



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/11/2025 1:56:28 PM

General Details							
Parcel ID:	141-0040-02820						
Document:	Abstract - 1249590						
Document Date:	-						

Legal Description Details				
Plat Name:	HIBBING			
Section	Township	Range	Lot	Block
15	56	21	-	-
Description:	NW1/4 of SW1/4 EXCEPT N1/2 of N1/2			

Taxpayer Details	
Taxpayer Name	HAMM TODD NOEL
and Address:	2968 S LEIGHTON RD HIBBING MN 55746

Owner Details	
Owner Name	DAVIDSON JOSEPH ALLEN
Owner Name	HAMM ADRIAN BRUCE
Owner Name	HAMM TODD NOEL

Payable 2025 Tax Summary	
2025 - Net Tax	\$1,422.00
2025 - Special Assessments	\$0.00
<b>2025 - Total Tax &amp; Special Assessments</b>	<b>\$1,422.00</b>

Current Tax Due (as of 5/10/2025)					
Due May 15		Due October 15		Total Due	
2025 - 1st Half Tax	\$711.00	2025 - 2nd Half Tax	\$711.00	2025 - 1st Half Tax Due	\$711.00
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$711.00
2025 - 1st Half Penalty	\$0.00	2025 - 2nd Half Penalty	\$0.00	Delinquent Tax	\$1,419.05
<b>2025 - 1st Half Due</b>	<b>\$711.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$711.00</b>	<b>2025 - Total Due</b>	<b>\$2,841.05</b>

Delinquent Taxes (as of 5/10/2025)	
<b>** This parcel has delinquent taxes and is enrolled in a repayment plan **</b>	
<b>Please contact the St. Louis County Auditor's office at 218-726-2383 extension 2 for the balance owing.</b>	

Parcel Details	
Property Address:	2968 LEIGHTON RD S, HIBBING MN
School District:	701
Tax Increment District:	-
Property/Homesteader:	HAMM, TODD N & ADRIAN B

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)	\$35,100	\$90,300	\$125,400	\$0	\$0	-
111	0 - Non Homestead	\$18,900	\$0	\$18,900	\$0	\$0	-
Total:		\$54,000	\$90,300	\$144,300	\$0	\$0	1090



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## Land Details

**Deeded Acres:** 30.00  
**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	1903	560	1,120	U Quality / 0 Ft <sup>2</sup>	2S - 2 STORY
Segment	Story	Width	Length	Area	Foundation
BAS	2	0	0	560	BASEMENT
DK	1	8	8	64	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	4 BEDROOMS	6 ROOMS	0	CENTRAL, PROPANE	

## Improvement 2 Details (DG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1980	832	832	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	32	832	FLOATING SLAB

## Improvement 3 Details (PATIO)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
	0	150	150	-	B - BRICK
Segment	Story	Width	Length	Area	Foundation
BAS	0	10	15	150	-

## Improvement 4 Details (9X10 SHED)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1978	90	90	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	9	10	90	POST ON GROUND

## Improvement 5 Details (10X8 SHED)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1978	80	80	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	8	80	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	\$37,600	\$93,400	\$131,000	\$0	\$0	-
	111	\$21,000	\$0	\$21,000	\$0	\$0	-
	Total	\$58,600	\$93,400	\$152,000	\$0	\$0	1,172.00
2023 Payable 2024	201	\$39,300	\$86,500	\$125,800	\$0	\$0	-
	111	\$22,500	\$0	\$22,500	\$0	\$0	-
	Total	\$61,800	\$86,500	\$148,300	\$0	\$0	1,224.00
2022 Payable 2023	201	\$33,200	\$61,700	\$94,900	\$0	\$0	-
	111	\$17,200	\$0	\$17,200	\$0	\$0	-
	Total	\$50,400	\$61,700	\$112,100	\$0	\$0	834.00
2021 Payable 2022	201	\$30,600	\$52,300	\$82,900	\$0	\$0	-
	111	\$15,000	\$0	\$15,000	\$0	\$0	-
	Total	\$45,600	\$52,300	\$97,900	\$0	\$0	681.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$1,576.00	\$0.00	\$1,576.00	\$53,703	\$68,679	\$122,382	
2023	\$1,192.00	\$0.00	\$1,192.00	\$40,360	\$43,041	\$83,401	
2022	\$966.00	\$0.00	\$966.00	\$34,608	\$33,513	\$68,121	

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