



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 2:27:33 PM

General Details								
Parcel ID:		235-0030-05180						
Legal Description Details								
Plat Name:		BALKAN						
	Section	Township	Range	Lot	Block			
	33	59	20	-	-			
Description:		NE1/4 of NE1/4, EXCEPT the North 500 feet of East 830 feet; AND EXCEPT that part described as follows: Beginning at a point marked by an iron pin, being the point of intersection of the North and South line and East and West line separating the forties in the NE1/4 of Section 33, Township 59, Range 20; thence North along the North and South line separating the forties in said NE1/4, a distance of approximately 750.65 feet to a point on said line marked by an iron pin; thence Southeasterly at an angle of 75deg49' for a distance of approximately 275 feet to a point marked by an iron pin; thence Southerly at an angle of 104deg11' from said line for a distance of approximately 678.70 feet to a point marked by an iron pipe; thence West at an angle of 91deg01' for a distance of approximately 266.90 feet to the Place of Beginning.						
Taxpayer Details								
Taxpayer Name		JANCE SCOTT R						
and Address:		6086 HWY 73 CHISHOLM MN 55719-8016						
Owner Details								
Owner Name		JANCE SCOTT R						
Payable 2025 Tax Summary								
		2025 - Net Tax		\$2,263.00				
		2025 - Special Assessments		\$25.00				
		<b>2025 - Total Tax &amp; Special Assessments</b>		<b>\$2,288.00</b>				
Current Tax Due (as of 12/14/2025)								
Due May 15		Due October 15			Total Due			
2025 - 1st Half Tax		\$1,144.00	2025 - 2nd Half Tax		\$1,144.00	2025 - 1st Half Tax Due		\$0.00
2025 - 1st Half Tax Paid		\$1,144.00	2025 - 2nd Half Tax Paid		\$1,144.00	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:		6086 HWY 73, CHISHOLM MN						
School District:		695						
Tax Increment District:		-						
Property/Homesteader:		JANCE, SCOTT R						
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)	\$37,900	\$423,100	\$461,000	\$0	\$0	-	
111	0 - Non Homestead	\$22,700	\$0	\$22,700	\$0	\$0	-	
Total:		\$60,600	\$423,100	\$483,700	\$0	\$0	4786	



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## Land Details

**Deeded Acres:** 26.08  
**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	0	748	1,496	U Quality / 0 Ft <sup>2</sup>	2S - 2 STORY
Segment	Story	Width	Length	Area	Foundation
BAS	2	22	34	748	BASEMENT
CN	0	5	5	25	FOUNDATION
CN	0	6	8	48	POST ON GROUND
CW	0	8	22	176	POST ON GROUND
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
1.0 BATH	-	-		0	CENTRAL, GAS

## Improvement 2 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	1982	1,008	1,008	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	36	1,008	FLOATING SLAB

## Improvement 3 Details (42X72 PB)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
POLE BUILDING	1982	3,024	3,024	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	42	72	3,024	POST ON GROUND

## Improvement 4 Details (39X72 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	1,368	1,368	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	38	36	1,368	POST ON GROUND
LT	0	38	36	1,368	POST ON GROUND

## Improvement 5 Details (10X20ST)

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



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Improvement 6 Details (32x40 hse)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	2024	1,280	1,280	-	1S - 1 STORY
Segment	Story	Width	Length	Area	Foundation
BAS	0	32	40	1,280	-
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.0 BATH	-	-		0	C&AC&EXCH, PROPANE

Improvement 7 Details (AG 32x32)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	2024	1,024	1,024	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	0	32	32	1,024	-

Sales Reported to the St. Louis County Auditor		
Sale Date	Purchase Price	CRV Number
03/2022	\$130,000 (This is part of a multi parcel sale.)	250584

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	\$37,900	\$172,100	\$210,000	\$0	\$0	-
	111	\$22,700	\$0	\$22,700	\$0	\$0	-
	Total	\$60,600	\$172,100	\$232,700	\$0	\$0	2,051.00
2023 Payable 2024	201	\$37,900	\$157,600	\$195,500	\$0	\$0	-
	111	\$22,700	\$0	\$22,700	\$0	\$0	-
	Total	\$60,600	\$157,600	\$218,200	\$0	\$0	1,986.00
2022 Payable 2023	201	\$33,800	\$128,500	\$162,300	\$0	\$0	-
	111	\$18,900	\$0	\$18,900	\$0	\$0	-
	Total	\$52,700	\$128,500	\$181,200	\$0	\$0	1,586.00
2021 Payable 2022	201	\$31,000	\$120,000	\$151,000	\$0	\$0	-
	111	\$16,300	\$0	\$16,300	\$0	\$0	-
	Total	\$47,300	\$120,000	\$167,300	\$0	\$0	163.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$2,163.00	\$25.00	\$2,188.00	\$56,792	\$141,763	\$198,555
2023	\$2,115.00	\$25.00	\$2,140.00	\$47,987	\$110,580	\$158,567
2022	\$67.00	\$85.00	\$152.00	\$16,300	\$0	\$16,300



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