



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 8/6/2025 6:17:46 PM

| General Details                        |                     |                                                     |             |                         |                 |                 |                     |
|----------------------------------------|---------------------|-----------------------------------------------------|-------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:                             |                     | 545-0010-04130                                      |             |                         |                 |                 |                     |
| Document:                              |                     | Abstract - 1331592T997272                           |             |                         |                 |                 |                     |
| Document Date:                         |                     | 04/17/2018                                          |             |                         |                 |                 |                     |
| Legal Description Details              |                     |                                                     |             |                         |                 |                 |                     |
| Plat Name:                             |                     | STURGEON                                            |             |                         |                 |                 |                     |
| Section                                | Township            | Range                                               | Lot         | Block                   |                 |                 |                     |
| 25                                     | 61                  | 20                                                  | -           | -                       |                 |                 |                     |
| Description:                           |                     | S 1/2 OF SE 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                         |                     |                                                     |             | \$656.00                |                 |                 |                     |
| 2025 - Special Assessments             |                     |                                                     |             | \$0.00                  |                 |                 |                     |
| 2025 - Total Tax & Special Assessments |                     |                                                     |             | \$656.00                |                 |                 |                     |
| Current Tax Due (as of 8/5/2025)       |                     |                                                     |             |                         |                 |                 |                     |
| Due May 15                             |                     | Due October 15                                      |             | Total Due               |                 |                 |                     |
| 2025 - 1st Half Tax \$328.00           |                     | 2025 - 2nd Half Tax \$328.00                        |             | 2025 - 1st Half Tax Due |                 | \$0.00          |                     |
| 2025 - 1st Half Tax Paid \$328.00      |                     | 2025 - 2nd Half Tax Paid \$328.00                   |             | 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<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   | \$78,300                                            | \$0         | \$78,300                | \$0             | \$0             | -                   |
| Total:                                 |                     | \$78,300                                            | \$0         | \$78,300                | \$0             | \$0             | 783                 |



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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          |                  |                  |
| 04/2018                                                                                                                                                                                                                                                                                                                                                                                              |                        | \$7,068,645 (This is part of a multi parcel sale.) |                                 |                 | 225763              |                  |                  |
| 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                    | \$80,400                                           | \$0                             | \$80,400        | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$80,400                                           | \$0                             | \$80,400        | \$0                 | \$0              | 804.00           |
| 2023 Payable 2024                                                                                                                                                                                                                                                                                                                                                                                    | 111                    | \$67,000                                           | \$0                             | \$67,000        | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$67,000                                           | \$0                             | \$67,000        | \$0                 | \$0              | 670.00           |
| 2022 Payable 2023                                                                                                                                                                                                                                                                                                                                                                                    | 111                    | \$63,800                                           | \$0                             | \$63,800        | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$63,800                                           | \$0                             | \$63,800        | \$0                 | \$0              | 638.00           |
| 2021 Payable 2022                                                                                                                                                                                                                                                                                                                                                                                    | 111                    | \$57,900                                           | \$0                             | \$57,900        | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$57,900                                           | \$0                             | \$57,900        | \$0                 | \$0              | 579.00           |
| Tax Detail History                                                                                                                                                                                                                                                                                                                                                                                   |                        |                                                    |                                 |                 |                     |                  |                  |
| Tax Year                                                                                                                                                                                                                                                                                                                                                                                             | Tax                    | Special Assessments                                | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024                                                                                                                                                                                                                                                                                                                                                                                                 | \$544.00               | \$0.00                                             | \$544.00                        | \$67,000        | \$0                 | \$67,000         |                  |
| 2023                                                                                                                                                                                                                                                                                                                                                                                                 | \$558.00               | \$0.00                                             | \$558.00                        | \$63,800        | \$0                 | \$63,800         |                  |
| 2022                                                                                                                                                                                                                                                                                                                                                                                                 | \$574.00               | \$0.00                                             | \$574.00                        | \$57,900        | \$0                 | \$57,900         |                  |

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