



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 11:14:31 PM

General Details							
Parcel ID:	235-0030-05596						
Document:	Abstract - 1331556						
Document Date:	04/04/2018						
Legal Description Details							
Plat Name:	BALKAN						
Section	Township	Range	Lot	Block			
35	59	20	-	-			
Description:	N 270 FT OF S 618 FT OF NE 1/4 OF NE 1/4 LYING E OF MC NIVEN RD EX HWY R/W						
Taxpayer Details							
Taxpayer Name	SARAZINE NIKO R						
and Address:	6070 MCNIVEN RD CHISHOLM MN 55719						
Owner Details							
Owner Name	SARAZINE NIKO R						
Payable 2025 Tax Summary							
2025 - Net Tax				\$1,035.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$1,120.00			
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$560.00		2025 - 2nd Half Tax \$560.00			2025 - 1st Half Tax Due \$0.00		
2025 - 1st Half Tax Paid \$560.00		2025 - 2nd Half Tax Paid \$560.00			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:	6070 MCNIVEN RD, CHISHOLM MN						
School District:	695						
Tax Increment District:	-						
Property/Homesteader:	SARAZINE, NIKO 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)	\$27,300	\$115,400	\$142,700	\$0	\$0	-
Total:		\$27,300	\$115,400	\$142,700	\$0	\$0	1090



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Land Details

Deeded Acres: 5.01
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: D - DUG 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	1950	1,216	1,216	-	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	32	38	1,216	FOUNDATION
DK	0	12	14	168	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.0 BATHS	3 BEDROOMS	-	-	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	396	396	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	18	22	396	POST ON GROUND

Improvement 3 Details (DET GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	308	308	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	14	22	308	FLOATING SLAB
LT	1	10	22	220	FLOATING SLAB

Improvement 4 Details (8X12 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	96	96	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	12	96	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
04/2018	\$26,000	225767
10/2006	\$79,900	174348



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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	\$27,300	\$115,400	\$142,700	\$0	\$0	-
	Total	\$27,300	\$115,400	\$142,700	\$0	\$0	1,090.00
2023 Payable 2024	201	\$27,300	\$105,600	\$132,900	\$0	\$0	-
	Total	\$27,300	\$105,600	\$132,900	\$0	\$0	1,076.00
2022 Payable 2023	201	\$24,500	\$86,100	\$110,600	\$0	\$0	-
	Total	\$24,500	\$86,100	\$110,600	\$0	\$0	833.00
2021 Payable 2022	201	\$22,600	\$68,800	\$91,400	\$0	\$0	-
	Total	\$22,600	\$68,800	\$91,400	\$0	\$0	624.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$1,075.00	\$85.00	\$1,160.00	\$22,107	\$85,514	\$107,621	
2023	\$1,011.00	\$85.00	\$1,096.00	\$18,456	\$64,858	\$83,314	
2022	\$527.00	\$85.00	\$612.00	\$15,426	\$46,960	\$62,386	

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