



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 7:55:58 PM

General Details							
Parcel ID:	235-0010-00490						
Document:	Abstract - 01435488						
Document Date:	01/13/2022						
Legal Description Details							
Plat Name:	BALKAN						
Section	Township	Range	Lot	Block			
3	58	20	-	-			
Description:	SE1/4 OF SE1/4 EX THAT PART LYING E OF MCNIVEN ROAD EX HWY R/W AND EX S 470 FT OF W 470 FT & EX THAT PART OF SE1/4 OF SE1/4 LYING NWLY OF CENTERLINE OF CTY HWY 66 AKA MCNIVEN ROAD & NELY OF THE FOLLOWING DESCRIBED LINE COMM AT SE COR OF SE1/4 OF SE1/4 THENCE N89DEG46'53"W ASSUMED BEARING ALONG S LINE 480.80 FT TO SAID CENTERLINE OF CTY HWY 66 THENCE N15DEG09'50E ALONG CENTERLINE 410.27FT THENCE CONT ALONG SAID CENTERLINE NELY ALONG A TANGENTIAL CURVE CONCAVE TO THE NW HAVING A RADIUS OF 5729.28 FT A CENTRAL ANGLE OF 03DEG 45'29" AND A DISTANCE OF 375.81 FT TO PT OF BEG THENCE N74DEG40'29"W 1177 FT MORE OR LESS TO W LINE OF SE1/4 OF SE1/4 & THERE ENDING						
Taxpayer Details							
Taxpayer Name	LUNDIN CORY N & MARY E						
and Address:	5705 MCNIVEN RD CHISHOLM MN 55719						
Owner Details							
Owner Name	LUNDIN CORY N						
Owner Name	LUNDIN MARY EMERY						
Payable 2025 Tax Summary							
2025 - Net Tax				\$1,493.00			
2025 - Special Assessments				\$85.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$1,578.00</b>			
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$789.00		2025 - 2nd Half Tax \$789.00			2025 - 1st Half Tax Due \$0.00		
2025 - 1st Half Tax Paid \$789.00		2025 - 2nd Half Tax Paid \$789.00			2025 - 2nd Half Tax Due \$0.00		
<b>2025 - 1st Half Due \$0.00</b>		<b>2025 - 2nd Half Due \$0.00</b>			<b>2025 - Total Due \$0.00</b>		
Parcel Details							
Property Address:	5705 MCNIVEN RD, CHISHOLM MN						
School District:	695						
Tax Increment District:	-						
Property/Homesteader:	LUNDIN, CORY N & EMERY LUNDIN, MARY						
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)	\$40,400	\$132,700	\$173,100	\$0	\$0	-
Total:		\$40,400	\$132,700	\$173,100	\$0	\$0	1421



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## Land Details

**Deeded Acres:** 15.64  
**Waterfront:** -  
**Water Front Feet:** 0.00  
**Water Code & Desc:** W - DRILLED WELL  
**Gas Code & Desc:** -  
**Sewer Code & Desc:** M - MOUND  
**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/frnPlatStatPopUp.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	0	1,024	1,384	U Quality / 0 Ft <sup>2</sup>	1S+ - 1+ STORY
Segment	Story	Width	Length	Area	Foundation
BAS	0	16	16	256	POST ON GROUND
BAS	1	12	24	288	LOW BASEMENT
BAS	1.7	20	24	480	LOW BASEMENT
CN	0	6	13	78	FOUNDATION
DK	0	6	10	60	POST ON GROUND
DK	0	8	20	160	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	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	2000	720	720	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	30	720	FLOATING SLAB

## Improvement 3 Details (RED PB)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
POLE BUILDING	1996	1,440	1,440	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	30	48	1,440	POST ON GROUND

## Improvement 4 Details (BLUE PB)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
POLE BUILDING	0	1,470	1,470	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	35	42	1,470	POST ON GROUND

## Improvement 5 Details (6X8 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	48	48	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	6	8	48	POST ON GROUND



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Improvement 6 Details (6X7 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	42	42	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	6	7	42	POST ON GROUND	

Improvement 7 Details (6X6 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	36	36	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	6	6	36	POST ON GROUND	

Sales Reported to the St. Louis County Auditor		
Sale Date	Purchase Price	CRV Number
01/2022	\$204,300	247698

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	\$40,400	\$132,700	\$173,100	\$0	\$0	-
	Total	\$40,400	\$132,700	\$173,100	\$0	\$0	1,421.00
2023 Payable 2024	201	\$40,400	\$121,600	\$162,000	\$0	\$0	-
	Total	\$40,400	\$121,600	\$162,000	\$0	\$0	1,393.00
2022 Payable 2023	201	\$35,900	\$99,200	\$135,100	\$0	\$0	-
	Total	\$35,900	\$99,200	\$135,100	\$0	\$0	1,100.00
2021 Payable 2022	201	\$32,700	\$91,200	\$123,900	\$0	\$0	-
	Total	\$32,700	\$91,200	\$123,900	\$0	\$0	978.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$1,477.00	\$85.00	\$1,562.00	\$34,749	\$104,591	\$139,340
2023	\$1,427.00	\$85.00	\$1,512.00	\$29,235	\$80,784	\$110,019
2022	\$987.00	\$85.00	\$1,072.00	\$25,815	\$71,996	\$97,811

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