



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 8:12:52 PM

General Details							
Parcel ID:	235-0010-00545						
Document:	Abstract - 1265834						
Document Date:	07/07/2015						
Legal Description Details							
Plat Name:	BALKAN						
Section	Township	Range	Lot	Block			
3	58	20	-	-			
Description:	NLY 6 6/100 ACRES OF SE 1/4 OF SE 1/4 LYING EAST OF MC NIVEN RD EX HWY R/W						
Taxpayer Details							
Taxpayer Name	LARSEN LANCE						
and Address:	5732 MCNIVEN RD CHISHOLM MN 55719						
Owner Details							
Owner Name	LARSEN LANCE M						
Payable 2025 Tax Summary							
2025 - Net Tax				\$2,419.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$2,504.00			
Current Tax Due (as of 5/5/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,252.00	2025 - 2nd Half Tax	\$1,252.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,252.00	2025 - 2nd Half Tax Paid	\$1,252.00	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:	5732 MCNIVEN RD, CHISHOLM MN						
School District:	695						
Tax Increment District:	-						
Property/Homesteader:	LARSEN, LANCE M						
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)	\$21,000	\$213,700	\$234,700	\$0	\$0	-
Total:		\$21,000	\$213,700	\$234,700	\$0	\$0	2093



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Land Details

Deeded Acres: 4.71
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 (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1976	960	960	AVG Quality / 720 Ft ²	SE - SPLT ENTRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	40	960	WALKOUT BASEMENT
DK	0	9	26	234	POST ON GROUND
DK	0	12	20	240	POST ON GROUND
OP	0	5	6	30	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.75 BATHS	3 BEDROOMS	-		0	C&AIR_COND, FUEL OIL

Improvement 2 Details (DET GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1976	832	832	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	32	832	FLOATING SLAB

Improvement 3 Details (10X16 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	160	160	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	16	160	FLOATING SLAB

Improvement 4 Details (SAUNA)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
SAUNA	2023	108	108	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	9	12	108	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
07/2015	\$143,000	211636
10/2014	\$2,500	209164
03/1993	\$64,000	89410



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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	\$21,000	\$213,700	\$234,700	\$0	\$0	-
	Total	\$21,000	\$213,700	\$234,700	\$0	\$0	2,093.00
2023 Payable 2024	201	\$21,000	\$190,500	\$211,500	\$0	\$0	-
	Total	\$21,000	\$190,500	\$211,500	\$0	\$0	1,933.00
2022 Payable 2023	201	\$19,700	\$155,300	\$175,000	\$0	\$0	-
	Total	\$19,700	\$155,300	\$175,000	\$0	\$0	1,535.00
2021 Payable 2022	201	\$18,800	\$131,000	\$149,800	\$0	\$0	-
	Total	\$18,800	\$131,000	\$149,800	\$0	\$0	1,260.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$2,159.00	\$85.00	\$2,244.00	\$19,192	\$174,103	\$193,295	
2023	\$2,103.00	\$85.00	\$2,188.00	\$17,281	\$136,229	\$153,510	
2022	\$1,351.00	\$85.00	\$1,436.00	\$15,818	\$110,224	\$126,042	

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