



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/18/2025 2:48:39 PM

General Details							
Parcel ID:	235-0030-02550						
Document:	Abstract - 01303601						
Document Date:	01/12/2017						
Legal Description Details							
Plat Name:	BALKAN						
Section	Township	Range	Lot	Block			
16	59	20	-	-			
Description:	NE1/4 OF SE1/4 EX HWY RT OF WAY						
Taxpayer Details							
Taxpayer Name	LARSON TIFFANY						
and Address:	6579 HWY 73 CHISHOLM MN 55719						
Owner Details							
Owner Name	LARSON TIFFANY						
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,347.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$3,432.00			
Current Tax Due (as of 12/17/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,716.00	2025 - 2nd Half Tax	\$1,716.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,716.00	2025 - 2nd Half Tax Paid	\$1,716.00	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:	6579 HWY 73, CHISHOLM MN						
School District:	695						
Tax Increment District:	-						
Property/Homesteader:	LARSON, TIFFANY J						
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)	\$35,100	\$241,000	\$276,100	\$0	\$0	-
111	0 - Non Homestead	\$32,500	\$0	\$32,500	\$0	\$0	-
Total:		\$67,600	\$241,000	\$308,600	\$0	\$0	2869



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Land Details

Deeded Acres: 38.71
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: D - DUG 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	1985	1,620	1,620	-	BRM - BERM HOME
Segment	Story	Width	Length	Area	Foundation
BAS	1	27	60	1,620	FLOATING SLAB
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	3 BEDROOMS	-	0	CENTRAL, GAS	

Improvement 2 Details (12X40 LT)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	480	480	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	12	40	480	POST ON GROUND

Improvement 3 Details (30X36 PB)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
POLE BUILDING	0	1,080	1,080	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	30	36	1,080	POST ON GROUND

Improvement 4 Details (CONTAINER)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	320	320	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	8	40	320	POST ON GROUND

Improvement 5 Details (New)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2020	1,500	1,500	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	50	1,500	-

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
01/2017	\$113,750 (This is part of a multi parcel sale.)	219777



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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	\$35,100	\$241,000	\$276,100	\$0	\$0	-
	111	\$32,500	\$0	\$32,500	\$0	\$0	-
	Total	\$67,600	\$241,000	\$308,600	\$0	\$0	2,869.00
2023 Payable 2024	201	\$35,100	\$220,600	\$255,700	\$0	\$0	-
	111	\$32,500	\$0	\$32,500	\$0	\$0	-
	Total	\$67,600	\$220,600	\$288,200	\$0	\$0	2,740.00
2022 Payable 2023	201	\$31,000	\$179,900	\$210,900	\$0	\$0	-
	111	\$27,100	\$0	\$27,100	\$0	\$0	-
	Total	\$58,100	\$179,900	\$238,000	\$0	\$0	2,197.00
2021 Payable 2022	201	\$28,200	\$82,900	\$111,100	\$0	\$0	-
	111	\$23,400	\$0	\$23,400	\$0	\$0	-
	Total	\$51,600	\$82,900	\$134,500	\$0	\$0	1,073.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,089.00	\$85.00	\$3,174.00	\$65,647	\$208,326	\$273,973	
2023	\$3,035.00	\$85.00	\$3,120.00	\$55,416	\$164,325	\$219,741	
2022	\$1,085.00	\$85.00	\$1,170.00	\$44,686	\$62,573	\$107,259	

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