



Date of Report: 12/14/2025 11:25:00 AM

| General Details | | | | | | | | | | | | | | | |
|--|--|--|--|--------------------------|-----------|-------------|--|--------------|--|-----------------|--|-----------------|--|---------------------|--|
| Parcel ID: | | 139-0050-04691 | | | | | | | | | | | | | |
| Document: | | Abstract - 01302511 | | | | | | | | | | | | | |
| Document Date: | | 06/10/2016 | | | | | | | | | | | | | |
| Legal Description Details | | | | | | | | | | | | | | | |
| Plat Name: | | HIBBING | | | | | | | | | | | | | |
| Section | | Township | | Range | | Lot | | | | | | | | | |
| 24 | | 57 | | 21 | | - | | | | | | | | | |
| Block | | - | | | | | | | | | | | | | |
| Description: | | THAT PART OF SW1/4 OF SE1/4 DESC AS FOLLOWS: COMMENCING AT SE CORNER OF SW1/4 OF SE1/4; THENCE N00DEG31'04"W, ASSUMED BEARING ALONG E LINE OF SW1/4 OF SE1/4, 16.74 FT TO NLY R/W LINE OF HWY #169; THENCE S89DEG22'10"W ALONG SAID NLY R/W LINE 567.40 FT; THENCE N00DEG31'04"W, PARALLEL WITH E LINE OF SW1/4 OF SE1/4, 92.24 FT TO THE POINT OF BEGINNING; THENCE S89DEG22'10"W 100 FT; THENCE S00DEG31'04"E, PARALLEL WITH E LINE OF SAID SW1/4 OF SE1/4, 92.24 FT TO THE NLY R/W LINE OF HWY #169; THENCE N89DEG22'10"E, ALONG SAID R/W LINE, 100 FT TO THE INTERSECTION WITH A LINE DRAWN PARALLEL WITH THE E LINE OF SAID SW1/4 OF SE1/4 AND BEARING S00DEG31'04"E FROM THE POINT OF BEGINNING; THENCE N00DEG31'04"W, ALONG SAID PARALLEL LINE, 92.24 FT TO THE POINT OF BEGINNING. | | | | | | | | | | | | | |
| Taxpayer Details | | | | | | | | | | | | | | | |
| Taxpayer Name | | EMANUEL DANA | | | | | | | | | | | | | |
| and Address: | | PO BOX 716 | | | | | | | | | | | | | |
| | | KEEWATIN MN 55753 | | | | | | | | | | | | | |
| Owner Details | | | | | | | | | | | | | | | |
| Owner Name | | EMANUEL DANA | | | | | | | | | | | | | |
| Owner Name | | EMANUEL JOHN R | | | | | | | | | | | | | |
| Payable 2025 Tax Summary | | | | | | | | | | | | | | | |
| 2025 - Net Tax | | | | \$1,424.00 | | | | | | | | | | | |
| 2025 - Special Assessments | | | | \$0.00 | | | | | | | | | | | |
| 2025 - Total Tax & Special Assessments | | | | \$1,424.00 | | | | | | | | | | | |
| Current Tax Due (as of 12/13/2025) | | | | | | | | | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | | | | | | | | | |
| 2025 - 1st Half Tax | | \$712.00 | | 2025 - 2nd Half Tax | | \$712.00 | | | | | | | | | |
| 2025 - 1st Half Tax Due | | | | 2025 - 1st Half Tax Due | | \$0.00 | | | | | | | | | |
| 2025 - 1st Half Tax Paid | | \$712.00 | | 2025 - 2nd Half Tax Paid | | \$712.00 | | | | | | | | | |
| 2025 - 2nd Half Tax Due | | | | 2025 - 2nd Half Tax Due | | \$0.00 | | | | | | | | | |
| 2025 - 1st Half Due | | \$0.00 | | 2025 - 2nd Half Due | | \$0.00 | | | | | | | | | |
| 2025 - Total Due | | | | 2025 - Total Due | | \$0.00 | | | | | | | | | |
| Parcel Details | | | | | | | | | | | | | | | |
| Property Address: | | 615 W 41ST ST, HIBBING MN | | | | | | | | | | | | | |
| School District: | | 701 | | | | | | | | | | | | | |
| 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 | |
| 233 | | 0 - Non Homestead | | \$26,000 | | \$32,500 | | \$58,500 | | \$0 | | \$0 | | - | |
| Total: | | | | \$26,000 | | \$32,500 | | \$58,500 | | \$0 | | \$0 | | 878 | |



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



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Land Details

Deeded Acres: 0.21
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: -
Gas Code & Desc: -
Sewer Code & Desc: -
Lot Width: 100.00
Lot Depth: 78.00

The dimensions shown are not guaranteed to be survey quality. Additional lot information can be found at <https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (DAIRY QUEN)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| RESTAURANT | 1950 | 830 | 830 | - | FF - FAST FOOD |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 0 | 0 | 830 | FOUNDATION |

Improvement 2 Details (BLACKTOP)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| PARKING LOT | 1970 | 6,000 | 6,000 | - | A - ASPHALT |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 0 | 0 | 6,000 | - |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|--|------------|
| 11/1993 | \$0 | 94079 |
| 06/1993 | \$0 (This is part of a multi parcel sale.) | 90997 |

Assessment History

| Year | Class Code (Legend) | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
|-------------------|------------------------|----------|----------|-----------|--------------|--------------|------------------|
| 2024 Payable 2025 | 233 | \$28,300 | \$32,500 | \$60,800 | \$0 | \$0 | - |
| | Total | \$28,300 | \$32,500 | \$60,800 | \$0 | \$0 | 912.00 |
| 2023 Payable 2024 | 233 | \$28,300 | \$32,500 | \$60,800 | \$0 | \$0 | - |
| | Total | \$28,300 | \$32,500 | \$60,800 | \$0 | \$0 | 912.00 |
| 2022 Payable 2023 | 233 | \$18,400 | \$38,800 | \$57,200 | \$0 | \$0 | - |
| | Total | \$18,400 | \$38,800 | \$57,200 | \$0 | \$0 | 858.00 |
| 2021 Payable 2022 | 233 | \$18,400 | \$38,800 | \$57,200 | \$0 | \$0 | - |
| | Total | \$18,400 | \$38,800 | \$57,200 | \$0 | \$0 | 858.00 |

Tax Detail History

| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
|----------|------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| 2024 | \$1,382.00 | \$0.00 | \$1,382.00 | \$28,300 | \$32,500 | \$60,800 |
| 2023 | \$1,488.00 | \$0.00 | \$1,488.00 | \$18,400 | \$38,800 | \$57,200 |
| 2022 | \$1,540.00 | \$0.00 | \$1,540.00 | \$18,400 | \$38,800 | \$57,200 |



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



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