



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/14/2025 8:40:36 AM

General Details							
Parcel ID:	755-0010-01550						
Document:	Abstract - 01476276						
Document Date:	10/12/2023						
Legal Description Details							
Plat Name:	UNORGANIZED 59-21						
Section	Township	Range	Lot	Block			
10	59	21	-	-			
Description:	LOT 1						
Taxpayer Details							
Taxpayer Name	INSULAKE LLC						
and Address:	406 WACOUTA ST # 713 ST PAUL MN 55101						
Owner Details							
Owner Name	INSULAKE LLC						
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,555.00			
2025 - Special Assessments				\$85.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$3,640.00</b>			
Current Tax Due (as of 5/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,820.00	2025 - 2nd Half Tax	\$1,820.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,820.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,820.00		
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$1,820.00</b>	<b>2025 - Total Due</b>	<b>\$1,820.00</b>		
Parcel Details							
Property Address:	12419 HANNON 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	\$61,000	\$306,200	\$367,200	\$0	\$0	-
111	0 - Non Homestead	\$34,000	\$0	\$34,000	\$0	\$0	-
Total:		<b>\$95,000</b>	<b>\$306,200</b>	<b>\$401,200</b>	<b>\$0</b>	<b>\$0</b>	<b>4012</b>



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## Land Details

**Deeded Acres:** 54.60  
**Waterfront:** ISLAND (15-59-21)  
**Water Front Feet:** 1500.00  
**Water Code & Desc:** W - DRILLED 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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (2015 SFR)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	2015	1,920	1,920	-	1S - 1 STORY
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	0	0	1,920	-
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
1.0 BATH	3 BEDROOMS	5 ROOMS		1	C&AC&EXCH, GAS

## Improvement 2 Details (2015 AG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	2015	1,308	1,308	-	ATTACHED
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	0	0	1,308	-

## Improvement 3 Details (8X12 ST SH)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	96	96	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	0	8	12	96	POST ON GROUND

## Improvement 4 Details (NEW SAUNA)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
SAUNA	2016	200	200	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	0	10	20	200	POST ON GROUND

## Improvement 5 Details (NEW SCP)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
SCREEN HOUSE	0	144	144	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	0	12	12	144	POST ON GROUND

## Improvement 6 Details (NEW LT WD)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
LEAN TO	2016	64	64	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	0	8	8	64	POST ON GROUND



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Improvement 7 Details (SHED)						
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	0	192	192	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	12	16	192	POST ON GROUND	

Improvement 8 Details (SHED)						
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	0	192	192	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	12	16	192	POST ON GROUND	

Improvement 9 Details (CONTAINERS)						
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	2024	640	640	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	0	8	40	320	POST ON GROUND	

Improvement 10 Details (40x40 PB)						
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.	
POLE BUILDING	2024	1,600	1,600	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	0	40	40	1,600	FLOATING SLAB	
LT	0	8	40	320	POST ON GROUND	

Sales Reported to the St. Louis County Auditor						
Sale Date		Purchase Price		CRV Number		
10/2023		\$569,000		256294		
03/2015		\$43,000		209698		
06/1997		\$25,000		116974		
06/1997		\$25,000		117169		

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	\$56,200	\$265,800	\$322,000	\$0	\$0	-
	111	\$30,900	\$0	\$30,900	\$0	\$0	-
	Total	\$87,100	\$265,800	\$352,900	\$0	\$0	3,529.00
2023 Payable 2024	151	\$54,000	\$252,100	\$306,100	\$0	\$0	-
	111	\$29,400	\$0	\$29,400	\$0	\$0	-
	Total	\$83,400	\$252,100	\$335,500	\$0	\$0	3,355.00
2022 Payable 2023	151	\$54,000	\$252,100	\$306,100	\$0	\$0	-
	111	\$29,400	\$0	\$29,400	\$0	\$0	-
	Total	\$83,400	\$252,100	\$335,500	\$0	\$0	3,355.00
2021 Payable 2022	151	\$50,500	\$233,000	\$283,500	\$0	\$0	-
	111	\$27,200	\$0	\$27,200	\$0	\$0	-
	Total	\$77,700	\$233,000	\$310,700	\$0	\$0	3,107.00



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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	\$3,365.00	\$85.00	\$3,450.00	\$83,400	\$252,100	\$335,500
2023	\$3,719.00	\$85.00	\$3,804.00	\$83,400	\$252,100	\$335,500
2022	\$3,791.00	\$85.00	\$3,876.00	\$77,700	\$233,000	\$310,700

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