



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 1:10:27 AM

General Details				
Parcel ID:	175-0071-00889			
Document:	Abstract - 1013814			
Document Date:	03/15/2006			
Legal Description Details				
Plat Name:	MT IRON			
	Section	Township	Range	Block
	11	58	18	-
Description:	<p>That part of NE1/4 of SE1/4, described as follows: Easterly 270 feet of Southerly 60 feet, EXCEPT the Easterly 100 feet, which is a right of way for County Road No. 109; AND That part of SE1/4 of SE1/4, described as follows: Beginning at the Northeast corner of said SE1/4 of SE1/4 of Section 11 proceed Westerly on an assumed bearing of S86deg56'03"W along the north line of said SE1/4 of SE1/4 of Section 11 for a distance of 270.1 feet; thence proceed S04deg37'19"E parallel to the east line of said SE1/4 of SE1/4 of Section 11 for a distance of 191.27 feet to a point on the North right of way line of State Highway No. 169; thence proceed S89deg06'20"E along the North right of way line of State Highway No. 169 for a distance of 271.26 feet to a point on the east line of said SE1/4 of SE1/4 of Section 11; thence proceed N04deg37'19"W along the east line of said SE1/4 of SE1/4 of Section 11 for a distance of 210.01 feet to the Northeast corner of said SE1/4 of SE1/4 of Section 11, being the Point of Beginning, EXCEPT the Easterly 100 feet, which is a right of way for County Road No. 109; AND That part of SE1/4 of SE1/4, described as follows: Commencing at the Southeast corner of said Section 11; thence on a bearing of N02deg25'49"W along the east line thereof for 1097.12 feet; thence N86deg54'24"W for 100.47 feet to the intersection of the Northerly right of way line of Trunk Highway No. 169 with the Westerly right of way line of County State Aid Highway No. 109, as both highways are now located and established, and the Point of Beginning; thence continue N86deg54'24"W along said Northerly right of way line of Trunk Highway No. 169 for 296.80 feet; thence S02deg25'49"E for 100.47 feet; thence S86deg54'24"E for 196.33 feet; thence N45deg19'53"E for 135.07 feet, more or less, to the Point of Beginning; AND That part of SE1/4 of SE1/4, described as follows: Commencing at the Southeast corner of said SE1/4 of SE1/4 of Section 11; thence N02deg25'49"W, assigned bearing, along the east line of SE1/4 of SE1/4, 1097.12 feet; thence N86deg54'24"W, 100.47 feet to the West right of way of County Road No. 109; thence continue N86deg54'24"W along the North right of way of State Highway No. 169, a distance of 296.80 feet to the Point of Beginning; thence continue N86deg54'24"W along said North right of way 120.56 feet; thence S02deg25'49"E, 100.47 feet; thence S86deg54'24"E, 120.56 feet; thence N02deg25'49"W, 100.47 feet to the Point of Beginning.</p>			
Taxpayer Details				
Taxpayer Name and Address:	5539 NICHOLS AVENUE LLC C/O BRUCE FOX 7183 WOODLAND DR BRITT MN 55710			
Owner Details				
Owner Name	5539 NICHOLS AVENUE LLC			
Payable 2026 Tax Summary				
	2026 - Net Tax	\$7,892.00		
	2026 - Special Assessments	\$0.00		
	<b>2026 - Total Tax &amp; Special Assessments</b>	<b>\$7,892.00</b>		
Current Tax Due (as of 4/2/2026)				
	<b>Due May 15</b>	<b>Due October 15</b>		<b>Total Due</b>
	2026 - 1st Half Tax \$3,946.00	2026 - 2nd Half Tax \$3,946.00	2026 - 1st Half Tax Due \$3,946.00	
	2026 - 1st Half Tax Paid \$0.00	2026 - 2nd Half Tax Paid \$0.00	2026 - 2nd Half Tax Due \$3,946.00	
	<b>2026 - 1st Half Due \$3,946.00</b>	<b>2026 - 2nd Half Due \$3,946.00</b>	<b>2026 - Total Due \$7,892.00</b>	



