



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 12:25:03 PM

General Details							
Parcel ID:	235-0030-05597						
Document:	Abstract - 01373232						
Document Date:	01/16/2020						
Legal Description Details							
Plat Name:	BALKAN						
Section	Township	Range	Lot	Block			
35	59	20	-	-			
Description:	N 1/2 OF S 780 FT OF NE 1/4 OF NE 1/4 LYING WEST OF MC NIVEN ROAD EX HWY R/W						
Taxpayer Details							
Taxpayer Name	CHRISTLIEB JEFF						
and Address:	6077 MCNIVEN RD CHISHOLM MN 55719						
Owner Details							
Owner Name	ZGONC MARGARET						
Payable 2025 Tax Summary							
2025 - Net Tax				\$1,993.00			
2025 - Special Assessments				\$85.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$2,078.00</b>			
Current Tax Due (as of 5/5/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,039.00	2025 - 2nd Half Tax	\$1,039.00	2025 - 1st Half Tax Due	\$1,039.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,039.00		
<b>2025 - 1st Half Due</b>	<b>\$1,039.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$1,039.00</b>	<b>2025 - Total Due</b>	<b>\$2,078.00</b>		
Parcel Details							
Property Address:	6077 MCNIVEN RD, CHISHOLM MN						
School District:	695						
Tax Increment District:	-						
Property/Homesteader:	CHRISTLIEB, JEFFREY A						
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)	\$17,800	\$188,600	\$206,400	\$0	\$0	-
Total:		\$17,800	\$188,600	\$206,400	\$0	\$0	1784



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## Land Details

**Deeded Acres:** 2.01  
**Waterfront:** -  
**Water Front Feet:** 0.00  
**Water Code & Desc:** -  
**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	884	884	U Quality / 0 Ft <sup>2</sup>	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	34	884	BASEMENT
CN	0	4	8	32	FOUNDATION
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	1 BEDROOM	-	1	CENTRAL, FUEL OIL	

## 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	0	768	768	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	32	768	FLOATING SLAB

## Improvement 3 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	0	360	360	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	30	360	FLOATING SLAB

## Improvement 4 Details (10X12 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	120	120	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	12	120	FLOATING SLAB

## Improvement 5 Details (12X16 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	192	192	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	16	192	FLOATING SLAB

## Improvement 6 Details (POLE BLDG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
POLE BUILDING	1992	1,620	1,620	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	54	1,620	FLOATING SLAB



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Improvement 7 Details (9X11 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	99	99	-	-		
Segment	Story	Width	Length	Area	Foundation		
BAS	1	9	11	99	POST ON GROUND		
Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
12/2021		\$175,000			247127		
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	\$17,800	\$188,600	\$206,400	\$0	\$0	-
	Total	\$17,800	\$188,600	\$206,400	\$0	\$0	1,784.00
2023 Payable 2024	201	\$17,800	\$172,700	\$190,500	\$0	\$0	-
	Total	\$17,800	\$172,700	\$190,500	\$0	\$0	1,704.00
2022 Payable 2023	201	\$16,600	\$140,900	\$157,500	\$0	\$0	-
	Total	\$16,600	\$140,900	\$157,500	\$0	\$0	1,344.00
2021 Payable 2022	201	\$15,700	\$106,100	\$121,800	\$0	\$0	-
	Total	\$15,700	\$106,100	\$121,800	\$0	\$0	955.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$1,869.00	\$85.00	\$1,954.00	\$15,922	\$154,483	\$170,405	
2023	\$1,807.00	\$85.00	\$1,892.00	\$14,169	\$120,266	\$134,435	
2022	\$957.00	\$85.00	\$1,042.00	\$12,313	\$83,209	\$95,522	

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