



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/5/2025 6:21:46 PM

| General Details                                   |  |                                       |           |                   |                                    |              |                  |
|---|--|---------------------------------------|-----------|-------------------|------------------------------------|--------------|------------------|
| Parcel ID:  | 141-0040-00540   |                                       |           |                   |                                    |              |                  |
| Document:   | Abstract - 01254392  |                                       |           |                   |                                    |              |                  |
| Document Date:                                    | 10/15/2014   |                                       |           |                   |                                    |              |                  |
| Legal Description Details                         |  |                                       |           |                   |                                    |              |                  |
| Plat Name:  | HIBBING  |                                       |           |                   |                                    |              |                  |
| Section   | Township   | Range                                 | Lot       | Block             |                                    |              |                  |
| 3   | 56   | 21                                    | -         | -                 |                                    |              |                  |
| Description:                                      | E1/2 OF LOT 2 EX RY R/W AND EX WLY 380 FT LYING S OF COUNTY RD AND EX E 68 FT OF W 448 FT & ALL OF LOT 4 |                                       |           |                   |                                    |              |                  |
| Taxpayer Details                                  |  |                                       |           |                   |                                    |              |                  |
| Taxpayer Name and Address:                        | KENJALO NATHAN A & KRISTEN<br>12396 TOWNLINE ROAD<br>HIBBING MN 55746                                    |                                       |           |                   |                                    |              |                  |
| Owner Details                                     |  |                                       |           |                   |                                    |              |                  |
| Owner Name  | KENJALO KRISTEN  |                                       |           |                   |                                    |              |                  |
| Owner Name  | KENJALO NATHAN A   |                                       |           |                   |                                    |              |                  |
| Payable 2025 Tax Summary                          |  |                                       |           |                   |                                    |              |                  |
| 2025 - Net Tax                                    |  |                                       |           | \$4,236.00        |                                    |              |                  |
| 2025 - Special Assessments                        |  |                                       |           | \$0.00            |                                    |              |                  |
| <b>2025 - Total Tax &amp; Special Assessments</b> |  |                                       |           | <b>\$4,236.00</b> |                                    |              |                  |
| Current Tax Due (as of 5/4/2025)                  |  |                                       |           |                   |                                    |              |                  |
| Due May 15  |  | Due November 15                       |           |                   | Total Due                          |              |                  |
| 2025 - 1st Half Tax \$2,118.00                    |  | 2025 - 2nd Half Tax \$2,118.00        |           |                   | 2025 - 1st Half Tax Due \$2,118.00 |              |                  |
| 2025 - 1st Half Tax Paid \$0.00                   |  | 2025 - 2nd Half Tax Paid \$0.00       |           |                   | 2025 - 2nd Half Tax Due \$2,118.00 |              |                  |
| <b>2025 - 1st Half Due \$2,118.00</b>             |  | <b>2025 - 2nd Half Due \$2,118.00</b> |           |                   | <b>2025 - Total Due \$4,236.00</b> |              |                  |
| Parcel Details                                    |  |                                       |           |                   |                                    |              |                  |
| Property Address:                                 | 12396 TOWN LINE RD, HIBBING MN   |                                       |           |                   |                                    |              |                  |
| School District:                                  | 701  |                                       |           |                   |                                    |              |                  |
| Tax Increment District:                           | -  |                                       |           |                   |                                    |              |                  |
| Property/Homesteader:                             | KENJALO, NATHAN & KRISTEN  |                                       |           |                   |                                    |              |                  |
| Assessment Details (2025 Payable 2026)            |  |                                       |           |                   |                                    |              |                  |
| Class Code<br>(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)  | \$52,200                              | \$264,500 | \$316,700         | \$0                                | \$0          | -                |
| 121   | 1 - Owner Homestead (100.00% total)  | \$18,400                              | \$0       | \$18,400          | \$0                                | \$0          | -                |
| Total:  |  | \$70,600                              | \$264,500 | \$335,100         | \$0                                | \$0          | 2813             |



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## Land Details

**Deeded Acres:** 52.02  
**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             | 1940                 | 1,650                      | 1,650                      | AVG Quality / 840 Ft <sup>2</sup> | RAM - RAMBL/RNCH    |
| Segment           | Story                | Width                      | Length                     | Area                              | Foundation          |
| BAS               | 1                    | 0                          | 0                          | 810                               | BASEMENT            |
| BAS               | 1                    | 0                          | 0                          | 840                               | BASEMENT            |
| OP                | 0                    | 6                          | 13                         | 78                                | POST ON GROUND      |
| SP                | 1                    | 11                         | 15                         | 165                               | FOUNDATION          |
| <b>Bath Count</b> | <b>Bedroom Count</b> | <b>Room Count</b>          |                            | <b>Fireplace Count</b>            | <b>HVAC</b>         |
| 2.5 BATHS         | 4 BEDROOMS           | 4 ROOMS                    |                            | 0                                 | C&AIR_COND, PROPANE |

## Improvement 2 Details (22X22 DG)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 1974       | 506                        | 506                        | -               | DETACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 22                         | 23                         | 506             | FLOATING SLAB      |

## Improvement 3 Details (18X38 DG)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 1974       | 540                        | 540                        | -               | DETACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 18                         | 30                         | 540             | FLOATING SLAB      |

