



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/16/2025 6:04:18 PM

| General Details                                   |                                                                                                                                                                                                                                                    |                            |               |                         |                 |                 |                     |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:                                        | 141-0050-03617                                                                                                                                                                                                                                     |                            |               |                         |                 |                 |                     |
| Document:                                         | Torrens - 840317.0                                                                                                                                                                                                                                 |                            |               |                         |                 |                 |                     |
| Document Date:                                    | 07/24/2007                                                                                                                                                                                                                                         |                            |               |                         |                 |                 |                     |
| Legal Description Details                         |                                                                                                                                                                                                                                                    |                            |               |                         |                 |                 |                     |
| Plat Name:                                        | HIBBING                                                                                                                                                                                                                                            |                            |               |                         |                 |                 |                     |
| Section                                           | Township                                                                                                                                                                                                                                           | Range                      | Lot           | Block                   |                 |                 |                     |
| 21                                                | 57                                                                                                                                                                                                                                                 | 21                         | -             | -                       |                 |                 |                     |
| Description:                                      | S 150 FT OF N 250 FT OF SW1/4 OF NE1/4 DESCRIBED AS FOLLOWS BEG AT NE COR OF FORTY THENCE S ALONG E LINE OF FORTY 422.1 FT THENCE DEFLECT AN ANGLE OF 138DEG36' TO THE RIGHT 575 FT TO N LINE OF FORTY THENCE E ALONG N LINE 388.1 FT TO PT OF BEG |                            |               |                         |                 |                 |                     |
| Taxpayer Details                                  |                                                                                                                                                                                                                                                    |                            |               |                         |                 |                 |                     |
| Taxpayer Name                                     | PAUL SHAIN SONS INC                                                                                                                                                                                                                                |                            |               |                         |                 |                 |                     |
| and Address:                                      | 409 ITASCA AVE<br>HIBBING MN 55746                                                                                                                                                                                                                 |                            |               |                         |                 |                 |                     |
| Owner Details                                     |                                                                                                                                                                                                                                                    |                            |               |                         |                 |                 |                     |
| Owner Name                                        | SHAIN GREGORY ALLEN                                                                                                                                                                                                                                |                            |               |                         |                 |                 |                     |
| Owner Name                                        | SHAIN PAUL EDWARD                                                                                                                                                                                                                                  |                            |               |                         |                 |                 |                     |
| Payable 2025 Tax Summary                          |                                                                                                                                                                                                                                                    |                            |               |                         |                 |                 |                     |
| 2025 - Net Tax                                    |                                                                                                                                                                                                                                                    |                            |               | \$420.00                |                 |                 |                     |
| 2025 - Special Assessments                        |                                                                                                                                                                                                                                                    |                            |               | \$0.00                  |                 |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |                                                                                                                                                                                                                                                    |                            |               | <b>\$420.00</b>         |                 |                 |                     |
| Current Tax Due (as of 5/15/2025)                 |                                                                                                                                                                                                                                                    |                            |               |                         |                 |                 |                     |
| Due May 15                                        |                                                                                                                                                                                                                                                    | Due October 15             |               |                         | Total Due       |                 |                     |
| 2025 - 1st Half Tax                               | \$210.00                                                                                                                                                                                                                                           | 2025 - 2nd Half Tax        | \$210.00      | 2025 - 1st Half Tax Due | \$0.00          |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$210.00                                                                                                                                                                                                                                           | 2025 - 2nd Half Tax Paid   | \$210.00      | 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:                                 | -                                                                                                                                                                                                                                                  |                            |               |                         |                 |                 |                     |
| School District:                                  | 701                                                                                                                                                                                                                                                |                            |               |                         |                 |                 |                     |
| Tax Increment District:                           | -                                                                                                                                                                                                                                                  |                            |               |                         |                 |                 |                     |
| Property/Homesteader:                             | SHAIN, NANCY L                                                                                                                                                                                                                                     |                            |               |                         |                 |                 |                     |
| Assessment Details (2025 Payable 2026)            |                                                                                                                                                                                                                                                    |                            |               |                         |                 |                 |                     |
| Class Code<br>(Legend)                            | Homestead<br>Status                                                                                                                                                                                                                                | Land<br>EMV                | Bldg<br>EMV   | Total<br>EMV            | Def Land<br>EMV | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 201                                               | 1 - Owner Homestead<br>(100.00% total)                                                                                                                                                                                                             | \$25,500                   | \$0           | \$25,500                | \$0             | \$0             | -                   |
| Total:                                            |                                                                                                                                                                                                                                                    | \$25,500                   | \$0           | \$25,500                | \$0             | \$0             | 255                 |



