



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 6:26:16 PM

General Details							
Parcel ID:	235-0010-02560						
Document:	Abstract - 1003663						
Document Date:	08/30/2005						
Legal Description Details							
Plat Name:	BALKAN						
Section	Township	Range	Lot	Block			
15	58	20	-	-			
Description:	THAT PART OF NW 1/4 OF SW 1/4 DESCRIBED AS FOLLOWS COMMENCING AT SW CORNER RUNNING THENCE N 417 1/3 FT THENCE E 626 FT THENCE S 417 1/3 FT THENCE W ALONG S LINE OF NW 1/4 OF SW 1/4 TO PLACE OF BEGINNING						
Taxpayer Details							
Taxpayer Name	MASUCCI BENJAMIN J & MELISSA M						
and Address:	5396 MCNIVEN RD CHISHOLM MN 55719						
Owner Details							
Owner Name	MASUCCI BENJAMIN J						
Owner Name	MASUCCI MELISSA M						
Payable 2025 Tax Summary							
2025 - Net Tax			\$4,415.00				
2025 - Special Assessments			\$85.00				
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$4,500.00</b>				
Current Tax Due (as of 5/5/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,250.00	2025 - 2nd Half Tax	\$2,250.00		2025 - 1st Half Tax Due	\$2,250.00	
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00		2025 - 2nd Half Tax Due	\$2,250.00	
<b>2025 - 1st Half Due</b>	<b>\$2,250.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$2,250.00</b>		<b>2025 - Total Due</b>	<b>\$4,500.00</b>	
Parcel Details							
Property Address:	5396 MCNIVEN RD, CHISHOLM MN						
School District:	695						
Tax Increment District:	-						
Property/Homesteader:	MASUCCI, BENJAMIN J & MELISSA 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)	\$27,400	\$340,200	\$367,600	\$0	\$0	-
Total:		\$27,400	\$340,200	\$367,600	\$0	\$0	3541



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## Land Details

**Deeded Acres:** 6.00  
**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	1994	1,428	1,428	AVG Quality / 739 Ft <sup>2</sup>	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	22	30	660	DOUBLE TUCK UNDER
BAS	1	24	32	768	WALKOUT BASEMENT
CN	1	5	10	50	FLOATING SLAB
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.75 BATHS	-	-	1	C&AIR_COND, 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	960	960	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	40	960	FLOATING SLAB

## 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.
GARAGE	0	360	360	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	18	20	360	FLOATING SLAB

## Improvement 4 Details (30X36 PB)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
POLE BUILDING	0	1,080	1,080	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	30	36	1,080	FLOATING SLAB

## Improvement 5 Details (30X42 PB)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
POLE BUILDING	0	1,260	1,260	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	30	42	1,260	FLOATING SLAB



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Improvement 6 Details (36X54 PB)							
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.		
POLE BUILDING	0	1,944	1,944	-	-		
Segment	Story	Width	Length	Area	Foundation		
BAS	0	36	54	1,944	FLOATING SLAB		
LT	1	8	16	128	FLOATING SLAB		
Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
08/2005		\$209,000			169083		
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	\$27,400	\$340,200	\$367,600	\$0	\$0	-
	Total	\$27,400	\$340,200	\$367,600	\$0	\$0	3,541.00
2023 Payable 2024	201	\$27,400	\$311,400	\$338,800	\$0	\$0	-
	Total	\$27,400	\$311,400	\$338,800	\$0	\$0	3,321.00
2022 Payable 2023	201	\$25,000	\$253,900	\$278,900	\$0	\$0	-
	Total	\$25,000	\$253,900	\$278,900	\$0	\$0	2,668.00
2021 Payable 2022	201	\$23,400	\$213,500	\$236,900	\$0	\$0	-
	Total	\$23,400	\$213,500	\$236,900	\$0	\$0	2,210.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,915.00	\$85.00	\$4,000.00	\$26,854	\$305,198	\$332,052	
2023	\$3,865.00	\$85.00	\$3,950.00	\$23,912	\$242,849	\$266,761	
2022	\$2,583.00	\$85.00	\$2,668.00	\$21,828	\$199,153	\$220,981	

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