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Parcel Details							
<b>Property Address:</b>	5539 NICHOLS AVE, MOUNTAIN IRON MN						
<b>School District:</b>	712						
<b>Tax Increment District:</b>	-						
<b>Property/Homesteader:</b>	-						
Assessment Details (2026 Payable 2027)							
Class Code (Legend)	Homestead Status	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
233	0 - Non Homestead	\$126,700	\$189,800	\$316,500	\$0	\$0	-
<b>Total:</b>		<b>\$126,700</b>	<b>\$189,800</b>	<b>\$316,500</b>	<b>\$0</b>	<b>\$0</b>	<b>5580</b>
Land Details							
<b>Deeded Acres:</b>	1.85						
<b>Waterfront:</b>	-						
<b>Water Front Feet:</b>	0.00						
<b>Water Code &amp; Desc:</b>	-						
<b>Gas Code &amp; Desc:</b>	-						
<b>Sewer Code &amp; Desc:</b>	-						
<b>Lot Width:</b>	0.00						
<b>Lot Depth:</b>	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/fmPlatStatPopUp.aspx">https://apps.stlouiscountymn.gov/webPlatsIframe/fmPlatStatPopUp.aspx</a> . If there are any questions, please email <a href="mailto:PropertyTax@stlouiscountymn.gov">PropertyTax@stlouiscountymn.gov</a> .							
Improvement 1 Details (LITTL JOES)							
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.		
CONVENIENCE STORE	0	2,556	2,556	-	CST - STORE/GAS		
Segment	Story	Width	Length	Area	Foundation		
BAS	1	36	71	2,556	FOUNDATION		
Improvement 2 Details (CARWASH)							
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.		
CAR WASH	0	1,140	1,140	-	SLF - SELF-SERVE		
Segment	Story	Width	Length	Area	Foundation		
BAS	1	30	38	1,140	FLOATING SLAB		
Improvement 3 Details (ASPHLT/LOT)							
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.		
PARKING LOT	1970	28,800	28,800	-	A - ASPHALT		
Segment	Story	Width	Length	Area	Foundation		
BAS	0	0	0	28,800	-		
Sales Reported to the St. Louis County Auditor							
Sale Date	Purchase Price			CRV Number			
03/2006	\$350,000			170485			



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Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2025 Payable 2026	233	\$126,700	\$189,800	\$316,500	\$0	\$0	-
	<b>Total</b>	<b>\$126,700</b>	<b>\$189,800</b>	<b>\$316,500</b>	<b>\$0</b>	<b>\$0</b>	<b>5,580.00</b>
2024 Payable 2025	233	\$88,700	\$173,500	\$262,200	\$0	\$0	-
	<b>Total</b>	<b>\$88,700</b>	<b>\$173,500</b>	<b>\$262,200</b>	<b>\$0</b>	<b>\$0</b>	<b>4,494.00</b>
2023 Payable 2024	233	\$88,700	\$173,500	\$262,200	\$0	\$0	-
	<b>Total</b>	<b>\$88,700</b>	<b>\$173,500</b>	<b>\$262,200</b>	<b>\$0</b>	<b>\$0</b>	<b>4,494.00</b>
2022 Payable 2023	233	\$88,700	\$173,500	\$262,200	\$0	\$0	-
	<b>Total</b>	<b>\$88,700</b>	<b>\$173,500</b>	<b>\$262,200</b>	<b>\$0</b>	<b>\$0</b>	<b>4,494.00</b>
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$6,346.00	\$0.00	\$6,346.00	\$88,700	\$173,500	\$262,200	
2024	\$6,296.00	\$0.00	\$6,296.00	\$88,700	\$173,500	\$262,200	
2023	\$6,662.00	\$0.00	\$6,662.00	\$88,700	\$173,500	\$262,200	

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