



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/16/2025 9:00:45 AM

| General Details                        |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |          |                                |           |  |           |  |              |  |              |  |                  |  |
|----------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------|--------------------------------|-----------|--|-----------|--|--------------|--|--------------|--|------------------|--|
| Parcel ID:                             |  | 140-0290-00355                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |          |                                |           |  |           |  |              |  |              |  |                  |  |
| Document:                              |  | Abstract - 1047253                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |          |                                |           |  |           |  |              |  |              |  |                  |  |
| Document Date:                         |  | 03/06/2007                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |          |                                |           |  |           |  |              |  |              |  |                  |  |
| Legal Description Details              |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |          |                                |           |  |           |  |              |  |              |  |                  |  |
| Plat Name:                             |  | HIBBING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |          |                                |           |  |           |  |              |  |              |  |                  |  |
| Section                                |  | Township                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | Range    |                                | Lot       |  |           |  |              |  |              |  |                  |  |
| 12                                     |  | 57                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | 21       |                                | -         |  |           |  |              |  |              |  |                  |  |
| Block                                  |  | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |          |                                |           |  |           |  |              |  |              |  |                  |  |
| Description:                           |  | That part of the SE1/4 of SE1/4 described as: Commencing at the Southwest corner of said SE1/4 of SE1/4; thence S89DEG38'4"E along South line 420 feet; thence deflect left N00DEG21'56"E 33 feet to a point on the Northerly Right of Way line of Grant Street which point is the Point of Beginning; thence continue on last course 100 feet; thence deflect left N89DEG38'04"W 122.94 feet to a point; thence deflect left S0DEG21'56"W 100 feet to a point in the Northerly Right of Way line of Grant Street; thence deflect left on said Northerly Right of Way line to the Point of Beginning |  |          |                                |           |  |           |  |              |  |              |  |                  |  |
| Taxpayer Details                       |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |          |                                |           |  |           |  |              |  |              |  |                  |  |
| Taxpayer Name and Address:             |  | SUNDVALL GREG & MELISSA<br>403 GRANT ST<br>HIBBING MN 55746-1546                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |          |                                |           |  |           |  |              |  |              |  |                  |  |
| Owner Details                          |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |          |                                |           |  |           |  |              |  |              |  |                  |  |
| Owner Name                             |  | SUNDVALL GREG S                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |          |                                |           |  |           |  |              |  |              |  |                  |  |
| Owner Name                             |  | SUNDVALL MELISSA A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |          |                                |           |  |           |  |              |  |              |  |                  |  |
| Payable 2025 Tax Summary               |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |          |                                |           |  |           |  |              |  |              |  |                  |  |
| 2025 - Net Tax                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | \$626.00 |                                |           |  |           |  |              |  |              |  |                  |  |
| 2025 - Special Assessments             |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | \$0.00   |                                |           |  |           |  |              |  |              |  |                  |  |
| 2025 - Total Tax & Special Assessments |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | \$626.00 |                                |           |  |           |  |              |  |              |  |                  |  |
| Current Tax Due (as of 12/15/2025)     |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |          |                                |           |  |           |  |              |  |              |  |                  |  |
| Due May 15                             |  | Due October 15                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |          | Total Due                      |           |  |           |  |              |  |              |  |                  |  |
| 2025 - 1st Half Tax \$313.00           |  | 2025 - 2nd Half Tax \$313.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |          | 2025 - 1st Half Tax Due \$0.00 |           |  |           |  |              |  |              |  |                  |  |
| 2025 - 1st Half Tax Paid \$313.00      |  | 2025 - 2nd Half Tax Paid \$313.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |          | 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:                      |  | 403 GRANT ST, HIBBING MN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |          |                                |           |  |           |  |              |  |              |  |                  |  |
| School District:                       |  | 701                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |          |                                |           |  |           |  |              |  |              |  |                  |  |
| Tax Increment District:                |  | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |          |                                |           |  |           |  |              |  |              |  |                  |  |
| Property/Homesteader:                  |  | SUNDVALL, GREG S & MELISSA A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |          |                                |           |  |           |  |              |  |              |  |                  |  |
| 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 |  |
| 201                                    |  | 1 - Owner Homestead (100.00% total)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | \$16,400 |                                | \$125,700 |  | \$142,100 |  | \$0          |  | \$0          |  | -                |  |
| Total:                                 |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | \$16,400 |                                | \$125,700 |  | \$142,100 |  | \$0          |  | \$0          |  | 1083             |  |



