



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/8/2025 2:55:53 PM

General Details							
Parcel ID:	141-0040-03030						
Document:	Abstract - 01424619						
Document Date:	08/04/2021						
Legal Description Details							
Plat Name:	HIBBING						
Section	Township	Range	Lot	Block			
16	56	21	-	-			
Description:	NE 1/4 OF SE 1/4 EX W1/2 OF W1/2						
Taxpayer Details							
Taxpayer Name	ROSC JOHN & TANIA						
and Address:	2977 LEIGHTON RD S						
	HIBBING MN 55746						
Owner Details							
Owner Name	ROSC JOHN						
Owner Name	ROSC TANIA						
Payable 2025 Tax Summary							
2025 - Net Tax			\$4,116.00				
2025 - Special Assessments			\$0.00				
2025 - Total Tax & Special Assessments			\$4,116.00				
Current Tax Due (as of 5/7/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,058.00	2025 - 2nd Half Tax	\$2,058.00	2025 - 1st Half Tax Due	\$2,058.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$2,058.00		
2025 - 1st Half Due	\$2,058.00	2025 - 2nd Half Due	\$2,058.00	2025 - Total Due	\$4,116.00		
Parcel Details							
Property Address:	2977 LEIGHTON RD S, HIBBING MN						
School District:	701						
Tax Increment District:	-						
Property/Homesteader:	ROSC, JOHN T & TANIA E						
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)	\$30,900	\$233,400	\$264,300	\$0	\$0	-
111	0 - Non Homestead	\$13,700	\$0	\$13,700	\$0	\$0	-
Total:		\$44,600	\$233,400	\$278,000	\$0	\$0	2552



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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/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	1978	1,449	1,449	AVG Quality / 1216 Ft ²	SE - SPLT ENTRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	1	45	45	CANTILEVER
BAS	1	1	52	52	CANTILEVER
BAS	1	26	52	1,352	BASEMENT
DK	1	12	20	240	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.5 BATHS	3 BEDROOMS	6 ROOMS	1	CENTRAL, ELECTRIC	

Improvement 2 Details (AG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1978	576	576	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	24	576	FOUNDATION

Improvement 3 Details (5X8)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	40	40	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	5	8	40	POST ON GROUND

Improvement 4 Details (Conex)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	320	320	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	8	40	320	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/2021	\$170,000	244925
05/2015	\$161,000	210930
07/1999	\$93,900	129526



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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	\$32,800	\$254,300	\$287,100	\$0	\$0	-
	111	\$15,200	\$0	\$15,200	\$0	\$0	-
	Total	\$48,000	\$254,300	\$302,300	\$0	\$0	2,816.00
2023 Payable 2024	201	\$34,300	\$235,600	\$269,900	\$0	\$0	-
	111	\$16,300	\$0	\$16,300	\$0	\$0	-
	Total	\$50,600	\$235,600	\$286,200	\$0	\$0	2,733.00
2022 Payable 2023	201	\$29,300	\$167,800	\$197,100	\$0	\$0	-
	111	\$12,500	\$0	\$12,500	\$0	\$0	-
	Total	\$41,800	\$167,800	\$209,600	\$0	\$0	1,901.00
2021 Payable 2022	201	\$27,200	\$136,400	\$163,600	\$0	\$0	-
	111	\$10,800	\$0	\$10,800	\$0	\$0	-
	Total	\$38,000	\$136,400	\$174,400	\$0	\$0	1,519.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,904.00	\$0.00	\$3,904.00	\$48,954	\$224,297	\$273,251	
2023	\$3,106.00	\$0.00	\$3,106.00	\$38,901	\$151,198	\$190,099	
2022	\$2,520.00	\$0.00	\$2,520.00	\$34,257	\$117,627	\$151,884	

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