



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 12:41:43 PM

General Details							
Parcel ID:	141-0050-05705						
Document:	Abstract - 1366606						
Document Date:	10/10/2019						
Legal Description Details							
Plat Name:	HIBBING						
Section	Township	Range	Lot	Block			
29	57	21	-	-			
Description:	That part of SE1/4 of NE1/4, lying South of Old State Trunk Highway No. 169						
Taxpayer Details							
Taxpayer Name	CLUSIAU JEFFREY T						
and Address:	12752 OLD HIGHWAY 169						
	HIBBING MN 55746						
Owner Details							
Owner Name	CLUSIAU JEFFREY T						
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,690.00			
2025 - Special Assessments				\$0.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$3,690.00</b>			
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,845.00	2025 - 2nd Half Tax	\$1,845.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,845.00	2025 - 2nd Half Tax Paid	\$1,845.00	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:	12752 OLD HWY 169, HIBBING MN						
School District:	701						
Tax Increment District:	-						
Property/Homesteader:	CLUSIAU, JEFFREY T						
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)	\$28,400	\$211,000	\$239,400	\$0	\$0	-
<b>Total:</b>		<b>\$28,400</b>	<b>\$211,000</b>	<b>\$239,400</b>	<b>\$0</b>	<b>\$0</b>	<b>2144</b>



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## Land Details

**Deeded Acres:** 5.95  
**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	1953	1,874	1,874	-	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	3	25	75	FOUNDATION
BAS	1	24	26	624	FOUNDATION
BAS	1	25	47	1,175	FOUNDATION
OP	0	8	22	176	POST ON GROUND
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
2.0 BATHS	3 BEDROOMS	5 ROOMS		-	C&AIR_COND, FUEL OIL

## Improvement 2 Details (TACK SHED)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1985	96	96	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	12	96	POST ON GROUND

## Improvement 3 Details (LT WD ST)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
LEAN TO	0	140	140	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	10	14	140	POST ON GROUND

## Improvement 4 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1998	1,440	1,440	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	48	1,440	FLOATING SLAB

## Improvement 5 Details (HORSE BARN)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
POLE BUILDING	1990	192	192	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	16	192	POST ON GROUND



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Improvement 6 Details (SHED)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1990	100	100	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	10	100	POST ON GROUND

Improvement 7 Details (SHED #2)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1990	100	100	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	10	100	POST ON GROUND

Sales Reported to the St. Louis County Auditor		
Sale Date	Purchase Price	CRV Number
10/2019	\$170,000 (This is part of a multi parcel sale.)	234468
11/1996	\$78,000 (This is part of a multi parcel sale.)	115617

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	\$28,400	\$247,800	\$276,200	\$0	\$0	-
	Total	\$28,400	\$247,800	\$276,200	\$0	\$0	2,545.00
2023 Payable 2024	201	\$28,400	\$247,800	\$276,200	\$0	\$0	-
	Total	\$28,400	\$247,800	\$276,200	\$0	\$0	2,638.00
2022 Payable 2023	201	\$26,600	\$170,600	\$197,200	\$0	\$0	-
	Total	\$26,600	\$170,600	\$197,200	\$0	\$0	1,777.00
2021 Payable 2022	201	\$26,600	\$153,000	\$179,600	\$0	\$0	-
	Total	\$26,600	\$153,000	\$179,600	\$0	\$0	1,585.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$3,776.00	\$0.00	\$3,776.00	\$27,127	\$236,691	\$263,818
2023	\$2,902.00	\$0.00	\$2,902.00	\$23,971	\$153,737	\$177,708
2022	\$2,656.00	\$0.00	\$2,656.00	\$23,479	\$135,045	\$158,524

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