



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 1:23:30 PM

| General Details | | | | | | | |
|---|--|----------------------------|---------------|-------------------------|---------------|--------------|------------------|
| Parcel ID: | 752-0010-03182 | | | | | | |
| Document: | Abstract - 01517609 | | | | | | |
| Document Date: | 08/18/2025 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | UNORGANIZED 55-21 | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| 20 | 55 | 21 | - | - | | | |
| Description: | E 100 FT OF W 778 2/10 FT OF LOT 1 LYING N OF S 1032.70 FT & N 82.09 FT OF S 1032.70 FT OF E 117.81 FT OF W 791.44 FT OF LOT 1 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name and Address: | HERSOM KAREN I 18895 GOSHAWK RD MCGREGOR MN 55760 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | HERSOM KAREN I | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$917.00 | | | |
| 2025 - Special Assessments | | | | \$25.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$942.00 | | | |
| Current Tax Due (as of 12/13/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$471.00 | 2025 - 2nd Half Tax | \$471.00 | 2025 - 1st Half Tax Due | \$0.00 | | |
| 2025 - 1st Half Tax Paid | \$471.00 | 2025 - 2nd Half Tax Paid | \$471.00 | 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: | 12706 GILBOE RD, HIBBING MN | | | | | | |
| School District: | 701 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | - | | | | | | |
| 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 |
| 151 | 0 - Non Homestead | \$63,900 | \$42,200 | \$106,100 | \$0 | \$0 | - |
| Total: | | \$63,900 | \$42,200 | \$106,100 | \$0 | \$0 | 1061 |



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Land Details

Deeded Acres: 0.54
Waterfront: JANETTE (21-55-21)
Water Front Feet: 100.00
Water Code & Desc: D - DUG 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/frnPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (MH)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|-------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| MANUFACTURED HOME | 1968 | 672 | 672 | - | SGL - SGL WIDE |

| Segment | Story | Width | Length | Area | Foundation |
|---------|-------|-------|--------|------|----------------|
| BAS | 0 | 12 | 56 | 672 | POST ON GROUND |
| CN | 0 | 7 | 7 | 49 | POST ON GROUND |
| DK | 0 | 4 | 4 | 16 | POST ON GROUND |
| DK | 0 | 8 | 16 | 128 | POST ON GROUND |
| OP | 0 | 12 | 20 | 240 | POST ON GROUND |

| | | | | |
|-------------------|----------------------|-------------------|------------------------|-------------------|
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC |
| 1 BATH | - | - | - | CENTRAL, FUEL OIL |

Improvement 2 Details (DG)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 1968 | 576 | 576 | - | DETACHED |

| Segment | Story | Width | Length | Area | Foundation |
|---------|-------|-------|--------|------|---------------|
| BAS | 0 | 24 | 24 | 576 | FLOATING SLAB |

Improvement 3 Details (STORAGE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 128 | 128 | - | - |

| Segment | Story | Width | Length | Area | Foundation |
|---------|-------|-------|--------|------|----------------|
| BAS | 0 | 8 | 16 | 128 | POST ON GROUND |

Improvement 4 Details (SLEEPER)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| SLEEPER | 0 | 192 | 192 | - | - |

| Segment | Story | Width | Length | Area | Foundation |
|---------|-------|-------|--------|------|----------------|
| BAS | 0 | 12 | 16 | 192 | POST ON GROUND |
| OPX | 0 | 5 | 12 | 60 | POST ON GROUND |

Improvement 5 Details (SAUNA)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| SAUNA | 0 | 96 | 96 | - | - |

| Segment | Story | Width | Length | Area | Foundation |
|---------|-------|-------|--------|------|----------------|
| BAS | 0 | 8 | 12 | 96 | POST ON GROUND |



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| Improvement 6 Details (ST) | | | | | |
|----------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
| STORAGE BUILDING | 2004 | 160 | 160 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 10 | 16 | 160 | POST ON GROUND |

| Improvement 7 Details (AT LAKE) | | | | | |
|---------------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
| SCREEN HOUSE | 0 | 196 | 196 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 14 | 14 | 196 | POST ON GROUND |
| DKX | 0 | 10 | 12 | 120 | POST ON GROUND |

| Improvement 8 Details (CARPORT) | | | | | |
|---------------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
| CAR PORT | 0 | 360 | 360 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 18 | 20 | 360 | POST ON GROUND |

| Improvement 9 Details (FABRIC CPT) | | | | | |
|------------------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
| CAR PORT | 0 | 260 | 260 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 13 | 20 | 260 | POST ON GROUND |

| Improvement 10 Details (18x20 cpt) | | | | | |
|------------------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
| CAR PORT | 2024 | 360 | 360 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 18 | 20 | 360 | POST ON GROUND |

| Sales Reported to the St. Louis County Auditor | | |
|--|----------------|------------|
| Sale Date | Purchase Price | CRV Number |
| 08/2025 | \$109,000 | 270480 |
| 05/1993 | \$17,500 | 90378 |

| Assessment History | | | | | | | |
|--------------------|------------------------|----------|----------|-----------|--------------|--------------|------------------|
| Year | Class Code (Legend) | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
| 2024 Payable 2025 | 151 | \$58,900 | \$26,700 | \$85,600 | \$0 | \$0 | - |
| | Total | \$58,900 | \$26,700 | \$85,600 | \$0 | \$0 | 856.00 |
| 2023 Payable 2024 | 151 | \$58,900 | \$26,700 | \$85,600 | \$0 | \$0 | - |
| | Total | \$58,900 | \$26,700 | \$85,600 | \$0 | \$0 | 856.00 |
| 2022 Payable 2023 | 151 | \$54,400 | \$23,600 | \$78,000 | \$0 | \$0 | - |
| | Total | \$54,400 | \$23,600 | \$78,000 | \$0 | \$0 | 780.00 |
| 2021 Payable 2022 | 151 | \$52,400 | \$21,500 | \$73,900 | \$0 | \$0 | - |
| | Total | \$52,400 | \$21,500 | \$73,900 | \$0 | \$0 | 739.00 |



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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 | \$901.00 | \$25.00 | \$926.00 | \$58,900 | \$26,700 | \$85,600 |
| 2023 | \$885.00 | \$25.00 | \$910.00 | \$54,400 | \$23,600 | \$78,000 |
| 2022 | \$913.00 | \$25.00 | \$938.00 | \$52,400 | \$21,500 | \$73,900 |

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