



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 1:32:14 PM

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			
2025 - Total Tax & Special Assessments				\$1,162.00			
Current Tax Due (as of 12/13/2025)							
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 \$0.00		
2025 - 1st Half Tax Paid \$581.00		2025 - 2nd Half Tax Paid \$581.00			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:	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



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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.

Improvement 1 Details (SHACK USE)

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

Improvement 2 Details (NORTHLAND)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.												
POLE BUILDING	2003	1,350	1,350	-	-												
<table><tr><th>Segment</th><th>Story</th><th>Width</th><th>Length</th><th>Area</th><th>Foundation</th></tr><tr><td>BAS</td><td>1</td><td>30</td><td>45</td><td>1,350</td><td>PIERS AND FOOTINGS</td></tr></table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	30	45	1,350	PIERS AND FOOTINGS
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 ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.																		
SLEEPER	2011	224	224	-	-																		
<table><tr><th>Segment</th><th>Story</th><th>Width</th><th>Length</th><th>Area</th><th>Foundation</th></tr><tr><td>BAS</td><td>1</td><td>14</td><td>16</td><td>224</td><td>FLOATING SLAB</td></tr><tr><td>SPX</td><td>1</td><td>14</td><td>8</td><td>112</td><td>FLOATING SLAB</td></tr></table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	14	16	224	FLOATING SLAB	SPX	1	14	8	112	FLOATING SLAB
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 ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.												
STORAGE BUILDING	0	60	60	-	-												
<table><tr><th>Segment</th><th>Story</th><th>Width</th><th>Length</th><th>Area</th><th>Foundation</th></tr><tr><td>BAS</td><td>1</td><td>6</td><td>10</td><td>60</td><td>POST ON GROUND</td></tr></table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	6	10	60	POST ON GROUND
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



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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	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	

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