



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/13/2025 4:07:46 PM

| General Details                                   |   |                                     |             |              |                                  |                 |                     |
|---|---|-------------------------------------|-------------|--------------|----------------------------------|-----------------|---------------------|
| Parcel ID:  | 420-0030-01690                                      |                                     |             |              |                                  |                 |                     |
| Document:   | Abstract - 01354772 T+                              |                                     |             |              |                                  |                 |                     |
| Document Date:                                    | 04/29/2019  |                                     |             |              |                                  |                 |                     |
| Legal Description Details                         |   |                                     |             |              |                                  |                 |                     |
| Plat Name:  | LAVELL  |                                     |             |              |                                  |                 |                     |
| Section   | Township  |                                     | Range       |              | Lot                              |                 | Block               |
| 11  | 55  |                                     | 20          |              | -                                |                 | -                   |
| Description:                                      | SE 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                                    |   |                                     |             |              | \$274.00                         |                 |                     |
| 2025 - Special Assessments                        |   |                                     |             |              | \$0.00                           |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |   |                                     |             |              | <b>\$274.00</b>                  |                 |                     |
| Current Tax Due (as of 5/12/2025)                 |   |                                     |             |              |                                  |                 |                     |
| Due May 15  |   | Due October 15                      |             |              | Total Due                        |                 |                     |
| 2025 - 1st Half Tax \$137.00                      |   | 2025 - 2nd Half Tax \$137.00        |             |              | 2025 - 1st Half Tax Due \$137.00 |                 |                     |
| 2025 - 1st Half Tax Paid \$0.00                   |   | 2025 - 2nd Half Tax Paid \$0.00     |             |              | 2025 - 2nd Half Tax Due \$137.00 |                 |                     |
| <b>2025 - 1st Half Due \$137.00</b>               |   | <b>2025 - 2nd Half Due \$137.00</b> |             |              | <b>2025 - Total Due \$274.00</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                                   | \$18,400                            | \$0         | \$18,400     | \$0                              | \$0             | -                   |
| Total:  |   | \$18,400                            | \$0         | \$18,400     | \$0                              | \$0             | 184                 |



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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                    | \$33,200   | \$0                             | \$33,200        | \$0                 | \$0              | -                |
|  | Total                  | \$33,200   | \$0                             | \$33,200        | \$0                 | \$0              | 332.00           |
| 2023 Payable 2024  | 111                    | \$30,200   | \$0                             | \$30,200        | \$0                 | \$0              | -                |
|  | Total                  | \$30,200   | \$0                             | \$30,200        | \$0                 | \$0              | 302.00           |
| 2022 Payable 2023  | 111                    | \$28,000   | \$0                             | \$28,000        | \$0                 | \$0              | -                |
|  | Total                  | \$28,000   | \$0                             | \$28,000        | \$0                 | \$0              | 280.00           |
| 2021 Payable 2022  | 111                    | \$23,000   | \$0                             | \$23,000        | \$0                 | \$0              | -                |
|  | Total                  | \$23,000   | \$0                             | \$23,000        | \$0                 | \$0              | 230.00           |
| Tax Detail History   |                        |  |                                 |                 |                     |                  |                  |
| Tax Year   | Tax                    | Special Assessments                                | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024   | \$254.00               | \$0.00   | \$254.00                        | \$30,200        | \$0                 | \$30,200         |                  |
| 2023   | \$236.00               | \$0.00   | \$236.00                        | \$28,000        | \$0                 | \$28,000         |                  |
| 2022   | \$220.00               | \$0.00   | \$220.00                        | \$23,000        | \$0                 | \$23,000         |                  |

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