



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 4:28:49 AM

General Details							
Parcel ID:	235-0030-04815						
Document:	Abstract - 01504149						
Document Date:	01/17/2025						
Legal Description Details							
Plat Name:	BALKAN						
Section	Township	Range	Lot	Block			
30	59	20	-	-			
Description:	E1/2 OF N1/2 OF SW1/4 OF SE1/4 EX S 495 FT & N 495 FT OF W1/2 OF N1/2 OF SW1/4 OF SE1/4						
Taxpayer Details							
Taxpayer Name	PENDER-HANNAN KAREN/HANNAN TIMOTHY						
and Address:	6162 KROGERUS RD CHISHOLM MN 55719						
Owner Details							
Owner Name	HANNAN TIMOTHY P						
Owner Name	PENDER-HANNAN KAREN J						
Payable 2025 Tax Summary							
2025 - Net Tax				\$2,855.00			
2025 - Special Assessments				\$85.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$2,940.00</b>			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,470.00	2025 - 2nd Half Tax	\$1,470.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,470.00	2025 - 2nd Half Tax Paid	\$1,470.00	2025 - 2nd Half Tax Due	\$0.00		
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$0.00</b>	<b>2025 - Total Due</b>	<b>\$0.00</b>		
Parcel Details							
Property Address:	6162 KROGERUS RD, CHISHOLM MN						
School District:	695						
Tax Increment District:	-						
Property/Homesteader:	PENDER-HANNAN,K & HANNAN,TIMOTHY						
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)	\$33,800	\$299,800	\$333,600	\$0	\$0	-
Total:		\$33,800	\$299,800	\$333,600	\$0	\$0	3171



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## Land Details

**Deeded Acres:** 10.00  
**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/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	2004	1,344	1,344	ECO Quality / 806 Ft <sup>2</sup>	MOD - MODULAR
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	48	1,344	BASEMENT
DK	0	10	8	80	POST ON GROUND
DK	0	12	24	288	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.0 BATHS	3 BEDROOMS	-	-	CENTRAL, GAS	

## Improvement 2 Details (POLE BLDG)

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	1	30	36	1,080	POST ON GROUND

## Improvement 3 Details (12X20 HORS)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1950	240	240	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	12	20	240	POST ON GROUND

## Improvement 4 Details (TENT ST)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	200	200	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	20	200	POST ON GROUND

## Improvement 5 Details (10X12ST)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	130	130	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	13	130	POST ON GROUND

## Improvement 6 Details (NEW DG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	2020	1,200	1,200	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	40	1,200	-



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Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
08/2002		\$7,000			148014		
06/1995		\$0			104459		
11/1992		\$6,286			87009		
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	\$33,800	\$299,800	\$333,600	\$0	\$0	-
	Total	\$33,800	\$299,800	\$333,600	\$0	\$0	3,171.00
2023 Payable 2024	201	\$33,800	\$274,500	\$308,300	\$0	\$0	-
	Total	\$33,800	\$274,500	\$308,300	\$0	\$0	2,988.00
2022 Payable 2023	201	\$30,300	\$223,800	\$254,100	\$0	\$0	-
	Total	\$30,300	\$223,800	\$254,100	\$0	\$0	2,397.00
2021 Payable 2022	201	\$28,000	\$172,800	\$200,800	\$0	\$0	-
	Total	\$28,000	\$172,800	\$200,800	\$0	\$0	1,816.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,493.00	\$85.00	\$3,578.00	\$32,759	\$266,048	\$298,807	
2023	\$3,445.00	\$85.00	\$3,530.00	\$28,586	\$211,143	\$239,729	
2022	\$2,073.00	\$85.00	\$2,158.00	\$25,327	\$156,305	\$181,632	

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