



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 4:20:53 AM

| General Details | | | | | | | |
|--|--|--|-----------|--------------------------|-----------|------------|----------|
| Parcel ID: | | 141-0040-00796 | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | | HIBBING | | | | | |
| Section | | Township | | Range | | Lot | |
| 4 | | 56 | | 21 | | - | |
| Block | | - | | | | | |
| Description: | | S1/2 OF N1/2 OF LOT 7 EX RY R/W .76 AC AND EX N 7 FT | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | | KOZIOL RICHARD C & JOANN C | | | | | |
| and Address: | | 3409 LEIGHTON RD | | | | | |
| | | HIBBING MN 55746 | | | | | |
| Owner Details | | | | | | | |
| Owner Name | | KOZIOL RICHARD C ETAL | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$5,718.00 | | | |
| 2025 - Special Assessments | | | | \$0.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$5,718.00 | | | |
| Current Tax Due (as of 5/5/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | | \$2,859.00 | | 2025 - 2nd Half Tax | | \$2,859.00 | |
| 2025 - 1st Half Tax Due | | | | 2025 - 1st Half Tax Paid | | \$2,859.00 | |
| 2025 - 1st Half Tax Paid | | \$0.00 | | 2025 - 2nd Half Tax Due | | \$2,859.00 | |
| 2025 - 1st Half Due | | \$2,859.00 | | 2025 - 2nd Half Due | | \$2,859.00 | |
| 2025 - 2nd Half Tax | | \$2,859.00 | | 2025 - 2nd Half Tax Paid | | \$0.00 | |
| 2025 - 2nd Half Tax Due | | | | 2025 - 2nd Half Tax Due | | \$2,859.00 | |
| 2025 - 2nd Half Due | | \$2,859.00 | | 2025 - Total Due | | \$5,718.00 | |
| Parcel Details | | | | | | | |
| Property Address: | | 3409 LEIGHTON RD N, HIBBING MN | | | | | |
| School District: | | 701 | | | | | |
| Tax Increment District: | | - | | | | | |
| Property/Homesteader: | | KOZIOL, JOANN C & RICHARD C | | | | | |
| Assessment Details (2025 Payable 2026) | | | | | | | |
| Class Code | Homestead | Land | Bldg | Total | Def Land | Def Bldg | Net Tax |
| (Legend) | Status | EMV | EMV | EMV | EMV | EMV | Capacity |
| 201 | 1 - Owner Homestead (100.00% total) | \$29,500 | \$347,000 | \$376,500 | \$0 | \$0 | - |
| Total: | | \$29,500 | \$347,000 | \$376,500 | \$0 | \$0 | 3638 |



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Land Details

Deeded Acres: 9.03
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.

Improvement 1 Details (HOUSE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|---------------|----------------------------|----------------------------|-----------------------------------|---------------------------------|
| HOUSE | 1996 | 1,235 | 1,235 | AVG Quality / 897 Ft ² | SE - SPLT ENTRY |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 1 | 39 | 39 | CANTILEVER |
| BAS | 1 | 26 | 46 | 1,196 | BASEMENT WITH EXTERIOR ENTRANCE |
| DK | 1 | 12 | 20 | 240 | PIERS AND FOOTINGS |
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC | |
| 2.0 BATHS | 3 BEDROOMS | 5 ROOMS | 0 | CENTRAL, GAS | |

Improvement 2 Details (24X24 DG)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 2000 | 576 | 576 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 24 | 24 | 576 | - |

Improvement 3 Details (40X105 PB)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| POLE BUILDING | 2010 | 4,200 | 4,200 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 40 | 105 | 4,200 | PIERS AND FOOTINGS |

Improvement 4 Details (8X12 SHED)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 1995 | 96 | 96 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 8 | 12 | 96 | POST ON GROUND |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 01/1900 | \$0 | 110901 |



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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 | \$31,400 | \$358,600 | \$390,000 | \$0 | \$0 | - |
| | Total | \$31,400 | \$358,600 | \$390,000 | \$0 | \$0 | 3,786.00 |
| 2023 Payable 2024 | 201 | \$32,700 | \$332,400 | \$365,100 | \$0 | \$0 | - |
| | Total | \$32,700 | \$332,400 | \$365,100 | \$0 | \$0 | 3,607.00 |
| 2022 Payable 2023 | 201 | \$28,100 | \$236,700 | \$264,800 | \$0 | \$0 | - |
| | Total | \$28,100 | \$236,700 | \$264,800 | \$0 | \$0 | 2,514.00 |
| 2021 Payable 2022 | 201 | \$26,100 | \$200,900 | \$227,000 | \$0 | \$0 | - |
| | Total | \$26,100 | \$200,900 | \$227,000 | \$0 | \$0 | 2,102.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$5,266.00 | \$0.00 | \$5,266.00 | \$32,308 | \$328,411 | \$360,719 | |
| 2023 | \$4,220.00 | \$0.00 | \$4,220.00 | \$26,677 | \$224,715 | \$251,392 | |
| 2022 | \$3,612.00 | \$0.00 | \$3,612.00 | \$24,167 | \$186,023 | \$210,190 | |

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