



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/10/2025 3:40:35 AM

General Details							
Parcel ID:	141-0040-04616						
Document:	Abstract - 01444683						
Document Date:	12/18/2019						
Legal Description Details							
Plat Name:	HIBBING						
Section	Township	Range	Lot	Block			
26	56	21	-	-			
Description:	SOUTH 125 FT OF NORTH 525 FT OF LOT 2						
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						
Payable 2025 Tax Summary							
2025 - Net Tax			\$6,054.00				
2025 - Special Assessments			\$0.00				
2025 - Total Tax & Special Assessments			\$6,054.00				
Current Tax Due (as of 5/9/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$3,027.00	2025 - 2nd Half Tax	\$3,027.00	2025 - 1st Half Tax Due	\$3,027.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$3,027.00		
2025 - 1st Half Due	\$3,027.00	2025 - 2nd Half Due	\$3,027.00	2025 - Total Due	\$6,054.00		
Parcel Details							
Property Address:	2683 KOLU 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
151	0 - Non Homestead	\$66,400	\$387,700	\$454,100	\$0	\$0	-
Total:		\$66,400	\$387,700	\$454,100	\$0	\$0	4541



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/10/2025 3:40:35 AM

Land Details

Deeded Acres: 1.18
Waterfront: HARRIET
Water Front Feet: 125.00
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 (NEW 2009)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	2009	1,259	1,799	AVG Quality / 944 Ft ²	2S - 2 STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	13	20	260	WALKOUT BASEMENT
BAS	1	17	27	459	WALKOUT BASEMENT
BAS	2	20	27	540	WALKOUT BASEMENT
DK	1	0	0	843	PIERS AND FOOTINGS
OP	1	4	8	32	FLOATING SLAB
OP	1	27	10	270	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
2.5 BATHS	3 BEDROOMS	8 ROOMS		0	C&AIR_EXCH, ELECTRIC

Improvement 2 Details (CABIN)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1950	520	520	-	CAB - CABIN
Segment	Story	Width	Length	Area	Foundation
BAS	1	20	26	520	FLOATING SLAB
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
0.75 BATH	-	2 ROOMS		-	STOVE/SPCE, GAS

Improvement 3 Details (30X40 PB)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
POLE BUILDING	1989	1,200	1,200	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	40	1,200	PIERS AND FOOTINGS
OPX	1	2	3	6	POST ON GROUND

Improvement 4 Details (SAUNA)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
SAUNA	1950	160	160	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	16	160	FLOATING SLAB

Improvement 5 Details (SCR HSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
SCREEN HOUSE	1950	216	216	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	18	216	FLOATING SLAB



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/10/2025 3:40:35 AM

Improvement 6 Details (8X10 SHED)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	1995	80	80	-	-		
Segment	Story	Width	Length	Area	Foundation		
BAS	1	8	10	80	POST ON GROUND		
Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
09/1997		\$51,000			118645		
Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	151	\$66,400	\$305,500	\$371,900	\$0	\$0	-
	Total	\$66,400	\$305,500	\$371,900	\$0	\$0	3,719.00
2023 Payable 2024	151	\$66,400	\$305,500	\$371,900	\$0	\$0	-
	Total	\$66,400	\$305,500	\$371,900	\$0	\$0	3,719.00
2022 Payable 2023	151	\$63,800	\$277,400	\$341,200	\$0	\$0	-
	Total	\$63,800	\$277,400	\$341,200	\$0	\$0	3,412.00
2021 Payable 2022	151	\$59,500	\$252,100	\$311,600	\$0	\$0	-
	Total	\$59,500	\$252,100	\$311,600	\$0	\$0	3,116.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$5,766.00	\$0.00	\$5,766.00	\$66,400	\$305,500	\$371,900	
2023	\$6,132.00	\$0.00	\$6,132.00	\$63,800	\$277,400	\$341,200	
2022	\$5,884.00	\$0.00	\$5,884.00	\$59,500	\$252,100	\$311,600	

Disclaimer: St. Louis County makes no representation or warranties, express or implied, with respect to the use or reuse of data provided herewith, regardless of its format or the means of its transmission. THE DATA IS PROVIDED 'AS IS' WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY, SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY OR FITNESS OF THIS DATA FOR ANY PARTICULAR PURPOSE. St. Louis County shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting from the use of these data, even if St. Louis County has been advised of the possibility of such potential loss or damage. These data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.