



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 9:11:44 AM

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	CHAPMAN CHRISTINE						
Owner Name	CORRADI ROGER D						
Payable 2025 Tax Summary							
2025 - Net Tax			\$3,203.00				
2025 - Special Assessments			\$85.00				
2025 - Total Tax & Special Assessments			\$3,288.00				
Current Tax Due (as of 5/5/2025)							
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	\$0.00	2025 - 2nd Half Tax Due	\$1,644.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$1,644.00	2025 - Total Due	\$1,644.00		
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	-
Total:		\$33,700	\$257,000	\$290,700	\$0	\$0	2694



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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/frnPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (RESDENCE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1975	1,240	1,240	AVG Quality / 620 Ft ²	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 ²	Gross Area Ft ²	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 ²	Gross Area Ft ²	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 ²	Gross Area Ft ²	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 ²	Gross Area Ft ²	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 ²	Gross Area Ft ²	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 ²	Gross Area Ft ²	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 ²	Gross Area Ft ²	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 (Legend)	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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