



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/5/2025 4:09:18 PM

General Details							
Parcel ID:	141-0040-00418						
Document:	Abstract - 01469342						
Document Date:	06/14/2023						
Legal Description Details							
Plat Name:	HIBBING						
Section	Township	Range	Lot	Block			
2	56	21	-	-			
Description:	PART OF SE 1/4 OF SW 1/4 BEG AT SW COR THENCE N 663.60 FT THENCE E 639.17 FT THENCE S 675.33 FT THENCE W TO PT OF BEG EX A 5 AC TRACT AT E SIDE						
Taxpayer Details							
Taxpayer Name and Address:	LUNNING NORMAN D & LUNNING CANDACE L FAMILY TRUST 12233 A MATSON RD HIBBING MN 55746						
Owner Details							
Owner Name	LUNNING NORMAN D & LUNNING CANDACE						
Payable 2025 Tax Summary							
2025 - Net Tax				\$4,226.00			
2025 - Special Assessments				\$0.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$4,226.00</b>			
Current Tax Due (as of 5/4/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$2,113.00		2025 - 2nd Half Tax \$2,113.00			2025 - 1st Half Tax Due \$2,113.00		
2025 - 1st Half Tax Paid \$0.00		2025 - 2nd Half Tax Paid \$0.00			2025 - 2nd Half Tax Due \$2,113.00		
<b>2025 - 1st Half Due \$2,113.00</b>		<b>2025 - 2nd Half Due \$2,113.00</b>			<b>2025 - Total Due \$4,226.00</b>		
Parcel Details							
Property Address:	12233 A MATSON RD, HIBBING MN						
School District:	701						
Tax Increment District:	-						
Property/Homesteader:	LUNNING, NORMAN & CANDY						
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)	\$21,200	\$259,100	\$280,300	\$0	\$0	-
Total:		\$21,200	\$259,100	\$280,300	\$0	\$0	2590



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## Land Details

**Deeded Acres:** 5.00  
**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/frnPlatStatPopUp.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	1997	1,176	1,176	AVG Quality / 882 Ft <sup>2</sup>	SE - SPLT ENTRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	42	1,176	TREATED WOOD
<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	C&AIR_COND, PROPANE

## Improvement 2 Details (32X28 AG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1997	896	896	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	32	896	FOUNDATION
DKX	1	18	24	432	POST ON GROUND

## Improvement 3 Details (10X11)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1997	110	110	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	11	110	POST ON GROUND

## Improvement 4 Details (8X12 SHED)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1994	96	96	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	12	96	POST ON GROUND

## Improvement 5 Details (FABRIC CPT)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
CAR PORT	2002	240	240	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	20	240	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	\$22,100	\$284,200	\$306,300	\$0	\$0	-
	Total	\$22,100	\$284,200	\$306,300	\$0	\$0	2,873.00
2023 Payable 2024	201	\$22,700	\$263,300	\$286,000	\$0	\$0	-
	Total	\$22,700	\$263,300	\$286,000	\$0	\$0	2,745.00
2022 Payable 2023	201	\$20,400	\$187,500	\$207,900	\$0	\$0	-
	Total	\$20,400	\$187,500	\$207,900	\$0	\$0	1,894.00
2021 Payable 2022	201	\$19,500	\$159,100	\$178,600	\$0	\$0	-
	Total	\$19,500	\$159,100	\$178,600	\$0	\$0	1,574.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,940.00	\$0.00	\$3,940.00	\$21,787	\$252,713	\$274,500	
2023	\$3,110.00	\$0.00	\$3,110.00	\$18,582	\$170,789	\$189,371	
2022	\$2,636.00	\$0.00	\$2,636.00	\$17,189	\$140,245	\$157,434	

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