



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/20/2025 1:25:32 AM

General Details							
Parcel ID:		235-0010-02470					
Document:		Abstract - 01523514					
Document Date:		11/28/2025					
Legal Description Details							
Plat Name:		BALKAN					
Section	Township	Range	Lot	Block			
15	58	20	-	-			
Description:		That part of NE1/4 of NW1/4, lying South of the North 450 feet of said NE1/4 of NW1/4 and lying East of McNiven Road.					
Taxpayer Details							
Taxpayer Name and Address:		CORRADI TERRENCE R & LYNN M 5484 MCNIVEN RD CHISHOLM MN 55719					
Owner Details							
Owner Name		CORRADI LYNN M					
Owner Name		CORRADI TERRENCE R					
Payable 2025 Tax Summary							
2025 - Net Tax				\$5,419.00			
2025 - Special Assessments				\$85.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$5,504.00</b>			
Current Tax Due (as of 12/19/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$2,752.00		2025 - 2nd Half Tax \$2,752.00			2025 - 1st Half Tax Due \$0.00		
2025 - 1st Half Tax Paid \$2,752.00		2025 - 2nd Half Tax Paid \$2,752.00			2025 - 2nd Half Tax Due \$0.00		
<b>2025 - 1st Half Due \$0.00</b>		<b>2025 - 2nd Half Due \$0.00</b>			<b>2025 - Total Due \$0.00</b>		
Parcel Details							
Property Address:		5484 MCNIVEN RD, CHISHOLM MN					
School District:		695					
Tax Increment District:		-					
Property/Homesteader:		CORRADI, TERRANCE R & LYNN 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)	\$28,600	\$387,700	\$416,300	\$0	\$0	-
111	0 - Non Homestead	\$9,900	\$0	\$9,900	\$0	\$0	-
Total:		<b>\$38,500</b>	<b>\$387,700</b>	<b>\$426,200</b>	<b>\$0</b>	<b>\$0</b>	<b>4171</b>



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/20/2025 1:25:32 AM

## Land Details

**Deeded Acres:** 28.67  
**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 (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1989	1,564	2,332	ECO Quality / 774 Ft <sup>2</sup>	SL - SPLT LEVEL
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	30	780	BASEMENT
BAS	2	24	32	768	BASEMENT
DK	0	12	16	192	POST ON GROUND
OP	0	6	30	180	FLOATING SLAB
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
1.5 BATHS	-	-		0	CENTRAL, ELECTRIC

## Improvement 2 Details (ATT GARAGE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	0	702	702	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	27	702	FOUNDATION

## Improvement 3 Details (DET GARAGE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
POLE BUILDING	0	1,200	1,200	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	40	1,200	FLOATING SLAB

## Improvement 4 Details (17X25 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	425	425	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	17	25	425	POST ON GROUND

## Improvement 5 Details (9X10 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	90	90	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	9	10	90	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

No Sales information reported.



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/20/2025 1:25:32 AM

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	\$32,500	\$387,700	\$420,200	\$0	\$0	-
	111	\$22,400	\$0	\$22,400	\$0	\$0	-
	Total	\$54,900	\$387,700	\$442,600	\$0	\$0	4,339.00
2023 Payable 2024	201	\$32,500	\$355,100	\$387,600	\$0	\$0	-
	111	\$22,400	\$0	\$22,400	\$0	\$0	-
	Total	\$54,900	\$355,100	\$410,000	\$0	\$0	4,076.00
2022 Payable 2023	201	\$29,300	\$289,600	\$318,900	\$0	\$0	-
	111	\$18,600	\$0	\$18,600	\$0	\$0	-
	Total	\$47,900	\$289,600	\$337,500	\$0	\$0	3,290.00
2021 Payable 2022	201	\$27,100	\$254,600	\$281,700	\$0	\$0	-
	111	\$16,100	\$0	\$16,100	\$0	\$0	-
	Total	\$43,200	\$254,600	\$297,800	\$0	\$0	2,859.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$4,807.00	\$85.00	\$4,892.00	\$54,702	\$352,942	\$407,644	
2023	\$4,765.00	\$85.00	\$4,850.00	\$47,115	\$281,846	\$328,961	
2022	\$3,407.00	\$85.00	\$3,492.00	\$42,056	\$243,857	\$285,913	

**Disclaimer:** St. Louis County makes no representation or warranties, express or implied, with respect to the use or reuse of data provided herewith, regardless of its format or the means of its transmission. THE DATA IS PROVIDED 'AS IS' WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY, SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY OR FITNESS OF THIS DATA FOR ANY PARTICULAR PURPOSE. St. Louis County shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting from the use of these data, even if St. Louis County has been advised of the possibility of such potential loss or damage. These data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.