



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 6:52:56 PM

General Details							
Parcel ID:	235-0030-05242						
Document:	Torrens - 1080383.0						
Document Date:	06/13/2024						
Legal Description Details							
Plat Name:	BALKAN						
Section	Township	Range	Lot	Block			
33	59	20	-	-			
Description:	N 395.4 FT OF E 1145.4 FT OF SW1/4 OF NE1/4 LYING W OF HWY EX N 6 FT OF W 400 FT OF SW1/4 OF NE1/4						
Taxpayer Details							
Taxpayer Name	TOSCANO NICOLAI						
and Address:	6041 HWY 73 CHISHOLM MN 55719						
Owner Details							
Owner Name	TOSCANO NICOLAI						
Payable 2025 Tax Summary							
2025 - Net Tax				\$1,475.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$1,560.00			
Current Tax Due (as of 5/5/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$780.00		2025 - 2nd Half Tax \$780.00			2025 - 1st Half Tax Due \$780.00		
2025 - 1st Half Tax Paid \$0.00		2025 - 2nd Half Tax Paid \$0.00			2025 - 2nd Half Tax Due \$780.00		
2025 - 1st Half Due \$780.00		2025 - 2nd Half Due \$780.00			2025 - Total Due \$1,560.00		
Parcel Details							
Property Address:	6041 HWY 73, CHISHOLM MN						
School District:	695						
Tax Increment District:	-						
Property/Homesteader:	TOSCANO, NICOLAI G						
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)	\$22,400	\$149,600	\$172,000	\$0	\$0	-
Total:		\$22,400	\$149,600	\$172,000	\$0	\$0	1409



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Land Details

Deeded Acres: 3.84
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.
HOUSE	0	1,040	1,040	ECO Quality / 260 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	16	26	416	BASEMENT
BAS	1	24	26	624	FOUNDATION
DK	0	10	14	140	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
0.75 BATH	3 BEDROOMS	-	0	CENTRAL, FUEL OIL	

Improvement 2 Details (DET GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	484	484	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	22	22	484	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	1985	884	884	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	34	884	FLOATING SLAB

Improvement 4 Details (16X16 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	256	256	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	16	16	256	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
06/2024	\$144,900	259439
12/2006	\$118,000	175492



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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	\$22,400	\$149,600	\$172,000	\$0	\$0	-
	Total	\$22,400	\$149,600	\$172,000	\$0	\$0	1,409.00
2023 Payable 2024	204	\$22,400	\$136,900	\$159,300	\$0	\$0	-
	Total	\$22,400	\$136,900	\$159,300	\$0	\$0	1,593.00
2022 Payable 2023	204	\$20,900	\$111,700	\$132,600	\$0	\$0	-
	Total	\$20,900	\$111,700	\$132,600	\$0	\$0	1,326.00
2021 Payable 2022	204	\$19,800	\$85,900	\$105,700	\$0	\$0	-
	Total	\$19,800	\$85,900	\$105,700	\$0	\$0	1,057.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$2,025.00	\$85.00	\$2,110.00	\$22,400	\$136,900	\$159,300	
2023	\$2,073.00	\$85.00	\$2,158.00	\$20,900	\$111,700	\$132,600	
2022	\$1,379.00	\$85.00	\$1,464.00	\$19,800	\$85,900	\$105,700	

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