



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/9/2025 4:17:00 PM

| General Details | | | | | | | | | | | | | | | |
|--|--|--|--|--------------------------|-----------|-------------|--|--------------|--|-----------------|--|-----------------|--|---------------------|--|
| Parcel ID: | | 141-0040-04160 | | | | | | | | | | | | | |
| Legal Description Details | | | | | | | | | | | | | | | |
| Plat Name: | | HIBBING | | | | | | | | | | | | | |
| Section | | Township | | Range | | Lot | | | | | | | | | |
| 23 | | 56 | | 21 | | - | | | | | | | | | |
| Block | | - | | | | | | | | | | | | | |
| Description: | | W 1/2 OF SE 1/4 OF SW 1/4 EX SLY 50 FT | | | | | | | | | | | | | |
| Taxpayer Details | | | | | | | | | | | | | | | |
| Taxpayer Name | | MODICH CLAUDIA J REVOCABLE TRUST | | | | | | | | | | | | | |
| and Address: | | PO BOX 463 | | | | | | | | | | | | | |
| | | HIBBING MN 55746 | | | | | | | | | | | | | |
| Owner Details | | | | | | | | | | | | | | | |
| Owner Name | | MODICH CLAUDIA J REVOCABLE TRUST | | | | | | | | | | | | | |
| Payable 2025 Tax Summary | | | | | | | | | | | | | | | |
| 2025 - Net Tax | | | | \$534.00 | | | | | | | | | | | |
| 2025 - Special Assessments | | | | \$0.00 | | | | | | | | | | | |
| 2025 - Total Tax & Special Assessments | | | | \$534.00 | | | | | | | | | | | |
| Current Tax Due (as of 5/8/2025) | | | | | | | | | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | | | | | | | | | |
| 2025 - 1st Half Tax | | \$267.00 | | 2025 - 2nd Half Tax | | \$267.00 | | | | | | | | | |
| 2025 - 1st Half Tax Due | | \$0.00 | | 2025 - 1st Half Tax Paid | | \$267.00 | | | | | | | | | |
| 2025 - 1st Half Tax Paid | | \$267.00 | | 2025 - 2nd Half Tax Due | | \$0.00 | | | | | | | | | |
| 2025 - 1st Half Due | | \$0.00 | | 2025 - 2nd Half Due | | \$0.00 | | | | | | | | | |
| 2025 - 2nd Half Tax Due | | \$0.00 | | 2025 - 2nd Half Tax Paid | | \$267.00 | | | | | | | | | |
| 2025 - 2nd Half Due | | \$0.00 | | 2025 - Total Due | | \$0.00 | | | | | | | | | |
| Parcel Details | | | | | | | | | | | | | | | |
| Property Address: | | - | | | | | | | | | | | | | |
| 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 | |
| 111 | | 0 - Non Homestead | | \$31,700 | | \$0 | | \$31,700 | | \$0 | | \$0 | | - | |
| Total: | | | | \$31,700 | | \$0 | | \$31,700 | | \$0 | | \$0 | | 317 | |
| Land Details | | | | | | | | | | | | | | | |
| Deeded Acres: | | 19.25 | | | | | | | | | | | | | |
| Waterfront: | | - | | | | | | | | | | | | | |
| Water Front Feet: | | 0.00 | | | | | | | | | | | | | |
| Water Code & Desc: | | - | | | | | | | | | | | | | |
| Gas Code & Desc: | | - | | | | | | | | | | | | | |
| Sewer Code & Desc: | | - | | | | | | | | | | | | | |
| 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 . | | | | | | | | | | | | | | | |



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| Sales Reported to the St. Louis County Auditor | | | | | | | |
|--|------------------------|---|---------------------------------|-----------------|---------------------|------------------|------------------|
| Sale Date | | Purchase Price | | | CRV Number | | |
| 06/2005 | | \$35,000 (This is part of a multi parcel sale.) | | | 173976 | | |
| Assessment History | | | | | | | |
| Year | Class Code (Legend) | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
| 2024 Payable 2025 | 111 | \$35,200 | \$0 | \$35,200 | \$0 | \$0 | - |
| | Total | \$35,200 | \$0 | \$35,200 | \$0 | \$0 | 352.00 |
| 2023 Payable 2024 | 111 | \$37,800 | \$0 | \$37,800 | \$0 | \$0 | - |
| | Total | \$37,800 | \$0 | \$37,800 | \$0 | \$0 | 378.00 |
| 2022 Payable 2023 | 111 | \$29,000 | \$0 | \$29,000 | \$0 | \$0 | - |
| | Total | \$29,000 | \$0 | \$29,000 | \$0 | \$0 | 290.00 |
| 2021 Payable 2022 | 111 | \$25,200 | \$0 | \$25,200 | \$0 | \$0 | - |
| | Total | \$25,200 | \$0 | \$25,200 | \$0 | \$0 | 252.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$542.00 | \$0.00 | \$542.00 | \$37,800 | \$0 | \$37,800 | |
| 2023 | \$482.00 | \$0.00 | \$482.00 | \$29,000 | \$0 | \$29,000 | |
| 2022 | \$436.00 | \$0.00 | \$436.00 | \$25,200 | \$0 | \$25,200 | |

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