



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/18/2025 6:24:40 AM

| General Details | | | | |
|-----------------|--------------------|--|--|--|
| Parcel ID: | 141-0040-05830 | | | |
| Document: | Abstract - 1018992 | | | |
| Document Date: | 05/12/2006 | | | |

| Legal Description Details | | | | |
|---------------------------|--|-------|-----|-------|
| Plat Name: | HIBBING | | | |
| Section | Township | Range | Lot | Block |
| 33 | 56 | 21 | - | - |
| Description: | SW1/4 of NW1/4 EXCEPT North 10 acres AND EXCEPT W1/2 of South 600 feet AND EXCEPT that part of the following described tract: SW1/4 of NW1/4 which lies westerly of a line run parallel with and distance 75 feet easterly of the following described line: Beginning at a point on the east and west quarter line of Section 32, Township 56, Range 21 distance 40.5 feet wet of the east quarter corner thereof; thence run Northerly at an angle of 94DEG50' with said east and west quarter line for 373 feet; thence deflect to the left on a 0DEG45' curve (delta angle 5 degrees 29') for 731.1 feet; thence on tangent to said curve for 400 feet and there terminating; together with a strip 85 feet in width adjoining and easterly of the above described strip; Beginning opposite a point on the above described line, distant 208.5 feet northerly of its point of beginning and extending northerly for 100 feet, containing 1.61 acres, more or less, in addition to the existing highway | | | |

| Taxpayer Details | |
|------------------|---------------------------------|
| Taxpayer Name | COLLINS TODD R & MICHELLE L |
| and Address: | 2420 HWY 73 HIBBING MN 55746 |

| Owner Details | |
|---------------|----------------|
| Owner Name | PAGET DAWN C |
| Owner Name | PAGET ROBERT J |

| Payable 2025 Tax Summary | |
|---|-------------------|
| 2025 - Net Tax | \$1,807.44 |
| 2025 - Special Assessments | \$364.56 |
| 2025 - Total Tax & Special Assessments | \$2,172.00 |

| Current Tax Due (as of 12/17/2025) | | | | | |
|------------------------------------|-------------------|----------------------------|-------------------|-------------------------|-------------------|
| Due May 15 | | Due October 15 | | Total Due | |
| 2025 - 1st Half Tax | \$1,086.00 | 2025 - 2nd Half Tax | \$1,086.00 | 2025 - 1st Half Tax Due | \$1,216.32 |
| 2025 - 1st Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Due | \$1,183.74 |
| 2025 - 1st Half Penalty | \$130.32 | 2025 - 2nd Half Penalty | \$97.74 | Delinquent Tax | |
| 2025 - 1st Half Due | \$1,216.32 | 2025 - 2nd Half Due | \$1,183.74 | 2025 - Total Due | \$2,400.06 |

| Parcel Details | |
|-------------------------|-------------------------|
| Property Address: | 2420 HWY 73, HIBBING MN |
| School District: | 701 |
| Tax Increment District: | - |
| Property/Homesteader: | - |



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| 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 | \$28,400 | \$68,900 | \$97,300 | \$0 | \$0 | - | | | | |
| 111 | 0 - Non Homestead | \$6,500 | \$0 | \$6,500 | \$0 | \$0 | - | | | | |
| Total: | | \$34,900 | \$68,900 | \$103,800 | \$0 | \$0 | 1038 | | | | |
| Land Details | | | | | | | | | | | |
| Deeded Acres: | | 19.42 | | | | | | | | | |
| 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 . | | | | | | | | | | | |
| Improvement 1 Details (HOUSE) | | | | | | | | | | | |
| Improvement Type | | Year Built | | Main Floor Ft ² | | Gross Area Ft ² | | Basement Finish | | Style Code & Desc. | |
| HOUSE | | 1900 | | 1,056 | | 1,488 | | U Quality / 0 Ft ² | | 1S+ - 1+ STORY | |
| Segment | | Story | | Width | | Length | | Area | | Foundation | |
| BAS | | 1 | | 24 | | 10 | | 240 | | PIERS AND FOOTINGS | |
| BAS | | 1.7 | | 24 | | 24 | | 576 | | BASEMENT | |
| CN | | 1 | | 6 | | 6 | | 36 | | FOUNDATION | |
| DK | | 1 | | 0 | | 0 | | 210 | | POST ON GROUND | |
| OP | | 1 | | 8 | | 8 | | 64 | | POST ON GROUND | |
| Bath Count | | Bedroom Count | | Room Count | | Fireplace Count | | HVAC | | | |
| 1.0 BATH | | 3 BEDROOMS | | 5 ROOMS | | - | | CENTRAL, PROPANE | | | |
| Improvement 2 Details (20X28 DG) | | | | | | | | | | | |
| Improvement Type | | Year Built | | Main Floor Ft ² | | Gross Area Ft ² | | Basement Finish | | Style Code & Desc. | |
| GARAGE | | 1930 | | 936 | | 936 | | - | | DETACHED | |
| Segment | | Story | | Width | | Length | | Area | | Foundation | |
| BAS | | 1 | | 26 | | 36 | | 936 | | POST ON GROUND | |
| Improvement 3 Details (STRG SHED) | | | | | | | | | | | |
| Improvement Type | | Year Built | | Main Floor Ft ² | | Gross Area Ft ² | | Basement Finish | | Style Code & Desc. | |
| STORAGE BUILDING | | 0 | | 276 | | 276 | | - | | - | |
| Segment | | Story | | Width | | Length | | Area | | Foundation | |
| BAS | | 1 | | 12 | | 23 | | 276 | | 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 | | 0 | | 80 | | 80 | | - | | - | |
| Segment | | Story | | Width | | Length | | Area | | Foundation | |
| BAS | | 1 | | 8 | | 10 | | 80 | | POST ON GROUND | |



