



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 8:03:01 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: | <p>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</p> | | | |

| Taxpayer Details | |
|----------------------------|--|
| Taxpayer Name and Address: | LOPAC JOSEPH S PO BOX 433 HIBBING MN 55746 |

| Owner Details | |
|---------------|----------------|
| Owner Name | LOPAC JOSEPH S |

| Payable 2026 Tax Summary | |
|---|-------------------|
| 2026 - Net Tax | \$2,657.00 |
| 2026 - Special Assessments | \$85.00 |
| 2026 - Total Tax & Special Assessments | \$2,742.00 |



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| Current Tax Due (as of 4/3/2026) | | | | | |
|----------------------------------|-------------------|----------------------------|-------------------|-------------------------|-------------------|
| Due May 15 | | Due October 15 | | Total Due | |
| 2026 - 1st Half Tax | \$1,371.00 | 2026 - 2nd Half Tax | \$1,371.00 | 2026 - 1st Half Tax Due | \$1,371.00 |
| 2026 - 1st Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Due | \$1,371.00 |
| 2026 - 1st Half Due | \$1,371.00 | 2026 - 2nd Half Due | \$1,371.00 | 2026 - Total Due | \$2,742.00 |

| 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 <https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

| Improvement 1 Details (DG) | | | | | |
|----------------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | 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 ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
| HOUSE | 1998 | 1,260 | 1,260 | U Quality / 0 Ft ² | 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 ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | |
| STORAGE BUILDING | 0 | 24 | 24 | - | - | | |
| 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 |
| 2025 Payable 2026 | 201 | \$87,400 | \$208,800 | \$296,200 | \$0 | \$0 | - |
| | Total | \$87,400 | \$208,800 | \$296,200 | \$0 | \$0 | 2,763.00 |
| 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 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2025 | \$1,993.00 | \$85.00 | \$2,078.00 | \$72,425 | \$147,639 | \$220,064 | |
| 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 | |

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