



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 11:43:16 AM

| General Details                                   |                                    |                            |                  |                         |                 |                 |                     |
|---|------------------------------------|----------------------------|------------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:  | 752-0010-03422                     |                            |                  |                         |                 |                 |                     |
| Document:   | Abstract - 01483998                |                            |                  |                         |                 |                 |                     |
| Document Date:                                    | 02/28/2024                         |                            |                  |                         |                 |                 |                     |
| Legal Description Details                         |                                    |                            |                  |                         |                 |                 |                     |
| Plat Name:  | UNORGANIZED 55-21                  |                            |                  |                         |                 |                 |                     |
| Section   | Township                           | Range                      | Lot              | Block                   |                 |                 |                     |
| 21  | 55                                 | 21                         | -                | -                       |                 |                 |                     |
| Description:                                      | NLY 100 FT OF LOT 5 LYING W OF HWY |                            |                  |                         |                 |                 |                     |
| Taxpayer Details                                  |                                    |                            |                  |                         |                 |                 |                     |
| Taxpayer Name                                     | NELSON DAVID L & MARSHA R          |                            |                  |                         |                 |                 |                     |
| and Address:                                      | 11048 HERMAN RD                    |                            |                  |                         |                 |                 |                     |
|   | HIBBING MN 55746                   |                            |                  |                         |                 |                 |                     |
| Owner Details                                     |                                    |                            |                  |                         |                 |                 |                     |
| Owner Name  | CLEMENS ROGER C REVOCABLE TRUST    |                            |                  |                         |                 |                 |                     |
| Owner Name  | NELSON DAVID L                     |                            |                  |                         |                 |                 |                     |
| Owner Name  | NELSON MARSHA R                    |                            |                  |                         |                 |                 |                     |
| Payable 2025 Tax Summary                          |                                    |                            |                  |                         |                 |                 |                     |
| 2025 - Net Tax                                    |                                    |                            |                  | \$2,200.00              |                 |                 |                     |
| 2025 - Special Assessments                        |                                    |                            |                  | \$0.00                  |                 |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |                                    |                            |                  | <b>\$2,200.00</b>       |                 |                 |                     |
| Current Tax Due (as of 12/14/2025)                |                                    |                            |                  |                         |                 |                 |                     |
| Due May 15  |                                    | Due October 15             |                  |                         | Total Due       |                 |                     |
| 2025 - 1st Half Tax                               | \$1,100.00                         | 2025 - 2nd Half Tax        | \$1,100.00       | 2025 - 1st Half Tax Due | \$0.00          |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$1,100.00                         | 2025 - 2nd Half Tax Paid   | \$1,100.00       | 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:                                 | 1563 MATTHEW LN, HIBBING MN        |                            |                  |                         |                 |                 |                     |
| School District:                                  | 701                                |                            |                  |                         |                 |                 |                     |
| 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                  | \$72,500                   | \$169,300        | \$241,800               | \$0             | \$0             | -                   |
| Total:  |                                    | <b>\$72,500</b>            | <b>\$169,300</b> | <b>\$241,800</b>        | <b>\$0</b>      | <b>\$0</b>      | <b>2418</b>         |



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## Land Details

**Deeded Acres:** 0.93  
**Waterfront:** ISLAND (29-55-21)  
**Water Front Feet:** 114.00  
**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             | 1958                 | 1,320                      | 1,320                      | AVG Quality / 990 Ft <sup>2</sup> | RAM - RAMBL/RNCH   |
| Segment           | Story                | Width                      | Length                     | Area                              | Foundation         |
| BAS               | 1                    | 30                         | 44                         | 1,320                             | BASEMENT           |
| OP                | 0                    | 10                         | 14                         | 140                               | FOUNDATION         |
| <b>Bath Count</b> | <b>Bedroom Count</b> | <b>Room Count</b>          |                            | <b>Fireplace Count</b>            | <b>HVAC</b>        |
| 1.5 BATHS         | -                    | -                          |                            | -                                 | CENTRAL, GAS       |

## Improvement 2 Details (Garage)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 1968       | 988                        | 988                        | -               | DETACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 26                         | 38                         | 988             | FLOATING SLAB      |

## Improvement 3 Details (SAUNA)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| SAUNA            | 1968       | 224                        | 224                        | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 14                         | 16                         | 224             | FLOATING SLAB      |

## Improvement 4 Details (Storage)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 1992       | 180                        | 180                        | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 12                         | 15                         | 180             | POST ON GROUND     |

## Improvement 5 Details (SCRN HOUSE)

| 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             | POST ON GROUND     |

## Improvement 6 Details (Storage)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0          | 80                         | 80                         | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 0          | 8                          | 10                         | 80              | POST ON GROUND     |



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| Sales Reported to the St. Louis County Auditor |                        |                     |                                 |                 |                     |                  |                  |
|--|------------------------|---------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Sale Date                                      |                        | Purchase Price      |                                 |                 | CRV Number          |                  |                  |
| 08/2007  |                        | \$45,500            |                                 |                 | 178474              |                  |                  |
| 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                              | 151                    | \$67,000            | \$132,600                       | \$199,600       | \$0                 | \$0              | -                |
|  | Total                  | \$67,000            | \$132,600                       | \$199,600       | \$0                 | \$0              | 1,996.00         |
| 2023 Payable 2024                              | 151                    | \$67,000            | \$132,600                       | \$199,600       | \$0                 | \$0              | -                |
|  | Total                  | \$67,000            | \$132,600                       | \$199,600       | \$0                 | \$0              | 1,996.00         |
| 2022 Payable 2023                              | 151                    | \$62,000            | \$117,100                       | \$179,100       | \$0                 | \$0              | -                |
|  | Total                  | \$62,000            | \$117,100                       | \$179,100       | \$0                 | \$0              | 1,791.00         |
| 2021 Payable 2022                              | 151                    | \$59,700            | \$106,600                       | \$166,300       | \$0                 | \$0              | -                |
|  | Total                  | \$59,700            | \$106,600                       | \$166,300       | \$0                 | \$0              | 1,663.00         |
| Tax Detail History                             |                        |                     |                                 |                 |                     |                  |                  |
| Tax Year                                       | Tax                    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024   | \$2,167.00             | \$85.00             | \$2,252.00                      | \$67,000        | \$132,600           | \$199,600        |                  |
| 2023   | \$2,103.00             | \$85.00             | \$2,188.00                      | \$62,000        | \$117,100           | \$179,100        |                  |
| 2022   | \$2,145.00             | \$85.00             | \$2,230.00                      | \$59,700        | \$106,600           | \$166,300        |                  |

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