



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/9/2025 3:01:02 PM

General Details							
Parcel ID:	235-0030-03150						
Document:	Abstract - 01110414						
Document Date:	05/28/2009						
Legal Description Details							
Plat Name:	BALKAN						
Section	Township	Range	Lot	Block			
20	59	20	-	-			
Description:	THAT PART OF NE1/4 OF SE1/4 DESC AS FOLLOWS: BEGINNING AT NE CORNER OF SAID NE1/4; THENCE S0DEG30'56"W, ASSIGNED BEARING, ALONG E LINE OF NE1/4 OF SE1/4 910.25 FT; THENCE S88DEG59'36"W 575.20 FT, PARALLEL WITH AND 475 FT N OF S LINE OF NE1/4 OF SE1/4; THENCE N26DEG37'08"W 443.59 FT; THENCE S88DEG59'36"W 700.31 FT, PARALLEL WITH AND 875 FT N OF S LINE OF NE1/4 OF SE1/4, TO THE W LINE OF SAID NE1/4 OF SE1/4; THENCE N0DEG42'29"E ALONG W LINE OF NE1/4 OF SE1/4 499.44 FT TO THE NW CORNER OF SAID NE1/4 OF SE1/4; THENCE N88DEG34'39"E ALONG N LINE OF NE1/4 OF SE1/4 1476.54 FT TO THE POINT OF BEGINNING.						
Taxpayer Details							
Taxpayer Name and Address:	FREDEEN KENT M & LAUREL E TRUSTEES 6369 BAICH ROAD CHISHOLM MN 55719						
Owner Details							
Owner Name	FREDEEN FAMILY REV LIVING TRUST						
Payable 2025 Tax Summary							
2025 - Net Tax				\$1,729.00			
2025 - Special Assessments				\$85.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$1,814.00</b>			
Current Tax Due (as of 5/8/2025)							
Due May 15		Due October 15		Total Due			
2025 - 1st Half Tax	\$907.00	2025 - 2nd Half Tax	\$907.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$907.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$907.00		
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$907.00</b>	<b>2025 - Total Due</b>	<b>\$907.00</b>		
Parcel Details							
Property Address:	6369 BAICH RD, CHISHOLM MN						
School District:	695						
Tax Increment District:	-						
Property/Homesteader:	FREDEEN, KENT M & LAUREL E						
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)	\$26,400	\$150,700	\$177,100	\$0	\$0	-
111	0 - Non Homestead	\$18,700	\$0	\$18,700	\$0	\$0	-
Total:		<b>\$45,100</b>	<b>\$150,700</b>	<b>\$195,800</b>	<b>\$0</b>	<b>\$0</b>	<b>1652</b>



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## Land Details

**Deeded Acres:** 23.32  
**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/frnPlatStatPopUp.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	1976	1,247	1,247	ECO Quality / 1058 Ft <sup>2</sup>	LOG - LOG
Segment	Story	Width	Length	Area	Foundation
BAS	1	29	43	1,247	BASEMENT
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
0.75 BATH	2 BEDROOMS	-		1	STOVE/SPCE, ELECTRIC

## Improvement 2 Details (NEW 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	2,400	2,400	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	40	60	2,400	POST ON GROUND
LT	1	12	60	720	POST ON GROUND

## Improvement 3 Details (BARN)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
BARN	0	588	588	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	21	28	588	POST ON GROUND
LT	0	20	28	560	POST ON GROUND
LT	0	24	28	672	POST ON GROUND

## Improvement 4 Details (OLD HOUSE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	598	598	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	23	26	598	POST ON GROUND

## Improvement 5 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	280	280	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	14	20	280	POST ON GROUND



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Improvement 6 Details (OLD ICE HS)							
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	0	72	72	-	-		
Segment	Story	Width	Length	Area	Foundation		
BAS	1	6	12	72	POST ON GROUND		
Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
07/2015		\$55,000			212100		
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	\$26,400	\$150,700	\$177,100	\$0	\$0	-
	111	\$18,700	\$0	\$18,700	\$0	\$0	-
	Total	\$45,100	\$150,700	\$195,800	\$0	\$0	1,652.00
2023 Payable 2024	201	\$26,400	\$138,000	\$164,400	\$0	\$0	-
	111	\$18,700	\$0	\$18,700	\$0	\$0	-
	Total	\$45,100	\$138,000	\$183,100	\$0	\$0	1,607.00
2022 Payable 2023	201	\$24,100	\$112,500	\$136,600	\$0	\$0	-
	111	\$15,600	\$0	\$15,600	\$0	\$0	-
	Total	\$39,700	\$112,500	\$152,200	\$0	\$0	1,273.00
2021 Payable 2022	201	\$26,500	\$95,600	\$122,100	\$0	\$0	-
	111	\$9,600	\$0	\$9,600	\$0	\$0	-
	Total	\$36,100	\$95,600	\$131,700	\$0	\$0	1,054.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$1,695.00	\$85.00	\$1,780.00	\$41,496	\$119,160	\$160,656	
2023	\$1,639.00	\$85.00	\$1,724.00	\$35,299	\$91,955	\$127,254	
2022	\$1,075.00	\$85.00	\$1,160.00	\$30,403	\$75,046	\$105,449	

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