



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 10:05:01 AM

General Details				
Parcel ID:	752-0010-03412			
Document:	Abstract - 682420			
Document Date:	01/29/1997			
Legal Description Details				
Plat Name:	UNORGANIZED 55-21			
Section	Township	Range	Lot	Block
21	55	21	-	-
Description:	G.L.4 LYING W OF CO RD 443 AND W OF HWY 73 EX COMM AT A PT ON S LINE 893.87 FT E OF SW COR OF SAID SEC 21 AND ASSUMING SAID S LINE TO BEAR S87DEG57'45"E THENCE N 1516.87 FT TO PT OF BEG THENCE N22DEG59'26"E ALONG WLY ROW OF CO RD 443 94.81 FT THENCE NELY 83.59 FT ALONG A TANGENTIAL CURVE CONCAVE TO THE SE WITH A RADIUS OF 168 FT AND A CENTRAL ANGLE OF 28DEG 30'30" THENCE N40DEG52'37"W 24.83 FT THENCE NWLY 54.90 FT ALONG TANGENTIAL CURVE CONCAVE TO THE SW WITH A RADIUS OF 65 FT AND CENTRAL ANGLE OF 48DEG23'30" THENCE N89DEG16'07"W TANGENT TO SAID CURVE 322.69 FT THENCE S86DEG 58'23"W 405 FT TO SHORE OF ISLAND LAKE THENCE SELY ALONG SAID SHORE 200 FT TO LINE WHICH BEARS N89DEG55'33"W FROM PT OF BEG THENCE S89 DEG55'33"E 610 FT TO PT OF BEG & EX COMM A PT ON S LINE 593.56 FT E OF SW COR OF SEC 21 AND ASSUMING SAID LINE TO BEAR S87DEG57'45"E THENCE N 1704.68 FT THENCE N00DEG31'58"W 200.64 FT TO PT OF BEG THENCE S00DEG31'58"E 200.64 FT THENCE S89DEG16'07"E 322.69 FT THENCE SELY 54.90 FT ALONG A TANGENTIAL CURVE CONCAVE TO THE SW WITH A RADIUS OF 65 FT AND A CENTRAL ANGLE OF 48DEG23'30" THENCE S40DEG 52'37"E TANGENT TO SAID CURVE 24.83 FT TO N R.O.W. OF CO RD 443 THENCE NELY 34.86 FT ALONG R.O.W. ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE SE THE CENTER OF CIRCLE FOR SAID CURVE BEARS S38DEG30'01"E WITH A RADIUS OF 168 FT AND A CENTRAL ANGLE OF 11DEG53'18" THENCE N63DEG23'17"E 24.26 FT THENCE N11DEG 30'45"W 19.47 FT TO WLY R.O.W. OF HWY 73 THENCE CONT N11DEG30'45"W ALONG R.O.W. 100 FT THENCE NWLY 452.67 FT ALONG SAID R.O.W. ON A NON-TANGENTIAL CURVE CONCAVE TO THE SW THE CENTER OF CIRCLE FOR SAID CURVE BEARS S59DEG 17'14"W WITH A RADIUS OF 1834.86 FT AND A CENTRAL ANGLE OF 14DEG08'07" THENCE NWLY 195.42 FT ALONG A EULER SPIRAL CONCAVE TO THE SW AND A CENTRAL ANGLE OF 03DEG00'00" THENCE S00DEG31'58"E 114.67 FT THENCE S80DEG34'01"W 410 FT TO SHORE OF ISLAND LAKE THENCE SLY ALONG SHORE 238 FT TO A LINE WHICH BEARS S86DEG58'23"W FROM PT OF BEG THENCE N86DEG58' 23"E 405 FT TO PT OF BEG & EX BEG AT NW COR OF G.L.4 THENCE S87DEG55'11"E ALONG N LINE OF G.L.4 149.45 FT TO SW R.O.W.OF HWY 73 THENCE S47DEG50'53"E ALONG R.O.W. 512.95 FT THENCE S00DEG31'58"E 114.67 FT THENCE S80DEG34'01"W 411 FT TO SHORE OF ISLAND LAKE THENCE NWLY 267 FT ALONG SHORE TO W LINE OF G.L.4 THENCE N01DEG17'06"E ALONG W LINE 301 FT TO PT OF BEG & EX PART COMM AT A PT ON S LINE 893.87 FT E OF SW COR OF SEC 21 AND ASSUMING S LINE TO BEAR S87DEG57'45"E THENCE N 1516.87 FT TO PT OF BEG THENCE N89DEG55'33"W 610 FT TO SHORE OF ISLAND LAKE THENCE SELY ALONG SHORE LINE TO S LINE OF LOT4 THENCE ELY ALONG S LINE TO WLY R.O.W. OF HWY 443 THENCE NELY ALONG WLY R.O.W. TO PT OF BEG			
Taxpayer Details				
Taxpayer Name and Address:	LOPAC JOSEPH S PO BOX 433 HIBBING MN 55746			
Owner Details				
Owner Name	LOPAC JOSEPH S			
Payable 2025 Tax Summary				
2025 - Net Tax		\$1,993.00		
2025 - Special Assessments		\$85.00		
2025 - Total Tax & Special Assessments		\$2,078.00		



