



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/16/2025 3:34:16 AM

| General Details | | | | |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-----|-------|
| Parcel ID: | 175-0070-01483 | | | |
| Document: | Abstract - 01305567 | | | |
| Document Date: | 02/24/2017 | | | |
| Legal Description Details | | | | |
| Plat Name: | MT IRON | | | |
| Section | Township | Range | Lot | Block |
| 15 | 58 | 18 | - | - |
| Description: | NLY 660 FT OF WLY 330 FT OF NE1/4 OF NE1/4 EX COMM AT NW COR OF NE1/4 OF NE1/4 ASSIGNING A BEARING OF N88DEG07'52"E TO N LINE THENCE S01DEG29'52"E ALONG W LINE OF NE1/4 OF NE1/4 534.57 FT TO PT OF BEG THENCE N88DEG07'52"E PARALLEL TO & 534.56 FT SLY OF N LINE OF NE1/4 OF NE1/4 330.01 FT THENCE S01DEG29'52"E ON A LINE PARALLEL TO & 330 FT ELY OF W LINE OF NE1/4 OF NE1/4 125.44 FT THENCE S88DEG07' 52"W PARALLEL TO & 660 FT SLY OF N LINE OF NE1/4 OF NE1/4 330.01 FT THENCE N01DEG29'52"W ALONG W LINE 125.44 FT TO PT OF BEG & EX COMM AT NW COR OF NE1/4 OF NE1/4 & ASSIGNING A BEARING OF N88DEG07'52"E TO N LINE OF NE1/4 OF NE1/4 THENCE S01DEG29'52"E ALONG W LINE 409.01 FT TO PT OF BEG THENCE N88DEG07'52"E PARALLEL TO & 409.13 FT SLY OF N LINE OF NE1/4 OF NE1/4 330.01 FT THENCE S01DEG29'52"E PARALLEL TO & 330 FT ELY OF W LINE OF NE1/4 OF NE1/4 125.43 FT THENCE S88DEG07'52"W ON A LINE PARALLEL TO & 534.56 FT SLY OF N LINE OF NE1/4 OF NE1/4 330.01 FT THENCE N01DEG29'52"W ALONG W LINE 125.43 FT TO PT OF BEG & EX COMM AT NW COR OF NE1/4 OF NE1/4 & ASSIGNING A BEARING OF N88DEG07'52"E TO N LINE OF NE1/4 OF NE1/4 THENCE S01DEG29'52"E ALONG W LINE 33 FT THENCE N88DEG07'52"E PARALLEL TO & 33FT SLY OF N LINE OF NE1/4 OF NE1/4 137.01 FT TO PT OF BEG THENCE CONT N88DEG07'52"E 193 FT THENCE S01DEG29'52"E PARALLEL TO & 330 FT ELY OF W LINE OF NE1/4 OF NE1/4 214.41 FT THENCE S88DEG07'52"W PARALLEL TO & 247.40 FT SLY OF N LINE OF NE1/4 OF NE1/4 193 FT THENCE N01DEG 29'52"W PARALLEL TO & 137 FT ELY OF W LINE OF NE1/4 OF NE1/4 214.41 FT TO PT OF BEG & EX COMM AT NW COR OF NE1/4 OF NE1/4 & ASSIGNING A BEARING OF N88DEG07'52"E TO N LINE OF NE1/4 OF NE1/4 THENCE S01DEG29'52"E ALONG W LINE 33 FT TO PT OF BEG THENCE N88DEG07'52"E PARALLEL TO & 33 FT SLY OF N LINE OF NE1/4 OF NE1/4 137.01 FT THENCE S01DEG29'52"E PARALLEL TO & 137 FT ELY OF W LINE OF NE1/4 OF NE1/4 302 FT THENCE S88DEG07'52"W PARALLEL TO & 334.99 FT SLY OF N LINE OF NE1/4 OF NE1/4 137.01 FT THENCE N01DEG29'52"W ALONG W LINE 302 FT TO PT OF BEG & EX COMM AT NW COR OF NE1/4 OF NE1/4 & ASSIGNING A BEARING OF N88DEG07'52"E TO N LINE OF NE1/4 OF NE1/4 THENCE S01DEG29'52"E ALONG W LINE 335 FT TO PT OF BEG THENCE N88DEG07'52"E PARALLEL TO & 334.99 FT SLY OF N LINE OF NE1/4 OF NE1/4 137.01 FT THENCE N01DEG29'52"W PARALLEL TO & 137 FT ELY OF W LINE OF NE1/4 OF NE1/4 87.59 FT THENCE N88DEG07'52"E PARALLEL TO & 247.40 FT SLY OF N LINE OF NE1/4 OF NE1/4 193 FT THENCE S01DEG29'52"E PARALLEL TO & 330 FT ELY OF W LINE OF NE1/4 OF NE1/4 161.73 FT THENCE S88DEG07'52"W PARALLEL TO & 409.13 FT SLY OF N LINE OF NE1/4 OF NE1/4 330.01 FT THENCE N01DEG29'52"W ALONG W LINE 74.14 FT TO PT OF BEG | | | |
| Taxpayer Details | | | | |
| Taxpayer Name | NIKOLANCI THOMAS R & STEPHANIE A | | | |
| and Address: | 8821 UNITY DRIVE MT IRON MN 55768 | | | |
| Owner Details | | | | |
| Owner Name | NIKOLANCI STEPHANIE | | | |
| Owner Name | NIKOLANCI THOMAS | | | |
| Payable 2025 Tax Summary | | | | |
| 2025 - Net Tax | | \$2.00 | | |
| 2025 - Special Assessments | | \$0.00 | | |
| 2025 - Total Tax & Special Assessments | | \$2.00 | | |



