



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 12:10:38 PM

General Details															
Parcel ID:		141-0050-06580													
Legal Description Details															
Plat Name:		HIBBING													
Section		Township		Range		Lot									
34		57		21		-									
Block		-													
Description:		That part of NE1/4 of NE1/4, lying Northerly and Easterly of the following described Line A: Commencing at the Northeast corner of said NE1/4 of NE1/4; thence S00deg38'14"E, assumed bearing, along the east line thereof distant 490.00 feet to the Point of Beginning of Line "A"; thence N88deg54'58"W, parallel with the north line thereof distant 493.00 feet; thence N06deg39'16"E distant 491.77 feet to a point on the north line of said NE1/4 of NE1/4, lying 422.00 feet Westerly of said Northeast corner thereof and there terminating.													
Taxpayer Details															
Taxpayer Name		MODICH CLAUDIA J REVOCABLE TRUST													
and Address:		PO BOX 463 HIBBING MN 55746													
Owner Details															
Owner Name		MODICH CLAUDIA J REVOCABLE TRUST													
Payable 2025 Tax Summary															
2025 - Net Tax				\$1,460.00											
2025 - Special Assessments				\$0.00											
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$1,460.00</b>											
Current Tax Due (as of 12/13/2025)															
Due May 15		Due October 15			Total Due										
2025 - 1st Half Tax \$730.00		2025 - 2nd Half Tax \$730.00			2025 - 1st Half Tax Due \$0.00										
2025 - 1st Half Tax Paid \$730.00		2025 - 2nd Half Tax Paid \$730.00			2025 - 2nd Half Tax Due \$0.00										
<b>2025 - 1st Half Due \$0.00</b>		<b>2025 - 2nd Half Due \$0.00</b>			<b>2025 - Total Due \$0.00</b>										
Parcel Details															
Property Address:		12310 JACOBSON RD, HIBBING MN													
School District:		701													
Tax Increment District:		-													
Property/Homesteader:		-													
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	
207		0 - Non Homestead		\$10,900		\$12,400		\$23,300		\$0		\$0		-	
		<b>Total:</b>		<b>\$10,900</b>		<b>\$12,400</b>		<b>\$23,300</b>		<b>\$0</b>		<b>\$0</b>		<b>291</b>	



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## Land Details

**Deeded Acres:** 40.00  
**Waterfront:** -  
**Water Front Feet:** 0.00  
**Water Code & Desc:** W - DRILLED WELL  
**Gas Code & Desc:** -  
**Sewer Code & Desc:** -  
**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 (GAR/SHOP)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
POLE BUILDING	1979	1,200	1,200	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	40	1,200	PIERS AND FOOTINGS

## Improvement 2 Details (ST 10X12)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	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 3 Details (ST 10X12)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	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 4 Details (ST 10X12)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	120	120	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	12	120	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

No Sales information reported.



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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	207	\$27,500	\$21,200	\$48,700	\$0	\$0	-
	111	\$31,000	\$0	\$31,000	\$0	\$0	-
	Total	\$58,500	\$21,200	\$79,700	\$0	\$0	919.00
2023 Payable 2024	103	\$31,800	\$19,600	\$51,400	\$0	\$0	-
	123	\$30,300	\$0	\$30,300	\$0	\$0	-
	Total	\$62,100	\$19,600	\$81,700	\$0	\$0	409.00
2022 Payable 2023	103	\$24,400	\$14,000	\$38,400	\$0	\$0	-
	123	\$24,800	\$0	\$24,800	\$0	\$0	-
	Total	\$49,200	\$14,000	\$63,200	\$0	\$0	316.00
2021 Payable 2022	103	\$21,200	\$11,900	\$33,100	\$0	\$0	-
	123	\$22,400	\$0	\$22,400	\$0	\$0	-
	Total	\$43,600	\$11,900	\$55,500	\$0	\$0	278.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$586.00	\$0.00	\$586.00	\$62,100	\$19,600	\$81,700	
2023	\$524.00	\$0.00	\$524.00	\$49,200	\$14,000	\$63,200	
2022	\$482.00	\$0.00	\$482.00	\$43,600	\$11,900	\$55,500	

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