



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 4:44:50 PM

| General Details | | | | | | | |
|---|---|----------------------------|------------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID: | 141-0010-02616 | | | | | | |
| Document: | Abstract - 1049382 | | | | | | |
| Document Date: | 01/30/2007 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | HIBBING | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| 15 | 56 | 20 | - | - | | | |
| Description: | THAT PART OF N 1/2 OF NE 1/4 LYING N OF THE LITTLE SWAN LAKE ROAD | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | POIRIER NANCY A | | | | | | |
| and Address: | 3075 COUNTY RD 444 | | | | | | |
| | HIBBING MN 55746 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | GORDON J POIRIER LIVING TRUST | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$3,246.00 | | | |
| 2025 - Special Assessments | | | | \$0.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$3,246.00 | | | |
| Current Tax Due (as of 12/14/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$1,623.00 | 2025 - 2nd Half Tax | \$1,623.00 | 2025 - 1st Half Tax Due | \$0.00 | | |
| 2025 - 1st Half Tax Paid | \$1,623.00 | 2025 - 2nd Half Tax Paid | \$1,623.00 | 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: | 3075 CO RD 444, HIBBING MN | | | | | | |
| School District: | 701 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | POIRIER, NANCY | | | | | | |
| 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) | \$33,700 | \$190,100 | \$223,800 | \$0 | \$0 | - |
| 111 | 0 - Non Homestead | \$4,000 | \$0 | \$4,000 | \$0 | \$0 | - |
| Total: | | \$37,700 | \$190,100 | \$227,800 | \$0 | \$0 | 2014 |



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Land Details

Deeded Acres: 19.50
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: W - DRILLED WELL
Gas Code & Desc: -
Sewer Code & Desc: S - ON-SITE SANITARY SYSTEM
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 (HOUSE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|---------------|----------------------------|----------------------------|-----------------|--------------------|
| HOUSE | 1993 | 1,064 | 1,064 | - | RAM - RAMBL/RNCH |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 28 | 38 | 1,064 | FOUNDATION |
| DK | 1 | 8 | 8 | 64 | POST ON GROUND |
| OP | 1 | 6 | 18 | 108 | SHALLOW FOUNDATION |
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC | |
| 1.0 BATH | 2 BEDROOMS | 5 ROOMS | 0 | C&AIR_COND, GAS | |

Improvement 2 Details (POLE BLDG)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| POLE BUILDING | 1992 | 1,680 | 1,680 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 30 | 56 | 1,680 | PIERS AND FOOTINGS |

Improvement 3 Details (GARAGE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 1992 | 576 | 576 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 24 | 24 | 576 | FLOATING SLAB |

Improvement 4 Details (SCRN HOUSE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| SCREEN HOUSE | 2001 | 94 | 94 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 0 | 0 | 94 | POST ON GROUND |

Improvement 5 Details (BRWN SHED)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 1987 | 120 | 120 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 10 | 12 | 120 | POST ON GROUND |

Sales Reported to the St. Louis County Auditor

No Sales information reported.



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| Assessment History | | | | | | | |
|--------------------|------------------------|---------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Year | Class Code (Legend) | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
| 2024 Payable 2025 | 201 | \$36,000 | \$211,600 | \$247,600 | \$0 | \$0 | - |
| | 111 | \$4,400 | \$0 | \$4,400 | \$0 | \$0 | - |
| | Total | \$40,400 | \$211,600 | \$252,000 | \$0 | \$0 | 2,277.00 |
| 2023 Payable 2024 | 201 | \$37,600 | \$196,100 | \$233,700 | \$0 | \$0 | - |
| | 111 | \$4,700 | \$0 | \$4,700 | \$0 | \$0 | - |
| | Total | \$42,300 | \$196,100 | \$238,400 | \$0 | \$0 | 2,222.00 |
| 2022 Payable 2023 | 201 | \$31,900 | \$139,700 | \$171,600 | \$0 | \$0 | - |
| | 111 | \$3,600 | \$0 | \$3,600 | \$0 | \$0 | - |
| | Total | \$35,500 | \$139,700 | \$175,200 | \$0 | \$0 | 1,534.00 |
| 2021 Payable 2022 | 201 | \$29,400 | \$118,500 | \$147,900 | \$0 | \$0 | - |
| | 111 | \$3,200 | \$0 | \$3,200 | \$0 | \$0 | - |
| | Total | \$32,600 | \$118,500 | \$151,100 | \$0 | \$0 | 1,272.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$3,130.00 | \$0.00 | \$3,130.00 | \$39,692 | \$182,501 | \$222,193 | |
| 2023 | \$2,462.00 | \$0.00 | \$2,462.00 | \$31,448 | \$121,956 | \$153,404 | |
| 2022 | \$2,072.00 | \$0.00 | \$2,072.00 | \$27,843 | \$99,328 | \$127,171 | |

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