



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/16/2025 5:01:19 AM

General Details				
Parcel ID:	141-0040-04742			
Document:	Abstract - 01479278			
Document Date:	11/15/2023			
Legal Description Details				
Plat Name:	HIBBING			
Section	Township	Range	Lot	Block
27	56	21	-	-
Description:	That part of Govt Lot 1, lying North of the plat of BILLINGS ACRES and Southerly and Easterly of Harriet Lake Road and Billings Road, more particularly described as follows: Beginning at the Northeast corner of said Govt Lot 1 in Section 27; thence S89deg45'36"W, along the north line of said Govt Lot 1 in Section 27, a distance of 309.00 feet, to the intersection with the Easterly right of way of Harriet Lake Road/ Billings Road; thence along a nontangential curve, concaved to the Southwest, having a radius of 126.69 feet, a delta angle of 20deg51'05", a length of 46.11 feet, and a chord bearing of S44deg12'35"E, to the intersection with the Southerly right of way of Harriet Lake Road; thence S89deg45'36"W, along the Southerly right of way of said Harriet Lake Road, 133.89 feet, to the intersection with the Westerly right of way of Harriet Lake Road/Billings Road; thence along a nontangential curve, concaved to the Southwest, having a radius of 92.04 feet, a delta angle of 77deg12'38", a length of 124.03 feet, and a chord bearing of S51deg03'12"E, along said Westerly right of way; thence and tangent to the last described curve S00deg51'21"E, along said Westerly right of way, 137.83 feet; thence along a tangential curve concaved to the Northeast, having a radius of 374.80 feet, a delta angle of 21deg17'08", a length of 139.24 feet, a chord bearing of S15deg10'48"E, along said Westerly right of way; thence and tangent to the last described curve, S30deg22'14"E, along said Westerly right of way, 94.74 feet; thence along a tangential curve, concaved to the Southwest, having a radius of 714.35 feet, a delta angle of 08deg48'51", a length of 109.89 feet, a chord bearing of 25deg57'48"E, along said Westerly right of way, to the intersection with the westerly line of said plat of BILLINGS ACRES; thence N14deg33'04"E, along said westerly line of the plat of BILLINGS ACRES, 80.10 feet; thence N01deg00'04"E, along said westerly line of the plat of BILLINGS ACRES, 83.86 feet, to the intersection with the north line of said plat of BILLINGS ACRES; thence S89deg03'31"E, along said north line of the plat of BILLINGS ACRES, 158.60 feet, to the intersection with the east line of said Govt Lot 1, Section 27; thence N01deg00'16"E, along said east line of Govt Lot 1, Section 27, a distance of 400.10 feet, to the Point of Beginning; EXCEPT that part of Govt Lot 1, lying North of the plat of BILLINGS ACRES and Southerly and Easterly of Harriet Lake Road and Billings Road, described as follows: Beginning at the Northeast corner of said Govt Lot 1 in Section 27; thence S89deg45'36"W, along the north line of said Govt Lot 1 in Section 27, a distance of 309 feet, to the intersection with the Easterly right of way of Harriet Lake Road/Billings Road; thence along a non-tangential curve, concaved to the Southwest, having a radius of 126.69 feet, a delta angle of 20deg51'05", a length of 46.11 feet, and a chord bearing of S44deg12'35"E, to the intersection with the Southerly right of way of Harriet Lake Road; thence S89deg45'36"E to the east line of Govt Lot 1, Section 27, Township 56, Range 21; thence N01deg00'16"E, along said east line of Govt Lot 1, Section 27, a distance of 33 feet to the Point of Beginning.			
Taxpayer Details				
Taxpayer Name	POCRNICH DANIEL G & KATHLEEN M			
and Address:	16875 STODOLA RD MINNETONKA MN 55345			
Owner Details				
Owner Name	POCRNICH DANIEL G			
Owner Name	POCRNICH KATHLEEN M			
Payable 2025 Tax Summary				
2025 - Net Tax		\$60.00		
2025 - Special Assessments		\$0.00		
2025 - Total Tax & Special Assessments		\$60.00		



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Current Tax Due (as of 12/15/2025)					
Due May 15		Due October 15		Total Due	
2025 - 1st Half Tax	\$30.00	2025 - 2nd Half Tax	\$30.00	2025 - 1st Half Tax Due	\$0.00
2025 - 1st Half Tax Paid	\$30.00	2025 - 2nd Half Tax Paid	\$30.00	2025 - 2nd Half Tax Due	\$0.00
2025 - 1st Half Due	\$0.00	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	\$4,100	\$0	\$4,100	\$0	\$0	-
Total:		\$4,100	\$0	\$4,100	\$0	\$0	41

Land Details	
Deeded Acres:	2.63
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 .	

Sales Reported to the St. Louis County Auditor		
Sale Date	Purchase Price	CRV Number
11/2023	\$18,000 (This is part of a multi parcel sale.)	256947

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	\$4,000	\$0	\$4,000	\$0	\$0	-
	Total	\$4,000	\$0	\$4,000	\$0	\$0	40.00
2023 Payable 2024	111	\$4,400	\$0	\$4,400	\$0	\$0	-
	Total	\$4,400	\$0	\$4,400	\$0	\$0	44.00
2022 Payable 2023	111	\$4,200	\$0	\$4,200	\$0	\$0	-
	Total	\$4,200	\$0	\$4,200	\$0	\$0	42.00
2021 Payable 2022	111	\$3,800	\$0	\$3,800	\$0	\$0	-
	Total	\$3,800	\$0	\$3,800	\$0	\$0	38.00



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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	\$64.00	\$0.00	\$64.00	\$4,400	\$0	\$4,400
2023	\$70.00	\$0.00	\$70.00	\$4,200	\$0	\$4,200
2022	\$66.00	\$0.00	\$66.00	\$3,800	\$0	\$3,800

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