



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/25/2025 2:37:15 AM

General Details							
Parcel ID:	380-0010-04602						
Document:	Abstract - 01415940						
Document:	Torrens - 1041554.0						
Document Date:	05/21/2021						
Legal Description Details							
Plat Name:	GRAND LAKE						
Section	Township	Range	Lot	Block			
22	51	16	-	-			
Description:	PART OF SW1/4 OF SE1/4 COMM ON S LINE 985.29 FT ELY OF SW COR THENCE LEFT 127 DEG 53' 50" 876.90 FT THENCE LEFT 90 DEG .50 FT TO PT OF BEG ON HWY R/W THENCE ON SAME COURSE 439.50 FT THENCE RIGHT 90 DEG 150 FT THENCE RT 90 DEG 449.60 FT TO HWY R/W THENCE SELY ALONG R/W 150.35 FT TO PT OF BEG						
Taxpayer Details							
Taxpayer Name	CAPGROW HOLDINGS JV SUB IV LLC						
and Address:	320 W OHIO ST STE 650N CHICAGO IL 60654						
Owner Details							
Owner Name	CAPGROW HOLDINGS JV SUB IV LLC						
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,919.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$3,948.00			
Current Tax Due (as of 9/24/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,974.00	2025 - 2nd Half Tax	\$1,974.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,974.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,974.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$1,974.00	2025 - Total Due	\$1,974.00		
Parcel Details							
Property Address:	5111 TUHKANEN DR, SAGINAW MN						
School District:	704						
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
204	0 - Non Homestead	\$51,500	\$332,000	\$383,500	\$0	\$0	-
Total:		\$51,500	\$332,000	\$383,500	\$0	\$0	3835



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Land Details

Deeded Acres: 1.53
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: W - DRILLED WELL
Gas Code & Desc: -
Sewer Code & Desc: S - ON-SITE SANITARY SYSTEM
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.

Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1970	1,584	1,584	AVG Quality / 1584 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	22	24	528	WALKOUT BASEMENT
BAS	1	24	44	1,056	WALKOUT BASEMENT
DK	1	4	6	24	POST ON GROUND
DK	1	7	10	70	PIERS AND FOOTINGS
DK	1	12	22	264	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.75 BATHS	6 BEDROOM	-	1	C&AIR_COND, ELECTRIC	

Improvement 2 Details (AG 24X28)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1970	672	672	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	28	672	FOUNDATION

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
01/2008	\$2,082,000 (This is part of a multi parcel sale.)	180753
10/2001	\$158,000	143442
01/1990	\$0	91000

Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	204	\$51,500	\$338,700	\$390,200	\$0	\$0	-
	Total	\$51,500	\$338,700	\$390,200	\$0	\$0	3,902.00
2023 Payable 2024	204	\$40,800	\$254,000	\$294,800	\$0	\$0	-
	Total	\$40,800	\$254,000	\$294,800	\$0	\$0	2,948.00
2022 Payable 2023	204	\$32,700	\$253,500	\$286,200	\$0	\$0	-
	Total	\$32,700	\$253,500	\$286,200	\$0	\$0	2,862.00
2021 Payable 2022	204	\$30,500	\$214,800	\$245,300	\$0	\$0	-
	Total	\$30,500	\$214,800	\$245,300	\$0	\$0	2,453.00



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Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$3,151.00	\$25.00	\$3,176.00	\$40,800	\$254,000	\$294,800
2023	\$3,207.00	\$25.00	\$3,232.00	\$32,700	\$253,500	\$286,200
2022	\$3,103.00	\$25.00	\$3,128.00	\$30,500	\$214,800	\$245,300

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