



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/8/2025 7:57:15 PM

General Details							
Parcel ID:	141-0040-03060						
Document:	Abstract - 01423334						
Document Date:	07/01/2021						
Legal Description Details							
Plat Name:	HIBBING						
Section	Township	Range	Lot	Block			
16	56	21	-	-			
Description:	SE 1/4 OF SE 1/4						
Taxpayer Details							
Taxpayer Name	BROWNLEE FORREST A & MARA E						
and Address:	2937 S LEIGHTON RD						
	HIBBING MN 55746						
Owner Details							
Owner Name	BROWNLEE FORREST A						
Owner Name	BROWNLEE MARA E						
Payable 2025 Tax Summary							
2025 - Net Tax			\$7,644.00				
2025 - Special Assessments			\$0.00				
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$7,644.00</b>				
Current Tax Due (as of 5/7/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$3,822.00	2025 - 2nd Half Tax	\$3,822.00	2025 - 1st Half Tax Due	\$3,822.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$3,822.00		
<b>2025 - 1st Half Due</b>	<b>\$3,822.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$3,822.00</b>	<b>2025 - Total Due</b>	<b>\$7,644.00</b>		
Parcel Details							
Property Address:	2937 LEIGHTON RD S, HIBBING MN						
School District:	701						
Tax Increment District:	-						
Property/Homesteader:	BROWNLEE, FORREST A & MARA 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	\$403,400	\$434,300	\$0	\$0	-
111	0 - Non Homestead	\$25,300	\$0	\$25,300	\$0	\$0	-
<b>Total:</b>		<b>\$56,200</b>	<b>\$403,400</b>	<b>\$459,600</b>	<b>\$0</b>	<b>\$0</b>	<b>4521</b>



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## Land Details

**Deeded Acres:** 40.00  
**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 (HOUSE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1978	2,240	2,240	AVG Quality / 2016 Ft <sup>2</sup>	SE - SPLT ENTRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	32	70	2,240	BASEMENT
CN	1	8	8	64	POST ON GROUND
OP	1	8	10	80	POST ON GROUND
SP	1	8	31	248	PIERS AND FOOTINGS
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
2.75 BATHS	4 BEDROOMS	7 ROOMS		0	CENTRAL, WOOD

## Improvement 2 Details (MORTON)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
POLE BUILDING	1981	1,200	1,200	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	40	1,200	PIERS AND FOOTINGS
LT	0	11	40	440	POST ON GROUND

## Improvement 3 Details (16X16)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	256	256	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	16	16	256	POST ON GROUND

## Improvement 4 Details (WOODSHED)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
LEAN TO	0	192	192	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	8	8	64	POST ON GROUND
BAS	0	8	16	128	POST ON GROUND

## Improvement 5 Details (CONTAINER)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	320	320	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	40	320	POST ON GROUND



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Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
07/2021		\$305,000			244555		
12/2015		\$224,900			214037		
01/2014		\$235,000			204830		
11/2002		\$145,000			150020		
12/2000		\$145,000			138193		
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	\$441,400	\$474,200	\$0	\$0	-
	111	\$28,100	\$0	\$28,100	\$0	\$0	-
	Total	\$60,900	\$441,400	\$502,300	\$0	\$0	4,984.00
2023 Payable 2024	201	\$34,300	\$409,300	\$443,600	\$0	\$0	-
	111	\$30,100	\$0	\$30,100	\$0	\$0	-
	Total	\$64,400	\$409,300	\$473,700	\$0	\$0	4,737.00
2022 Payable 2023	201	\$29,300	\$291,500	\$320,800	\$0	\$0	-
	111	\$23,100	\$0	\$23,100	\$0	\$0	-
	Total	\$52,400	\$291,500	\$343,900	\$0	\$0	3,355.00
2021 Payable 2022	201	\$27,200	\$247,200	\$274,400	\$0	\$0	-
	111	\$20,100	\$0	\$20,100	\$0	\$0	-
	Total	\$47,300	\$247,200	\$294,500	\$0	\$0	2,820.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$6,976.00	\$0.00	\$6,976.00	\$64,400	\$409,300	\$473,700	
2023	\$5,694.00	\$0.00	\$5,694.00	\$51,636	\$283,896	\$335,532	
2022	\$4,918.00	\$0.00	\$4,918.00	\$46,057	\$235,899	\$281,956	

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