



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/8/2025 9:37:16 AM

General Details							
Parcel ID:	141-0040-02831						
Document:	Abstract - 01112096						
Document Date:	06/12/2009						
Legal Description Details							
Plat Name:	HIBBING						
Section	Township	Range	Lot	Block			
15	56	21	-	-			
Description:	NLY 330 FT OF SW 1/4 OF SW 1/4						
Taxpayer Details							
Taxpayer Name	COOK WILLIAM & KATHLEEN						
and Address:	1517 MERRY VIEW LN						
	HIBBING MN 55746						
Owner Details							
Owner Name	COOK KATHLEEN						
Owner Name	COOK WILLIAM						
Payable 2025 Tax Summary							
2025 - Net Tax				\$1,162.00			
2025 - Special Assessments				\$0.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$1,162.00</b>			
Current Tax Due (as of 5/7/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$581.00		2025 - 2nd Half Tax \$581.00			2025 - 1st Half Tax Due \$581.00		
2025 - 1st Half Tax Paid \$0.00		2025 - 2nd Half Tax Paid \$0.00			2025 - 2nd Half Tax Due \$581.00		
<b>2025 - 1st Half Due \$581.00</b>		<b>2025 - 2nd Half Due \$581.00</b>			<b>2025 - Total Due \$1,162.00</b>		
Parcel Details							
Property Address:	2946 LEIGHTON RD S, HIBBING MN						
School District:	701						
Tax Increment District:	-						
Property/Homesteader:	-						
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
151	0 - Non Homestead	\$30,400	\$37,500	\$67,900	\$0	\$0	-
Total:		\$30,400	\$37,500	\$67,900	\$0	\$0	679



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/8/2025 9:37:16 AM

## Land Details

**Deeded Acres:** 10.00  
**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/frmPlatStatPopUp.aspx>. If there are any questions, please email [PropertyTax@stlouiscountymn.gov](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (SHACK USE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1953	476	476	-	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	476	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
0.0 BATHS	1 BEDROOM	3 ROOMS	0	STOVE/SPCE, WOOD	

## Improvement 2 Details (NORTHLAND)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
POLE BUILDING	2003	1,350	1,350	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	45	1,350	PIERS AND FOOTINGS

## Improvement 3 Details (SHACK/PCH)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
SLEEPER	2011	224	224	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	14	16	224	FLOATING SLAB
SPX	1	14	8	112	FLOATING SLAB

## Improvement 4 Details (CHICKEN NV)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	60	60	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	6	10	60	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
10/2002	\$11,200	149334



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/8/2025 9:37:16 AM

Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	151	\$32,400	\$41,200	\$73,600	\$0	\$0	-
	Total	\$32,400	\$41,200	\$73,600	\$0	\$0	736.00
2023 Payable 2024	151	\$33,800	\$38,200	\$72,000	\$0	\$0	-
	Total	\$33,800	\$38,200	\$72,000	\$0	\$0	720.00
2022 Payable 2023	151	\$28,900	\$27,200	\$56,100	\$0	\$0	-
	Total	\$28,900	\$27,200	\$56,100	\$0	\$0	561.00
2021 Payable 2022	151	\$26,800	\$23,100	\$49,900	\$0	\$0	-
	Total	\$26,800	\$23,100	\$49,900	\$0	\$0	499.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$1,080.00	\$0.00	\$1,080.00	\$33,800	\$38,200	\$72,000	
2023	\$976.00	\$0.00	\$976.00	\$28,900	\$27,200	\$56,100	
2022	\$906.00	\$0.00	\$906.00	\$26,800	\$23,100	\$49,900	

**Disclaimer:** St. Louis County makes no representation or warranties, express or implied, with respect to the use or reuse of data provided herewith, regardless of its format or the means of its transmission. THE DATA IS PROVIDED 'AS IS' WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY, SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY OR FITNESS OF THIS DATA FOR ANY PARTICULAR PURPOSE. St. Louis County shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting from the use of these data, even if St. Louis County has been advised of the possibility of such potential loss or damage. These data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.