



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/19/2025 12:01:37 AM

General Details							
Parcel ID:	235-0010-01590						
Document:	Abstract - 01475561						
Document Date:	09/22/2023						
Legal Description Details							
Plat Name:	BALKAN						
Section	Township	Range	Lot	Block			
10	58	20	-	-			
Description:	NE1/4 of NE1/4, EXCEPT that part lying Easterly of the centerline of McNiven Road as was laid out, established and existing between 1939 and 1975; more particularly described as follows: Commencing at the Northeast corner of said NE1/4 of NE1/4; thence N88deg21'10"W, assumed bearing, along the north line of said NE1/4 of NE1/4, 483.42 feet, to the intersection of the centerline of McNiven Road as was existing between 1939 and 1975; thence N88deg21'10"W, along said north line, 922.43 feet, to the Northwest corner of said NE1/4 of NE1/4; thence S04deg48'21"W, along the west line of said NE1/4 of NE1/4, 1307.86 feet, to the intersection with the centerline of McNiven Road as was established between 1939 and 1975; thence N57deg25'06"E, along said centerline of McNiven Road as was established between 1939 and 1975, a distance of 734.10 feet; thence along a tangential curve, concaved to the Northwest, having a radius of 800.00 feet, a delta angle of 48deg14'42", a length of 673.63 feet, and a chord bearing of N33deg17'45"E, along said centerline of McNiven Road as was established between 1939 and 1975; thence and tangent to the last described curve, N09deg10'24"E, along said centerline of McNiven Road as was established between 1939 and 1975, a distance of 339.22 feet, to the Point of Beginning.						
Taxpayer Details							
Taxpayer Name and Address:	THRONSON DAVID 7185 ELLEN LN SIDE LAKE MN 55781						
Owner Details							
Owner Name	THRONSON DAVID						
Payable 2025 Tax Summary							
2025 - Net Tax				\$2,369.00			
2025 - Special Assessments				\$25.00			
2025 - Total Tax & Special Assessments				\$2,394.00			
Current Tax Due (as of 12/18/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,197.00	2025 - 2nd Half Tax	\$1,197.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,197.00	2025 - 2nd Half Tax Paid	\$1,197.00	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:	5675 MCNIVEN RD, CHISHOLM MN						
School District:	695						
Tax Increment District:	-						
Property/Homesteader:	-						
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
204	0 - Non Homestead	\$36,300	\$134,400	\$170,700	\$0	\$0	-
Total:		\$36,300	\$134,400	\$170,700	\$0	\$0	1707



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Land Details

Deeded Acres: 19.96
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	1968	1,120	1,120	U Quality / 0 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	40	1,120	BASEMENT
DK	1	8	12	96	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.5 BATHS	-	-	0	CENTRAL, FUEL OIL	

Improvement 2 Details (AG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1968	528	528	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	22	24	528	FOUNDATION

Improvement 3 Details (12X20 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	240	240	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	12	20	240	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
09/2023	\$94,300	256147



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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	204	\$36,300	\$134,400	\$170,700	\$0	\$0	-
	Total	\$36,300	\$134,400	\$170,700	\$0	\$0	1,707.00
2023 Payable 2024	201	\$33,800	\$121,200	\$155,000	\$0	\$0	-
	111	\$4,400	\$0	\$4,400	\$0	\$0	-
	Total	\$38,200	\$121,200	\$159,400	\$0	\$0	1,361.00
2022 Payable 2023	201	\$30,300	\$98,800	\$129,100	\$0	\$0	-
	111	\$3,700	\$0	\$3,700	\$0	\$0	-
	Total	\$34,000	\$98,800	\$132,800	\$0	\$0	1,072.00
2021 Payable 2022	201	\$28,000	\$86,200	\$114,200	\$0	\$0	-
	111	\$3,200	\$0	\$3,200	\$0	\$0	-
	Total	\$31,200	\$86,200	\$117,400	\$0	\$0	904.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$1,411.00	\$25.00	\$1,436.00	\$33,121	\$102,989	\$136,110	
2023	\$1,353.00	\$85.00	\$1,438.00	\$27,987	\$79,192	\$107,179	
2022	\$873.00	\$85.00	\$958.00	\$24,589	\$65,849	\$90,438	

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