



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 3:18:57 PM

General Details							
Parcel ID:	235-0030-04970						
Document:	Abstract - 934199						
Document Date:	01/27/2004						
Legal Description Details							
Plat Name:	BALKAN						
Section	Township	Range	Lot	Block			
31	59	20	-	-			
Description:	N1/2 OF NW1/4 OF SE1/4						
Taxpayer Details							
Taxpayer Name	CIANNI THEODORE						
and Address:	5958 KROGERUS RD CHISHOLM MN 55719						
Owner Details							
Owner Name	CIANNI THEODORE						
Payable 2025 Tax Summary							
2025 - Net Tax			\$151.00				
2025 - Special Assessments			\$85.00				
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$236.00</b>				
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$118.00	2025 - 2nd Half Tax	\$118.00	2025 - 1st Half Tax Due	\$127.44		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$123.90		
2025 - 1st Half Penalty	\$9.44	2025 - 2nd Half Penalty	\$5.90	Delinquent Tax	\$1,899.55		
<b>2025 - 1st Half Due</b>	<b>\$127.44</b>	<b>2025 - 2nd Half Due</b>	<b>\$123.90</b>	<b>2025 - Total Due</b>	<b>\$2,150.89</b>		
Delinquent Taxes (as of 12/13/2025)							
<b>** This parcel has delinquent taxes and is enrolled in a repayment plan **</b> <b>Please contact the St. Louis County Auditor's office at 218-726-2383 extension 2 for the balance owing.</b>							
Parcel Details							
Property Address:	5958 KROGERUS RD, CHISHOLM MN						
School District:	695						
Tax Increment District:	-						
Property/Homesteader:	CIANNI, THEODORE						
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)	\$31,700	\$44,500	\$76,200	\$0	\$0	-
111	0 - Non Homestead	\$10,800	\$0	\$10,800	\$0	\$0	-
<b>Total:</b>		<b>\$42,500</b>	<b>\$44,500</b>	<b>\$87,000</b>	<b>\$0</b>	<b>\$0</b>	<b>314</b>



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## Land Details

**Deeded Acres:** 20.00  
**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/frmPlatStatPopUp.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	1972	1,420	1,420	U Quality / 0 Ft <sup>2</sup>	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	2	34	68	BASEMENT
BAS	1	26	52	1,352	BASEMENT
DK	0	12	16	192	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.75 BATHS	2 BEDROOMS	-	1	CENTRAL, FUEL OIL	

## Improvement 2 Details (7X8 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	56	56	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	7	8	56	POST ON GROUND

## Improvement 3 Details (OLD MH)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	700	700	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	14	50	700	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
01/2004	\$68,000	157047



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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	\$31,700	\$44,500	\$76,200	\$0	\$0	-
	111	\$10,800	\$0	\$10,800	\$0	\$0	-
	Total	\$42,500	\$44,500	\$87,000	\$0	\$0	314.00
2023 Payable 2024	201	\$31,700	\$40,700	\$72,400	\$0	\$0	-
	111	\$10,800	\$0	\$10,800	\$0	\$0	-
	Total	\$42,500	\$40,700	\$83,200	\$0	\$0	303.00
2022 Payable 2023	201	\$28,600	\$33,400	\$62,000	\$0	\$0	-
	111	\$9,000	\$0	\$9,000	\$0	\$0	-
	Total	\$37,600	\$33,400	\$71,000	\$0	\$0	257.00
2021 Payable 2022	201	\$26,500	\$73,500	\$100,000	\$0	\$0	-
	111	\$7,800	\$0	\$7,800	\$0	\$0	-
	Total	\$34,300	\$73,500	\$107,800	\$0	\$0	521.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$135.00	\$85.00	\$220.00	\$29,820	\$24,420	\$54,240	
2023	\$139.00	\$85.00	\$224.00	\$26,160	\$20,040	\$46,200	
2022	\$361.00	\$85.00	\$446.00	\$26,816	\$52,744	\$79,560	

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