



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/16/2025 1:39:51 PM

General Details							
Parcel ID:	141-0020-03292						
Document:	Abstract - 01521946						
Document Date:	07/31/2025						
Legal Description Details							
Plat Name:	HIBBING						
Section	Township	Range	Lot	Block			
25	57	20	-	-			
Description:	THAT PART OF NW1/4 OF NW1/4 COMM AT NW COR THENCE S83DEG59'51"E ASSIGNED BEARING ALONG N LINE OF NW1/4 OF NW1/4 362.54 FT TO PT OF BEG THENCE CONT S83DEG59'51"E ALONG SAID N LINE 357.18 FT THENCE S06DEG00'09"W 32.93 FT THENCE S28DEG20'51"E 19.93 FT THENCE S00DEG 47'14"E 501.53 FT THENCE S19DEG33'09"W 59.26 FT THENCE N83DEG59'51"W 341.80 FT THENCE N00DEG47'14"W 609.27 FT TO PT OF BEG						
Taxpayer Details							
Taxpayer Name	VALENTINI MICHAEL & SALLY						
and Address:	10874 HWY 37 HIBBING MN 55746						
Owner Details							
Owner Name	VALENTINI MICHAEL & SALLY TRUST						
Payable 2025 Tax Summary							
2025 - Net Tax				\$10,062.00			
2025 - Special Assessments				\$0.00			
2025 - Total Tax & Special Assessments				\$10,062.00			
Current Tax Due (as of 12/15/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$5,031.00	2025 - 2nd Half Tax	\$5,031.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$5,031.00	2025 - 2nd Half Tax Paid	\$5,031.00	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:	10874 HWY 37, HIBBING MN						
School District:	701						
Tax Increment District:	-						
Property/Homesteader:	MELHORN, JEFFREY D JR. & NICOLE						
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)	\$19,500	\$318,600	\$338,100	\$0	\$0	-
233	0 - Non Homestead	\$5,600	\$152,400	\$158,000	\$0	\$0	-
Total:		\$25,100	\$471,000	\$496,100	\$0	\$0	5630



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/16/2025 1:39:51 PM

Land Details

Deeded Acres: 4.78
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: 357.18
Lot Depth: 609.27

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 (SFD)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	2013	2,788	3,068	-	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	11	52	572	-
BAS	1	16	51	816	-
BAS	1	24	35	840	-
BAS	1.5	16	35	560	-
DK	0	6	22	132	CANTILEVER
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
2.5 BATHS	4 BEDROOMS	-		-	C&AC&EXCH, GAS

Improvement 2 Details (20X22 AG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2013	440	440	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	0	20	22	440	-

Improvement 3 Details (Office)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2008	2,400	2,736	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	36	40	1,440	FLOATING SLAB
LAG	1	26	24	624	FLOATING SLAB
LAG	2	14	24	336	FLOATING SLAB

Improvement 4 Details (24X36)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
POLE BUILDING	1940	864	864	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	36	864	POST ON GROUND

Improvement 5 Details (24X49 BARN)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
BARN	1940	1,152	1,728	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1.5	24	48	1,152	POST ON GROUND



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/16/2025 1:39:51 PM

Improvement 6 Details (ST 10X10)						
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	0	100	100	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	0	10	10	100	POST ON GROUND	

Improvement 7 Details (Cpt)						
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
CAR PORT	0	160	160	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	0	8	20	160	POST ON GROUND	

Improvement 8 Details (TIN SHED)						
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	2022	1,280	1,280	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	32	40	1,280	POST ON GROUND	

Sales Reported to the St. Louis County Auditor						
Sale Date		Purchase Price		CRV Number		
07/2025		\$600,000		269780		
10/2007		\$45,000		180036		

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	\$21,100	\$355,200	\$376,300	\$0	\$0	-
	233	\$7,000	\$170,000	\$177,000	\$0	\$0	-
	Total	\$28,100	\$525,200	\$553,300	\$0	\$0	6,426.00
2023 Payable 2024	201	\$21,100	\$329,100	\$350,200	\$0	\$0	-
	233	\$7,000	\$157,500	\$164,500	\$0	\$0	-
	Total	\$28,100	\$486,600	\$514,700	\$0	\$0	5,985.00
2022 Payable 2023	201	\$19,200	\$225,200	\$244,400	\$0	\$0	-
	233	\$5,400	\$112,500	\$117,900	\$0	\$0	-
	Total	\$24,600	\$337,700	\$362,300	\$0	\$0	4,061.00
2021 Payable 2022	201	\$18,400	\$215,100	\$233,500	\$0	\$0	-
	233	\$4,700	\$107,500	\$112,200	\$0	\$0	-
	Total	\$23,100	\$322,600	\$345,700	\$0	\$0	3,856.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$9,024.00	\$0.00	\$9,024.00	\$27,755	\$481,223	\$508,978
2023	\$6,942.00	\$0.00	\$6,942.00	\$23,402	\$323,654	\$347,056
2022	\$6,876.00	\$0.00	\$6,876.00	\$21,821	\$307,654	\$329,475



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/16/2025 1:39:51 PM

Disclaimer: St. Louis County makes no representation or warranties, express or implied, with respect to the use or reuse of data provided herewith, regardless of its format or the means of its transmission. THE DATA IS PROVIDED 'AS IS' WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY, SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY OR FITNESS OF THIS DATA FOR ANY PARTICULAR PURPOSE. St. Louis County shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting from the use of these data, even if St. Louis County has been advised of the possibility of such potential loss or damage. These data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.