



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/15/2025 12:50:46 AM

General Details							
Parcel ID:	380-0010-05721						
Document:	Abstract - 01400926						
Document Date:	12/22/2020						
Legal Description Details							
Plat Name:	GRAND LAKE						
Section	Township	Range	Lot	Block			
27	51	16	-	-			
Description:	GOVT LOT 1 EX NLY 270.60 FT OF WLY 660 FT						
Taxpayer Details							
Taxpayer Name	CAPGROW HOLDINGS JV SUB V LLC						
and Address:	320 W OHIO ST STE 650 N CHICAGO IL 60654						
Owner Details							
Owner Name	CAPGROW HOLDINGS JV SUB V LLC						
Payable 2025 Tax Summary							
2025 - Net Tax				\$7,663.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$7,692.00			
Current Tax Due (as of 5/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$3,846.00	2025 - 2nd Half Tax	\$3,846.00	2025 - 1st Half Tax Due	\$3,846.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$3,846.00		
2025 - 1st Half Due	\$3,846.00	2025 - 2nd Half Due	\$3,846.00	2025 - Total Due	\$7,692.00		
Parcel Details							
Property Address:	6302 RAIL CREEK TRL, 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	\$193,700	\$501,200	\$694,900	\$0	\$0	-
Total:		\$193,700	\$501,200	\$694,900	\$0	\$0	7436



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Land Details

Deeded Acres: 20.00
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/frnPlatStatPopUp.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	1992	1,200	1,800	GD Quality / 1080 Ft ²	1S+ - 1+ STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	20	600	WALKOUT BASEMENT
BAS	2	30	20	600	WALKOUT BASEMENT
DK	0	4	4	16	PIERS AND FOOTINGS
DK	0	4	13	52	PIERS AND FOOTINGS
DK	0	5	5	25	PIERS AND FOOTINGS
DK	0	8	30	240	PIERS AND FOOTINGS
DK	0	10	44	440	PIERS AND FOOTINGS
DK	0	14	27	378	PIERS AND FOOTINGS
OP	0	10	13	130	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.75 BATHS	4 BEDROOMS	-	1	C&AIR_COND, PROPANE	

Improvement 2 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1994	864	864	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	36	864	FLOATING SLAB

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
12/2020	\$3,395,000 (This is part of a multi parcel sale.)	240783
11/2005	\$360,000 (This is part of a multi parcel sale.)	168954



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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
2024 Payable 2025	204	\$193,700	\$521,700	\$715,400	\$0	\$0	-
	Total	\$193,700	\$521,700	\$715,400	\$0	\$0	7,693.00
2023 Payable 2024	204	\$140,400	\$357,500	\$497,900	\$0	\$0	-
	Total	\$140,400	\$357,500	\$497,900	\$0	\$0	4,979.00
2022 Payable 2023	204	\$123,600	\$347,800	\$471,400	\$0	\$0	-
	111	\$22,100	\$0	\$22,100	\$0	\$0	-
	Total	\$145,700	\$347,800	\$493,500	\$0	\$0	4,935.00
2021 Payable 2022	204	\$101,500	\$292,100	\$393,600	\$0	\$0	-
	111	\$17,900	\$0	\$17,900	\$0	\$0	-
	Total	\$119,400	\$292,100	\$411,500	\$0	\$0	4,115.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$5,321.00	\$25.00	\$5,346.00	\$140,400	\$357,500	\$497,900	
2023	\$5,481.00	\$25.00	\$5,506.00	\$145,700	\$347,800	\$493,500	
2022	\$5,173.00	\$25.00	\$5,198.00	\$119,400	\$292,100	\$411,500	

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