



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 1:23:00 PM

General Details							
Parcel ID:	140-0270-01170						
Document:	Abstract - 1011405						
Document Date:	01/13/2006						
Legal Description Details							
Plat Name:	HIBBING						
Section	Township	Range	Lot	Block			
19	57	20	-	-			
Description:	PART OF SW1/4 OF SE1/4 BEG 660.1 FT E OF SW CORNER THENCE N 5 DEG 26 MIN 56 SEC E 33.15 FT TO PT OF BEG ON N R/W OF 41ST ST THENCE CONTINUE SAME BEARING NLY 320.02 FT THENCE ELY ALONG ARC OF CURVE CONCAVE TO N 169.08 FT THENCE S 4 DEG 26 MIN 35 SEC W 326.92 FT TO N R/W OF 41ST ST THENCE W 173.98 FT TO PT OF BEG						
Taxpayer Details							
Taxpayer Name and Address:	KLINFELTER COREY CLK MANAGEMENT CO 1440 E 40TH ST HIBBING MN 55746						
Owner Details							
Owner Name	MANCOR INC						
Payable 2025 Tax Summary							
2025 - Net Tax				\$12,998.00			
2025 - Special Assessments				\$0.00			
2025 - Total Tax & Special Assessments				\$12,998.00			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$6,499.00	2025 - 2nd Half Tax	\$6,499.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$6,499.00	2025 - 2nd Half Tax Paid	\$6,499.00	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:	1440 E 40TH 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	\$86,900	\$325,000	\$411,900	\$0	\$0	-
Total:		\$86,900	\$325,000	\$411,900	\$0	\$0	7488



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Land Details

Deeded Acres: 1.27
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: -
Gas Code & Desc: -
Sewer Code & Desc: -
Lot Width: 174.00
Lot Depth: 320.00

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 (OFFICE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
OFFICE	1982	4,906	4,906	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	5	18	90	FOUNDATION
BAS	1	6	8	48	FOUNDATION
BAS	1	6	22	132	FOUNDATION
BAS	1	38	122	4,636	FOUNDATION

Improvement 2 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2011	576	576	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	24	576	FLOATING SLAB

Improvement 3 Details (BLACKTOP)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
PARKING LOT	1982	20,000	20,000	-	A - ASPHALT
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	20,000	-

Sales Reported to the St. Louis County Auditor

No Sales information reported.

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	\$86,900	\$325,000	\$411,900	\$0	\$0	-
	Total	\$86,900	\$325,000	\$411,900	\$0	\$0	7,488.00
2023 Payable 2024	233	\$94,200	\$325,000	\$419,200	\$0	\$0	-
	Total	\$94,200	\$325,000	\$419,200	\$0	\$0	7,634.00
2022 Payable 2023	233	\$61,300	\$322,500	\$383,800	\$0	\$0	-
	Total	\$61,300	\$322,500	\$383,800	\$0	\$0	6,926.00
2021 Payable 2022	233	\$61,300	\$322,500	\$383,800	\$0	\$0	-
	Total	\$61,300	\$322,500	\$383,800	\$0	\$0	6,926.00



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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	\$13,052.00	\$0.00	\$13,052.00	\$94,200	\$325,000	\$419,200
2023	\$13,414.00	\$0.00	\$13,414.00	\$61,300	\$322,500	\$383,800
2022	\$14,194.00	\$0.00	\$14,194.00	\$61,300	\$322,500	\$383,800

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