



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 7:47:20 PM

General Details															
Parcel ID:		142-0080-02360													
Document:		Abstract - 01466209													
Document Date:		02/07/2023													
Legal Description Details															
Plat Name:		HOYT LAKES													
Section		Township		Range		Lot									
15		59		14		-									
Description:		NW1/4 OF NW1/4 EXCEPT THAT PART LYING NORTH- ERLY OF A LINE LYING 200 FEET NORTH OF THE FOLLOWING DESCRIBED LINE, MEASURED PERPEN- DICULAR THERETO AND PERPENDICULAR TO THE TAN- GENT TO CURVES THEREIN: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE S05DEG49'40"E BASED ON THE ST LOUIS COUNTY CENTRAL ZONE COORDINATE SYSTEM FOR A DISTANCE OF 400.76 FEET TO THE POINT OF BEGINNING; THENCE N86DEG44'30"E 1235.77 FEET; THENCE ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1699.87 FEET, THE CHORD OF WHICH BEARS S65DEG34'06"E WITH A CHORD LENGTH OF 1415.84 FEET; THENCE N85DEG08'37"E 167.41 FEET MORE OR LESS TO THE EAST LINE OF SAID NW1/4 OF SECTION 15 AND THERE TERMINATING													
Taxpayer Details															
Taxpayer Name		NEWRANGE COPPER NICKEL LLC													
and Address:		6500 COUNTY ROAD 666 PO BOX 475 HOYT LAKES MN 55750													
Owner Details															
Owner Name		NEWRANGE COPPER NICKEL LLC													
Payable 2025 Tax Summary															
2025 - Net Tax				\$1,020.00											
2025 - Special Assessments				\$0.00											
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$1,020.00</b>											
Current Tax Due (as of 12/14/2025)															
Due May 15		Due October 15				Total Due									
2025 - 1st Half Tax \$510.00		2025 - 2nd Half Tax \$510.00				2025 - 1st Half Tax Due \$0.00									
2025 - 1st Half Tax Paid \$510.00		2025 - 2nd Half Tax Paid \$510.00				2025 - 2nd Half Tax Due \$0.00									
<b>2025 - 1st Half Due \$0.00</b>		<b>2025 - 2nd Half Due \$0.00</b>				<b>2025 - Total Due \$0.00</b>									
Parcel Details															
Property Address:		-													
School District:		2711													
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	
234		0 - Non Homestead		\$27,300		\$10,100		\$37,400		\$0		\$0		-	
		Total:		\$27,300		\$10,100		\$37,400		\$0		\$0		562	



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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 <https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx>. If there are any questions, please email [PropertyTax@stlouiscountymn.gov](mailto:PropertyTax@stlouiscountymn.gov).

### Improvement 1 Details (110X162)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
UTILITY	1970	19,044	19,044	-	EQP - LT EQUIP
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	102	1,224	FOUNDATION
BAS	1	110	162	17,820	FOUNDATION

### Improvement 2 Details (72X122 UTL)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
UTILITY	1970	8,784	8,784	-	EQP - LT EQUIP
Segment	Story	Width	Length	Area	Foundation
BAS	1	72	122	8,784	FOUNDATION

### Improvement 3 Details (60X80 UTL)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
UTILITY	1970	4,800	4,800	-	EQP - LT EQUIP
Segment	Story	Width	Length	Area	Foundation
BAS	1	60	80	4,800	FLOATING SLAB

### Improvement 4 Details (40X82 UTL)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
UTILITY	1970	3,280	3,280	-	EQP - LT EQUIP
Segment	Story	Width	Length	Area	Foundation
BAS	1	40	82	3,280	FOUNDATION

### Improvement 5 Details (24X100 UTL)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
UTILITY	1970	2,688	2,688	-	EQP - LT EQUIP
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	24	288	FLOATING SLAB
BAS	1	24	100	2,400	FOUNDATION

### Improvement 6 Details (20X40 UTL)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
UTILITY	1970	800	800	-	EQP - LT EQUIP
Segment	Story	Width	Length	Area	Foundation
BAS	1	20	40	800	FLOATING SLAB



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Improvement 7 Details (TANKS)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
	0	0	0	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	0	-

Improvement 8 Details (TRACKS)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
	0	4,875	4,875	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	185	-
BAS	0	0	0	275	-
BAS	0	0	0	435	-
BAS	0	0	0	1,320	-
BAS	0	0	0	1,330	-

Sales Reported to the St. Louis County Auditor		
Sale Date	Purchase Price	CRV Number
10/2018	\$14,000,000 (This is part of a multi parcel sale.)	229892

Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	234	\$27,300	\$10,100	\$37,400	\$0	\$0	-
	Total	\$27,300	\$10,100	\$37,400	\$0	\$0	562.00
2023 Payable 2024	234	\$26,000	\$10,100	\$36,100	\$0	\$0	-
	Total	\$26,000	\$10,100	\$36,100	\$0	\$0	542.00
2022 Payable 2023	234	\$24,200	\$10,100	\$34,300	\$0	\$0	-
	Total	\$24,200	\$10,100	\$34,300	\$0	\$0	515.00
2021 Payable 2022	234	\$19,400	\$14,500	\$33,900	\$0	\$0	-
	Total	\$19,400	\$14,500	\$33,900	\$0	\$0	509.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$914.00	\$0.00	\$914.00	\$26,000	\$10,100	\$36,100
2023	\$938.00	\$0.00	\$938.00	\$24,200	\$10,100	\$34,300
2022	\$1,018.00	\$0.00	\$1,018.00	\$19,400	\$14,500	\$33,900



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