



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 2:03:58 PM

General Details							
Parcel ID:		141-0050-07020					
Document:		Abstract - 01298135					
Document Date:		08/08/2016					
Legal Description Details							
Plat Name:		HIBBING					
Section	Township	Range	Lot	Block			
35	57	21	-	-			
Description:		ALL THAT PART OF SW 1/4 OF SE 1/4 DESCRIBED AS FOLLOWS: ASSUMING THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 35 TO BE A TRUE NORTH & SOUTH LINE; THENCE COMMENCING AT THE SW CORNER OF SAID SW1/4 OF SE1/4; THENCE RUNNING NORTH ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 33 FEET; THENCE RUNNING S88DEG52'51" E FOR A DISTANCE OF 33 FEET TO THE POINT OF BEGINNING; THENCE RUNNING S88DEG52'51"E FOR A DISTANCE OF 295.19 FEET; THENCE RUNNING DUE NORTH FOR A DISTANCE OF 295.19 FEET; THENCE RUNNING N88DEG52'51"W FOR A DISTANCE OF 295.19 FEET; THENCE RUNNING DUE SOUTH FOR A DISTANCE OF 295.19 FEET TO THE POINT OF BEGINNING.					
Taxpayer Details							
Taxpayer Name		MCCLELLAN AUSTIN & JENNY/ LORI					
and Address:		12213 TOWN LINE RD HIBBING MN 55746					
Owner Details							
Owner Name		MCCLELLAN AUSTIN A					
Owner Name		MCCLELLAN JENNY W					
Owner Name		MCCLELLAN LORI J					
Payable 2025 Tax Summary							
2025 - Net Tax		\$4,816.00					
2025 - Special Assessments		\$0.00					
2025 - Total Tax & Special Assessments		\$4,816.00					
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$2,408.00		2025 - 2nd Half Tax \$2,408.00			2025 - 1st Half Tax Due \$0.00		
2025 - 1st Half Tax Paid \$2,408.00		2025 - 2nd Half Tax Paid \$2,408.00			2025 - 2nd Half Tax Due \$0.00		
2025 - 1st Half Due \$0.00		2025 - 2nd Half Due \$0.00			2025 - Total Due \$0.00		
Parcel Details							
Property Address:		12213 TOWN LINE RD, HIBBING MN					
School District:		701					
Tax Increment District:		-					
Property/Homesteader:		MCCLELLAN, AUSTIN & JENNY					
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	2 - Owner/Relative Homestead (100.00% total)	\$18,100	\$258,400	\$276,500	\$0	\$0	-
Total:		\$18,100	\$258,400	\$276,500	\$0	\$0	2548



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## Land Details

**Deeded Acres:** 2.00  
**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	1973	1,191	1,191	AVG Quality / 1191 Ft <sup>2</sup>	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	1,191	BASEMENT
DK	0	0	0	157	POST ON GROUND
OP	1	7	7	49	FOUNDATION
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.0 BATHS	3 BEDROOMS	5 ROOMS	-	CENTRAL, GAS	

## Improvement 2 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1973	1,200	1,200	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	40	1,200	FLOATING SLAB
LT	0	17	40	680	POST ON GROUND

## Improvement 3 Details (SHED/GAR)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1946	264	264	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	22	264	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/2016	\$193,250 (This is part of a multi parcel sale.)	218686
12/2012	\$170,000 (This is part of a multi parcel sale.)	199759
05/2012	\$35,000 (This is part of a multi parcel sale.)	197203



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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	201	\$18,700	\$320,700	\$339,400	\$0	\$0	-
	Total	\$18,700	\$320,700	\$339,400	\$0	\$0	3,234.00
2023 Payable 2024	201	\$19,100	\$297,100	\$316,200	\$0	\$0	-
	Total	\$19,100	\$297,100	\$316,200	\$0	\$0	3,074.00
2022 Payable 2023	201	\$17,700	\$211,600	\$229,300	\$0	\$0	-
	Total	\$17,700	\$211,600	\$229,300	\$0	\$0	2,126.00
2021 Payable 2022	201	\$17,100	\$179,500	\$196,600	\$0	\$0	-
	Total	\$17,100	\$179,500	\$196,600	\$0	\$0	1,770.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$4,446.00	\$0.00	\$4,446.00	\$18,570	\$288,848	\$307,418	
2023	\$3,526.00	\$0.00	\$3,526.00	\$16,418	\$196,279	\$212,697	
2022	\$2,998.00	\$0.00	\$2,998.00	\$15,400	\$161,654	\$177,054	

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