



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 9:40:09 AM

General Details							
Parcel ID:	235-0030-05623						
Document:	Abstract - 01375691						
Document Date:	02/11/2020						
Legal Description Details							
Plat Name:	BALKAN						
Section	Township	Range	Lot	Block			
35	59	20	-	-			
Description:	West 417 5/10 feet of the SE1/4 of NE1/4 EXCEPT the South 617.5 feet thereof						
Taxpayer Details							
Taxpayer Name	FESNICK ALBERT J						
and Address:	6040 MCNIVEN RD CHISHOLM MN 55719						
Owner Details							
Owner Name	FESNICK ALBERT J						
Owner Name	PATROW BRITTANY LYN						
Owner Name	VAJDL RENEE LYN						
Payable 2025 Tax Summary							
2025 - Net Tax				\$2,965.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$3,050.00			
Current Tax Due (as of 5/5/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,525.00	2025 - 2nd Half Tax	\$1,525.00		2025 - 1st Half Tax Due	\$1,525.00	
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00		2025 - 2nd Half Tax Due	\$1,525.00	
2025 - 1st Half Due	\$1,525.00	2025 - 2nd Half Due	\$1,525.00		2025 - Total Due	\$3,050.00	
Parcel Details							
Property Address:	6040 MCNIVEN RD, CHISHOLM MN						
School District:	695						
Tax Increment District:	-						
Property/Homesteader:	FESNICK, ALBERT						
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)	\$21,600	\$249,500	\$271,100	\$0	\$0	-
Total:		\$21,600	\$249,500	\$271,100	\$0	\$0	2489



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Land Details

Deeded Acres: 4.06
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.

Improvement 1 Details (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	0	1,270	1,270	AVG Quality / 317 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	5	14	70	BASEMENT
BAS	1	30	40	1,200	BASEMENT
CW	0	10	10	100	POST ON GROUND
DK	0	5	28	140	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.75 BATHS	1 BEDROOM	-		2	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	1988	1,080	1,080	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	36	1,080	FLOATING SLAB

Improvement 3 Details (POLE BLDG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
POLE BUILDING	0	1,200	1,200	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	40	1,200	FLOATING SLAB

Improvement 4 Details (10X14 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	140	140	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	14	140	POST ON GROUND

Sales Reported to the St. Louis County Auditor

No Sales information reported.



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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	\$21,600	\$249,500	\$271,100	\$0	\$0	-
	Total	\$21,600	\$249,500	\$271,100	\$0	\$0	2,489.00
2023 Payable 2024	201	\$21,600	\$228,400	\$250,000	\$0	\$0	-
	Total	\$21,600	\$228,400	\$250,000	\$0	\$0	2,353.00
2022 Payable 2023	201	\$19,800	\$186,300	\$206,100	\$0	\$0	-
	Total	\$19,800	\$186,300	\$206,100	\$0	\$0	1,874.00
2021 Payable 2022	201	\$18,500	\$157,500	\$176,000	\$0	\$0	-
	Total	\$18,500	\$157,500	\$176,000	\$0	\$0	1,546.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$2,691.00	\$85.00	\$2,776.00	\$20,326	\$214,934	\$235,260	
2023	\$2,631.00	\$85.00	\$2,716.00	\$18,004	\$169,405	\$187,409	
2022	\$1,723.00	\$85.00	\$1,808.00	\$16,251	\$138,349	\$154,600	

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