



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 3:51:25 PM

General Details							
Parcel ID:	175-0012-00040						
Document:	Abstract - 01064367						
Document Date:	09/21/2007						
Legal Description Details							
Plat Name:	ANNS ACRES CITY OF MT IRON						
Section	Township	Range	Lot	Block			
-	-	-	0004	001			
Description:	LOT: 0004 BLOCK:001						
Taxpayer Details							
Taxpayer Name	NIVALA AARON M						
and Address:	8391 SPRUCE DR MT IRON MN 55768						
Owner Details							
Owner Name	NIVALA AARON M						
Payable 2025 Tax Summary							
2025 - Net Tax			\$858.00				
2025 - Special Assessments			\$0.00				
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$858.00</b>				
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$429.00	2025 - 2nd Half Tax	\$429.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$429.00	2025 - 2nd Half Tax Paid	\$429.00	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:	8391 SPRUCE DR, MOUNTAIN IRON MN						
School District:	712						
Tax Increment District:	-						
Property/Homesteader:	NIVALA, AARON M						
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)	\$17,500	\$131,200	\$148,700	\$0	\$0	-
Total:		\$17,500	\$131,200	\$148,700	\$0	\$0	1155



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## Land Details

Deeded Acres: 0.00  
Waterfront: -  
Water Front Feet: 0.00  
Water Code & Desc: -  
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 (HOUSE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1967	1,152	1,152	U Quality / 0 Ft <sup>2</sup>	1S - 1 STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	48	1,152	BASEMENT
DK	1	11	14	154	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.5 BATHS	3 BEDROOMS	-	0	CENTRAL, GAS	

## Improvement 2 Details (DET GARAGE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1969	624	624	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	26	624	FLOATING SLAB

## Improvement 3 Details (Vinyl st)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	49	49	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	7	7	49	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
09/2007	\$84,460	179259
10/2004	\$85,500	161693
12/1993	\$0	95040
12/1993	\$16,472	110031



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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	\$17,500	\$127,400	\$144,900	\$0	\$0	-
	Total	\$17,500	\$127,400	\$144,900	\$0	\$0	1,114.00
2023 Payable 2024	201	\$17,500	\$127,400	\$144,900	\$0	\$0	-
	Total	\$17,500	\$127,400	\$144,900	\$0	\$0	1,207.00
2022 Payable 2023	201	\$17,500	\$117,800	\$135,300	\$0	\$0	-
	Total	\$17,500	\$117,800	\$135,300	\$0	\$0	1,102.00
2021 Payable 2022	201	\$16,000	\$101,900	\$117,900	\$0	\$0	-
	Total	\$16,000	\$101,900	\$117,900	\$0	\$0	913.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$1,048.00	\$0.00	\$1,048.00	\$14,577	\$106,124	\$120,701	
2023	\$974.00	\$0.00	\$974.00	\$14,258	\$95,979	\$110,237	
2022	\$910.00	\$0.00	\$910.00	\$12,386	\$78,885	\$91,271	

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