



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/19/2025 1:53:16 AM

| General Details                        |                                     |                          |             |                         |                 |                 |                     |
|----------------------------------------|-------------------------------------|--------------------------|-------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:                             | 530-0010-00620                      |                          |             |                         |                 |                 |                     |
| Document:                              | Abstract - 01196362                 |                          |             |                         |                 |                 |                     |
| Document Date:                         | 08/13/2012                          |                          |             |                         |                 |                 |                     |
| Legal Description Details              |                                     |                          |             |                         |                 |                 |                     |
| Plat Name:                             | SOLWAY                              |                          |             |                         |                 |                 |                     |
| Section                                | Township                            | Range                    | Lot         | Block                   |                 |                 |                     |
| 4                                      | 50                                  | 16                       | -           | -                       |                 |                 |                     |
| Description:                           | LOT 2                               |                          |             |                         |                 |                 |                     |
| Taxpayer Details                       |                                     |                          |             |                         |                 |                 |                     |
| Taxpayer Name                          | COONS AGGREGATE SUPPLY CO LLC       |                          |             |                         |                 |                 |                     |
| and Address:                           | 49361 US HWY 71<br>BEMIDJI MN 56607 |                          |             |                         |                 |                 |                     |
| Owner Details                          |                                     |                          |             |                         |                 |                 |                     |
| Owner Name                             | COONS AGGREGATE SUPPLY CO LLC       |                          |             |                         |                 |                 |                     |
| Payable 2025 Tax Summary               |                                     |                          |             |                         |                 |                 |                     |
| 2025 - Net Tax                         |                                     |                          | \$276.00    |                         |                 |                 |                     |
| 2025 - Special Assessments             |                                     |                          | \$0.00      |                         |                 |                 |                     |
| 2025 - Total Tax & Special Assessments |                                     |                          | \$276.00    |                         |                 |                 |                     |
| Current Tax Due (as of 9/18/2025)      |                                     |                          |             |                         |                 |                 |                     |
| Due May 15                             |                                     | Due October 15           |             |                         | Total Due       |                 |                     |
| 2025 - 1st Half Tax                    | \$138.00                            | 2025 - 2nd Half Tax      | \$138.00    | 2025 - 1st Half Tax Due | \$0.00          |                 |                     |
| 2025 - 1st Half Tax Paid               | \$138.00                            | 2025 - 2nd Half Tax Paid | \$0.00      | 2025 - 2nd Half Tax Due | \$138.00        |                 |                     |
| 2025 - 1st Half Due                    | \$0.00                              | 2025 - 2nd Half Due      | \$138.00    | 2025 - Total Due        | \$138.00        |                 |                     |
| Parcel Details                         |                                     |                          |             |                         |                 |                 |                     |
| Property Address:                      | -                                   |                          |             |                         |                 |                 |                     |
| School District:                       | 704                                 |                          |             |                         |                 |                 |                     |
| 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                   | \$19,000                 | \$0         | \$19,000                | \$0             | \$0             | -                   |
| 234                                    | 0 - Non Homestead                   | \$8,200                  | \$0         | \$8,200                 | \$0             | \$0             | -                   |
| Total:                                 |                                     | \$27,200                 | \$0         | \$27,200                | \$0             | \$0             | 313                 |



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| Land Details                                                                                                                                                                                                                                                                                                                                                                                         |                        |                                                  |                                 |                 |                     |                  |                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------------------------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Deeded Acres:                                                                                                                                                                                                                                                                                                                                                                                        | 40.13                  |                                                  |                                 |                 |                     |                  |                  |
| 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          |                  |                  |
| 08/2012                                                                                                                                                                                                                                                                                                                                                                                              |                        | \$500,000 (This is part of a multi parcel sale.) |                                 |                 | 198631              |                  |                  |
| 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                    | \$19,000                                         | \$0                             | \$19,000        | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | 234                    | \$8,200                                          | \$0                             | \$8,200         | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$27,200                                         | \$0                             | \$27,200        | \$0                 | \$0              | 313.00           |
| 2023 Payable 2024                                                                                                                                                                                                                                                                                                                                                                                    | 111                    | \$16,100                                         | \$0                             | \$16,100        | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | 234                    | \$7,300                                          | \$0                             | \$7,300         | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$23,400                                         | \$0                             | \$23,400        | \$0                 | \$0              | 271.00           |
| 2022 Payable 2023                                                                                                                                                                                                                                                                                                                                                                                    | 111                    | \$53,300                                         | \$0                             | \$53,300        | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | 234                    | \$20,500                                         | \$0                             | \$20,500        | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$73,800                                         | \$0                             | \$73,800        | \$0                 | \$0              | 841.00           |
| 2021 Payable 2022                                                                                                                                                                                                                                                                                                                                                                                    | 111                    | \$49,600                                         | \$0                             | \$49,600        | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | 234                    | \$19,200                                         | \$0                             | \$19,200        | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$68,800                                         | \$0                             | \$68,800        | \$0                 | \$0              | 784.00           |
| Tax Detail History                                                                                                                                                                                                                                                                                                                                                                                   |                        |                                                  |                                 |                 |                     |                  |                  |
| Tax Year                                                                                                                                                                                                                                                                                                                                                                                             | Tax                    | Special Assessments                              | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024                                                                                                                                                                                                                                                                                                                                                                                                 | \$248.00               | \$0.00                                           | \$248.00                        | \$23,400        | \$0                 | \$23,400         |                  |
| 2023                                                                                                                                                                                                                                                                                                                                                                                                 | \$818.00               | \$0.00                                           | \$818.00                        | \$73,800        | \$0                 | \$73,800         |                  |
| 2022                                                                                                                                                                                                                                                                                                                                                                                                 | \$884.00               | \$0.00                                           | \$884.00                        | \$68,800        | \$0                 | \$68,800         |                  |



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