



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/16/2025 9:01:03 AM

| General Details | | | | |
|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---------------|--------------------------------|
| Parcel ID: | 140-0290-00371 | | | |
| Document: | Abstract - 01412032 | | | |
| Document: | Torrens - 1039673.0 | | | |
| Document Date: | 03/10/2021 | | | |
| Legal Description Details | | | | |
| Plat Name: | HIBBING | | | |
| Section | Township | Range | Lot | Block |
| 13 | 57 | 21 | - | - |
| Description: | NLY 66 FT OF SW1/4 OF NE1/4 LYING BETWEEN E LINE OF SW1/4 OF NE1/4 AND THE ELY R/W LINE OF THE HULL RUST RAILROAD BRANCH AND THAT PART OF NW1/4 OF NE1/4 LYING S OF SLY R/W LINE OF THE BURLINGTON NORTHERN RAILROAD AND E OF A LINE LYING 75 FT E OF THE CENTERLINE OF THE HULL RUST RAILROAD SAID CENTERLINE FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON S LINE 196.38 FT W OF THE SE CORNER OF NW1/4 OF NE1/4 AND ASSIGNING A BEARING OF S88DEG24'27"E TO SAID S LINE; THENCE SELY ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE SW, THE CENTER OF CIRCLE FOR WHICH BEARS S64DEG28'49"W, WITH A RADIUS OF 1432.69 FT, AND A CENTRAL ANGLE OF 01DEG27'00", FOR A DISTANCE OF 36.26 FT TO THE POINT OF BEGINNING; THENCE NWLY 270.02 FT ALONG SAID CURVE WITH A CENTRAL ANGLE OF 10DEG47'55" AND A RADIUS OF 1432.69 FT AND THERE TERMINATING ON S LINE OF SAID BURLINGTON NORTHERN RAILROAD R/W; AND A TRIANGULAR PIECE LYING IN THE NW1/4 OF NE1/4 DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE S LINE 112.67 FT W OF SE CORNER OF SAID NW1/4 OF NE1/4, AND ASSIGNING A BEARING OF S88DEG24'27"E TO SAID S LINE; THENCE NWLY ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE SW, THE CENTER OF CIRCLE FOR WHICH BEARS S65DEG55'49"W, WITH A RADIUS OF 1507.69 FT, AND A CENTRAL ANGLE OF 6DEG15'40", FOR A DISTANCE OF 164.76 FT TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE A DISTANCE OF 87.19 FT; THENCE S15DEG19'50"E A DISTANCE OF 83.52 FT; THENCE N74DEG40'10"E A DISTANCE OF 24.99 FT TO THE POINT OF BEGINNING. | | | |
| Taxpayer Details | | | | |
| Taxpayer Name | GRABANSKI PROPERTIES LLC | | | |
| and Address: | 4058 N DUBLIN RD HIBBING MN 55746 | | | |
| Owner Details | | | | |
| Owner Name | GRABANSKI PROPERTIES LLC | | | |
| Payable 2025 Tax Summary | | | | |
| 2025 - Net Tax | | \$1,298.00 | | |
| 2025 - Special Assessments | | \$0.00 | | |
| 2025 - Total Tax & Special Assessments | | \$1,298.00 | | |
| Current Tax Due (as of 12/15/2025) | | | | |
| Due May 15 | | Due October 15 | | Total Due |
| 2025 - 1st Half Tax | \$649.00 | 2025 - 2nd Half Tax | \$649.00 | 2025 - 1st Half Tax Due \$0.00 |
| 2025 - 1st Half Tax Paid | \$649.00 | 2025 - 2nd Half Tax Paid | \$649.00 | 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: | - | | | |
| School District: | 701 | | | |
| Tax Increment District: | - | | | |
| Property/Homesteader: | - | | | |



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



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| 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 | \$1,400 | \$54,600 | \$56,000 | \$0 | \$0 | - |
| Total: | | \$1,400 | \$54,600 | \$56,000 | \$0 | \$0 | 840 |
| Land Details | | | | | | | |
| Deeded Acres: | | 1.47 | | | | | |
| 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 . | | | | | | | |
| Improvement 1 Details (QUONSET) | | | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | | Gross Area Ft ² | | Basement Finish | Style Code & Desc. |
| UTILITY | 1967 | 6,120 | | 6,120 | | - | Q - QUONSET |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 0 | 68 | 90 | 6,120 | FLOATING SLAB | | |
| Improvement 2 Details (STRG SHED) | | | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | | Gross Area Ft ² | | Basement Finish | Style Code & Desc. |
| UTILITY | 1940 | 2,000 | | 2,000 | | - | LT - LT UTILITY |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 0 | 20 | 100 | 2,000 | - | | |
| Improvement 3 Details (POLE BLDG) | | | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | | Gross Area Ft ² | | Basement Finish | Style Code & Desc. |
| UTILITY | 1958 | 2,880 | | 2,880 | | - | LT - LT UTILITY |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 0 | 36 | 80 | 2,880 | FLOATING SLAB | | |
| Improvement 4 Details (OPEN STRG) | | | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | | Gross Area Ft ² | | Basement Finish | Style Code & Desc. |
| MATERIALS STORAGE | 1940 | 2,232 | | 2,232 | | - | LO - LMBR OPEN |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 0 | 14 | 16 | 224 | - | | |
| BAS | 0 | 14 | 28 | 392 | - | | |
| BAS | 0 | 20 | 34 | 680 | - | | |
| BAS | 0 | 26 | 36 | 936 | - | | |
| Improvement 5 Details (.) | | | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | | Gross Area Ft ² | | Basement Finish | Style Code & Desc. |
| STORAGE BUILDING | 0 | 240 | | 240 | | - | - |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 0 | 8 | 30 | 240 | POST ON GROUND | | |



PROPERTY DETAILS REPORT

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Date of Report: 12/16/2025 9:01:03 AM

| Sales Reported to the St. Louis County Auditor | | | | | | | |
|------------------------------------------------|------------------------|--------------------------------------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Sale Date | | Purchase Price | | | CRV Number | | |
| 03/2021 | | \$175,000 (This is part of a multi parcel sale.) | | | 242069 | | |
| 07/2015 | | \$6,160 | | | 212857 | | |
| 06/2010 | | \$122,500 (This is part of a multi parcel sale.) | | | 191718 | | |
| 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 | \$1,400 | \$54,600 | \$56,000 | \$0 | \$0 | - |
| | Total | \$1,400 | \$54,600 | \$56,000 | \$0 | \$0 | 840.00 |
| 2023 Payable 2024 | 233 | \$1,400 | \$54,600 | \$56,000 | \$0 | \$0 | - |
| | Total | \$1,400 | \$54,600 | \$56,000 | \$0 | \$0 | 840.00 |
| 2022 Payable 2023 | 233 | \$1,400 | \$54,600 | \$56,000 | \$0 | \$0 | - |
| | Total | \$1,400 | \$54,600 | \$56,000 | \$0 | \$0 | 840.00 |
| 2021 Payable 2022 | 233 | \$1,400 | \$54,600 | \$56,000 | \$0 | \$0 | - |
| | Total | \$1,400 | \$54,600 | \$56,000 | \$0 | \$0 | 840.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$1,272.00 | \$0.00 | \$1,272.00 | \$1,400 | \$54,600 | \$56,000 | |
| 2023 | \$1,450.00 | \$0.00 | \$1,450.00 | \$1,400 | \$54,600 | \$56,000 | |
| 2022 | \$1,494.00 | \$0.00 | \$1,494.00 | \$1,400 | \$54,600 | \$56,000 | |

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