



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 4:44:42 PM

| General Details                                   |                                                     |                                   |                 |              |                                |                 |                     |
|---------------------------------------------------|-----------------------------------------------------|-----------------------------------|-----------------|--------------|--------------------------------|-----------------|---------------------|
| Parcel ID:                                        | 420-0030-01660                                      |                                   |                 |              |                                |                 |                     |
| Document:                                         | Abstract - 01354772 T+                              |                                   |                 |              |                                |                 |                     |
| Document Date:                                    | 04/29/2019                                          |                                   |                 |              |                                |                 |                     |
| Legal Description Details                         |                                                     |                                   |                 |              |                                |                 |                     |
| Plat Name:                                        | LAVELL                                              |                                   |                 |              |                                |                 |                     |
| Section                                           | Township                                            | Range                             | Lot             | Block        |                                |                 |                     |
| 11                                                | 55                                                  | 20                                | -               | -            |                                |                 |                     |
| Description:                                      | NE 1/4 OF NE 1/4                                    |                                   |                 |              |                                |                 |                     |
| Taxpayer Details                                  |                                                     |                                   |                 |              |                                |                 |                     |
| Taxpayer Name                                     | THE CONSERVATION FUND                               |                                   |                 |              |                                |                 |                     |
| and Address:                                      | 1655 N FORT MEYER DR STE 1300<br>ARLINGTON VA 22209 |                                   |                 |              |                                |                 |                     |
| Owner Details                                     |                                                     |                                   |                 |              |                                |                 |                     |
| Owner Name                                        | THE CONSERVATION FUND                               |                                   |                 |              |                                |                 |                     |
| Payable 2025 Tax Summary                          |                                                     |                                   |                 |              |                                |                 |                     |
| 2025 - Net Tax                                    |                                                     |                                   | \$340.00        |              |                                |                 |                     |
| 2025 - Special Assessments                        |                                                     |                                   | \$0.00          |              |                                |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |                                                     |                                   | <b>\$340.00</b> |              |                                |                 |                     |
| Current Tax Due (as of 12/14/2025)                |                                                     |                                   |                 |              |                                |                 |                     |
| Due May 15                                        |                                                     | Due October 15                    |                 |              | Total Due                      |                 |                     |
| 2025 - 1st Half Tax \$170.00                      |                                                     | 2025 - 2nd Half Tax \$170.00      |                 |              | 2025 - 1st Half Tax Due \$0.00 |                 |                     |
| 2025 - 1st Half Tax Paid \$170.00                 |                                                     | 2025 - 2nd Half Tax Paid \$170.00 |                 |              | 2025 - 2nd Half Tax Due \$0.00 |                 |                     |
| <b>2025 - 1st Half Due \$0.00</b>                 |                                                     | <b>2025 - 2nd Half Due \$0.00</b> |                 |              | <b>2025 - Total Due \$0.00</b> |                 |                     |
| Parcel Details                                    |                                                     |                                   |                 |              |                                |                 |                     |
| Property Address:                                 | -                                                   |                                   |                 |              |                                |                 |                     |
| School District:                                  | 2142                                                |                                   |                 |              |                                |                 |                     |
| 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 |
| 111                                               | 0 - Non Homestead                                   | \$22,700                          | \$0             | \$22,700     | \$0                            | \$0             | -                   |
| Total:                                            |                                                     | \$22,700                          | \$0             | \$22,700     | \$0                            | \$0             | 227                 |



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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 <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                                                                                                                                                                                                                                                                                                                                                       |                        |                                                    |                                 |                 |                     |                  |                  |
| Sale Date                                                                                                                                                                                                                                                                                                                                                                                            |                        | Purchase Price                                     |                                 |                 | CRV Number          |                  |                  |
| 04/2019                                                                                                                                                                                                                                                                                                                                                                                              |                        | \$6,987,177 (This is part of a multi parcel sale.) |                                 |                 | 233326              |                  |                  |
| 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                                                                                                                                                                                                                                                                                                                                                                                    | 111                    | \$41,100                                           | \$0                             | \$41,100        | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$41,100                                           | \$0                             | \$41,100        | \$0                 | \$0              | 411.00           |
| 2023 Payable 2024                                                                                                                                                                                                                                                                                                                                                                                    | 111                    | \$37,300                                           | \$0                             | \$37,300        | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$37,300                                           | \$0                             | \$37,300        | \$0                 | \$0              | 373.00           |
| 2022 Payable 2023                                                                                                                                                                                                                                                                                                                                                                                    | 111                    | \$34,600                                           | \$0                             | \$34,600        | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$34,600                                           | \$0                             | \$34,600        | \$0                 | \$0              | 346.00           |
| 2021 Payable 2022                                                                                                                                                                                                                                                                                                                                                                                    | 111                    | \$28,400                                           | \$0                             | \$28,400        | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$28,400                                           | \$0                             | \$28,400        | \$0                 | \$0              | 284.00           |
| Tax Detail History                                                                                                                                                                                                                                                                                                                                                                                   |                        |                                                    |                                 |                 |                     |                  |                  |
| Tax Year                                                                                                                                                                                                                                                                                                                                                                                             | Tax                    | Special Assessments                                | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024                                                                                                                                                                                                                                                                                                                                                                                                 | \$314.00               | \$0.00                                             | \$314.00                        | \$37,300        | \$0                 | \$37,300         |                  |
| 2023                                                                                                                                                                                                                                                                                                                                                                                                 | \$292.00               | \$0.00                                             | \$292.00                        | \$34,600        | \$0                 | \$34,600         |                  |
| 2022                                                                                                                                                                                                                                                                                                                                                                                                 | \$272.00               | \$0.00                                             | \$272.00                        | \$28,400        | \$0                 | \$28,400         |                  |

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