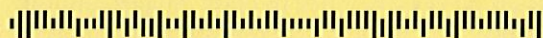


ST LOUIS COUNTY
COUNTY ASSESSOR
100 N 5TH AVE W - #212
DULUTH MN 55802-1291
218-726-2304 - www.stlouiscountymn.gov

Date Printed: 03/28/2024



*****SCH 5-DIGIT 55719 7418/25/1

BOUGALIS JAMES G
12727 SMITH RD
HIBBING, MN 55746-8525

Property ID Number: 141-0040-05230

Property Description:

141 CITY OF HIBBING Sec 29 Twp 56.0 Rg 21 Lot Blk
Acres 33.19 SE 1/4 OF SE 1/4 EX S 1/2 OF SE 1/4 OF SE
1/4 OF SE 1/4 EX 1 81/100 ACRES FOR

VALUATION NOTICE

2025

2024 Values for Taxes Payable In

Property tax notices are delivered on the following schedule:

Step 1 Valuation and Classification Notice

1 Class: Residential-Homestead
Estimated Market Value: 1,173,400 *See Details*
Homestead Exclusion: 0 *Below*
Taxable Market Value: 1,173,400

Step 2 Proposed Taxes Notice

2 2025 Proposed Tax *Coming November 2024*

Step 3 Property Tax Statement

3 1st Half Taxes:
2nd Half Taxes: *Coming March 2025*
Total Taxes Due in 2025:

**The time to appeal or question your
CLASSIFICATION or VALUATION is NOW!**

It will be too late when proposed taxes are sent.

Your Property's Classification(s) and Values

Taxes payable in 2024 (from the 2023 Assessment) Taxes payable in 2025 (from the 2024 Assessment)

The assessor has determined your property's classification(s) to be:

Residential-Homestead
Rural Vacant Land

Residential-Homestead
Rural Vacant Land

☐ If this box is checked, your classification has changed from last year's assessment.

The assessor has determined your property's market value to be:

Estimated Market Value (EMV) 1,084,400 1,173,400

Several factors can reduce the amount that is subject to tax:

Green Acres Value Deferral	0	0
Rural Preserve Value Deferral	0	0
Open Space Deferral		
Platted Vacant Land Deferral	0	0
Disabled Veterans Exclusion	0	0
Mold Damage Exclusion	0	0
Homestead Market Value Exclusion	0	0

Taxable Market Value (TMV) 1,084,400 1,173,400

The following values (if any) are reflected in your estimated and taxable market values:

New Improvement Value 0

The classification(s) of your property affect the rate at which your value is taxed.

How to Respond

If you believe your valuation and property class are correct, it is not necessary to contact your assessor or attend any listed meetings.

If you have concerns about the information on this notice, **please contact your assessor.** If your questions or concerns are not resolved, more formal appeal options are available.

Please read the back of this notice for important information about the formal appeal process.

The following meetings are available to discuss or appeal your value and classification:

Local Board of Appeal and Equalization/Open Book

County Board of Appeal and Equalization Meeting

This jurisdiction is not eligible to hold Local Board of Appeal & Equalization meeting. Open Book meeting: 05/07/24, 1-2 PM, County Assessor's Office at Hibbing City Hall. Written appeals may be sent to: COUNTY ASSESSOR, 401 E 21ST ST, HIBBING MN 55746

****LOCAL APPEAL REQUIRED PRIOR TO COUNTY APPEAL****
2024 COUNTY BOARD OF APPEAL & EQUALIZATION DATES:
6/18/24: 10am-7pm Duluth & 6/26/24: 10am-5pm Virginia
~CALL 218-726-2385 FOR INFO/APPT~ WRITTEN APPEALS TO:
Clerk of CBAE @ 100 N 5th Ave W-#214, Duluth MN 55802

QUESTIONS? CONTACT:
COUNTY ASSESSOR, HIBBING CITY HALL
401 E 21ST ST - RM 200, HIBBING MN 55746
(218) 312-8389

ST LOUIS COUNTY
COUNTY ASSESSOR
100 N 5TH AVE W - #212
DULUTH MN 55802-1291
218-726-2304 - www.stlouiscountymn.gov

Date Printed: 03/28/2024

BOUGALIS JAMES G
12727 SMITH RD
HIBBING MN 55746

7418/25/1

Property ID Number: 141-0040-05235

Property Description:

141 CITY OF HIBBING Sec 29 Twp 56.0 Rg 21 Lot Blk
Acres 4.39 S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4 EX
61/100 ACRES FOR HWY NO 73

VALUATION NOTICE

2025

2024 Values for Taxes Payable In

Property tax notices are delivered on the following schedule:

Step 1 Valuation and Classification Notice

1 Class: Rural Vacant Land
Estimated Market Value: 15,700 *See Details*
Homestead Exclusion: 0 *Below*
Taxable Market Value: 15,700

Step 2 Proposed Taxes Notice

2 2025 Proposed Tax *Coming November 2024*

Step 3 Property Tax Statement

3 1st Half Taxes:
2nd Half Taxes: *Coming March 2025*
Total Taxes Due in 2025:

**The time to appeal or question your
CLASSIFICATION or VALUATION is NOW!**

It will be too late when proposed taxes are sent.

Your Property's Classification(s) and Values

Taxes payable in 2024 (from the 2023 Assessment) Taxes payable in 2025 (from the 2024 Assessment)

The assessor has determined your property's classification(s) to be:

Rural Vacant Land

Rural Vacant Land

☐ If this box is checked, your classification has changed from last year's assessment.

The assessor has determined your property's market value to be:

Estimated Market Value (EMV) 16,600 15,700

Several factors can reduce the amount that is subject to tax:

Green Acres Value Deferral	0	0
Rural Preserve Value Deferral	0	0
Open Space Deferral		
Platted Vacant Land Deferral	0	0
Disabled Veterans Exclusion	0	0
Mold Damage Exclusion	0	0
Homestead Market Value Exclusion	0	0

Taxable Market Value (TMV) 16,600 15,700

The following values (if any) are reflected in your estimated and taxable market values:

New Improvement Value 0

The classification(s) of your property affect the rate at which your value is taxed.

How to Respond

If you believe your valuation and property class are correct, it is not necessary to contact your assessor or attend any listed meetings.

If you have concerns about the information on this notice, **please contact your assessor.** If your questions or concerns are not resolved, more formal appeal options are available.

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