



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 8:54:42 AM

General Details							
Parcel ID:	235-0010-01602						
Document:	Abstract - 01169421						
Document Date:	08/30/2011						
Legal Description Details							
Plat Name:	BALKAN						
Section	Township	Range	Lot	Block			
10	58	20	-	-			
Description:	SLY 379 40/100 FT OF NLY 594 40/100 FT OF THAT PART OF NE 1/4 OF NE 1/4 LYING EAST OF MC NIVEN ROAD						
Taxpayer Details							
Taxpayer Name and Address:	NOSAN JOSHUA M 5686 MCNIVEN RD CHISHOLM MN 55719						
Owner Details							
Owner Name	NOSAN JOSHUA M						
Payable 2025 Tax Summary							
2025 - Net Tax				\$2,327.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$2,412.00			
Current Tax Due (as of 5/5/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,206.00	2025 - 2nd Half Tax	\$1,206.00	2025 - 1st Half Tax Due	\$1,206.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,206.00		
2025 - 1st Half Due	\$1,206.00	2025 - 2nd Half Due	\$1,206.00	2025 - Total Due	\$2,412.00		
Parcel Details							
Property Address:	5686 MCNIVEN RD, CHISHOLM MN						
School District:	695						
Tax Increment District:	-						
Property/Homesteader:	NOSAN, JOSHUA 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)	\$23,800	\$204,900	\$228,700	\$0	\$0	-
Total:		\$23,800	\$204,900	\$228,700	\$0	\$0	2027



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Land Details

Deeded Acres: 4.30
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	1960	1,344	1,344	U Quality / 0 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	32	42	1,344	BASEMENT
CN	1	13	24	312	FLOATING SLAB
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.5 BATHS	3 BEDROOMS	-		0	C&AIR_COND, FUEL OIL

Improvement 2 Details (ATT GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	336	336	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	14	24	336	FLOATING SLAB

Improvement 3 Details (13X14 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	168	168	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	14	168	FLOATING SLAB

Improvement 4 Details (8X12 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	96	96	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	12	96	POST ON GROUND

Improvement 5 Details (WOOD ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
LEAN TO	0	288	288	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	12	24	288	POST ON GROUND

Improvement 6 Details (NEW DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2020	1,200	1,200	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	40	1,200	-



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Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
08/2011		\$100,000 (This is part of a multi parcel sale.)			194659		
07/2011		\$74,400 (This is part of a multi parcel sale.)			193913		
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	\$23,800	\$204,900	\$228,700	\$0	\$0	-
	Total	\$23,800	\$204,900	\$228,700	\$0	\$0	2,027.00
2023 Payable 2024	201	\$23,800	\$187,500	\$211,300	\$0	\$0	-
	Total	\$23,800	\$187,500	\$211,300	\$0	\$0	1,931.00
2022 Payable 2023	201	\$22,000	\$152,800	\$174,800	\$0	\$0	-
	Total	\$22,000	\$152,800	\$174,800	\$0	\$0	1,533.00
2021 Payable 2022	201	\$20,800	\$129,200	\$150,000	\$0	\$0	-
	Total	\$20,800	\$129,200	\$150,000	\$0	\$0	1,263.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$2,157.00	\$85.00	\$2,242.00	\$21,747	\$171,330	\$193,077	
2023	\$2,101.00	\$85.00	\$2,186.00	\$19,293	\$133,999	\$153,292	
2022	\$1,355.00	\$85.00	\$1,440.00	\$17,508	\$108,752	\$126,260	

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