



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/19/2025 4:06:12 PM

General Details							
Parcel ID:	235-0010-01730						
Document:	Abstract - 01421393						
Document Date:	07/18/2021						
Legal Description Details							
Plat Name:	BALKAN						
Section	Township	Range	Lot	Block			
10	58	20	-	-			
Description:	NW 1/4 OF SE 1/4 LYING W OF MC NIVEN ROAD EX HWY R/W						
Taxpayer Details							
Taxpayer Name	GORNICK JEFFERY A & MEGAN C						
and Address:	5577 MCNIVEN RD CHISHOLM MN 55719						
Owner Details							
Owner Name	GORNICK JEFFERY A						
Owner Name	GORNICK MEGAN CORRADI						
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,369.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$3,454.00			
Current Tax Due (as of 12/18/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,727.00	2025 - 2nd Half Tax	\$1,727.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,727.00	2025 - 2nd Half Tax Paid	\$1,727.00	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:	5577 MCNIVEN RD, CHISHOLM MN						
School District:	695						
Tax Increment District:	-						
Property/Homesteader:	GORNICK, MEGAN C & JEFFREY A						
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)	\$35,800	\$262,200	\$298,000	\$0	\$0	-
Total:		\$35,800	\$262,200	\$298,000	\$0	\$0	2783



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Land Details

Deeded Acres: 12.59
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	1,242	1,242	AVG Quality / 621 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	0	3	22	66	BASEMENT
BAS	1	12	20	240	BASEMENT
BAS	1	26	36	936	BASEMENT
CW	0	12	14	168	FLOATING SLAB
OP	1	4	18	72	FLOATING SLAB
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.75 BATHS	-	-	0	CENTRAL, 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	308	308	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	14	22	308	FOUNDATION

Improvement 3 Details (DET GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	728	728	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	28	728	FLOATING SLAB

Improvement 4 Details (8X17 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	136	136	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	17	136	FLOATING SLAB

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	1,408	1,408	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	32	44	1,408	POST ON GROUND
OPX	1	4	9	36	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
07/2021	\$190,000	244099



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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	\$35,800	\$262,200	\$298,000	\$0	\$0	-
	Total	\$35,800	\$262,200	\$298,000	\$0	\$0	2,783.00
2023 Payable 2024	201	\$35,800	\$240,000	\$275,800	\$0	\$0	-
	Total	\$35,800	\$240,000	\$275,800	\$0	\$0	2,634.00
2022 Payable 2023	201	\$32,000	\$195,700	\$227,700	\$0	\$0	-
	Total	\$32,000	\$195,700	\$227,700	\$0	\$0	2,110.00
2021 Payable 2022	201	\$29,400	\$165,400	\$194,800	\$0	\$0	-
	Total	\$29,400	\$165,400	\$194,800	\$0	\$0	1,751.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,045.00	\$85.00	\$3,130.00	\$34,188	\$229,194	\$263,382	
2023	\$2,997.00	\$85.00	\$3,082.00	\$29,646	\$181,307	\$210,953	
2022	\$1,987.00	\$85.00	\$2,072.00	\$26,426	\$148,666	\$175,092	

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