



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/8/2025 8:59:15 PM

General Details							
Parcel ID:	141-0040-03790						
Document:	Abstract - 864949						
Document Date:	07/15/2002						
Legal Description Details							
Plat Name:	HIBBING						
Section	Township	Range	Lot	Block			
21	56	21	-	-			
Description:	SW 1/4 OF NW 1/4 EX 3 61/100 ACRES FOR HWY NO 73 AND EX RY R OF W						
Taxpayer Details							
Taxpayer Name	HANSEN DONALD C						
and Address:	2806 HWY 73 HIBBING MN 55746						
Owner Details							
Owner Name	HANSEN DONALD C						
Payable 2025 Tax Summary							
2025 - Net Tax				\$4,960.00			
2025 - Special Assessments				\$0.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$4,960.00</b>			
Current Tax Due (as of 5/7/2025)							
Due May 15		Due November 15			Total Due		
2025 - 1st Half Tax	\$2,480.00	2025 - 2nd Half Tax	\$2,480.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$2,480.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$2,480.00		
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$2,480.00</b>	<b>2025 - Total Due</b>	<b>\$2,480.00</b>		
Parcel Details							
Property Address:	2806 HWY 73, HIBBING MN						
School District:	701						
Tax Increment District:	-						
Property/Homesteader:	HANSEN, DONALD C						
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
101	1 - Owner Homestead (100.00% total)	\$39,600	\$324,500	\$364,100	\$0	\$0	-
121	1 - Owner Homestead (100.00% total)	\$11,700	\$0	\$11,700	\$0	\$0	-
<b>Total:</b>		<b>\$51,300</b>	<b>\$324,500</b>	<b>\$375,800</b>	<b>\$0</b>	<b>\$0</b>	<b>3196</b>



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## Land Details

**Deeded Acres:** 36.11  
**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	2002	1,572	1,572	-	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	1,572	-
OP	1	6	27	162	POST ON GROUND
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
3.0 BATHS	3 BEDROOMS	7 ROOMS		-	C&AIR_EXCH, ELECTRIC

## Improvement 2 Details (ATT GARAGE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	2002	480	480	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	480	-

## Improvement 3 Details (ARTCRAFT)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
MANUFACTURED HOME	1979	1,120	1,120	-	SGL - SGL WIDE
Segment	Story	Width	Length	Area	Foundation
BAS	1	14	80	1,120	POST ON GROUND
CW	1	12	21	252	POST ON GROUND
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
2.0 BATHS	3 BEDROOMS	-		-	CENTRAL, GAS

## Improvement 4 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	1986	2,160	2,160	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	90	2,160	PIERS AND FOOTINGS

## Improvement 5 Details (GREEN HSE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1986	936	936	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	36	936	POST ON GROUND



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Improvement 6 Details (MENARDBARN)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
POLE BUILDING	1986	1,404	1,404	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	54	1,404	POST ON GROUND

Improvement 7 Details (8X12 SHED)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1958	96	96	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	12	96	POST ON GROUND

Improvement 8 Details (8X23 STRG)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1978	184	184	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	23	184	POST ON GROUND

Improvement 9 Details (4X8)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	32	32	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	4	8	32	POST ON GROUND

Sales Reported to the St. Louis County Auditor							
No Sales information reported.							

Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	101	\$42,500	\$354,400	\$396,900	\$0	\$0	-
	121	\$13,000	\$0	\$13,000	\$0	\$0	-
	Total	\$55,500	\$354,400	\$409,900	\$0	\$0	3,506.00
2023 Payable 2024	101	\$44,600	\$328,500	\$373,100	\$0	\$0	-
	121	\$13,900	\$0	\$13,900	\$0	\$0	-
	Total	\$58,500	\$328,500	\$387,000	\$0	\$0	3,353.00
2022 Payable 2023	101	\$37,300	\$234,000	\$271,300	\$0	\$0	-
	121	\$10,700	\$0	\$10,700	\$0	\$0	-
	Total	\$48,000	\$234,000	\$282,000	\$0	\$0	2,336.00
2021 Payable 2022	101	\$34,100	\$198,400	\$232,500	\$0	\$0	-
	121	\$9,300	\$0	\$9,300	\$0	\$0	-
	Total	\$43,400	\$198,400	\$241,800	\$0	\$0	1,950.00



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Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$4,580.00	\$0.00	\$4,580.00	\$57,939	\$319,118	\$377,057
2023	\$3,674.00	\$0.00	\$3,674.00	\$46,722	\$217,829	\$264,551
2022	\$3,140.00	\$0.00	\$3,140.00	\$41,713	\$179,821	\$221,534

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