



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/9/2025 6:28:31 PM

General Details							
Parcel ID:	141-0040-04210						
Document:	Abstract - 01504737						
Document Date:	02/04/2025						
Legal Description Details							
Plat Name:	HIBBING						
Section	Township	Range	Lot	Block			
23	56	21	-	-			
Description:	SW 1/4 OF SE 1/4						
Taxpayer Details							
Taxpayer Name	POCRNICH KATHLEEN M TRUST						
and Address:	C/O KATHLEEN & DANIEL POCRNICH						
	16875 STODOLA RD						
	MINNETONKA MN 55345						
Owner Details							
Owner Name	POCRNICH KATHLEEN M TRUST AGRMT						
Payable 2025 Tax Summary							
2025 - Net Tax			\$3,032.00				
2025 - Special Assessments			\$0.00				
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$3,032.00</b>				
Current Tax Due (as of 5/8/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,516.00	2025 - 2nd Half Tax	\$1,516.00	2025 - 1st Half Tax Due	\$1,516.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,516.00		
<b>2025 - 1st Half Due</b>	<b>\$1,516.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$1,516.00</b>	<b>2025 - Total Due</b>	<b>\$3,032.00</b>		
Parcel Details							
Property Address:	12165 THOMPSON RD, 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
204	0 - Non Homestead	\$39,300	\$100,300	\$139,600	\$0	\$0	-
111	0 - Non Homestead	\$32,000	\$0	\$32,000	\$0	\$0	-
Total:		<b>\$71,300</b>	<b>\$100,300</b>	<b>\$171,600</b>	<b>\$0</b>	<b>\$0</b>	<b>1716</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	1942	728	1,274	U Quality / 0 Ft <sup>2</sup>	1S+ - 1+ STORY																		
<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>1.7</td><td>26</td><td>28</td><td>728</td><td>BASEMENT</td></tr><tr><td>CW</td><td>1</td><td>8</td><td>8</td><td>64</td><td>PIERS AND FOOTINGS</td></tr></table>						Segment	Story	Width	Length	Area	Foundation	BAS	1.7	26	28	728	BASEMENT	CW	1	8	8	64	PIERS AND FOOTINGS
Segment	Story	Width	Length	Area	Foundation																		
BAS	1.7	26	28	728	BASEMENT																		
CW	1	8	8	64	PIERS AND FOOTINGS																		
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>																		
2.0 BATHS	2 BEDROOMS	4 ROOMS		0	CENTRAL, FUEL OIL																		

## Improvement 2 Details (DG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.												
GARAGE	1942	480	480	-	DETACHED												
<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>20</td><td>24</td><td>480</td><td>FLOATING SLAB</td></tr></table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	20	24	480	FLOATING SLAB
Segment	Story	Width	Length	Area	Foundation												
BAS	1	20	24	480	FLOATING SLAB												

## Improvement 3 Details (MACH SHED)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.												
STORAGE BUILDING	1942	1,600	1,600	-	-												
<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>32</td><td>50</td><td>1,600</td><td>FOUNDATION</td></tr></table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	32	50	1,600	FOUNDATION
Segment	Story	Width	Length	Area	Foundation												
BAS	1	32	50	1,600	FOUNDATION												

## Improvement 4 Details (LOG SHED)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.												
STORAGE BUILDING	1956	196	196	-	-												
<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>14</td><td>196</td><td>POST ON GROUND</td></tr></table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	14	14	196	POST ON GROUND
Segment	Story	Width	Length	Area	Foundation												
BAS	1	14	14	196	POST ON GROUND												

## Sales Reported to the St. Louis County Auditor

No Sales information reported.



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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	204	\$42,000	\$109,600	\$151,600	\$0	\$0	-
	111	\$35,600	\$0	\$35,600	\$0	\$0	-
	Total	\$77,600	\$109,600	\$187,200	\$0	\$0	1,872.00
2023 Payable 2024	204	\$43,900	\$101,500	\$145,400	\$0	\$0	-
	111	\$38,100	\$0	\$38,100	\$0	\$0	-
	Total	\$82,000	\$101,500	\$183,500	\$0	\$0	1,835.00
2022 Payable 2023	204	\$37,200	\$72,300	\$109,500	\$0	\$0	-
	111	\$29,200	\$0	\$29,200	\$0	\$0	-
	Total	\$66,400	\$72,300	\$138,700	\$0	\$0	1,387.00
2021 Payable 2022	201	\$34,400	\$61,300	\$95,700	\$0	\$0	-
	111	\$25,400	\$0	\$25,400	\$0	\$0	-
	Total	\$59,800	\$61,300	\$121,100	\$0	\$0	925.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$2,794.00	\$0.00	\$2,794.00	\$82,000	\$101,500	\$183,500	
2023	\$2,454.00	\$0.00	\$2,454.00	\$66,400	\$72,300	\$138,700	
2022	\$1,404.00	\$0.00	\$1,404.00	\$49,510	\$42,963	\$92,473	

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