4 of SE1/4 for 107.92 feet; thence S64deg59'34"W for 1334.87 feet; thence S28deg31'54"W for 531.46 feet; thence S01deg35'59"W for 1213.95 feet; thence S83deg44'41"E for 158.61 feet to a point on the easterly line of the NW1/4 of NE1/4 of Section 9, said Township 57, Range 21; thence S08deg19'40"W along said easterly line of the NW1/4 of NE1/4 for 122.07 feet to the Southeast corner of said NW1/4 of NE1/4; thence N86deg32'20"W along the southerly line of said NW1/4 of NE1/4 for 586.36 feet; thence N62deg53'01"W for 755.97 feet to a point on the westerly line of said NW1/4 of NE1/4 and there terminating. |                                     |             |                         |                 |                   |                     |
| Taxpayer Details                                  |  |                                     |             |                         |                 |                   |                     |
| Taxpayer Name                                     | HIBBING TACONITE COMPANY   |                                     |             |                         |                 |                   |                     |
| and Address:                                      | 4950 COUNTY HIGHWAY 5 N<br>HIBBING MN 55746  |                                     |             |                         |                 |                   |                     |
| Owner Details                                     |  |                                     |             |                         |                 |                   |                     |
| Owner Name  | HIBTAC HOLDINGS LLC  |                                     |             |                         |                 |                   |                     |
| Payable 2025 Tax Summary                          |  |                                     |             |                         |                 |                   |                     |
| 2025 - Net Tax                                    |  |                                     |             | \$1,028.00              |                 |                   |                     |
| 2025 - Special Assessments                        |  |                                     |             | \$0.00                  |                 |                   |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |  |                                     |             | <b>\$1,028.00</b>       |                 |                   |                     |
| Current Tax Due (as of 5/14/2025)                 |  |                                     |             |                         |                 |                   |                     |
| Due May 15  |  | Due October 15                      |             | Total Due               |                 |                   |                     |
| 2025 - 1st Half Tax \$514.00                      |  | 2025 - 2nd Half Tax \$514.00        |             | 2025 - 1st Half Tax Due |                 | \$514.00          |                     |
| 2025 - 1st Half Tax Paid \$0.00                   |  | 2025 - 2nd Half Tax Paid \$0.00     |             | 2025 - 2nd Half Tax Due |                 | \$514.00          |                     |
| <b>2025 - 1st Half Due \$514.00</b>               |  | <b>2025 - 2nd Half Due \$514.00</b> |             | <b>2025 - Total Due</b> |                 | <b>\$1,028.00</b> |                     |
| Parcel Details                                    |  |                                     |             |                         |                 |                   |                     |
| Property Address:                                 | -  |                                     |             |                         |                 |                   |                     |
| 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 |
| 234   | 0 - Non Homestead  | \$27,500                            | \$0         | \$27,500                | \$0             | \$0               | -                   |
| 580   | 0 - Non Homestead  | \$17,700                            | \$0         | \$17,700                | \$0             | \$0               | -                   |
| 572   | 0 - Non Homestead  | \$100                               | \$0         | \$100                   | \$0             | \$0               | -                   |
| <b>Total:</b>                                     |  | <b>\$45,300</b>                     | <b>\$0</b>  | <b>\$45,300</b>         | <b>\$0</b>      | <b>\$0</b>        | <b>552</b>          |



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| Land Details   |                        |   |                                 |                 |                     |                  |                  |
|--|------------------------|---|---------------------------------|-----------------|---------------------|------------------|------------------|
| Deeded Acres:  | 40.00                  |   |                                 |                 |                     |                  |                  |
| 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          |                  |                  |
| 06/2021  |                        | \$11,537,644 (This is part of a multi parcel sale.) |                                 |                 | 245382              |                  |                  |
| 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  | 234                    | \$27,500  | \$0                             | \$27,500        | \$0                 | \$0              | -                |
|  | 580                    | \$17,700  | \$0                             | \$17,700        | \$0                 | \$0              | -                |
|  | 572                    | \$100   | \$0                             | \$100           | \$0                 | \$0              | -                |
|  | Total                  | \$45,300  | \$0                             | \$45,300        | \$0                 | \$0              | 552.00           |
| 2023 Payable 2024  | 234                    | \$32,200  | \$0                             | \$32,200        | \$0                 | \$0              | -                |
|  | 580                    | \$12,600  | \$0                             | \$12,600        | \$0                 | \$0              | -                |
|  | 572                    | \$100   | \$0                             | \$100           | \$0                 | \$0              | -                |
|  | Total                  | \$44,900  | \$0                             | \$44,900        | \$0                 | \$0              | 646.00           |
| 2022 Payable 2023  | 234                    | \$30,000  | \$0                             | \$30,000        | \$0                 | \$0              | -                |
|  | 580                    | \$11,800  | \$0                             | \$11,800        | \$0                 | \$0              | -                |
|  | 572                    | \$100   | \$0                             | \$100           | \$0                 | \$0              | -                |
|  | Total                  | \$41,900  | \$0                             | \$41,900        | \$0                 | \$0              | 602.00           |
| 2021 Payable 2022  | 234                    | \$24,000  | \$0                             | \$24,000        | \$0                 | \$0              | -                |
|  | 580                    | \$9,400   | \$0                             | \$9,400         | \$0                 | \$0              | -                |
|  | 572                    | \$100   | \$0                             | \$100           | \$0                 | \$0              | -                |
|  | Total                  | \$33,500  | \$0                             | \$33,500        | \$0                 | \$0              | 482.00           |
| Tax Detail History   |                        |   |                                 |                 |                     |                  |                  |
| Tax Year   | Tax                    | Special Assessments                                 | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024   | \$1,178.00             | \$0.00  | \$1,178.00                      | \$32,300        | \$0                 | \$32,300         |                  |
| 2023   | \$1,248.00             | \$0.00  | \$1,248.00                      | \$30,100        | \$0                 | \$30,100         |                  |
| 2022   | \$1,042.00             | \$0.00  | \$1,042.00                      | \$24,100        | \$0                 | \$24,100         |                  |



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