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| Improvement 5 Details (STRG BLDG) | | | | | |
|--|---------------|----------------------------|----------------------------|-----------------|--------------------|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
| STORAGE BUILDING | 0 | 120 | 120 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 10 | 12 | 120 | POST ON GROUND |
| Improvement 6 Details (PLY LNT0) | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
| LEAN TO | 0 | 128 | 128 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 8 | 16 | 128 | POST ON GROUND |
| Improvement 7 Details (10X40) | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
| MANUFACTURED HOME | 1960 | 400 | 400 | - | SGL - SGL WIDE |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 10 | 40 | 400 | POST ON GROUND |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC |
| 0 BATH | - | - | | - | NONE, |
| Improvement 8 Details (PIGPEN/CHK) | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
| STORAGE BUILDING | 2015 | 192 | 192 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 12 | 16 | 192 | POST ON GROUND |
| LT | 0 | 8 | 16 | 128 | POST ON GROUND |
| LT | 0 | 16 | 16 | 256 | POST ON GROUND |
| Improvement 9 Details (FOOD STAND) | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
| STORAGE BUILDING | 0 | 117 | 117 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 9 | 13 | 117 | POST ON GROUND |
| Sales Reported to the St. Louis County Auditor | | | | | |
| Sale Date | | Purchase Price | | CRV Number | |
| 06/2012 | | \$49,900 | | 197371 | |
| 05/2006 | | \$39,900 | | 171509 | |
| 04/1998 | | \$20,000 | | 121353 | |



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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 | \$30,300 | \$72,900 | \$103,200 | \$0 | \$0 | - |
| | 111 | \$7,300 | \$0 | \$7,300 | \$0 | \$0 | - |
| | Total | \$37,600 | \$72,900 | \$110,500 | \$0 | \$0 | 1,105.00 |
| 2023 Payable 2024 | 204 | \$31,800 | \$67,600 | \$99,400 | \$0 | \$0 | - |
| | 111 | \$7,800 | \$0 | \$7,800 | \$0 | \$0 | - |
| | Total | \$39,600 | \$67,600 | \$107,200 | \$0 | \$0 | 1,072.00 |
| 2022 Payable 2023 | 204 | \$26,800 | \$48,200 | \$75,000 | \$0 | \$0 | - |
| | 111 | \$6,000 | \$0 | \$6,000 | \$0 | \$0 | - |
| | Total | \$32,800 | \$48,200 | \$81,000 | \$0 | \$0 | 810.00 |
| 2021 Payable 2022 | 204 | \$24,700 | \$40,800 | \$65,500 | \$0 | \$0 | - |
| | 111 | \$5,200 | \$0 | \$5,200 | \$0 | \$0 | - |
| | Total | \$29,900 | \$40,800 | \$70,700 | \$0 | \$0 | 707.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$1,649.64 | \$364.36 | \$2,014.00 | \$39,600 | \$67,600 | \$107,200 | |
| 2023 | \$1,448.56 | \$357.44 | \$1,806.00 | \$32,800 | \$48,200 | \$81,000 | |
| 2022 | \$1,307.26 | \$330.74 | \$1,638.00 | \$29,900 | \$40,800 | \$70,700 | |

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