



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/20/2025 1:09:20 AM

General Details							
Parcel ID:	235-0010-02566						
Document:	Abstract - 01296216						
Document Date:	08/22/2016						
Legal Description Details							
Plat Name:	BALKAN						
Section	Township	Range	Lot	Block			
15	58	20	-	-			
Description:	PART OF NW 1/4 OF SW 1/4 BEGINNING 421 5/10 FT N OF SW CORNER THENCE ELY 241 3/10 FT THENCE NLY 622 20/100 FT THENCE 72 DEG 40 MIN WEST TO WEST LINE OF SAID FORTY THENCE S TO PLACE OF BEGINNING EX HWY EASEMENT						
Taxpayer Details							
Taxpayer Name	ROBISON JENNIFER S & JOEL T						
and Address:	5400 MCNIVEN RD CHISHOLM MN 55719						
Owner Details							
Owner Name	ROBISON JENNIFER S						
Owner Name	ROBISON JOEL T						
Payable 2025 Tax Summary							
2025 - Net Tax				\$2,717.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$2,802.00			
Current Tax Due (as of 12/19/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,401.00	2025 - 2nd Half Tax	\$1,401.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,401.00	2025 - 2nd Half Tax Paid	\$1,401.00	2025 - 2nd Half Tax Due	\$0.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$0.00	2025 - Total Due	\$0.00		
Parcel Details							
Property Address:	5400 MCNIVEN RD, CHISHOLM MN						
School District:	695						
Tax Increment District:	-						
Property/Homesteader:	ROBISON, JENNIFER S & JOEL T						
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)	\$15,200	\$239,300	\$254,500	\$0	\$0	-
Total:		\$15,200	\$239,300	\$254,500	\$0	\$0	2309



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Land Details

Deeded Acres: 2.84
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: W - DRILLED WELL
Gas Code & Desc: -
Sewer Code & Desc: M - MOUND
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	1940	672	1,008	U Quality / 0 Ft ²	1S+ - 1+ STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1.5	24	28	672	BASEMENT
DK	0	6	6	36	POST ON GROUND
OP	0	6	28	168	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	-	-	0	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	3,328	2,912	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	32	52	1,664	FLOATING SLAB
DKX	1	8	8	64	POST ON GROUND
LAG	.75	32	52	1,664	-

Improvement 3 Details (12X16 SHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	192	192	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	16	192	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/2016	\$135,250	218287
11/1995	\$32,000	106840



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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	\$15,200	\$239,300	\$254,500	\$0	\$0	-
	Total	\$15,200	\$239,300	\$254,500	\$0	\$0	2,309.00
2023 Payable 2024	201	\$15,200	\$219,100	\$234,300	\$0	\$0	-
	Total	\$15,200	\$219,100	\$234,300	\$0	\$0	2,181.00
2022 Payable 2023	201	\$14,400	\$178,700	\$193,100	\$0	\$0	-
	Total	\$14,400	\$178,700	\$193,100	\$0	\$0	1,732.00
2021 Payable 2022	201	\$13,900	\$150,000	\$163,900	\$0	\$0	-
	Total	\$13,900	\$150,000	\$163,900	\$0	\$0	1,414.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$2,473.00	\$85.00	\$2,558.00	\$14,152	\$203,995	\$218,147	
2023	\$2,411.00	\$85.00	\$2,496.00	\$12,919	\$160,320	\$173,239	
2022	\$1,551.00	\$85.00	\$1,636.00	\$11,993	\$129,418	\$141,411	

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