



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 12:26:05 PM

General Details							
Parcel ID:	620-0010-03171						
Document:	Abstract - 01457189						
Document Date:	10/10/2022						
Legal Description Details							
Plat Name:	UNORGANIZED 54-13						
Section	Township	Range	Lot	Block			
20	54	13	-	-			
Description:	West 175.00 feet of North 250.00 feet of Govt Lot 4						
Taxpayer Details							
Taxpayer Name	PARTNERS OF THE CLOQUET VALLEY						
and Address:	FOREST LLP C/O TIM ALVAR 2849 LAKEWOOD JUNCTION RD DULUTH MN 55804						
Owner Details							
Owner Name	PARTNERS OF THE CLOQUET VALLEY						
Payable 2025 Tax Summary							
2025 - Net Tax				\$595.50			
2025 - Special Assessments				\$12.50			
2025 - Total Tax & Special Assessments				\$608.00			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$304.00		2025 - 2nd Half Tax \$304.00			2025 - 1st Half Tax Due \$0.00		
2025 - 1st Half Tax Paid \$304.00		2025 - 2nd Half Tax Paid \$304.00			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:	709						
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
151	0 - Non Homestead	\$9,200	\$50,100	\$59,300	\$0	\$0	-
Total:		\$9,200	\$50,100	\$59,300	\$0	\$0	593



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Land Details

Deeded Acres: 1.00
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: D - DUG WELL
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/frnPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (CABIN)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	0	880	880	-	1S - 1 STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	20	44	880	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
0.0 BATHS	1 BEDROOM	-		-	STOVE/SPCE, PROPANE

Improvement 2 Details (SHED 6X8)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	48	48	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	6	8	48	POST ON GROUND

Improvement 3 Details (SAUNA)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
SAUNA	0	80	80	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	10	80	POST ON GROUND
LT	1	8	15	120	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
10/2022	\$5,189	252305

Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	151	\$8,500	\$45,700	\$54,200	\$0	\$0	-
	Total	\$8,500	\$45,700	\$54,200	\$0	\$0	542.00
2023 Payable 2024	151	\$8,100	\$43,700	\$51,800	\$0	\$0	-
	Total	\$8,100	\$43,700	\$51,800	\$0	\$0	518.00
2022 Payable 2023	151	\$8,100	\$41,800	\$49,900	\$0	\$0	-
	Total	\$8,100	\$41,800	\$49,900	\$0	\$0	499.00



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Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$575.50	\$12.50	\$588.00	\$8,100	\$43,700	\$51,800
2023	\$587.50	\$12.50	\$600.00	\$8,100	\$41,800	\$49,900

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