



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 3:24:17 AM

| General Details | | | | | | | |
|--|---|-----------------|----------------------------|------------------|-------------------------|-------------------|---------------------|
| Parcel ID: | 752-0010-05260 | | | | | | |
| Document: | Abstract - 01481010 | | | | | | |
| Document Date: | 12/29/2023 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | UNORGANIZED 55-21 | | | | | | |
| | Section | Township | Range | Lot | Block | | |
| | 33 | 55 | 21 | - | - | | |
| Description: | NE 1/4 OF NE 1/4 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | KOENIG BRYAN & KARI A | | | | | | |
| and Address: | 26498 ROYAL RIVER RD PAYNESVILLE MN 56362 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | KOENIG BRYAN | | | | | | |
| Owner Name | KOENIG KARI A | | | | | | |
| Payable 2026 Tax Summary | | | | | | | |
| | 2026 - Net Tax | | | | | | \$1,395.00 |
| | 2026 - Special Assessments | | | | | | \$85.00 |
| | 2026 - Total Tax & Special Assessments | | | | | | \$1,480.00 |
| Current Tax Due (as of 4/3/2026) | | | | | | | |
| | Due May 15 | | Due October 15 | | Total Due | | |
| | 2026 - 1st Half Tax | \$740.00 | 2026 - 2nd Half Tax | \$740.00 | 2026 - 1st Half Tax Due | \$740.00 | |
| | 2026 - 1st Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Due | \$740.00 | |
| | 2026 - 1st Half Due | \$740.00 | 2026 - 2nd Half Due | \$740.00 | 2026 - Total Due | \$1,480.00 | |
| Parcel Details | | | | | | | |
| Property Address: | 1202 HWY 73, 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 | \$23,800 | \$92,500 | \$116,300 | \$0 | \$0 | - |
| 111 | 0 - Non Homestead | \$11,800 | \$0 | \$11,800 | \$0 | \$0 | - |
| | Total: | \$35,600 | \$92,500 | \$128,100 | \$0 | \$0 | 1281 |



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| Land Details | | | | | | | |
|--|----------------------------|----------------------------------|----------------------------------|------------------------|-------------------------------|---------------------|-------------------------|
| Deeded Acres: | 40.00 | | | | | | |
| Waterfront: | - | | | | | | |
| Water Front Feet: | 0.00 | | | | | | |
| Water Code & Desc: | D - DUG WELL | | | | | | |
| Gas Code & Desc: | - | | | | | | |
| Sewer Code & Desc: | H - HOLDING TANK | | | | | | |
| 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 (Cabin) | | | | | | | |
| Improvement Type | Year Built | Main Floor Ft² | Gross Area Ft² | Basement Finish | Style Code & Desc. | | |
| HOUSE | 0 | 888 | 888 | - | CAB - CABIN | | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 0 | 10 | 12 | 120 | FOUNDATION | | |
| BAS | 0 | 24 | 32 | 768 | FOUNDATION | | |
| CW | 0 | 10 | 12 | 120 | FOUNDATION | | |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC | | |
| 1.0 BATH | 2 BEDROOMS | - | | 0 | STOVE/SPCE, WOOD | | |
| Improvement 2 Details (8x20 conex) | | | | | | | |
| Improvement Type | Year Built | Main Floor Ft² | Gross Area Ft² | Basement Finish | Style Code & Desc. | | |
| STORAGE BUILDING | 2024 | 160 | 160 | - | - | | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 0 | 8 | 20 | 160 | FLOATING SLAB | | |
| Sales Reported to the St. Louis County Auditor | | | | | | | |
| Sale Date | | Purchase Price | | | CRV Number | | |
| 12/2023 | | \$86,480 | | | 257275 | | |
| 09/2015 | | \$89,000 | | | 212640 | | |
| Assessment History | | | | | | | |
| Year | Class Code (Legend) | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
| 2025 Payable 2026 | 151 | \$23,800 | \$92,500 | \$116,300 | \$0 | \$0 | - |
| | 111 | \$11,800 | \$0 | \$11,800 | \$0 | \$0 | - |
| | Total | \$35,600 | \$92,500 | \$128,100 | \$0 | \$0 | 1,281.00 |
| 2024 Payable 2025 | 151 | \$22,300 | \$51,300 | \$73,600 | \$0 | \$0 | - |
| | 111 | \$11,800 | \$0 | \$11,800 | \$0 | \$0 | - |
| | Total | \$34,100 | \$51,300 | \$85,400 | \$0 | \$0 | 854.00 |
| 2023 Payable 2024 | 151 | \$31,900 | \$61,100 | \$93,000 | \$0 | \$0 | - |
| | 111 | \$14,700 | \$0 | \$14,700 | \$0 | \$0 | - |
| | Total | \$46,600 | \$61,100 | \$107,700 | \$0 | \$0 | 1,077.00 |
| 2022 Payable 2023 | 151 | \$28,800 | \$51,000 | \$79,800 | \$0 | \$0 | - |
| | 111 | \$12,800 | \$0 | \$12,800 | \$0 | \$0 | - |
| | Total | \$41,600 | \$51,000 | \$92,600 | \$0 | \$0 | 926.00 |



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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 |
| 2025 | \$901.00 | \$85.00 | \$986.00 | \$34,100 | \$51,300 | \$85,400 |
| 2024 | \$1,127.00 | \$85.00 | \$1,212.00 | \$46,600 | \$61,100 | \$107,700 |
| 2023 | \$1,041.00 | \$25.00 | \$1,066.00 | \$41,600 | \$51,000 | \$92,600 |

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