



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 8/6/2025 7:57:36 PM

| General Details                                   |                         |                            |                 |                         |                 |                 |                     |
|---------------------------------------------------|-------------------------|----------------------------|-----------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:                                        | 545-0010-01390          |                            |                 |                         |                 |                 |                     |
| Document:                                         | Abstract - 01416526     |                            |                 |                         |                 |                 |                     |
| Document Date:                                    | 05/26/2021              |                            |                 |                         |                 |                 |                     |
| Legal Description Details                         |                         |                            |                 |                         |                 |                 |                     |
| Plat Name:                                        | STURGEON                |                            |                 |                         |                 |                 |                     |
| Section                                           | Township                | Range                      | Lot             | Block                   |                 |                 |                     |
| 9                                                 | 61                      | 20                         | -               | -                       |                 |                 |                     |
| Description:                                      | SW 1/4 OF SW 1/4        |                            |                 |                         |                 |                 |                     |
| Taxpayer Details                                  |                         |                            |                 |                         |                 |                 |                     |
| Taxpayer Name                                     | NEHIBA SCOTT J          |                            |                 |                         |                 |                 |                     |
| and Address:                                      | 423 EMERALD TRL         |                            |                 |                         |                 |                 |                     |
|                                                   | HIBBING MN 55746        |                            |                 |                         |                 |                 |                     |
| Owner Details                                     |                         |                            |                 |                         |                 |                 |                     |
| Owner Name                                        | NEHIBA DIANE B          |                            |                 |                         |                 |                 |                     |
| Owner Name                                        | NEHIBA SCOTT J          |                            |                 |                         |                 |                 |                     |
| Payable 2025 Tax Summary                          |                         |                            |                 |                         |                 |                 |                     |
| 2025 - Net Tax                                    |                         |                            |                 | \$310.00                |                 |                 |                     |
| 2025 - Special Assessments                        |                         |                            |                 | \$0.00                  |                 |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |                         |                            |                 | <b>\$310.00</b>         |                 |                 |                     |
| Current Tax Due (as of 8/5/2025)                  |                         |                            |                 |                         |                 |                 |                     |
| Due May 15                                        |                         | Due October 15             |                 |                         | Total Due       |                 |                     |
| 2025 - 1st Half Tax                               | \$155.00                | 2025 - 2nd Half Tax        | \$155.00        | 2025 - 1st Half Tax Due | \$0.00          |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$155.00                | 2025 - 2nd Half Tax Paid   | \$155.00        | 2025 - 2nd Half Tax Due | \$0.00          |                 |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$0.00</b>           | <b>2025 - 2nd Half Due</b> | <b>\$0.00</b>   | <b>2025 - Total Due</b> | <b>\$0.00</b>   |                 |                     |
| Parcel Details                                    |                         |                            |                 |                         |                 |                 |                     |
| Property Address:                                 | 11499 HWY 22, ANGORA MN |                            |                 |                         |                 |                 |                     |
| School District:                                  | 2142                    |                            |                 |                         |                 |                 |                     |
| Tax Increment District:                           | -                       |                            |                 |                         |                 |                 |                     |
| Property/Homesteader:                             | -                       |                            |                 |                         |                 |                 |                     |
| Assessment Details (2025 Payable 2026)            |                         |                            |                 |                         |                 |                 |                     |
| Class Code<br>(Legend)                            | Homestead<br>Status     | Land<br>EMV                | Bldg<br>EMV     | Total<br>EMV            | Def Land<br>EMV | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 151                                               | 0 - Non Homestead       | \$22,600                   | \$44,000        | \$66,600                | \$0             | \$0             | -                   |
| 112                                               | 0 - Non Homestead       | \$25,100                   | \$0             | \$25,100                | \$0             | \$0             | -                   |
| 111                                               | 0 - Non Homestead       | \$1,500                    | \$0             | \$1,500                 | \$0             | \$0             | -                   |
| <b>Total:</b>                                     |                         | <b>\$49,200</b>            | <b>\$44,000</b> | <b>\$93,200</b>         | <b>\$0</b>      | <b>\$0</b>      | <b>844</b>          |



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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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (40X64 PB)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| POLE BUILDING    | 2024       | 2,560                      | 2,560                      | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 40                         | 64                         | 2,560           | FLOATING SLAB      |

## Improvement 2 Details (CONEX)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 2012       | 320                        | 320                        | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 8                          | 40                         | 320             | POST ON GROUND     |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price                                   | CRV Number |
|-----------|--------------------------------------------------|------------|
| 05/2021   | \$120,000 (This is part of a multi parcel sale.) | 242916     |

## Assessment History

| Year              | Class Code<br>(Legend) | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
|-------------------|------------------------|----------|----------|-----------|--------------|--------------|------------------|
| 2024 Payable 2025 | 111                    | \$20,200 | \$0      | \$20,200  | \$0          | \$0          | -                |
|                   | 112                    | \$27,300 | \$0      | \$27,300  | \$0          | \$0          | -                |
|                   | Total                  | \$47,500 | \$0      | \$47,500  | \$0          | \$0          | 379.00           |
| 2023 Payable 2024 | 111                    | \$16,800 | \$0      | \$16,800  | \$0          | \$0          | -                |
|                   | 112                    | \$22,800 | \$0      | \$22,800  | \$0          | \$0          | -                |
|                   | Total                  | \$39,600 | \$0      | \$39,600  | \$0          | \$0          | 316.00           |
| 2022 Payable 2023 | 111                    | \$16,000 | \$0      | \$16,000  | \$0          | \$0          | -                |
|                   | 112                    | \$21,700 | \$0      | \$21,700  | \$0          | \$0          | -                |
|                   | Total                  | \$37,700 | \$0      | \$37,700  | \$0          | \$0          | 301.00           |
| 2021 Payable 2022 | 121                    | \$25,400 | \$0      | \$25,400  | \$0          | \$0          | -                |
|                   | Total                  | \$25,400 | \$0      | \$25,400  | \$0          | \$0          | 127.00           |

## Tax Detail History

| Tax Year | Tax      | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
|----------|----------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| 2024     | \$256.00 | \$0.00              | \$256.00                        | \$39,600        | \$0                 | \$39,600         |
| 2023     | \$264.00 | \$0.00              | \$264.00                        | \$37,700        | \$0                 | \$37,700         |
| 2022     | \$126.00 | \$0.00              | \$126.00                        | \$25,400        | \$0                 | \$25,400         |



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