



Date of Report: 12/18/2025 2:47:42 PM

| General Details                                   |                      |                            |                 |                                  |                 |                 |                     |
|---------------------------------------------------|----------------------|----------------------------|-----------------|----------------------------------|-----------------|-----------------|---------------------|
| Parcel ID:                                        | 235-0030-02410       |                            |                 |                                  |                 |                 |                     |
| Legal Description Details                         |                      |                            |                 |                                  |                 |                 |                     |
| Plat Name:                                        | BALKAN               |                            |                 |                                  |                 |                 |                     |
| Section                                           | Township             | Range                      | Lot             | Block                            |                 |                 |                     |
| 15                                                | 59                   | 20                         | -               | -                                |                 |                 |                     |
| Description:                                      | SW1/4 OF SE1/4       |                            |                 |                                  |                 |                 |                     |
| Taxpayer Details                                  |                      |                            |                 |                                  |                 |                 |                     |
| Taxpayer Name                                     | SIVANICH JAMES       |                            |                 |                                  |                 |                 |                     |
| and Address:                                      | 2641 ULYSSES ST NE   |                            |                 |                                  |                 |                 |                     |
|                                                   | MINNEAPOLIS MN 55418 |                            |                 |                                  |                 |                 |                     |
| Owner Details                                     |                      |                            |                 |                                  |                 |                 |                     |
| Owner Name                                        | SIVANICH JAMES       |                            |                 |                                  |                 |                 |                     |
| Payable 2025 Tax Summary                          |                      |                            |                 |                                  |                 |                 |                     |
| 2025 - Net Tax                                    |                      | \$306.00                   |                 |                                  |                 |                 |                     |
| 2025 - Special Assessments                        |                      | \$0.00                     |                 |                                  |                 |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |                      | <b>\$306.00</b>            |                 |                                  |                 |                 |                     |
| Current Tax Due (as of 12/17/2025)                |                      |                            |                 |                                  |                 |                 |                     |
| Due May 15                                        |                      | Due October 15             |                 | Total Due                        |                 |                 |                     |
| 2025 - 1st Half Tax                               | \$153.00             | 2025 - 2nd Half Tax        | \$153.00        | 2025 - 1st Half Tax Due \$171.36 |                 |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$0.00               | 2025 - 2nd Half Tax Paid   | \$0.00          | 2025 - 2nd Half Tax Due \$166.77 |                 |                 |                     |
| 2025 - 1st Half Penalty                           | \$18.36              | 2025 - 2nd Half Penalty    | \$13.77         | Delinquent Tax                   |                 |                 |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$171.36</b>      | <b>2025 - 2nd Half Due</b> | <b>\$166.77</b> | <b>2025 - Total Due \$338.13</b> |                 |                 |                     |
| Parcel Details                                    |                      |                            |                 |                                  |                 |                 |                     |
| Property Address:                                 | -                    |                            |                 |                                  |                 |                 |                     |
| School District:                                  | 695                  |                            |                 |                                  |                 |                 |                     |
| Tax Increment District:                           | -                    |                            |                 |                                  |                 |                 |                     |
| Property/Homesteader:                             | -                    |                            |                 |                                  |                 |                 |                     |
| Assessment Details (2025 Payable 2026)            |                      |                            |                 |                                  |                 |                 |                     |
| Class Code<br>(Legend)                            | Homestead<br>Status  | Land<br>EMV                | Bldg<br>EMV     | Total<br>EMV                     | Def Land<br>EMV | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 111                                               | 0 - Non Homestead    | \$32,300                   | \$0             | \$32,300                         | \$0             | \$0             | -                   |
| Total:                                            |                      | \$32,300                   | \$0             | \$32,300                         | \$0             | \$0             | 323                 |



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



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| Land Details                                                                                                                                                                                                                                                                                                                                                                                         |                        |                     |                                 |                 |                     |                  |                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Deeded Acres:                                                                                                                                                                                                                                                                                                                                                                                        | 40.00                  |                     |                                 |                 |                     |                  |                  |
| Waterfront:                                                                                                                                                                                                                                                                                                                                                                                          | -                      |                     |                                 |                 |                     |                  |                  |
| Water Front Feet:                                                                                                                                                                                                                                                                                                                                                                                    | 0.00                   |                     |                                 |                 |                     |                  |                  |
| Water Code & Desc:                                                                                                                                                                                                                                                                                                                                                                                   | -                      |                     |                                 |                 |                     |                  |                  |
| Gas Code & Desc:                                                                                                                                                                                                                                                                                                                                                                                     | -                      |                     |                                 |                 |                     |                  |                  |
| Sewer Code & Desc:                                                                                                                                                                                                                                                                                                                                                                                   | -                      |                     |                                 |                 |                     |                  |                  |
| 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 <a href="https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx">https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx</a> . If there are any questions, please email <a href="mailto:PropertyTax@stlouiscountymn.gov">PropertyTax@stlouiscountymn.gov</a> . |                        |                     |                                 |                 |                     |                  |                  |
| Sales Reported to the St. Louis County Auditor                                                                                                                                                                                                                                                                                                                                                       |                        |                     |                                 |                 |                     |                  |                  |
| No Sales information reported.                                                                                                                                                                                                                                                                                                                                                                       |                        |                     |                                 |                 |                     |                  |                  |
| Assessment History                                                                                                                                                                                                                                                                                                                                                                                   |                        |                     |                                 |                 |                     |                  |                  |
| Year                                                                                                                                                                                                                                                                                                                                                                                                 | Class Code<br>(Legend) | Land EMV            | Bldg EMV                        | Total EMV       | Def Land EMV        | Def Bldg EMV     | Net Tax Capacity |
| 2024 Payable 2025                                                                                                                                                                                                                                                                                                                                                                                    | 111                    | \$32,300            | \$0                             | \$32,300        | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$32,300            | \$0                             | \$32,300        | \$0                 | \$0              | 323.00           |
| 2023 Payable 2024                                                                                                                                                                                                                                                                                                                                                                                    | 111                    | \$32,300            | \$0                             | \$32,300        | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$32,300            | \$0                             | \$32,300        | \$0                 | \$0              | 323.00           |
| 2022 Payable 2023                                                                                                                                                                                                                                                                                                                                                                                    | 111                    | \$26,900            | \$0                             | \$26,900        | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$26,900            | \$0                             | \$26,900        | \$0                 | \$0              | 269.00           |
| 2021 Payable 2022                                                                                                                                                                                                                                                                                                                                                                                    | 111                    | \$23,300            | \$0                             | \$23,300        | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$23,300            | \$0                             | \$23,300        | \$0                 | \$0              | 233.00           |
| Tax Detail History                                                                                                                                                                                                                                                                                                                                                                                   |                        |                     |                                 |                 |                     |                  |                  |
| Tax Year                                                                                                                                                                                                                                                                                                                                                                                             | Tax                    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024                                                                                                                                                                                                                                                                                                                                                                                                 | \$318.00               | \$0.00              | \$318.00                        | \$32,300        | \$0                 | \$32,300         |                  |
| 2023                                                                                                                                                                                                                                                                                                                                                                                                 | \$322.00               | \$0.00              | \$322.00                        | \$26,900        | \$0                 | \$26,900         |                  |
| 2022                                                                                                                                                                                                                                                                                                                                                                                                 | \$278.00               | \$0.00              | \$278.00                        | \$23,300        | \$0                 | \$23,300         |                  |

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