



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 10:01:25 AM

General Details							
Parcel ID:	755-0010-02350						
Document:	Abstract - 01469952						
Document Date:	07/11/2023						
Legal Description Details							
Plat Name:	UNORGANIZED 59-21						
Section	Township	Range	Lot	Block			
15	59	21	-	-			
Description:	NE1/4 OF SE 1/4						
Taxpayer Details							
Taxpayer Name	FRAND STEVEN J & PATRICIA A						
and Address:	12328 HANNON RD						
	HIBBING MN 55746						
Owner Details							
Owner Name	FRAND PATRICIA A						
Owner Name	FRAND STEVEN J						
Payable 2025 Tax Summary							
2025 - Net Tax			\$1,501.00				
2025 - Special Assessments			\$85.00				
2025 - Total Tax & Special Assessments			\$1,586.00				
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$793.00	2025 - 2nd Half Tax	\$793.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$793.00	2025 - 2nd Half Tax Paid	\$793.00	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:	12328 HANNON RD, HIBBING MN						
School District:	701						
Tax Increment District:	-						
Property/Homesteader:	FRAND, PATTI J						
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)	\$35,500	\$163,300	\$198,800	\$0	\$0	-
111	0 - Non Homestead	\$27,300	\$0	\$27,300	\$0	\$0	-
Total:		\$62,800	\$163,300	\$226,100	\$0	\$0	1974



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Land Details

Deeded Acres: 40.00
Waterfront: -
Water Front Feet: 0.00
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 (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	0	1,040	1,040	U Quality / 0 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	40	1,040	BASEMENT
CN	1	0	0	338	FOUNDATION
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	3 BEDROOMS	-	-	C&AIR_COND, GAS	

Improvement 2 Details (ATT GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2007	900	900	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	25	36	900	FOUNDATION

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
07/1997	\$19,000	117890

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	\$34,500	\$163,300	\$197,800	\$0	\$0	-
	111	\$26,200	\$0	\$26,200	\$0	\$0	-
	Total	\$60,700	\$163,300	\$224,000	\$0	\$0	1,953.00
2023 Payable 2024	201	\$31,700	\$163,300	\$195,000	\$0	\$0	-
	111	\$22,700	\$0	\$22,700	\$0	\$0	-
	Total	\$54,400	\$163,300	\$217,700	\$0	\$0	1,980.00
2022 Payable 2023	201	\$31,700	\$155,300	\$187,000	\$0	\$0	-
	111	\$22,700	\$0	\$22,700	\$0	\$0	-
	Total	\$54,400	\$155,300	\$209,700	\$0	\$0	1,893.00
2021 Payable 2022	201	\$31,700	\$136,100	\$167,800	\$0	\$0	-
	111	\$22,700	\$0	\$22,700	\$0	\$0	-
	Total	\$54,400	\$136,100	\$190,500	\$0	\$0	1,684.00



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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	\$1,705.00	\$85.00	\$1,790.00	\$51,199	\$146,811	\$198,010
2023	\$1,827.00	\$85.00	\$1,912.00	\$50,940	\$138,350	\$189,290
2022	\$1,739.00	\$85.00	\$1,824.00	\$50,218	\$118,144	\$168,362

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