



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/26/2025 4:28:56 PM

| General Details |                    |  |  |  |  |  |  |
|-----------------|--------------------|--|--|--|--|--|--|
| Parcel ID:      | 510-0020-00470     |  |  |  |  |  |  |
| Document:       | Abstract - 1443977 |  |  |  |  |  |  |
| Document:       | Torrens - 1057027  |  |  |  |  |  |  |
| Document Date:  | 05/16/2022         |  |  |  |  |  |  |

| Legal Description Details |               |       |     |       |
|---------------------------|---------------|-------|-----|-------|
| Plat Name:                | PORTAGE       |       |     |       |
| Section                   | Township      | Range | Lot | Block |
| 3                         | 66            | 17    | -   | -     |
| Description:              | S1/2 OF SE1/4 |       |     |       |

| Taxpayer Details |                                    |
|------------------|------------------------------------|
| Taxpayer Name    | EIP MINNESOTA LLC                  |
| and Address:     | PO BOX 130339<br>CARLSBAD CA 92013 |

| Owner Details |                                   |
|---------------|-----------------------------------|
| Owner Name    | EIP IV MN LAKE SUPERIOR 2 LAND CO |
| Owner Name    | EIP IV MN LAKE SUPERIOR 2 LAND CO |

| Payable 2025 Tax Summary                          |                 |
|---|-----------------|
| 2025 - Net Tax                                    | \$644.00        |
| 2025 - Special Assessments                        | \$0.00          |
| <b>2025 - Total Tax &amp; Special Assessments</b> | <b>\$644.00</b> |

| Current Tax Due (as of 4/25/2025) |                 |                            |                 |                         |                 |
|-----------------------------------|-----------------|----------------------------|-----------------|-------------------------|-----------------|
| Due May 15                        |                 | Due October 15             |                 | Total Due               |                 |
| 2025 - 1st Half Tax               | \$322.00        | 2025 - 2nd Half Tax        | \$322.00        | 2025 - 1st Half Tax Due | \$322.00        |
| 2025 - 1st Half Tax Paid          | \$0.00          | 2025 - 2nd Half Tax Paid   | \$0.00          | 2025 - 2nd Half Tax Due | \$322.00        |
| <b>2025 - 1st Half Due</b>        | <b>\$322.00</b> | <b>2025 - 2nd Half Due</b> | <b>\$322.00</b> | <b>2025 - Total Due</b> | <b>\$644.00</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   | \$69,600    | \$0         | \$69,600     | \$0             | \$0             | -                   |
| Total:                                 |                     | \$69,600    | \$0         | \$69,600     | \$0             | \$0             | 696                 |



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| Land Details   |                        |  |                                 |                 |                     |                  |                  |
|--|------------------------|--|---------------------------------|-----------------|---------------------|------------------|------------------|
| Deeded Acres:  | 80.00                  |  |                                 |                 |                     |                  |                  |
| 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          |                  |                  |
| 05/2022  |                        | \$6,500,000 (This is part of a multi parcel sale.) |                                 |                 | 249106              |                  |                  |
| 04/2022  |                        | \$9,382,293 (This is part of a multi parcel sale.) |                                 |                 | 248932              |                  |                  |
| 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                    | \$69,600   | \$0                             | \$69,600        | \$0                 | \$0              | -                |
|  | Total                  | \$69,600   | \$0                             | \$69,600        | \$0                 | \$0              | 696.00           |
| 2023 Payable 2024  | 111                    | \$66,200   | \$0                             | \$66,200        | \$0                 | \$0              | -                |
|  | Total                  | \$66,200   | \$0                             | \$66,200        | \$0                 | \$0              | 662.00           |
| 2022 Payable 2023  | 111                    | \$59,100   | \$0                             | \$59,100        | \$0                 | \$0              | -                |
|  | Total                  | \$59,100   | \$0                             | \$59,100        | \$0                 | \$0              | 591.00           |
| 2021 Payable 2022  | 111                    | \$39,400   | \$0                             | \$39,400        | \$0                 | \$0              | -                |
|  | Total                  | \$39,400   | \$0                             | \$39,400        | \$0                 | \$0              | 394.00           |
| Tax Detail History   |                        |  |                                 |                 |                     |                  |                  |
| Tax Year   | Tax                    | Special Assessments                                | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024   | \$622.00               | \$0.00   | \$622.00                        | \$66,200        | \$0                 | \$66,200         |                  |
| 2023   | \$580.00               | \$0.00   | \$580.00                        | \$59,100        | \$0                 | \$59,100         |                  |
| 2022   | \$432.00               | \$0.00   | \$432.00                        | \$39,400        | \$0                 | \$39,400         |                  |

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