



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/18/2025 11:57:10 PM

General Details				
Parcel ID:	235-0010-01625			
Legal Description Details				
Plat Name:	BALKAN			
Section	Township	Range	Lot	Block
10	58	20	-	-
Description:	THAT PART OF THE SW1/4 OF NE1/4 LYING EAST OF THE MC NIVEN ROAD AS ORIGINALLY LOCATED EX ASSUMING THAT THE E & W CENTER 1/4 LINE OF SEC 10 IS DUE E & W; GO W ALONG THE ABOVE SAID E & W CENTER 1/4 LINE 445.41 FT FROM THE S 1/16 CORNER OF THE NE1/4 TO THE W EDGE OF R/W OF CTY HWY #66 (MCNIVEN RD) AS NOW LOCATED; THENCE N35DEG18'30"E 349 FT ALONG SAID W EDGE OF R/W OF CTY HWY #66 TO THE POINT OF BEGINNING; THENCE CONTINUE N35DEG18'30"E ALONG EDGE OF R/W 335 FT; THENCE N90DEG00'00"W 430.53 FT PARALLEL WITH THE E & W CENTER 1/4 LINE; THENCE S26DEG07'48"W 304.49 FT; THENCE N90DEG00'00"E 371 FT PARALLEL WITH THE E & W CENTER 1/4 LINE TO THE POINT OF BEGINNING; AND EX THAT PART OF SW1/4 OF NE1/4 DESC AS FOLLOWS: BEGINNING AT NE CORNER OF SW1/4 OF NE1/4; THENCE S4DEG48'12"W ASSUMED BEARING ALONG E LINE OF SW1/4 OF NE1/4 787.07 FT TO THE INTERSECTION WITH THE ELY EXTENSION OF THE N LINE OF THE PARCEL DESCRIBED AS FOLLOWS: ASSUMING THAT THE E & W CENTER 1/4 LINE OF SEC 10 IS DUE E & W; GO W ALONG THE ABOVE SAID E & W CENTER 1/4 LINE 445.41 FT FROM THE S 1/16 CORNER OF THE NE1/4 TO THE W EDGE OF R/W OF CTY HWY #66 (MCNIVEN RD) AS NOW LOCATED; THENCE N35DEG18'30"E 349 FT ALONG SAID W EDGE OF R/W OF CTY HWY #66 TO THE POINT OF BEGINNING; THENCE CONTINUE N35DEG18'30"E ALONG EDGE OF R/W 335 FT; THENCE N90DEG00'00"W 430.53 FT PARALLEL TO THE E & W CENTER 1/4 LINE; THENCE S26DEG07'48"W 304.49 FT; THENCE N90DEG00'00"E 371 FT PARALLEL TO THE E & W CENTER 1/4 LINE TO THE POINT OF BEGINNING (HEREINAFTER THE STARK PARCEL); THENCE N89DEG50'48"W ALONG SAID EXTENDED LINE AND ALONG THE N LINE OF SAID STARK PARCEL 528.63 FT TO THE NW CORNER OF SAID STARK PARCEL; THENCE N26DEG17'00"E ALONG THE CENTERLINE OF THE OLD ALIGNMENT OF MCNIVEN RD 528.00 FT; THENCE NELY 399.53 FT CONTINUING ALONG SAID OLD ALIGNMENT, BEING A TANGENTIAL CURVE, CONCAVE TO THE SE, HAVING A RADIUS OF 954.93 FT AND A CENTRAL ANGLE OF 23DEG58'18" TO THE N LINE OF SAID SW1/4 OF NE1/4; THENCE S89DEG02'47"E ALONG SAID N LINE 115.09 FT TO THE POINT OF BEGINNING.			
Taxpayer Details				
Taxpayer Name	CORRADI JEAN C			
and Address:	5632 MCNIVEN RD CHISHOLM MN 55719			
Owner Details				
Owner Name	BISHOP CHRISTIE LYNN			
Owner Name	CORRADI GARY			
Owner Name	CORRADI RAY A			
Payable 2025 Tax Summary				
2025 - Net Tax		\$82.00		
2025 - Special Assessments		\$0.00		
2025 - Total Tax & Special Assessments		\$82.00		
Current Tax Due (as of 12/17/2025)				
Due May 15		Due		Total Due
2025 - 1st Half Tax	\$82.00	2025 - 2nd Half Tax	\$0.00	2025 - 1st Half Tax Due \$91.84
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due \$0.00
2025 - 1st Half Penalty	\$9.84	2025 - 2nd Half Penalty	\$0.00	Delinquent Tax \$346.81
2025 - 1st Half Due	\$91.84	2025 - 2nd Half Due	\$0.00	2025 - Total Due \$438.65



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Delinquent Taxes (as of 12/17/2025)						
Tax Year		Net Tax	Penalty	Cst/Fees	Interest	Total Due
2024		\$86.00	\$10.75	\$0.00	\$7.74	\$104.49
2023		\$86.00	\$10.75	\$0.00	\$15.48	\$112.23
2022		\$74.00	\$9.25	\$20.00	\$26.84	\$130.09
Total:		\$246.00	\$30.75	\$20.00	\$50.06	\$346.81

Parcel Details	
Property Address:	-
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
111	0 - Non Homestead	\$8,700	\$0	\$8,700	\$0	\$0	-
Total:		\$8,700	\$0	\$8,700	\$0	\$0	87

Land Details	
Deeded Acres:	3.46
Waterfront:	-
Water Front Feet:	0.00
Water Code & Desc:	-
Gas Code & Desc:	-
Sewer Code & Desc:	-
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.

Sales Reported to the St. Louis County Auditor	
No Sales information reported.	

Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	111	\$8,700	\$0	\$8,700	\$0	\$0	-
	Total	\$8,700	\$0	\$8,700	\$0	\$0	87.00
2023 Payable 2024	111	\$8,700	\$0	\$8,700	\$0	\$0	-
	Total	\$8,700	\$0	\$8,700	\$0	\$0	87.00
2022 Payable 2023	111	\$7,200	\$0	\$7,200	\$0	\$0	-
	Total	\$7,200	\$0	\$7,200	\$0	\$0	72.00
2021 Payable 2022	111	\$6,200	\$0	\$6,200	\$0	\$0	-
	Total	\$6,200	\$0	\$6,200	\$0	\$0	62.00



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Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$86.00	\$0.00	\$86.00	\$8,700	\$0	\$8,700
2023	\$86.00	\$0.00	\$86.00	\$7,200	\$0	\$7,200
2022	\$74.00	\$0.00	\$74.00	\$6,200	\$0	\$6,200

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