



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 6:04:42 PM

General Details							
Parcel ID:		235-0010-02470					
Legal Description Details							
Plat Name:		BALKAN					
Section		Township		Range		Lot	
15		58		20		-	
Block		-					
Description:		NE1/4 OF NW1/4 LYING E OF NEW MCNIVEN RD EX HWY R/W					
Taxpayer Details							
Taxpayer Name		CORRADI TERRANCE R					
and Address:		5484 MCNIVEN RD					
		CHISHOLM MN 55719					
Owner Details							
Owner Name		CORRADI TERRANCE R ETUX					
Payable 2025 Tax Summary							
2025 - Net Tax				\$5,419.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$5,504.00			
Current Tax Due (as of 5/5/2025)							
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				2025 - 1st Half Tax Paid		\$2,752.00	
2025 - 1st Half Tax Paid		\$0.00		2025 - 2nd Half Tax Due		\$2,752.00	
2025 - 1st Half Due		\$2,752.00		2025 - 2nd Half Due		\$2,752.00	
				2025 - Total Due		\$5,504.00	
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)	\$32,500	\$387,700	\$420,200	\$0	\$0	-
111	0 - Non Homestead	\$22,400	\$0	\$22,400	\$0	\$0	-
Total:		\$54,900	\$387,700	\$442,600	\$0	\$0	4339



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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.

Improvement 1 Details (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1989	1,564	2,332	ECO Quality / 774 Ft ²	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
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.5 BATHS	-	-		0	CENTRAL, ELECTRIC

Improvement 2 Details (ATT GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	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 ²	Gross Area Ft ²	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 ²	Gross Area Ft ²	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 ²	Gross Area Ft ²	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.



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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	\$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	

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