



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 4:18:47 AM

General Details							
Parcel ID:	475-0010-02730						
Document:	Torrens - 1077535.0						
Document Date:	02/28/2024						
Legal Description Details							
Plat Name:	NEW INDEPENDENCE						
Section	Township	Range	Lot	Block			
17	52	17	-	-			
Description:	LOT 2						
Taxpayer Details							
Taxpayer Name	CYNARA HOLDINGS LLC						
and Address:	50 S SIXTH ST STE 1500						
	MINNEAPOLIS MN 55402						
Owner Details							
Owner Name	CYNARA HOLDINGS LLC						
Payable 2025 Tax Summary							
2025 - Net Tax			\$232.00				
2025 - Special Assessments			\$0.00				
2025 - Total Tax & Special Assessments			\$232.00				
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$116.00	2025 - 2nd Half Tax	\$116.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$116.00	2025 - 2nd Half Tax Paid	\$116.00	2025 - 2nd Half Tax Due	\$0.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$0.00	2025 - Total Due	\$0.00		
Parcel Details							
Property Address:	-						
School District:	2142						
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
111	0 - Non Homestead	\$32,300	\$0	\$32,300	\$0	\$0	-
Total:		\$32,300	\$0	\$32,300	\$0	\$0	323



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 4:18:47 AM

Land Details							
Deeded Acres:	38.45						
Waterfront:	ARTICHOKE (BENSON)						
Water Front Feet:	1130.00						
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 https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx . If there are any questions, please email PropertyTax@stlouiscountymn.gov .							
Sales Reported to the St. Louis County Auditor							
Sale Date			Purchase Price		CRV Number		
02/2024			\$310,000 (This is part of a multi parcel sale.)		257877		
Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	111	\$30,900	\$0	\$30,900	\$0	\$0	-
	Total	\$30,900	\$0	\$30,900	\$0	\$0	309.00
2023 Payable 2024	111	\$30,900	\$0	\$30,900	\$0	\$0	-
	Total	\$30,900	\$0	\$30,900	\$0	\$0	309.00
2022 Payable 2023	111	\$36,200	\$0	\$36,200	\$0	\$0	-
	Total	\$36,200	\$0	\$36,200	\$0	\$0	362.00
2021 Payable 2022	111	\$47,100	\$0	\$47,100	\$0	\$0	-
	Total	\$47,100	\$0	\$47,100	\$0	\$0	471.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$238.00	\$0.00	\$238.00	\$30,900	\$0	\$30,900	
2023	\$302.00	\$0.00	\$302.00	\$36,200	\$0	\$36,200	
2022	\$440.00	\$0.00	\$440.00	\$47,100	\$0	\$47,100	

Disclaimer: St. Louis County makes no representation or warranties, express or implied, with respect to the use or reuse of data provided herewith, regardless of its format or the means of its transmission. THE DATA IS PROVIDED 'AS IS' WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY, SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY OR FITNESS OF THIS DATA FOR ANY PARTICULAR PURPOSE. St. Louis County shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting from the use of these data, even if St. Louis County has been advised of the possibility of such potential loss or damage. These data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.