



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 8/22/2025 7:17:46 PM

General Details							
Parcel ID:	141-0010-06000						
Document:	Abstract - 01463455						
Document Date:	03/10/2023						
Legal Description Details							
Plat Name:	HIBBING						
Section	Township	Range	Lot	Block			
35	56	20	-	-			
Description:	NW 1/4 OF NE 1/4						
Taxpayer Details							
Taxpayer Name	MODICH FRANK M JR						
and Address:	10980 ZIM RD						
	HIBBING MN 55746						
Owner Details							
Owner Name	MODICH FRANK M JR						
Payable 2025 Tax Summary							
2025 - Net Tax			\$2,882.00				
2025 - Special Assessments			\$0.00				
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$2,882.00</b>				
Current Tax Due (as of 8/21/2025)							
Due May 15		Due November 15			Total Due		
2025 - 1st Half Tax	\$1,441.00	2025 - 2nd Half Tax	\$1,441.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,441.00	2025 - 2nd Half Tax Paid	\$1,441.00	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:	10980 ZIM RD, HIBBING MN						
School District:	701						
Tax Increment District:	-						
Property/Homesteader:	MODICH, FRANK M JR						
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
101	1 - Owner Homestead (100.00% total)	\$52,100	\$224,500	\$276,600	\$0	\$0	-
121	1 - Owner Homestead (100.00% total)	\$8,600	\$0	\$8,600	\$0	\$0	-
<b>Total:</b>		<b>\$60,700</b>	<b>\$224,500</b>	<b>\$285,200</b>	<b>\$0</b>	<b>\$0</b>	<b>2270</b>



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## Land Details

**Deeded Acres:** 40.00  
**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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1975	1,250	1,250	OLD Quality / 689 Ft <sup>2</sup>	MOD - MODULAR
Segment	Story	Width	Length	Area	Foundation
BAS	1	1	18	18	CANTILEVER
BAS	1	28	44	1,232	BASEMENT
DK	1	9	13	117	POST ON GROUND
DK	1	13	20	260	POST ON GROUND
SP	1	7	16	112	POST ON GROUND
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
1.5 BATHS	2 BEDROOMS	5 ROOMS		0	CENTRAL, FUEL OIL

## Improvement 2 Details (ATT GARAGE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1975	512	512	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	16	32	512	FOUNDATION

## Improvement 3 Details (POLE BLDG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
POLE BUILDING	1982	3,066	3,066	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	42	73	3,066	POST ON GROUND
LT	1	6	73	438	POST ON GROUND

## Improvement 4 Details (2ND GARAGE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1986	1,440	1,440	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	48	1,440	FLOATING SLAB

## Improvement 5 Details (SAUNA/STRG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1950	180	180	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	18	180	FLOATING SLAB



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Improvement 6 Details (12X16 SHED)						
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	1950	192	192	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	12	16	192	POST ON GROUND	

Improvement 7 Details (NEW 12X12)						
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	2013	144	144	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	12	12	144	POST ON GROUND	

Sales Reported to the St. Louis County Auditor						
No Sales information reported.						

Assessment History							
Year	Class Code ( <b>Legend</b> )	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	101	\$56,500	\$233,200	\$289,700	\$0	\$0	-
	121	\$9,600	\$0	\$9,600	\$0	\$0	-
	<b>Total</b>	<b>\$66,100</b>	<b>\$233,200</b>	<b>\$299,300</b>	<b>\$0</b>	<b>\$0</b>	<b>2,376.00</b>
2023 Payable 2024	103	\$59,600	\$216,000	\$275,600	\$0	\$0	-
	123	\$10,300	\$0	\$10,300	\$0	\$0	-
	<b>Total</b>	<b>\$69,900</b>	<b>\$216,000</b>	<b>\$285,900</b>	<b>\$0</b>	<b>\$0</b>	<b>2,312.00</b>
2022 Payable 2023	103	\$48,700	\$167,000	\$215,700	\$0	\$0	-
	123	\$7,900	\$0	\$7,900	\$0	\$0	-
	<b>Total</b>	<b>\$56,600</b>	<b>\$167,000</b>	<b>\$223,600</b>	<b>\$0</b>	<b>\$0</b>	<b>1,740.00</b>
2021 Payable 2022	103	\$44,100	\$141,800	\$185,900	\$0	\$0	-
	123	\$6,900	\$0	\$6,900	\$0	\$0	-
	<b>Total</b>	<b>\$51,000</b>	<b>\$141,800</b>	<b>\$192,800</b>	<b>\$0</b>	<b>\$0</b>	<b>1,448.00</b>

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$2,744.00	\$0.00	\$2,744.00	\$68,444	\$199,350	\$267,794
2023	\$2,342.00	\$0.00	\$2,342.00	\$54,491	\$147,034	\$201,525
2022	\$1,960.00	\$0.00	\$1,960.00	\$48,384	\$120,235	\$168,619



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