



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 4:19:24 AM

General Details							
Parcel ID:	140-0270-01210						
Document:	Abstract - 1009455						
Document Date:	01/13/2006						
Legal Description Details							
Plat Name:	HIBBING						
Section	Township	Range	Lot	Block			
19	57	20	-	-			
Description:	BEGINNING 834 25/100 FT E OF SW CORNER OF SW 1/4 OF SE 1/4 RUNNING THENCE ELY 150 48/100 FT THENCE NLY 650 8/100 FT THENCE WLY 150 83/100 FT THENCE SLY TO POINT OF BEGINNING EX HWY RT OF WAY						
Taxpayer Details							
Taxpayer Name and Address:	KLINEFELTER COREY CLK MANAGEMENT CO 1440 E 40TH ST HIBBING MN 55746						
Owner Details							
Owner Name	MCDONALDS USA LLC						
Payable 2025 Tax Summary							
2025 - Net Tax				\$15,470.00			
2025 - Special Assessments				\$0.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$15,470.00</b>			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$7,735.00	2025 - 2nd Half Tax	\$7,735.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$7,735.00	2025 - 2nd Half Tax Paid	\$7,735.00	2025 - 2nd Half Tax Due	\$0.00		
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$0.00</b>	<b>2025 - Total Due</b>	<b>\$0.00</b>		
Parcel Details							
Property Address:	1442 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	\$82,600	\$397,300	\$479,900	\$0	\$0	-
Total:		\$82,600	\$397,300	\$479,900	\$0	\$0	8848



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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: 150.00  
Lot Depth: 410.00

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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (NEW MCDNLD)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
RESTAURANT	2005	4,328	4,328	-	FF - FAST FOOD
Segment	Story	Width	Length	Area	Foundation
BAS	1	9	36	324	FOUNDATION
BAS	1	44	91	4,004	FOUNDATION

## Improvement 2 Details (BLACKTOP)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
PARKING LOT	1995	30,000	30,000	-	A - ASPHALT
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	30,000	-

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/1993	\$75,000	94310

## 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	\$82,600	\$397,300	\$479,900	\$0	\$0	-
	Total	\$82,600	\$397,300	\$479,900	\$0	\$0	8,848.00
2023 Payable 2024	233	\$89,700	\$397,300	\$487,000	\$0	\$0	-
	Total	\$89,700	\$397,300	\$487,000	\$0	\$0	8,990.00
2022 Payable 2023	233	\$58,500	\$411,300	\$469,800	\$0	\$0	-
	Total	\$58,500	\$411,300	\$469,800	\$0	\$0	8,646.00
2021 Payable 2022	233	\$58,500	\$411,300	\$469,800	\$0	\$0	-
	Total	\$58,500	\$411,300	\$469,800	\$0	\$0	8,646.00

## Tax Detail History

Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$15,482.00	\$0.00	\$15,482.00	\$89,700	\$397,300	\$487,000
2023	\$16,918.00	\$0.00	\$16,918.00	\$58,500	\$411,300	\$469,800
2022	\$17,846.00	\$0.00	\$17,846.00	\$58,500	\$411,300	\$469,800



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