



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/18/2025 2:27:02 AM

General Details							
Parcel ID:		175-0070-01325					
Legal Description Details							
Plat Name:		MT IRON					
Section	Township	Range	Lot	Block			
10	58	18	-	-			
Description:		SE1/4 OF SE1/4 LYING S OF HWY EX PART COMM AT SE COR THENCE S88DEG07'51"W ASSIGNED BEARING ALONG S LINE OF SAID SE1/4 OF SE1/4 230.16 FT TO PT OF BEG THENCE N03DEG59'40"W PARALLEL WITH AND 230 FT WLY OF E LINE OF SE1/4 OF SE1/4 393 FT THENCE N74DEG28'30"W 244.02 FT THENCE S03DEG59'40"E 466 FT TO SAID S LINE THENCE N88DEG07'51"E ALONG SAID S LINE 230.16 FT TO PT OF BEG & EX PART BEG AT SE CORNER THENCE N03DEG59'40"W ASSIGNED BEARING ALONG E LINE OF SAID SE1/4 OF SE1/4 500 FT THENCE S62DEG49'46"W 250.19 FT THENCE S03DEG59'40"E 393 FT TO S LINE OF SAID SE1/4 OF SE1/4 THENCE N88DEG07'51"E ALONG SAID S LINE 230.16 FT TO PT OF BEG					
Taxpayer Details							
Taxpayer Name and Address:		NIKOLANCI THOMAS R & STEPHANIE A 8821 UNITY DRIVE MT IRON MN 55768					
Owner Details							
Owner Name		NIKOLANCI THOMAS R ETAL					
Payable 2025 Tax Summary							
2025 - Net Tax		\$3,222.00					
2025 - Special Assessments		\$0.00					
2025 - Total Tax & Special Assessments		\$3,222.00					
Current Tax Due (as of 12/17/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$1,611.00		2025 - 2nd Half Tax \$1,611.00			2025 - 1st Half Tax Due \$0.00		
2025 - 1st Half Tax Paid \$1,611.00		2025 - 2nd Half Tax Paid \$1,611.00			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:		8821 UNITY DR, MOUNTAIN IRON MN					
School District:		712					
Tax Increment District:		-					
Property/Homesteader:		NIKOLANCI, THOMAS R & STEPHANIE A					
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)	\$49,800	\$325,400	\$375,200	\$0	\$0	-
112	0 - Non Homestead	\$14,800	\$0	\$14,800	\$0	\$0	-
Total:		\$64,600	\$325,400	\$390,000	\$0	\$0	3720



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## Land Details

**Deeded Acres:** 23.40  
**Waterfront:** -  
**Water Front Feet:** 0.00  
**Water Code & Desc:** P - PUBLIC  
**Gas Code & Desc:** -  
**Sewer Code & Desc:** P - PUBLIC  
**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	1993	1,671	1,671	AVG Quality / 170 Ft <sup>2</sup>	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	1,645	BASEMENT
BAS	1	2	6	12	CANTILEVER
BAS	1	2	7	14	CANTILEVER
DK	1	6	7	42	POST ON GROUND
DK	1	8	12	96	POST ON GROUND
OP	1	0	0	87	FLOATING SLAB
OP	1	5	8	40	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.0 BATHS	3 BEDROOMS	-	1	C&AC&EXCH, GAS	

## Improvement 2 Details (ATT GARAGE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1993	720	720	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	30	720	FOUNDATION

## Improvement 3 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	0	120	120	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	12	120	POST ON GROUND

## Improvement 4 Details (WoodSHED)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	240	240	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	20	240	POST ON GROUND

## Improvement 5 Details (DG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	2000	936	936	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	36	936	FLOATING SLAB



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Sales Reported to the St. Louis County Auditor							
No Sales information reported.							
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	\$51,900	\$270,700	\$322,600	\$0	\$0	-
	112	\$9,000	\$0	\$9,000	\$0	\$0	-
	Total	\$60,900	\$270,700	\$331,600	\$0	\$0	3,110.00
2023 Payable 2024	201	\$51,900	\$270,700	\$322,600	\$0	\$0	-
	112	\$9,000	\$0	\$9,000	\$0	\$0	-
	Total	\$60,900	\$270,700	\$331,600	\$0	\$0	3,203.00
2022 Payable 2023	201	\$51,900	\$222,400	\$274,300	\$0	\$0	-
	112	\$9,000	\$0	\$9,000	\$0	\$0	-
	Total	\$60,900	\$222,400	\$283,300	\$0	\$0	2,676.00
2021 Payable 2022	201	\$47,600	\$178,900	\$226,500	\$0	\$0	-
	112	\$8,100	\$0	\$8,100	\$0	\$0	-
	Total	\$55,700	\$178,900	\$234,600	\$0	\$0	2,170.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,264.00	\$0.00	\$3,264.00	\$59,580	\$263,814	\$323,394	
2023	\$2,794.00	\$0.00	\$2,794.00	\$58,525	\$212,222	\$270,747	
2022	\$2,554.00	\$0.00	\$2,554.00	\$52,587	\$167,201	\$219,788	

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