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Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15		Total Due			
2025 - 1st Half Tax \$1,039.00		2025 - 2nd Half Tax \$1,039.00		2025 - 1st Half Tax Due \$0.00			
2025 - 1st Half Tax Paid \$1,039.00		2025 - 2nd Half Tax Paid \$1,039.00		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:		1575 MATTHEW LN, HIBBING MN					
School District:		701					
Tax Increment District:		-					
Property/Homesteader:		LOPAC, JOSEPH S					
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)	\$87,400	\$208,800	\$296,200	\$0	\$0	-
Total:		\$87,400	\$208,800	\$296,200	\$0	\$0	2763
Land Details							
Deeded Acres:		1.96					
Waterfront:		ISLAND (29-55-21)					
Water Front Feet:		212.00					
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 <a href="https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx">https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx</a> . If there are any questions, please email <a href="mailto:PropertyTax@stlouiscountymn.gov">PropertyTax@stlouiscountymn.gov</a> .							
Improvement 1 Details (DG)							
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>		Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.	
GARAGE	1997	936		936	-	DETACHED	
Segment	Story	Width	Length	Area	Foundation		
BAS	0	26	36	936	FLOATING SLAB		
DKX	0	4	6	24	POST ON GROUND		
Improvement 2 Details (HOUSE)							
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>		Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.	
HOUSE	1998	1,260		1,260	U Quality / 0 Ft <sup>2</sup>	RAM - RAMBL/RNCH	
Segment	Story	Width	Length	Area	Foundation		
BAS	1	0	0	84	TREATED WOOD		
BAS	1	28	42	1,176	TREATED WOOD		
DK	0	0	0	336	POST ON GROUND		
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC		
1.0 BATH	2 BEDROOMS	-		1	CENTRAL, GAS		



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Improvement 3 Details (4x6 st)																																			
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>		Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.																													
STORAGE BUILDING	0	24		24	-	-																													
<table><tr><td>Segment</td><td>Story</td><td>Width</td><td>Length</td><td>Area</td><td colspan="3">Foundation</td></tr><tr><td>BAS</td><td>0</td><td>4</td><td>6</td><td>24</td><td colspan="3">POST ON GROUND</td></tr></table>								Segment	Story	Width	Length	Area	Foundation			BAS	0	4	6	24	POST ON GROUND														
Segment	Story	Width	Length	Area	Foundation																														
BAS	0	4	6	24	POST ON GROUND																														
Sales Reported to the St. Louis County Auditor																																			
Sale Date		Purchase Price			CRV Number																														
01/1997		\$47,900			115423																														
09/1996		\$35,400			113375																														
08/1996		\$25,250			112163																														
07/1996		\$36,000			110297																														
06/1996		\$75,000			110296																														
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		\$80,500	\$164,100	\$244,600	\$0	\$0	-																											
	Total		\$80,500	\$164,100	\$244,600	\$0	\$0	2,201.00																											
2023 Payable 2024	201		\$80,500	\$164,100	\$244,600	\$0	\$0	-																											
	Total		\$80,500	\$164,100	\$244,600	\$0	\$0	2,294.00																											
2022 Payable 2023	201		\$74,200	\$144,800	\$219,000	\$0	\$0	-																											
	Total		\$74,200	\$144,800	\$219,000	\$0	\$0	2,015.00																											
2021 Payable 2022	201		\$71,400	\$131,900	\$203,300	\$0	\$0	-																											
	Total		\$71,400	\$131,900	\$203,300	\$0	\$0	1,844.00																											
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<table><tr><th>Tax Year</th><th>Tax</th><th>Special Assessments</th><th>Total Tax &amp; Special Assessments</th><th>Taxable Land MV</th><th>Taxable Building MV</th><th>Total Taxable MV</th></tr><tr><td>2024</td><td>\$2,231.00</td><td>\$85.00</td><td>\$2,316.00</td><td>\$75,489</td><td>\$153,885</td><td>\$229,374</td></tr><tr><td>2023</td><td>\$2,127.00</td><td>\$85.00</td><td>\$2,212.00</td><td>\$68,261</td><td>\$133,209</td><td>\$201,470</td></tr><tr><td>2022</td><td>\$2,095.00</td><td>\$85.00</td><td>\$2,180.00</td><td>\$64,747</td><td>\$119,610</td><td>\$184,357</td></tr></table>								Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	2024	\$2,231.00	\$85.00	\$2,316.00	\$75,489	\$153,885	\$229,374	2023	\$2,127.00	\$85.00	\$2,212.00	\$68,261	\$133,209	\$201,470	2022	\$2,095.00	\$85.00	\$2,180.00	\$64,747	\$119,610	\$184,357
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