



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 2:08:01 PM

General Details							
Parcel ID:	141-0020-02090						
Document:	Abstract - 01228912						
Document Date:	11/18/2013						
Legal Description Details							
Plat Name:	HIBBING						
Section	Township	Range	Lot	Block			
15	57	20	-	-			
Description:	SW 1/4 OF NW 1/4						
Taxpayer Details							
Taxpayer Name	COHOE DUSTIN JOHN						
and Address:	2310 9TH AVE E						
	HIBBING MN 55746						
Owner Details							
Owner Name	COHOE DUSTIN JOHN						
Payable 2025 Tax Summary							
2025 - Net Tax			\$4,870.00				
2025 - Special Assessments			\$0.00				
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$4,870.00</b>				
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,435.00	2025 - 2nd Half Tax	\$2,435.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$2,435.00	2025 - 2nd Half Tax Paid	\$2,435.00	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:	4250 KANGAS RD, HIBBING MN						
School District:	701						
Tax Increment District:	-						
Property/Homesteader:	COHOE, DUSTIN						
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)	\$37,200	\$238,000	\$275,200	\$0	\$0	-
111	0 - Non Homestead	\$31,800	\$0	\$31,800	\$0	\$0	-
<b>Total:</b>		<b>\$69,000</b>	<b>\$238,000</b>	<b>\$307,000</b>	<b>\$0</b>	<b>\$0</b>	<b>2852</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 (RES 22X30)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.												
HOUSE	2015	660	660	-	SLB - SLAB												
<table><tr><th>Segment</th><th>Story</th><th>Width</th><th>Length</th><th>Area</th><th>Foundation</th></tr><tr><td>BAS</td><td>0</td><td>22</td><td>30</td><td>660</td><td>-</td></tr></table>						Segment	Story	Width	Length	Area	Foundation	BAS	0	22	30	660	-
Segment	Story	Width	Length	Area	Foundation												
BAS	0	22	30	660	-												
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>												
0.75 BATH	1 BEDROOM	4 ROOMS		-	C&AIR_EXCH, PROPANE												

## 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	2015	1,860	1,860	-	ATTACHED												
<table><tr><th>Segment</th><th>Story</th><th>Width</th><th>Length</th><th>Area</th><th>Foundation</th></tr><tr><td>BAS</td><td>0</td><td>0</td><td>0</td><td>1,860</td><td>-</td></tr></table>						Segment	Story	Width	Length	Area	Foundation	BAS	0	0	0	1,860	-
Segment	Story	Width	Length	Area	Foundation												
BAS	0	0	0	1,860	-												

## Improvement 3 Details (PB W/OP)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.																		
POLE BUILDING	2015	2,520	2,520	-	-																		
<table><tr><th>Segment</th><th>Story</th><th>Width</th><th>Length</th><th>Area</th><th>Foundation</th></tr><tr><td>BAS</td><td>0</td><td>42</td><td>60</td><td>2,520</td><td>FLOATING SLAB</td></tr><tr><td>OPX</td><td>0</td><td>8</td><td>60</td><td>480</td><td>FLOATING SLAB</td></tr></table>						Segment	Story	Width	Length	Area	Foundation	BAS	0	42	60	2,520	FLOATING SLAB	OPX	0	8	60	480	FLOATING SLAB
Segment	Story	Width	Length	Area	Foundation																		
BAS	0	42	60	2,520	FLOATING SLAB																		
OPX	0	8	60	480	FLOATING SLAB																		

## Improvement 4 Details (PATIO)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.												
	2015	420	420	-	CON - CONCRETE												
<table><tr><th>Segment</th><th>Story</th><th>Width</th><th>Length</th><th>Area</th><th>Foundation</th></tr><tr><td>BAS</td><td>0</td><td>10</td><td>42</td><td>420</td><td>-</td></tr></table>						Segment	Story	Width	Length	Area	Foundation	BAS	0	10	42	420	-
Segment	Story	Width	Length	Area	Foundation												
BAS	0	10	42	420	-												

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
11/2013	\$65,000	204067
08/1995	\$20,000	105391



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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	\$43,200	\$265,400	\$308,600	\$0	\$0	-
	111	\$39,700	\$0	\$39,700	\$0	\$0	-
	Total	\$82,900	\$265,400	\$348,300	\$0	\$0	3,295.00
2023 Payable 2024	201	\$43,200	\$245,900	\$289,100	\$0	\$0	-
	111	\$39,700	\$0	\$39,700	\$0	\$0	-
	Total	\$82,900	\$245,900	\$328,800	\$0	\$0	3,176.00
2022 Payable 2023	201	\$36,200	\$175,600	\$211,800	\$0	\$0	-
	111	\$30,600	\$0	\$30,600	\$0	\$0	-
	Total	\$66,800	\$175,600	\$242,400	\$0	\$0	2,242.00
2021 Payable 2022	201	\$33,200	\$167,900	\$201,100	\$0	\$0	-
	111	\$26,600	\$0	\$26,600	\$0	\$0	-
	Total	\$59,800	\$167,900	\$227,700	\$0	\$0	2,086.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$4,562.00	\$0.00	\$4,562.00	\$81,223	\$236,356	\$317,579	
2023	\$3,694.00	\$0.00	\$3,694.00	\$63,693	\$160,529	\$224,222	
2022	\$3,552.00	\$0.00	\$3,552.00	\$56,640	\$151,919	\$208,559	

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