



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 10:33:57 AM

General Details							
Parcel ID:	235-0010-00225						
Document:	Abstract - 01324270						
Document Date:	12/08/2017						
Legal Description Details							
Plat Name:	BALKAN						
Section	Township	Range	Lot	Block			
2	58	20	-	-			
Description:	NLY 440 FT OF ELY 990 FT OF LOT 4 EX N 1 ROD						
Taxpayer Details							
Taxpayer Name	WARNER BRIAN D						
and Address:	5877 MCNIVEN RD CHISHOLM MN 55719						
Owner Details							
Owner Name	WARNER BRIAN D						
Payable 2025 Tax Summary							
2025 - Net Tax			\$3,445.00				
2025 - Special Assessments			\$85.00				
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$3,530.00</b>				
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,765.00	2025 - 2nd Half Tax	\$1,765.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,765.00	2025 - 2nd Half Tax Paid	\$1,765.00	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:	5877 MCNIVEN RD, CHISHOLM MN						
School District:	695						
Tax Increment District:	-						
Property/Homesteader:	WARNER, BRIAN D						
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)	\$34,900	\$268,100	\$303,000	\$0	\$0	-
Total:		\$34,900	\$268,100	\$303,000	\$0	\$0	2837



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## Land Details

**Deeded Acres:** 9.64  
**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 (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1985	1,566	1,566	AVG Quality / 792 Ft <sup>2</sup>	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	17	30	510	FLOATING SLAB
BAS	1	24	44	1,056	BASEMENT
OP	0	6	22	132	FLOATING SLAB
OP	0	14	14	196	FLOATING SLAB
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
1.75 BATHS	2 BEDROOMS	-		0	C&AIR_COND, ELECTRIC

## Improvement 2 Details (12X12 ST)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1988	144	144	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	12	144	FLOATING SLAB

## Improvement 3 Details (NEW DG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	2020	1,800	1,800	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	36	50	1,800	-

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
12/2017	\$150,000 (This is part of a multi parcel sale.)	224353

## 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	\$34,900	\$268,100	\$303,000	\$0	\$0	-
	Total	\$34,900	\$268,100	\$303,000	\$0	\$0	2,837.00
2023 Payable 2024	201	\$34,900	\$234,400	\$269,300	\$0	\$0	-
	Total	\$34,900	\$234,400	\$269,300	\$0	\$0	2,563.00
2022 Payable 2023	201	\$31,200	\$191,100	\$222,300	\$0	\$0	-
	Total	\$31,200	\$191,100	\$222,300	\$0	\$0	2,051.00



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2021 Payable 2022	201	\$28,700	\$146,400	\$175,100	\$0	\$0	-
	Total	\$28,700	\$146,400	\$175,100	\$0	\$0	1,536.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$2,955.00	\$85.00	\$3,040.00	\$33,215	\$223,082	\$256,297	
2023	\$2,907.00	\$85.00	\$2,992.00	\$28,781	\$176,286	\$205,067	
2022	\$1,709.00	\$85.00	\$1,794.00	\$25,179	\$128,440	\$153,619	

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