

ITASCA COUNTY

Itasca County
Auditor/Treasurer
123 NE 4th Street
Grand Rapids MN
55744

218-327-2860
www.co.itasca.mn.us

Property ID: 91-033-1202

Owner: UNIQUE OPPORTUNITIES GRAND RAPIDS

Taxpayer(s):

TAXPAYER # 137824
UNIQUE OPPORTUNITIES GRAND RAPIDS
LLC
ATTN: SAMUEL HERZOG
3155 PIONEER RD SE
ALEXANDRIA MN 56308

Property Description:

GRAND RAPIDS CITY
SEC:33 TWP: 55.0 RG:25 LOT: BLK: ACRES: 3.05
N 318' OF NW NE LYG E OF W 880' THEREOF

2025 Property Tax Statement

ISSUED: 01/22/2026

VALUES & CLASSIFICATION			
Taxes Payable Year: 2024			
		2025	
STEP 1	Estimated Market Value:	3,086,600	3,976,300
1	Homestead Exclusion:		
	Taxable Market Value:	3,086,600	3,976,300
	New Improvements/ Expired Exclusions:		
	Property Classification:	APARTMENT	APARTMENT
Sent in March 2024			
STEP 2	PROPOSED TAX		
	Proposed Tax:(excluding special assessments) Sent in November 2024		
STEP 3	PROPERTY TAX STATEMENT		
	First-half Taxes:	May 15	35,852.00
	Second-half Taxes:	October 15	35,852.00
	Total Taxes Due in 2025:		71,704.00

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You may be eligible for one or even two refunds to reduce your property tax.

REFUNDS? Read the back of this statement to find out how to apply.

		Taxes Payable Year:	
		2024	2025
1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. If box is checked, you owe delinquent taxes and are not eligible.			
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.			
PROPERTY TAX AND CREDITS			
3. Property tax before credits		56,507.00	71,299.00
4. Credits that reduce property taxes:			
A. Agricultural and rural land credits			
B. Taconite tax relief			
C. Other credits			
5. Property tax after credits		56,507.00	71,299.00
PROPERTY TAX BY JURISDICTION			
6. County		394.85	390.78
7. City or Town		623.65	618.75
8. State General Tax			
9. School District: A. Voter approved levies		39.76	89.65
0318 B. Other local levies		3,039.63	3,531.08
10A. Special taxing district		1.86	1.79
B. Tax increment		52,407.25	66,666.95
C. Fiscal disparity			
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		56,507.00	71,299.00
SPECIAL ASSESSMENTS			
13A. SOLID WASTE ASSMT (APARTMENT)			405.00
B. SOLID WASTE ASSMT (APARTMENT)		225.00	
C.			
14. Total property tax and special assessments		56,732.00	71,704.00

2 ND HALF PAYMENT STUB

Pay on or before October 15 to avoid penalty
Real Estate ITASCA COUNTY

Payable in 2025

R

TAXPAYER # 137824
UNIQUE OPPORTUNITIES GRAND RAPIDS

APARTMENT ACCT# 73637

Property ID Number:	91-033-1202
Full Tax for Year	71,704.00
2nd Half Tax Due	-35,852.00
Penalty	
2nd Half Balance Due	-35,852.00

TAXES ARE OVERPAID BY 35,852.00

ISSUED: 01/22/2026
Your cleared check will be your receipt.

Make checks payable to:
County Auditor/Treasurer

Mail to: Itasca County
Auditor/Treasurer
123 NE 4th Street
Grand Rapids MN
55744

- CASH
- CHECK
- COUNTER
- MAIL

Check if address change on back
If box is checked you owe delinquent taxes
Detach stub and include with second half payment

\$30.00 service charge for all returned checks.

1 ST HALF OR FULL PAYMENT STUB

Pay on or before May 15 to avoid penalty
Real Estate ITASCA COUNTY

Payable in 2025

R

TAXPAYER # 137824
UNIQUE OPPORTUNITIES GRAND RAPIDS

APARTMENT ACCT# 73637

Property ID Number:	91-033-1202
Full Tax for Year	71,704.00
1st Half Tax Due	.00
Penalty	
1st Half Balance Due	.00

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