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## Land Details

Deeded Acres: 0.28  
Waterfront: -  
Water Front Feet: 0.00  
Water Code & Desc: -  
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/frmPlatStatPopUp.aspx>. If there are any questions, please email [PropertyTax@stlouiscountymn.gov](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (OFC/LAB)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| OFFICE           | 1927       | 2,484                      | 4,968                      | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 2          | 46                         | 54                         | 2,484           | BASEMENT           |
| BMT              | 0          | 46                         | 54                         | 2,484           | FOUNDATION         |

## Improvement 2 Details (STRG BLDG)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| UTILITY          | 1940       | 800                        | 800                        | -               | LT - LT UTILITY    |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 0          | 20                         | 40                         | 800             | POST ON GROUND     |

## Improvement 3 Details (VINYL DG)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 0          | 1,040                      | 1,040                      | -               | DETACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 26                         | 40                         | 1,040           | FOUNDATION         |

## Improvement 4 Details (OLD ST)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0          | 168                        | 168                        | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 12                         | 14                         | 168             | POST ON GROUND     |

## Improvement 5 Details (SEMI TRLR)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0          | 264                        | 264                        | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 8                          | 33                         | 264             | POST ON GROUND     |

## Improvement 6 Details (Log shed)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 1965       | 96                         | 96                         | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 0          | 8                          | 12                         | 96              | POST ON GROUND     |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 03/2007   | \$45,900       | 176363     |



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| Assessment History |                        |                     |                                 |                 |                     |                  |                  |
|--------------------|------------------------|---------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Year               | Class Code<br>(Legend) | Land EMV            | Bldg EMV                        | Total EMV       | Def Land EMV        | Def Bldg EMV     | Net Tax Capacity |
| 2024 Payable 2025  | 201                    | \$16,400            | \$90,000                        | \$106,400       | \$0                 | \$0              | -                |
|                    | Total                  | \$16,400            | \$90,000                        | \$106,400       | \$0                 | \$0              | 694.00           |
| 2023 Payable 2024  | 201                    | \$15,000            | \$81,600                        | \$96,600        | \$0                 | \$0              | -                |
|                    | Total                  | \$15,000            | \$81,600                        | \$96,600        | \$0                 | \$0              | 681.00           |
| 2022 Payable 2023  | 201                    | \$15,000            | \$62,000                        | \$77,000        | \$0                 | \$0              | -                |
|                    | Total                  | \$15,000            | \$62,000                        | \$77,000        | \$0                 | \$0              | 467.00           |
| 2021 Payable 2022  | 201                    | \$15,000            | \$54,200                        | \$69,200        | \$0                 | \$0              | -                |
|                    | Total                  | \$15,000            | \$54,200                        | \$69,200        | \$0                 | \$0              | 415.00           |
| Tax Detail History |                        |                     |                                 |                 |                     |                  |                  |
| Tax Year           | Tax                    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024               | \$730.00               | \$0.00              | \$730.00                        | \$10,567        | \$57,487            | \$68,054         |                  |
| 2023               | \$532.00               | \$0.00              | \$532.00                        | \$9,095         | \$37,595            | \$46,690         |                  |
| 2022               | \$462.00               | \$0.00              | \$462.00                        | \$9,000         | \$32,520            | \$41,520         |                  |

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