



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/14/2025 8:31:50 PM

General Details							
Parcel ID:	752-0010-00555						
Document:	Abstract - 01468661						
Document Date:	06/12/2023						
Legal Description Details							
Plat Name:	UNORGANIZED 55-21						
Section	Township	Range	Lot	Block			
4	55	21	-	-			
Description:	That part of Govt Lot 4, described as follows: Beginning at the Southwest corner of Govt Lot 4; thence running East to the Southeast corner of said Govt Lot 4; thence North 40 rods; thence West to the west line of said Govt Lot 4; thence South to the Place of Beginning. AND That part of Govt Lot 4, described as follows: A square parcel of land containing 1 acre located next to and East of the west boundary line thereof and next to and North of a line 40 rods North of and parallel to the south boundary line thereof. *SUBJECT TO easement for highway purposes*						
Taxpayer Details							
Taxpayer Name	MANNES KATHLEEN G & STEVE						
and Address:	2262 HWY 73 S HIBBING MN 55746						
Owner Details							
Owner Name	KAMPEN AMBER						
Payable 2025 Tax Summary							
2025 - Net Tax				\$601.00			
2025 - Special Assessments				\$85.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$686.00</b>			
Current Tax Due (as of 5/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$343.00	2025 - 2nd Half Tax	\$343.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$343.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$343.00		
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$343.00</b>	<b>2025 - Total Due</b>	<b>\$343.00</b>		
Parcel Details							
Property Address:	2262 HWY 73, HIBBING MN						
School District:	701						
Tax Increment District:	-						
Property/Homesteader:	MANNES, STEVEN J						
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)	\$44,100	\$135,400	\$179,500	\$0	\$0	-
Total:		\$44,100	\$135,400	\$179,500	\$0	\$0	1216



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## Land Details

**Deeded Acres:** 18.94  
**Waterfront:** -  
**Water Front Feet:** 0.00  
**Water Code & Desc:** W - DRILLED 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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1957	1,274	1,274	ECO Quality / 935 Ft <sup>2</sup>	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	21	210	FOUNDATION
BAS	1	28	38	1,064	BASEMENT
DK	0	0	0	100	POST ON GROUND
DK	0	12	12	144	POST ON GROUND
OP	0	3	5	15	POST ON GROUND
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
1.75 BATHS	3 BEDROOMS	-		0	CENTRAL, FUEL OIL

## Improvement 2 Details (DG 22X26+)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1959	572	572	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	22	26	572	FLOATING SLAB
LT	0	12	26	312	POST ON GROUND

## Improvement 3 Details (DG 22X26+)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1970	572	572	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	22	26	572	POST ON GROUND
LT	0	12	18	216	POST ON GROUND

## Improvement 4 Details (ST 10X12)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1970	120	120	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	12	120	POST ON GROUND

## Improvement 5 Details (ST 14X16+)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1959	224	224	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	14	16	224	POST ON GROUND
LT	0	4	16	64	POST ON GROUND
LT	0	8	16	128	POST ON GROUND



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Improvement 6 Details (SCRN HSE)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
SCREEN HOUSE	0	192	192	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	12	16	192	FLOATING SLAB

Improvement 7 Details (ST 12X16)					
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	0	12	16	192	POST ON GROUND

Improvement 8 Details (12x20 cpt)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
CAR PORT	0	240	240	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	12	20	240	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	201	\$44,100	\$111,900	\$156,000	\$0	\$0	-
	Total	\$44,100	\$111,900	\$156,000	\$0	\$0	960.00
2023 Payable 2024	201	\$44,100	\$111,900	\$156,000	\$0	\$0	-
	Total	\$44,100	\$111,900	\$156,000	\$0	\$0	1,053.00
2022 Payable 2023	201	\$40,000	\$93,300	\$133,300	\$0	\$0	-
	Total	\$40,000	\$93,300	\$133,300	\$0	\$0	806.00
2021 Payable 2022	201	\$38,700	\$84,800	\$123,500	\$0	\$0	-
	Total	\$38,700	\$84,800	\$123,500	\$0	\$0	699.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$881.00	\$85.00	\$966.00	\$37,542	\$95,258	\$132,800
2023	\$697.00	\$85.00	\$782.00	\$32,425	\$75,632	\$108,057
2022	\$635.00	\$85.00	\$720.00	\$30,513	\$66,862	\$97,375



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