



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 7:54:38 PM

| General Details | | | | | | | |
|---|--|----------------------------|-------------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID: | 235-0010-00591 | | | | | | |
| Document: | Abstract - 879339 | | | | | | |
| Document Date: | 08/27/2002 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | BALKAN | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| 4 | 58 | 20 | - | - | | | |
| Description: | LOT 3 EX NLY 560 FT LYING W OF STATE HWY 73 & EX HWY R/W | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | IVERSON TODD & MICHELE | | | | | | |
| and Address: | 5857 HWY 73 | | | | | | |
| | CHISHOLM MN 55719 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | IVERSON MICHELE R | | | | | | |
| Owner Name | IVERSON TODD A | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | \$7,859.00 | | | | |
| 2025 - Special Assessments | | | \$85.00 | | | | |
| 2025 - Total Tax & Special Assessments | | | \$7,944.00 | | | | |
| Current Tax Due (as of 12/14/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$3,972.00 | 2025 - 2nd Half Tax | \$3,972.00 | 2025 - 1st Half Tax Due | \$0.00 | | |
| 2025 - 1st Half Tax Paid | \$3,972.00 | 2025 - 2nd Half Tax Paid | \$3,972.00 | 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: | 5857 HWY 73, CHISHOLM MN | | | | | | |
| School District: | 695 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | IVERSON, TODD A & MICHELE R | | | | | | |
| 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) | \$31,700 | \$546,000 | \$577,700 | \$0 | \$0 | - |
| 111 | 0 - Non Homestead | \$11,400 | \$0 | \$11,400 | \$0 | \$0 | - |
| Total: | | \$43,100 | \$546,000 | \$589,100 | \$0 | \$0 | 6085 |



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Land Details

Deeded Acres: 19.85
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/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 | 1994 | 1,640 | 1,640 | GD Quality / 1475 Ft ² | MOD - MODULAR |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 2 | 10 | 20 | CANTILEVER |
| BAS | 1 | 2 | 12 | 24 | CANTILEVER |
| BAS | 1 | 4 | 24 | 96 | WALKOUT BASEMENT |
| BAS | 1 | 20 | 26 | 520 | WALKOUT BASEMENT |
| BAS | 1 | 26 | 34 | 884 | WALKOUT BASEMENT |
| DK | 0 | 6 | 7 | 42 | POST ON GROUND |
| DK | 0 | 6 | 30 | 180 | POST ON GROUND |
| DK | 0 | 8 | 8 | 64 | POST ON GROUND |
| DK | 1 | 10 | 12 | 120 | POST ON GROUND |
| OP | 0 | 8 | 30 | 240 | FLOATING SLAB |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC |
| 2.75 BATHS | 5 BEDROOMS | - | | 1 | C&AIR_COND, GAS |

Improvement 2 Details (ATT GARAGE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 1994 | 624 | 624 | - | ATTACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 24 | 26 | 624 | FOUNDATION |

Improvement 3 Details (14X20 ST)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 1994 | 280 | 420 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1.5 | 14 | 20 | 280 | FLOATING SLAB |

Improvement 4 Details (40X81 PB)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| POLE BUILDING | 1994 | 3,200 | 3,200 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 40 | 80 | 3,200 | FLOATING SLAB |



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| Improvement 5 Details (POLE BLDG) | | | | | | |
|-----------------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|--|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | |
| POLE BUILDING | 0 | 2,304 | 2,304 | - | - | |
| Segment | Story | Width | Length | Area | Foundation | |
| BAS | 1 | 36 | 64 | 2,304 | FLOATING SLAB | |

| Improvement 6 Details (CONTAINER) | | | | | | |
|-----------------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|--|
| 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 | |

| Sales Reported to the St. Louis County Auditor | | | | | | |
|--|--|----------------|--|--|------------|--|
| Sale Date | | Purchase Price | | | CRV Number | |
| 08/2002 | | \$250,000 | | | 149812 | |

| 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 | \$31,700 | \$546,000 | \$577,700 | \$0 | \$0 | - |
| | 111 | \$11,400 | \$0 | \$11,400 | \$0 | \$0 | - |
| | Total | \$43,100 | \$546,000 | \$589,100 | \$0 | \$0 | 6,085.00 |
| 2023 Payable 2024 | 201 | \$31,700 | \$499,700 | \$531,400 | \$0 | \$0 | - |
| | 111 | \$11,400 | \$0 | \$11,400 | \$0 | \$0 | - |
| | Total | \$43,100 | \$499,700 | \$542,800 | \$0 | \$0 | 5,507.00 |
| 2022 Payable 2023 | 201 | \$28,600 | \$407,300 | \$435,900 | \$0 | \$0 | - |
| | 111 | \$9,500 | \$0 | \$9,500 | \$0 | \$0 | - |
| | Total | \$38,100 | \$407,300 | \$445,400 | \$0 | \$0 | 4,454.00 |
| 2021 Payable 2022 | 201 | \$26,500 | \$330,900 | \$357,400 | \$0 | \$0 | - |
| | 111 | \$8,200 | \$0 | \$8,200 | \$0 | \$0 | - |
| | Total | \$34,700 | \$330,900 | \$365,600 | \$0 | \$0 | 3,605.00 |

| Tax Detail History | | | | | | |
|--------------------|------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
| 2024 | \$6,649.00 | \$85.00 | \$6,734.00 | \$43,100 | \$499,700 | \$542,800 |
| 2023 | \$6,611.00 | \$85.00 | \$6,696.00 | \$38,100 | \$407,300 | \$445,400 |
| 2022 | \$4,381.00 | \$85.00 | \$4,466.00 | \$34,324 | \$326,202 | \$360,526 |



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