



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 4:40:14 PM

General Details							
Parcel ID:	420-0010-02820						
Document:	Abstract - 01463455						
Document Date:	03/10/2023						
Legal Description Details							
Plat Name:	LAVELL						
Section	Township	Range	Lot	Block			
17	55	19	-	-			
Description:	SW 1/4 OF SW 1/4						
Taxpayer Details							
Taxpayer Name	MODICH FRANK M JR						
and Address:	10980 ZIM RD						
	HIBBING MN 55746						
Owner Details							
Owner Name	MODICH FRANK M JR						
Payable 2025 Tax Summary							
2025 - Net Tax				\$951.00			
2025 - Special Assessments				\$25.00			
2025 - Total Tax & Special Assessments				\$976.00			
Current Tax Due (as of 12/14/2025)							
Due May 15		Due November 15			Total Due		
2025 - 1st Half Tax	\$488.00	2025 - 2nd Half Tax	\$488.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$488.00	2025 - 2nd Half Tax Paid	\$488.00	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:	-						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	MODICH, FRANK M JR						
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
105	1 - Owner Homestead (100.00% total)	\$28,700	\$0	\$28,700	\$0	\$0	-
125	1 - Owner Homestead (100.00% total)	\$6,500	\$0	\$6,500	\$0	\$0	-
151	0 - Non Homestead	\$16,900	\$73,400	\$90,300	\$0	\$0	-
Total:		\$52,100	\$73,400	\$125,500	\$0	\$0	1080



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Land Details

Deeded Acres: 40.00
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: -
Gas Code & Desc: -
Sewer Code & Desc: -
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/frnPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (SHK)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	2012	768	768	-	HSK - HUNT SHACK
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	32	768	POST ON GROUND
DK	1	16	18	288	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
0.0 BATHS	2 BEDROOMS	-	0	STOVE/SPCE, WOOD	

Improvement 2 Details (SA)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
SAUNA	0	140	140	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	14	140	POST ON GROUND
DKX	0	6	8	48	POST ON GROUND
LT	1	8	14	112	POST ON GROUND

Sales Reported to the St. Louis County Auditor

No Sales information reported.

Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	105	\$31,200	\$0	\$31,200	\$0	\$0	-
	125	\$7,000	\$0	\$7,000	\$0	\$0	-
	151	\$18,100	\$67,700	\$85,800	\$0	\$0	-
	Total	\$56,300	\$67,700	\$124,000	\$0	\$0	1,049.00
2023 Payable 2024	103	\$28,300	\$0	\$28,300	\$0	\$0	-
	123	\$6,400	\$0	\$6,400	\$0	\$0	-
	151	\$16,700	\$56,300	\$73,000	\$0	\$0	-
	Total	\$51,400	\$56,300	\$107,700	\$0	\$0	904.00
2022 Payable 2023	103	\$39,400	\$0	\$39,400	\$0	\$0	-
	123	\$5,900	\$0	\$5,900	\$0	\$0	-
	Total	\$45,300	\$0	\$45,300	\$0	\$0	227.00
2021 Payable 2022	103	\$32,300	\$0	\$32,300	\$0	\$0	-
	123	\$4,900	\$0	\$4,900	\$0	\$0	-
	Total	\$37,200	\$0	\$37,200	\$0	\$0	187.00



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Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$835.00	\$25.00	\$860.00	\$51,400	\$56,300	\$107,700
2023	\$192.00	\$0.00	\$192.00	\$45,300	\$0	\$45,300
2022	\$180.00	\$0.00	\$180.00	\$37,200	\$0	\$37,200

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