



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 4:28:19 AM

| General Details | | | | | | | |
|---|--|----------------------------|-------------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID: | 141-0040-00740 | | | | | | |
| Document: | Abstract - 01426572 | | | | | | |
| Document Date: | 09/03/2021 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | HIBBING | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| 4 | 56 | 21 | - | - | | | |
| Description: | THAT PART OF S1/2 OF LOT 6 LYING E OF THE RY RT OF W EX ASSUMING THE E BOUNDARY LINE OF NE1/4 OF SEC 4 TO RUN DUE N AND S AND BEGINNING AT A POINT ON SAID LINE WHICH IS 1542.93 FT S OF THE NE CORNER OF SEC 4; THENCE CONTINUE DUE S FOR 417.42 FT TO THE SE CORNER OF SAID GOVT LOT 6; THENCE RUN N89DEG25'W ALONG THE S BOUNDARY OF GOVT LOT 6 FOR 417.42 FT; THENCE DUE N FOR 417.42 FT; THENCE S89DEG25'E FOR 417.42 FT TO THE POINT OF BEGINNING. | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | CARRIVEAU DONALD O | | | | | | |
| and Address: | 3451 N LEIGHTON RD HIBBING MN 55746 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | CARRIVEAU DONALD O | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | \$4,094.00 | | | | |
| 2025 - Special Assessments | | | \$0.00 | | | | |
| 2025 - Total Tax & Special Assessments | | | \$4,094.00 | | | | |
| Current Tax Due (as of 12/13/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$2,047.00 | 2025 - 2nd Half Tax | \$2,047.00 | 2025 - 1st Half Tax Due | \$0.00 | | |
| 2025 - 1st Half Tax Paid | \$2,047.00 | 2025 - 2nd Half Tax Paid | \$2,047.00 | 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: | 3451 LEIGHTON RD N, HIBBING MN | | | | | | |
| School District: | 701 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | CARRIVEAU, DONALD O | | | | | | |
| 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) | \$31,000 | \$207,400 | \$238,400 | \$0 | \$0 | - |
| Total: | | \$31,000 | \$207,400 | \$238,400 | \$0 | \$0 | 2192 |



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Land Details

Deeded Acres: 5.24
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: P - PUBLIC
Gas Code & Desc: -
Sewer Code & Desc: P - PUBLIC
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.

Improvement 1 Details (W/ENCL PCH)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|-------------------|----------------------|----------------------------|----------------------------|-----------------------------------|--------------------|
| HOUSE | 1977 | 924 | 924 | AVG Quality / 778 Ft ² | SE - SPLT ENTRY |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 2 | 30 | 60 | CANTILEVER |
| BAS | 1 | 24 | 36 | 864 | BASEMENT |
| CW | 1 | 1 | 7 | 7 | CANTILEVER |
| CW | 1 | 14 | 16 | 224 | PIERS AND FOOTINGS |
| DK | 1 | 3 | 4 | 12 | POST ON GROUND |
| DK | 1 | 5 | 7 | 35 | POST ON GROUND |
| OP | 1 | 2 | 6 | 12 | POST ON GROUND |
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC | |
| 1.75 BATHS | 2 BEDROOMS | 5 ROOMS | 0 | C&AIR_COND, FUEL OIL | |

Improvement 2 Details (SHED/SAUNA)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 1980 | 224 | 224 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 14 | 16 | 224 | FLOATING SLAB |
| LT | 1 | 7 | 16 | 112 | POST ON GROUND |
| LT | 1 | 11 | 12 | 132 | FLOATING SLAB |

Improvement 3 Details (10X20 SHED)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 1958 | 200 | 200 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 10 | 20 | 200 | POST ON GROUND |
| LT | 1 | 7 | 10 | 70 | POST ON GROUND |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|---|------------|
| 09/2021 | \$50,000 (This is part of a multi parcel sale.) | 245385 |
| 08/1999 | \$89,900 (This is part of a multi parcel sale.) | 129663 |



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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 | \$32,700 | \$266,100 | \$298,800 | \$0 | \$0 | - |
| | Total | \$32,700 | \$266,100 | \$298,800 | \$0 | \$0 | 2,792.00 |
| 2023 Payable 2024 | 201 | \$34,000 | \$235,800 | \$269,800 | \$0 | \$0 | - |
| | Total | \$34,000 | \$235,800 | \$269,800 | \$0 | \$0 | 2,569.00 |
| 2022 Payable 2023 | 201 | \$29,600 | \$167,900 | \$197,500 | \$0 | \$0 | - |
| | Total | \$29,600 | \$167,900 | \$197,500 | \$0 | \$0 | 1,781.00 |
| 2021 Payable 2022 | 201 | \$27,700 | \$142,500 | \$170,200 | \$0 | \$0 | - |
| | Total | \$27,700 | \$142,500 | \$170,200 | \$0 | \$0 | 1,483.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$3,670.00 | \$0.00 | \$3,670.00 | \$32,378 | \$224,554 | \$256,932 | |
| 2023 | \$2,908.00 | \$0.00 | \$2,908.00 | \$26,694 | \$151,413 | \$178,107 | |
| 2022 | \$2,468.00 | \$0.00 | \$2,468.00 | \$24,142 | \$124,199 | \$148,341 | |

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