## Improvement 4 Details (STORAGE)

| Improvement Type  | Year Built           | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish               | Style Code & Desc. |
|-------------------|----------------------|----------------------------|----------------------------|-------------------------------|--------------------|
| HOUSE             | 1930                 | 600                        | 900                        | U Quality / 0 Ft <sup>2</sup> | 1S+ - 1+ STORY     |
| Segment           | Story                | Width                      | Length                     | Area                          | Foundation         |
| BAS               | 1.5                  | 20                         | 30                         | 600                           | BASEMENT           |
| CN                | 1                    | 5                          | 7                          | 35                            | PIERS AND FOOTINGS |
| <b>Bath Count</b> | <b>Bedroom Count</b> | <b>Room Count</b>          |                            | <b>Fireplace Count</b>        | <b>HVAC</b>        |
| 0.0 BATHS         | -                    | -                          |                            | -                             | ,                  |

## Improvement 5 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 | 1955       | 192                        | 192                        | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 12                         | 16                         | 192             | POST ON GROUND     |



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| Improvement 6 Details (12X10 SHED)             |            |                            |                            |                 |                    |
|--|------------|----------------------------|----------------------------|-----------------|--------------------|
| Improvement Type                               | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
| STORAGE BUILDING                               | 1942       | 120                        | 120                        | -               | -                  |
| Segment  | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS  | 1          | 10                         | 12                         | 120             | POST ON GROUND     |
| Improvement 7 Details (OLD GARAGE)             |            |                            |                            |                 |                    |
| Improvement Type                               | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
| STORAGE BUILDING                               | 1932       | 525                        | 525                        | -               | -                  |
| Segment  | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS  | 1          | 21                         | 25                         | 525             | POST ON GROUND     |
| Improvement 8 Details (TIN SHED)               |            |                            |                            |                 |                    |
| Improvement Type                               | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
| STORAGE BUILDING                               | 0          | 25                         | 25                         | -               | -                  |
| Segment  | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS  | 1          | 5                          | 5                          | 25              | POST ON GROUND     |
| Improvement 9 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                               | 0          | 192                        | 192                        | -               | -                  |
| Segment  | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS  | 1          | 12                         | 16                         | 192             | POST ON GROUND     |
| Improvement 10 Details (14X18 SHED)            |            |                            |                            |                 |                    |
| Improvement Type                               | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
| STORAGE BUILDING                               | 0          | 252                        | 252                        | -               | -                  |
| Segment  | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS  | 1          | 14                         | 18                         | 252             | POST ON GROUND     |
| Improvement 11 Details (12X24 SHED)            |            |                            |                            |                 |                    |
| Improvement Type                               | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
| STORAGE BUILDING                               | 0          | 288                        | 288                        | -               | -                  |
| Segment  | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS  | 1          | 12                         | 24                         | 288             | POST ON GROUND     |
| Sales Reported to the St. Louis County Auditor |            |                            |                            |                 |                    |
| Sale Date                                      |            | Purchase Price             |                            | CRV Number      |                    |
| 10/2014  |            | \$125,000                  |                            | 209349          |                    |



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| Assessment History |                        |                     |                                 |                 |                     |                  |                  |
|--------------------|------------------------|---------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Year               | Class Code<br>(Legend) | Land EMV            | Bldg EMV                        | Total EMV       | Def Land EMV        | Def Bldg EMV     | Net Tax Capacity |
| 2024 Payable 2025  | 101                    | \$56,600            | \$281,100                       | \$337,700       | \$0                 | \$0              | -                |
|                    | 121                    | \$20,500            | \$0                             | \$20,500        | \$0                 | \$0              | -                |
|                    | Total                  | \$77,100            | \$281,100                       | \$358,200       | \$0                 | \$0              | 3,031.00         |
| 2023 Payable 2024  | 101                    | \$59,700            | \$260,500                       | \$320,200       | \$0                 | \$0              | -                |
|                    | 121                    | \$21,900            | \$0                             | \$21,900        | \$0                 | \$0              | -                |
|                    | Total                  | \$81,600            | \$260,500                       | \$342,100       | \$0                 | \$0              | 2,926.00         |
| 2022 Payable 2023  | 101                    | \$48,800            | \$185,500                       | \$234,300       | \$0                 | \$0              | -                |
|                    | 121                    | \$16,800            | \$0                             | \$16,800        | \$0                 | \$0              | -                |
|                    | Total                  | \$65,600            | \$185,500                       | \$251,100       | \$0                 | \$0              | 2,037.00         |
| 2021 Payable 2022  | 101                    | \$44,100            | \$157,400                       | \$201,500       | \$0                 | \$0              | -                |
|                    | 121                    | \$14,600            | \$0                             | \$14,600        | \$0                 | \$0              | -                |
|                    | Total                  | \$58,700            | \$157,400                       | \$216,100       | \$0                 | \$0              | 1,699.00         |
| Tax Detail History |                        |                     |                                 |                 |                     |                  |                  |
| Tax Year           | Tax                    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024               | \$3,960.00             | \$0.00              | \$3,960.00                      | \$80,825        | \$248,245           | \$329,070        |                  |
| 2023               | \$3,164.00             | \$0.00              | \$3,164.00                      | \$64,063        | \$167,392           | \$231,455        |                  |
| 2022               | \$2,694.00             | \$0.00              | \$2,694.00                      | \$56,723        | \$137,248           | \$193,971        |                  |

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