



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/19/2025 4:06:14 PM

General Details							
Parcel ID:	235-0010-01735						
Document:	Abstract - 01483343						
Document Date:	01/04/2024						
Legal Description Details							
Plat Name:	BALKAN						
Section	Township	Range	Lot	Block			
10	58	20	-	-			
Description:	NW1/4 OF SE1/4 LYING E OF MCNIVEN RD EX N 700 FT EX HWY R/W						
Taxpayer Details							
Taxpayer Name	CORRADI ROGER D						
and Address:	5592 MCNIVEN RD CHISHOLM MN 55719						
Owner Details							
Owner Name	CORRADI ROGER D						
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,203.00			
2025 - Special Assessments				\$85.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$3,288.00</b>			
Current Tax Due (as of 12/18/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,644.00	2025 - 2nd Half Tax	\$1,644.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,644.00	2025 - 2nd Half Tax Paid	\$1,644.00	2025 - 2nd Half Tax Due	\$0.00		
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$0.00</b>	<b>2025 - Total Due</b>	<b>\$0.00</b>		
Parcel Details							
Property Address:	5592 MCNIVEN RD, CHISHOLM MN						
School District:	695						
Tax Increment District:	-						
Property/Homesteader:	CORRADI, ROGER D						
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)	\$23,700	\$257,000	\$280,700	\$0	\$0	-
111	0 - Non Homestead	\$10,000	\$0	\$10,000	\$0	\$0	-
<b>Total:</b>		<b>\$33,700</b>	<b>\$257,000</b>	<b>\$290,700</b>	<b>\$0</b>	<b>\$0</b>	<b>2694</b>



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## Land Details

**Deeded Acres:** 9.57  
**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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (RESDENCE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1975	1,240	1,240	AVG Quality / 620 Ft <sup>2</sup>	SE - SPLT ENTRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	2	22	44	CANTILEVER
BAS	1	26	46	1,196	BASEMENT
CW	1	4	7	28	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.75 BATHS	-	-	2	CENTRAL, FUEL OIL	

## Improvement 2 Details (DET GARAGE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	0	896	896	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	32	896	FLOATING SLAB

## Improvement 3 Details (POLE BLDG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
POLE BUILDING	1998	1,260	1,260	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	28	45	1,260	FLOATING SLAB

## Improvement 4 Details (POLE BLDG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
POLE BUILDING	0	780	780	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	30	780	POST ON GROUND

## Improvement 5 Details (12X16 ZBO)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GAZEBO	0	192	192	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	12	16	192	FLOATING SLAB

## Improvement 6 Details (10X12 ST)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	120	120	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	12	120	POST ON GROUND



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Improvement 7 Details (14X22 DG)						
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.	
GARAGE	0	308	308	-	DETACHED	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	14	22	308	POST ON GROUND	

Improvement 8 Details (SAUNA?)						
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.	
SAUNA	0	96	96	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	12	8	96	FLOATING SLAB	

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

Assessment History							
Year	Class Code ( <a href="#">Legend</a> )	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	201	\$23,700	\$257,000	\$280,700	\$0	\$0	-
	111	\$10,000	\$0	\$10,000	\$0	\$0	-
	Total	\$33,700	\$257,000	\$290,700	\$0	\$0	2,694.00
2023 Payable 2024	201	\$23,700	\$235,200	\$258,900	\$0	\$0	-
	111	\$10,000	\$0	\$10,000	\$0	\$0	-
	Total	\$33,700	\$235,200	\$268,900	\$0	\$0	2,550.00
2022 Payable 2023	201	\$21,900	\$191,800	\$213,700	\$0	\$0	-
	111	\$8,300	\$0	\$8,300	\$0	\$0	-
	Total	\$30,200	\$191,800	\$222,000	\$0	\$0	2,040.00
2021 Payable 2022	201	\$25,000	\$20,700	\$45,700	\$0	\$0	-
	Total	\$25,000	\$20,700	\$45,700	\$0	\$0	274.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$2,911.00	\$85.00	\$2,996.00	\$32,424	\$222,537	\$254,961
2023	\$2,859.00	\$85.00	\$2,944.00	\$28,355	\$175,638	\$203,993
2022	\$127.00	\$25.00	\$152.00	\$15,000	\$12,420	\$27,420



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