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| Land Details                                                                                                                                                                                                                                                                                                                                                                                         |                        |                     |                                 |                 |                     |                  |                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Deeded Acres:                                                                                                                                                                                                                                                                                                                                                                                        | 0.79                   |                     |                                 |                 |                     |                  |                  |
| Waterfront:                                                                                                                                                                                                                                                                                                                                                                                          | -                      |                     |                                 |                 |                     |                  |                  |
| Water Front Feet:                                                                                                                                                                                                                                                                                                                                                                                    | 0.00                   |                     |                                 |                 |                     |                  |                  |
| Water Code & Desc:                                                                                                                                                                                                                                                                                                                                                                                   | -                      |                     |                                 |                 |                     |                  |                  |
| Gas Code & Desc:                                                                                                                                                                                                                                                                                                                                                                                     | -                      |                     |                                 |                 |                     |                  |                  |
| Sewer Code & Desc:                                                                                                                                                                                                                                                                                                                                                                                   | -                      |                     |                                 |                 |                     |                  |                  |
| Lot Width:                                                                                                                                                                                                                                                                                                                                                                                           | 150.00                 |                     |                                 |                 |                     |                  |                  |
| Lot Depth:                                                                                                                                                                                                                                                                                                                                                                                           | 238.00                 |                     |                                 |                 |                     |                  |                  |
| The dimensions shown are not guaranteed to be survey quality. Additional lot information can be found at <a href="https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx">https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx</a> . If there are any questions, please email <a href="mailto:PropertyTax@stlouiscountymn.gov">PropertyTax@stlouiscountymn.gov</a> . |                        |                     |                                 |                 |                     |                  |                  |
| Sales Reported to the St. Louis County Auditor                                                                                                                                                                                                                                                                                                                                                       |                        |                     |                                 |                 |                     |                  |                  |
| Sale Date                                                                                                                                                                                                                                                                                                                                                                                            |                        | Purchase Price      |                                 |                 | CRV Number          |                  |                  |
| 10/1996                                                                                                                                                                                                                                                                                                                                                                                              |                        | \$1,500             |                                 |                 | 114440              |                  |                  |
| Assessment History                                                                                                                                                                                                                                                                                                                                                                                   |                        |                     |                                 |                 |                     |                  |                  |
| Year                                                                                                                                                                                                                                                                                                                                                                                                 | Class Code<br>(Legend) | Land EMV            | Bldg EMV                        | Total EMV       | Def Land EMV        | Def Bldg EMV     | Net Tax Capacity |
| 2024 Payable 2025                                                                                                                                                                                                                                                                                                                                                                                    | 201                    | \$25,500            | \$0                             | \$25,500        | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$25,500            | \$0                             | \$25,500        | \$0                 | \$0              | 255.00           |
| 2023 Payable 2024                                                                                                                                                                                                                                                                                                                                                                                    | 201                    | \$25,500            | \$64,100                        | \$89,600        | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$25,500            | \$64,100                        | \$89,600        | \$0                 | \$0              | 896.00           |
| 2022 Payable 2023                                                                                                                                                                                                                                                                                                                                                                                    | 201                    | \$21,600            | \$38,000                        | \$59,600        | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$21,600            | \$38,000                        | \$59,600        | \$0                 | \$0              | 596.00           |
| 2021 Payable 2022                                                                                                                                                                                                                                                                                                                                                                                    | 201                    | \$20,300            | \$38,000                        | \$58,300        | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$20,300            | \$38,000                        | \$58,300        | \$0                 | \$0              | 583.00           |
| Tax Detail History                                                                                                                                                                                                                                                                                                                                                                                   |                        |                     |                                 |                 |                     |                  |                  |
| Tax Year                                                                                                                                                                                                                                                                                                                                                                                             | Tax                    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024                                                                                                                                                                                                                                                                                                                                                                                                 | \$1,386.00             | \$0.00              | \$1,386.00                      | \$25,500        | \$64,100            | \$89,600         |                  |
| 2023                                                                                                                                                                                                                                                                                                                                                                                                 | \$1,072.00             | \$0.00              | \$1,072.00                      | \$21,600        | \$38,000            | \$59,600         |                  |
| 2022                                                                                                                                                                                                                                                                                                                                                                                                 | \$1,084.00             | \$0.00              | \$1,084.00                      | \$20,300        | \$38,000            | \$58,300         |                  |

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