



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/18/2025 12:02:45 AM

General Details							
Parcel ID:	141-0040-05570						
Document:	Abstract - 671226						
Document Date:	09/25/1996						
Legal Description Details							
Plat Name:	HIBBING						
Section	Township	Range	Lot	Block			
32	56	21	-	-			
Description:	NE1/4 OF NE1/4 EX 1.85 AC FOR HWY 73 & EX W 200 FT & EX S 350 FT						
Taxpayer Details							
Taxpayer Name	KIVELA ROGER G						
and Address:	2489 HWY 73						
	HIBBING MN 55746						
Owner Details							
Owner Name	KIVELA ROGER G						
Owner Name	KIVELA SARAH						
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,098.00			
2025 - Special Assessments				\$0.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$3,098.00</b>			
Current Tax Due (as of 12/17/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,549.00	2025 - 2nd Half Tax	\$1,549.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,549.00	2025 - 2nd Half Tax Paid	\$1,549.00	2025 - 2nd Half Tax Due	\$0.00		
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$0.00</b>	<b>2025 - Total Due</b>	<b>\$0.00</b>		
Parcel Details							
Property Address:	2489 HWY 73, HIBBING MN						
School District:	701						
Tax Increment District:	-						
Property/Homesteader:	KIVELA, ROGER G & SARAH L						
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)	\$35,400	\$180,300	\$215,700	\$0	\$0	-
111	0 - Non Homestead	\$12,000	\$0	\$12,000	\$0	\$0	-
<b>Total:</b>		<b>\$47,400</b>	<b>\$180,300</b>	<b>\$227,700</b>	<b>\$0</b>	<b>\$0</b>	<b>2006</b>



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## Land Details

**Deeded Acres:** 23.06  
**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	1959	1,144	1,144	U Quality / 0 Ft <sup>2</sup>	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	44	1,144	BASEMENT
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
1.25 BATHS	3 BEDROOMS	5 ROOMS		0	CENTRAL, GAS

## Improvement 2 Details (MORTON)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
POLE BUILDING	1981	720	720	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	30	720	PIERS AND FOOTINGS

## Improvement 3 Details (14X24)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1958	336	336	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	14	24	336	FLOATING SLAB

## Improvement 4 Details (13X24 LT)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
LEAN TO	1969	312	312	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	13	24	312	POST ON GROUND

## Improvement 5 Details (16X22)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1968	352	352	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	16	22	352	POST ON GROUND

## Improvement 6 Details (12X13 LT)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
LEAN TO	1969	156	156	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	13	156	POST ON GROUND



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Improvement 7 Details (13X20 LT)						
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.	
LEAN TO	1966	260	260	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	13	20	260	POST ON GROUND	

Improvement 8 Details (16X33)						
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	1968	528	528	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	16	33	528	POST ON GROUND	

Improvement 9 Details (10X12)						
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	1961	120	120	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	10	12	120	POST ON GROUND	

Improvement 10 Details (8X20 ST)						
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	0	160	160	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	8	20	160	POST ON GROUND	

Sales Reported to the St. Louis County Auditor						
Sale Date		Purchase Price			CRV Number	
09/1996		\$70,000			111945	

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	\$37,900	\$193,700	\$231,600	\$0	\$0	-
	111	\$13,300	\$0	\$13,300	\$0	\$0	-
	Total	\$51,200	\$193,700	\$244,900	\$0	\$0	2,192.00
2023 Payable 2024	201	\$39,700	\$179,400	\$219,100	\$0	\$0	-
	111	\$14,200	\$0	\$14,200	\$0	\$0	-
	Total	\$53,900	\$179,400	\$233,300	\$0	\$0	2,158.00
2022 Payable 2023	201	\$33,500	\$127,800	\$161,300	\$0	\$0	-
	111	\$10,900	\$0	\$10,900	\$0	\$0	-
	Total	\$44,400	\$127,800	\$172,200	\$0	\$0	1,495.00
2021 Payable 2022	201	\$30,800	\$108,400	\$139,200	\$0	\$0	-
	111	\$9,500	\$0	\$9,500	\$0	\$0	-
	Total	\$40,300	\$108,400	\$148,700	\$0	\$0	1,240.00



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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	\$3,022.00	\$0.00	\$3,022.00	\$50,725	\$165,054	\$215,779
2023	\$2,382.00	\$0.00	\$2,382.00	\$39,681	\$109,796	\$149,477
2022	\$2,006.00	\$0.00	\$2,006.00	\$34,832	\$89,156	\$123,988

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