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| Current Tax Due (as of 5/15/2025) | | | | | |
|-----------------------------------|--------|--------------------------|--------|-------------------------|--------|
| Due May 15 | | Due October 15 | | Total Due | |
| 2025 - 1st Half Tax | \$1.00 | 2025 - 2nd Half Tax | \$1.00 | 2025 - 1st Half Tax Due | \$1.00 |
| 2025 - 1st Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Due | \$1.00 |
| 2025 - 1st Half Due | \$1.00 | 2025 - 2nd Half Due | \$1.00 | 2025 - Total Due | \$2.00 |

| Parcel Details | |
|-------------------------|-----------------------------------|
| Property Address: | - |
| 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 |
| 211 | 0 - Non Homestead | \$100 | \$0 | \$100 | \$0 | \$0 | - |
| Total: | | \$100 | \$0 | \$100 | \$0 | \$0 | 1 |

| Land Details | |
|--------------------|------|
| Deeded Acres: | 0.25 |
| 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.

| 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 | 211 | \$100 | \$0 | \$100 | \$0 | \$0 | - |
| | Total | \$100 | \$0 | \$100 | \$0 | \$0 | 1.00 |
| 2023 Payable 2024 | 211 | \$100 | \$0 | \$100 | \$0 | \$0 | - |
| | Total | \$100 | \$0 | \$100 | \$0 | \$0 | 1.00 |
| 2022 Payable 2023 | 211 | \$100 | \$0 | \$100 | \$0 | \$0 | - |
| | Total | \$100 | \$0 | \$100 | \$0 | \$0 | 1.00 |
| 2021 Payable 2022 | 211 | \$100 | \$0 | \$100 | \$0 | \$0 | - |
| | Total | \$100 | \$0 | \$100 | \$0 | \$0 | 1.00 |



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| Tax Detail History | | | | | | |
|--------------------|--------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
| 2024 | \$2.00 | \$0.00 | \$2.00 | \$100 | \$0 | \$100 |
| 2023 | \$2.00 | \$0.00 | \$2.00 | \$100 | \$0 | \$100 |
| 2022 | \$2.00 | \$0.00 | \$2.00 | \$100 | \$0 | \$100 |

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