



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/10/2025 7:08:00 AM

| General Details | | | | | | | |
|--|-------------------------------------|--|-----------|---------------------------------|--------------|--------------|------------------|
| Parcel ID: | | 141-0040-05100 | | | | | |
| Document: | | Abstract - 01477513 | | | | | |
| Document Date: | | 10/19/2023 | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | | HIBBING | | | | | |
| Section | Township | Range | Lot | Block | | | |
| 29 | 56 | 21 | - | - | | | |
| Description: | | SE1/4 OF NE1/4 EX 2.85 AC FOR HWY 73 AND EX S 330 FT | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | | KOIVISTO VICTOR | | | | | |
| and Address: | | 2629 HWY 73 HIBBING MN 55746 | | | | | |
| Owner Details | | | | | | | |
| Owner Name | | KOIVISTO VICTOR | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$64.00 | | | |
| 2025 - Special Assessments | | | | \$0.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$64.00 | | | |
| Current Tax Due (as of 5/9/2025) | | | | | | | |
| Due May 15 | | Due | | Total Due | | | |
| 2025 - 1st Half Tax \$64.00 | | 2025 - 2nd Half Tax \$0.00 | | 2025 - 1st Half Tax Due \$64.00 | | | |
| 2025 - 1st Half Tax Paid \$0.00 | | 2025 - 2nd Half Tax Paid \$0.00 | | 2025 - 2nd Half Tax Due \$0.00 | | | |
| 2025 - 1st Half Penalty \$0.00 | | 2025 - 2nd Half Penalty \$0.00 | | Delinquent Tax \$3,184.98 | | | |
| 2025 - 1st Half Due \$64.00 | | 2025 - 2nd Half Due \$0.00 | | 2025 - Total Due \$3,248.98 | | | |
| Delinquent Taxes (as of 5/9/2025) | | | | | | | |
| Tax Year | | Net Tax | Penalty | Cst/Fees | Interest | Total Due | |
| 2024 | | \$2,722.00 | \$340.25 | \$20.00 | \$102.73 | \$3,184.98 | |
| Total: | | \$2,722.00 | \$340.25 | \$20.00 | \$102.73 | \$3,184.98 | |
| Parcel Details | | | | | | | |
| Property Address: | | 2629 HWY 73, HIBBING MN | | | | | |
| School District: | | 701 | | | | | |
| Tax Increment District: | | - | | | | | |
| Property/Homesteader: | | KOIVISTO, VICTOR J & APRIL A | | | | | |
| 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 |
| 201 | 1 - Owner Homestead (100.00% total) | \$30,900 | \$148,100 | \$179,000 | \$0 | \$0 | - |
| 111 | 0 - Non Homestead | \$11,100 | \$0 | \$11,100 | \$0 | \$0 | - |
| Total: | | \$42,000 | \$148,100 | \$190,100 | \$0 | \$0 | 111 |



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Land Details

Deeded Acres: 27.68
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: W - DRILLED WELL
Gas Code & Desc: -
Sewer Code & Desc: M - MOUND
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 (HOUSE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|---------------|----------------------------|----------------------------|-----------------------------------|--------------------|
| HOUSE | 1939 | 900 | 1,095 | ECO Quality / 450 Ft ² | 1S+ - 1+ STORY |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 6 | 20 | 120 | BASEMENT |
| BAS | 1.2 | 26 | 30 | 780 | BASEMENT |
| DK | 1 | 12 | 18 | 216 | PIERS AND FOOTINGS |
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC | |
| 1.0 BATH | 3 BEDROOMS | 5 ROOMS | 0 | C&AIR_COND, FUEL OIL | |

Improvement 2 Details (DG)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 1966 | 936 | 936 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 14 | 26 | 364 | FLOATING SLAB |
| BAS | 1 | 22 | 26 | 572 | FLOATING SLAB |

Improvement 3 Details (SHED)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 1950 | 264 | 264 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 12 | 22 | 264 | FLOATING SLAB |
| LT | 1 | 13 | 22 | 286 | POST ON GROUND |

Improvement 4 Details (STRG SHED)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 1984 | 96 | 96 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 8 | 12 | 96 | POST ON GROUND |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 10/2023 | \$214,000 | 256561 |



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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 | 201 | \$32,800 | \$139,700 | \$172,500 | \$0 | \$0 | - |
| | 111 | \$12,300 | \$0 | \$12,300 | \$0 | \$0 | - |
| | Total | \$45,100 | \$139,700 | \$184,800 | \$0 | \$0 | 123.00 |
| 2023 Payable 2024 | 204 | \$34,300 | \$129,500 | \$163,800 | \$0 | \$0 | - |
| | 111 | \$13,200 | \$0 | \$13,200 | \$0 | \$0 | - |
| | Total | \$47,500 | \$129,500 | \$177,000 | \$0 | \$0 | 1,770.00 |
| 2022 Payable 2023 | 201 | \$29,300 | \$92,200 | \$121,500 | \$0 | \$0 | - |
| | 111 | \$10,100 | \$0 | \$10,100 | \$0 | \$0 | - |
| | Total | \$39,400 | \$92,200 | \$131,600 | \$0 | \$0 | 1,053.00 |
| 2021 Payable 2022 | 201 | \$27,200 | \$78,200 | \$105,400 | \$0 | \$0 | - |
| | 111 | \$8,800 | \$0 | \$8,800 | \$0 | \$0 | - |
| | Total | \$36,000 | \$78,200 | \$114,200 | \$0 | \$0 | 864.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$2,722.00 | \$0.00 | \$2,722.00 | \$47,500 | \$129,500 | \$177,000 | |
| 2023 | \$1,592.00 | \$0.00 | \$1,592.00 | \$33,056 | \$72,239 | \$105,295 | |
| 2022 | \$1,312.00 | \$0.00 | \$1,312.00 | \$28,838 | \$57,608 | \$86,446 | |

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