



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/30/2025 5:52:38 AM

| General Details                                   |                                                                                                                                                                                                                                                         |                            |               |                         |                 |                 |                     |
|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:                                        | 365-0140-00011                                                                                                                                                                                                                                          |                            |               |                         |                 |                 |                     |
| Document:                                         | Abstract - 01448549                                                                                                                                                                                                                                     |                            |               |                         |                 |                 |                     |
| Document Date:                                    | 07/21/2022                                                                                                                                                                                                                                              |                            |               |                         |                 |                 |                     |
| Legal Description Details                         |                                                                                                                                                                                                                                                         |                            |               |                         |                 |                 |                     |
| Plat Name:                                        | MINNESOTA POWER LEASE SITE NO. 1                                                                                                                                                                                                                        |                            |               |                         |                 |                 |                     |
| Section                                           | Township                                                                                                                                                                                                                                                | Range                      | Lot           | Block                   |                 |                 |                     |
| -                                                 | -                                                                                                                                                                                                                                                       | -                          | 0001          | 001                     |                 |                 |                     |
| Description:                                      | Lot 1, Block 1, EXCEPT that part of said Lot 1, being upland of a line parallel with and 3 feet upland, horizontal measure, of Island Lake Reservoir, said Island Lake Reservoir being bounded by the assigned Full Pool Level of 1370.39 feet (NAVD88) |                            |               |                         |                 |                 |                     |
| Taxpayer Details                                  |                                                                                                                                                                                                                                                         |                            |               |                         |                 |                 |                     |
| Taxpayer Name                                     | ALLETE INC                                                                                                                                                                                                                                              |                            |               |                         |                 |                 |                     |
| and Address:                                      | 30 W SUPERIOR ST<br>DULUTH MN 55802                                                                                                                                                                                                                     |                            |               |                         |                 |                 |                     |
| Owner Details                                     |                                                                                                                                                                                                                                                         |                            |               |                         |                 |                 |                     |
| Owner Name                                        | ALLETE INC                                                                                                                                                                                                                                              |                            |               |                         |                 |                 |                     |
| Payable 2025 Tax Summary                          |                                                                                                                                                                                                                                                         |                            |               |                         |                 |                 |                     |
| 2025 - Net Tax                                    |                                                                                                                                                                                                                                                         |                            | \$2.00        |                         |                 |                 |                     |
| 2025 - Special Assessments                        |                                                                                                                                                                                                                                                         |                            | \$0.00        |                         |                 |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |                                                                                                                                                                                                                                                         |                            | <b>\$2.00</b> |                         |                 |                 |                     |
| Current Tax Due (as of 4/29/2025)                 |                                                                                                                                                                                                                                                         |                            |               |                         |                 |                 |                     |
| Due May 15                                        |                                                                                                                                                                                                                                                         | Due October 15             |               |                         | Total Due       |                 |                     |
| 2025 - 1st Half Tax                               | \$1.00                                                                                                                                                                                                                                                  | 2025 - 2nd Half Tax        | \$1.00        | 2025 - 1st Half Tax Due | \$1.00          |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$0.00                                                                                                                                                                                                                                                  | 2025 - 2nd Half Tax Paid   | \$0.00        | 2025 - 2nd Half Tax Due | \$1.00          |                 |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$1.00</b>                                                                                                                                                                                                                                           | <b>2025 - 2nd Half Due</b> | <b>\$1.00</b> | <b>2025 - Total Due</b> | <b>\$2.00</b>   |                 |                     |
| Parcel Details                                    |                                                                                                                                                                                                                                                         |                            |               |                         |                 |                 |                     |
| Property Address:                                 | -                                                                                                                                                                                                                                                       |                            |               |                         |                 |                 |                     |
| School District:                                  | 700                                                                                                                                                                                                                                                     |                            |               |                         |                 |                 |                     |
| 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 |
| 240                                               | 0 - Non Homestead                                                                                                                                                                                                                                       | \$100                      | \$0           | \$100                   | \$0             | \$0             | -                   |
| Total:                                            |                                                                                                                                                                                                                                                         | \$100                      | \$0           | \$100                   | \$0             | \$0             | 2                   |



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| Land Details                                                                                                                                                                                                                                                                                                                                                                                         |                        |                     |                                 |                 |                     |                  |                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Deeded Acres:                                                                                                                                                                                                                                                                                                                                                                                        | 0.00                   |                     |                                 |                 |                     |                  |                  |
| Waterfront:                                                                                                                                                                                                                                                                                                                                                                                          | ISLAND RESERVOIR       |                     |                                 |                 |                     |                  |                  |
| Water Front Feet:                                                                                                                                                                                                                                                                                                                                                                                    | -                      |                     |                                 |                 |                     |                  |                  |
| 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                                                                                                                                                                                                                                                                                                                                                       |                        |                     |                                 |                 |                     |                  |                  |
| No Sales information reported.                                                                                                                                                                                                                                                                                                                                                                       |                        |                     |                                 |                 |                     |                  |                  |
| 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                                                                                                                                                                                                                                                                                                                                                                                    | 240                    | \$100               | \$0                             | \$100           | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$100               | \$0                             | \$100           | \$0                 | \$0              | 2.00             |
| 2023 Payable 2024                                                                                                                                                                                                                                                                                                                                                                                    | 240                    | \$100               | \$0                             | \$100           | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$100               | \$0                             | \$100           | \$0                 | \$0              | 2.00             |
| 2022 Payable 2023                                                                                                                                                                                                                                                                                                                                                                                    | 201                    | \$100               | \$0                             | \$100           | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$100               | \$0                             | \$100           | \$0                 | \$0              | 1.00             |
| Tax Detail History                                                                                                                                                                                                                                                                                                                                                                                   |                        |                     |                                 |                 |                     |                  |                  |
| Tax Year                                                                                                                                                                                                                                                                                                                                                                                             | Tax                    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024                                                                                                                                                                                                                                                                                                                                                                                                 | \$2.00                 | \$0.00              | \$2.00                          | \$100           | \$0                 | \$100            |                  |
| 2023                                                                                                                                                                                                                                                                                                                                                                                                 | \$2.00                 | \$0.00              | \$2.00                          | \$100           | \$0                 | \$100            |                  |
|                                                                                                                                                                                                                                                                                                                                                                                                      |                        |                     |                                 |                 |                     |                  |                  |

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