



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/1/2025 5:39:27 AM

| General Details                                   |                            |                            |                   |              |                         |                   |                     |
|---|----------------------------|----------------------------|-------------------|--------------|-------------------------|-------------------|---------------------|
| Parcel ID:  | 142-0080-02530             |                            |                   |              |                         |                   |                     |
| Document:   | Abstract - 01466209        |                            |                   |              |                         |                   |                     |
| Document Date:                                    | 02/07/2023                 |                            |                   |              |                         |                   |                     |
| Legal Description Details                         |                            |                            |                   |              |                         |                   |                     |
| Plat Name:  | HOYT LAKES                 |                            |                   |              |                         |                   |                     |
| Section   | Township                   | Range                      | Lot               | Block        |                         |                   |                     |
| 16  | 59                         | 14                         | -                 | -            |                         |                   |                     |
| Description:                                      | NW1/4 OF NW1/4             |                            |                   |              |                         |                   |                     |
| 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                                    |                            |                            | \$3,404.00        |              |                         |                   |                     |
| 2025 - Special Assessments                        |                            |                            | \$0.00            |              |                         |                   |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |                            |                            | <b>\$3,404.00</b> |              |                         |                   |                     |
| Current Tax Due (as of 4/30/2025)                 |                            |                            |                   |              |                         |                   |                     |
| Due May 15  |                            | Due October 15             |                   |              | Total Due               |                   |                     |
| 2025 - 1st Half Tax                               | \$1,702.00                 | 2025 - 2nd Half Tax        | \$1,702.00        |              | 2025 - 1st Half Tax Due | \$0.00            |                     |
| 2025 - 1st Half Tax Paid                          | \$1,702.00                 | 2025 - 2nd Half Tax Paid   | \$0.00            |              | 2025 - 2nd Half Tax Due | \$1,702.00        |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$0.00</b>              | <b>2025 - 2nd Half Due</b> | <b>\$1,702.00</b> |              | <b>2025 - Total Due</b> | <b>\$1,702.00</b> |                     |
| Parcel Details                                    |                            |                            |                   |              |                         |                   |                     |
| Property Address:                                 | -                          |                            |                   |              |                         |                   |                     |
| School District:                                  | 2711                       |                            |                   |              |                         |                   |                     |
| 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 |
| 244   | 0 - Non Homestead          | \$34,100                   | \$47,400          | \$81,500     | \$0                     | \$0               | -                   |
| Total:  |                            | \$34,100                   | \$47,400          | \$81,500     | \$0                     | \$0               | 1630                |



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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 (GNRL SHOPS)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| UTILITY          | 1970       | 109,634                    | 136,898                    | -               | EQP - LT EQUIP     |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 0                          | 0                          | 7,450           | FOUNDATION         |
| BAS              | 1          | 28                         | 150                        | 4,200           | FOUNDATION         |
| BAS              | 1          | 40                         | 82                         | 3,280           | FOUNDATION         |
| BAS              | 1          | 80                         | 204                        | 16,320          | FOUNDATION         |
| BAS              | 1          | 120                        | 426                        | 51,120          | FOUNDATION         |
| BAS              | 2          | 64                         | 426                        | 27,264          | FOUNDATION         |

## Improvement 2 Details (104X204 LT)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| UTILITY          | 1970       | 20,400                     | 20,400                     | -               | EQP - LT EQUIP     |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 50                         | 204                        | 10,200          | FOUNDATION         |

## Improvement 3 Details (54X101 UTL)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| UTILITY          | 1960       | 5,454                      | 5,454                      | -               | EQP - LT EQUIP     |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 54                         | 101                        | 5,454           | FLOATING SLAB      |

## Improvement 4 Details (ST)

| Improvement Type    | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|---------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| MECHANICAL BUILDING | 1970       | 490                        | 490                        | -               | -                  |
| Segment             | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS                 | 1          | 14                         | 35                         | 490             | FOUNDATION         |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price                                     | CRV Number |
|-----------|--|------------|
| 10/2018   | \$8,050,410 (This is part of a multi parcel sale.) | 229891     |



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| 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  | 244                    | \$34,100            | \$47,400                        | \$81,500        | \$0                 | \$0              | -                |
|                    | Total                  | \$34,100            | \$47,400                        | \$81,500        | \$0                 | \$0              | 1,630.00         |
| 2023 Payable 2024  | 244                    | \$32,400            | \$47,400                        | \$79,800        | \$0                 | \$0              | -                |
|                    | Total                  | \$32,400            | \$47,400                        | \$79,800        | \$0                 | \$0              | 1,596.00         |
| 2022 Payable 2023  | 244                    | \$30,300            | \$47,400                        | \$77,700        | \$0                 | \$0              | -                |
|                    | Total                  | \$30,300            | \$47,400                        | \$77,700        | \$0                 | \$0              | 1,554.00         |
| 2021 Payable 2022  | 244                    | \$24,200            | \$64,800                        | \$89,000        | \$0                 | \$0              | -                |
|                    | Total                  | \$24,200            | \$64,800                        | \$89,000        | \$0                 | \$0              | 1,780.00         |
| Tax Detail History |                        |                     |                                 |                 |                     |                  |                  |
| Tax Year           | Tax                    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024               | \$3,130.00             | \$0.00              | \$3,130.00                      | \$32,400        | \$47,400            | \$79,800         |                  |
| 2023               | \$3,316.00             | \$0.00              | \$3,316.00                      | \$30,300        | \$47,400            | \$77,700         |                  |
| 2022               | \$4,174.00             | \$0.00              | \$4,174.00                      | \$24,200        | \$64,800            | \$89,000         |                  |

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