



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/18/2025 2:36:40 AM

General Details							
Parcel ID:	175-0071-02370						
Document:	Torrens - 1086120.0						
Document Date:	12/03/2024						
Legal Description Details							
Plat Name:	MT IRON						
Section	Township	Range	Lot	Block			
18	58	18	-	-			
Description:	That part of SW1/4 of NE1/4 of SE1/4, described as follows: Beginning at the Southwest corner and assigning a bearing of N00deg00'25"E to the west line of said SW1/4 of NE1/4 of SE1/4; thence N00deg00'25"E for a distance of 315.58 feet to a point on the Southerly right of way of Old State Highway 169; thence N54deg51'05"E, along said right of way for a distance of 247.16 feet; thence S29deg10'05"E for a distance of 211.15 feet; thence N76deg37'58"E for a distance of 224.11 feet; thence East for a distance of 139 feet, more or less, to the east line of said SW1/4 of NE1/4 of SE1/4; thence South, along said east line, 307 feet, more or less, to the south line of said SW1/4 of NE1/4 of SE1/4; thence West, along said south line, 666 feet, more or less, to the Point of Beginning.						
Taxpayer Details							
Taxpayer Name and Address:	LACOURSIERE NICHOLAS & BETHANI 9356 OLD HWY 169 MT IRON MN 55768						
Owner Details							
Owner Name	LACOURSIERE BETHANI						
Owner Name	LACOURSIERE NICHOLAS						
Payable 2025 Tax Summary							
2025 - Net Tax				\$2,432.00			
2025 - Special Assessments				\$0.00			
2025 - Total Tax & Special Assessments				\$2,432.00			
Current Tax Due (as of 12/17/2025)							
Due May 15		Due October 15		Total Due			
2025 - 1st Half Tax	\$1,216.00	2025 - 2nd Half Tax	\$1,216.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,216.00	2025 - 2nd Half Tax Paid	\$1,216.00	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:	9356 OLD HWY 169, MOUNTAIN IRON MN						
School District:	712						
Tax Increment District:	-						
Property/Homesteader:	LACOURSIERE, NICHOLAS C & BETHANI K						
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)	\$37,400	\$275,000	\$312,400	\$0	\$0	-
Total:		\$37,400	\$275,000	\$312,400	\$0	\$0	2940



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Land Details

Deeded Acres: 5.30
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.

Improvement 1 Details (House)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	2014	1,620	1,620	-	MOD - MODULAR
Segment	Story	Width	Length	Area	Foundation
BAS	1	27	60	1,620	-
DK	1	8	8	64	POST ON GROUND
DK	1	12	16	192	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.75 BATHS	3 BEDROOMS	4 ROOMS	0	C&AIR_COND, PROPANE	

Improvement 2 Details (Gar)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2014	1,040	1,040	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	40	1,040	-

Improvement 3 Details (14X24 DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	336	336	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	0	14	24	336	FLOATING SLAB

Improvement 4 Details (CHIX COOP)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	98	98	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	7	14	98	POST ON GROUND

Improvement 5 Details (CNTNR)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	320	320	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	40	320	POST ON GROUND



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Improvement 6 Details (Shop)																																			
Improvement Type		Year Built	Main Floor Ft ²		Gross Area Ft ²	Basement Finish	Style Code & Desc.																												
SLEEPER		0	480		840	-	-																												
<table><tr><td>Segment</td><td>Story</td><td>Width</td><td>Length</td><td>Area</td><td colspan="3">Foundation</td></tr><tr><td>BAS</td><td>1.7</td><td>20</td><td>24</td><td>480</td><td colspan="3">FLOATING SLAB</td></tr><tr><td>DKX</td><td>1</td><td>5</td><td>5</td><td>25</td><td colspan="3">POST ON GROUND</td></tr></table>								Segment	Story	Width	Length	Area	Foundation			BAS	1.7	20	24	480	FLOATING SLAB			DKX	1	5	5	25	POST ON GROUND						
Segment	Story	Width	Length	Area	Foundation																														
BAS	1.7	20	24	480	FLOATING SLAB																														
DKX	1	5	5	25	POST ON GROUND																														
Sales Reported to the St. Louis County Auditor																																			
Sale Date		Purchase Price				CRV Number																													
12/2024		\$345,000				267482																													
07/2011		\$12,500				194207																													
04/2006		\$15,000				171861																													
06/1994		\$0				97524																													
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	\$37,400	\$229,000	\$266,400	\$0	\$0	-																											
		Total	\$37,400	\$229,000	\$266,400	\$0	\$0	2,438.00																											
2023 Payable 2024		201	\$37,400	\$229,000	\$266,400	\$0	\$0	-																											
		Total	\$37,400	\$229,000	\$266,400	\$0	\$0	2,531.00																											
2022 Payable 2023		201	\$37,400	\$211,200	\$248,600	\$0	\$0	-																											
		Total	\$37,400	\$211,200	\$248,600	\$0	\$0	2,337.00																											
2021 Payable 2022		201	\$26,000	\$187,800	\$213,800	\$0	\$0	-																											
		Total	\$26,000	\$187,800	\$213,800	\$0	\$0	1,958.00																											
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<table><tr><th>Tax Year</th><th>Tax</th><th>Special Assessments</th><th>Total Tax & Special Assessments</th><th>Taxable Land MV</th><th>Taxable Building MV</th><th>Total Taxable MV</th></tr><tr><td>2024</td><td>\$2,520.00</td><td>\$0.00</td><td>\$2,520.00</td><td>\$35,538</td><td>\$217,598</td><td>\$253,136</td></tr><tr><td>2023</td><td>\$2,404.00</td><td>\$0.00</td><td>\$2,404.00</td><td>\$35,164</td><td>\$198,570</td><td>\$233,734</td></tr><tr><td>2022</td><td>\$2,280.00</td><td>\$0.00</td><td>\$2,280.00</td><td>\$23,811</td><td>\$171,991</td><td>\$195,802</td></tr></table>								Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	2024	\$2,520.00	\$0.00	\$2,520.00	\$35,538	\$217,598	\$253,136	2023	\$2,404.00	\$0.00	\$2,404.00	\$35,164	\$198,570	\$233,734	2022	\$2,280.00	\$0.00	\$2,280.00	\$23,811	\$171,991	\$195,802
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