



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 11:26:09 AM

General Details							
Parcel ID:		235-0030-04905					
Legal Description Details							
Plat Name:		BALKAN					
	Section	Township	Range	Lot	Block		
	31	59	20	-	-		
Description:		PART OF SE1/4 OF NW1/4 BEG AT SE COR THENCE S88DEG 38'W ALONG S LINE 466.82 FT THENCE N 466.69 FT THENCE N88 DEG 38' E 466.82 FT THENCE DUE S ALONG E LINE 466.69 FT TO PT OF BEG EX E 1 ROD & EX S 1 ROD					
Taxpayer Details							
Taxpayer Name		DOBSON NORMAN D JR					
and Address:		5871 KROGERUS RD CHISHOLM MN 55719					
Owner Details							
Owner Name		DOBSON NORMAN D JR ETUX					
Payable 2025 Tax Summary							
2025 - Net Tax				\$2,159.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$2,244.00			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$1,122.00		2025 - 2nd Half Tax \$1,122.00			2025 - 1st Half Tax Due \$0.00		
2025 - 1st Half Tax Paid \$1,122.00		2025 - 2nd Half Tax Paid \$1,122.00			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:		5971 KROGERUS RD, CHISHOLM MN					
School District:		695					
Tax Increment District:		-					
Property/Homesteader:		DOBSON, NORMAN D JR & SHELLY					
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)	\$24,100	\$193,400	\$217,500	\$0	\$0	-
Total:		\$24,100	\$193,400	\$217,500	\$0	\$0	1905



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Land Details

Deeded Acres: 4.65
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/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.
MANUFACTURED HOME	2000	1,904	1,904	-	DBL - DBL WIDE

Segment	Story	Width	Length	Area	Foundation
BAS	1	28	68	1,904	FLOATING SLAB
CN	0	8	8	64	FLOATING SLAB
DK	0	4	8	32	POST ON GROUND
DK	0	10	32	320	POST ON GROUND

Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC
2.0 BATHS	3 BEDROOMS	-	-	CENTRAL, GAS

Improvement 2 Details (DET GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2000	960	960	-	DETACHED

Segment	Story	Width	Length	Area	Foundation
BAS	0	30	32	960	FLOATING SLAB

Improvement 3 Details (DET GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	280	280	-	DETACHED

Segment	Story	Width	Length	Area	Foundation
BAS	1	14	20	280	FLOATING SLAB

Improvement 4 Details (8X16 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	128	128	-	-

Segment	Story	Width	Length	Area	Foundation
BAS	1	8	16	128	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
02/1996	\$50,000	108278



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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	\$24,100	\$193,400	\$217,500	\$0	\$0	-
	Total	\$24,100	\$193,400	\$217,500	\$0	\$0	1,905.00
2023 Payable 2024	201	\$24,100	\$177,200	\$201,300	\$0	\$0	-
	Total	\$24,100	\$177,200	\$201,300	\$0	\$0	1,822.00
2022 Payable 2023	201	\$22,300	\$144,400	\$166,700	\$0	\$0	-
	Total	\$22,300	\$144,400	\$166,700	\$0	\$0	1,445.00
2021 Payable 2022	201	\$21,000	\$113,400	\$134,400	\$0	\$0	-
	Total	\$21,000	\$113,400	\$134,400	\$0	\$0	1,093.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$2,019.00	\$85.00	\$2,104.00	\$21,811	\$160,366	\$182,177	
2023	\$1,963.00	\$85.00	\$2,048.00	\$19,325	\$125,138	\$144,463	
2022	\$1,135.00	\$85.00	\$1,220.00	\$17,071	\$92,185	\$109,256	

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