



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 1:25:53 AM

General Details							
Parcel ID:	040-0205-00312						
Document:	Abstract - 01327409						
Document Date:	02/20/2017						
Legal Description Details							
Plat Name:	EVELETH						
Section	Township	Range	Lot	Block			
32	58	17	-	-			
Description:	PART OF NE1/4 OF NW1/4 BEG AT A POINT 291.88 FT S OF NE CORNER OF AUBURN ADD THENCE DUE E 321 FT THENCE N 472 FT THENCE DUE E TO E BOUNDARY LINE THENCE S TO SE CORNER THENCE W TO E BOUNDARY LINE OF AUBURN ADD THENCE N ALONG E BOUNDARY LINE OF AUBURN ADD TO POINT OF BEG EX THAT PART STARTING AT NE CORNER OF AUBURN ADD THENCE DUE S 291.88 FT TO POINT OF BEGINNING THENCE DUE E 289 FT THENCE S 45 DEG 00 MIN 00 SEC W 42.43 FT THENCE W 259 FT THENCE N 30 FT TO POINT OF BEG AND EX THAT PART STARTING AT NE CORNER OF AUBURN ADD THENCE DUE S 258.88 FT THENCE E 321 FT TO POINT OF BEG THENCE N 45 DEG 00 MIN 00 SEC E 28.28 FT THENCE N 244 FT THENCE N30DEGW 40 FT THENCE S 298.64 FT TO PT OF BEG *SURFACE ONLY*						
Taxpayer Details							
Taxpayer Name	CTI TOWERS						
and Address:	C/O RYAN, LLC-COMPLEX PROPERTY TAX ATTN: GLORIA BURKES DEPT 100 PO BOX 460667 HOUSTON TX 77056						
Owner Details							
Owner Name	CTI TOWERS ASSETS II LLC						
Payable 2026 Tax Summary							
2026 - Net Tax							\$6,244.00
2026 - Special Assessments							\$240.00
<b>2026 - Total Tax &amp; Special Assessments</b>							<b>\$6,484.00</b>
Current Tax Due (as of 4/3/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$3,242.00	2026 - 2nd Half Tax	\$3,242.00	2026 - 1st Half Tax Due	\$3,242.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$3,242.00		
<b>2026 - 1st Half Due</b>	<b>\$3,242.00</b>	<b>2026 - 2nd Half Due</b>	<b>\$3,242.00</b>	<b>2026 - Total Due</b>	<b>\$6,484.00</b>		
Parcel Details							
Property Address:	1001 N ELBA AVE, EVELETH MN						
School District:	2909						
Tax Increment District:	-						
Property/Homesteader:	-						
Assessment Details (2026 Payable 2027)							
Class Code (Legend)	Homestead Status	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
236	0 - Non Homestead	\$200,700	\$5,400	\$206,100	\$0	\$0	-
<b>Total:</b>		<b>\$200,700</b>	<b>\$5,400</b>	<b>\$206,100</b>	<b>\$0</b>	<b>\$0</b>	<b>3372</b>



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## Land Details

<b>Deeded Acres:</b>	4.59
<b>Waterfront:</b>	-
<b>Water Front Feet:</b>	0.00
<b>Water Code &amp; Desc:</b>	-
<b>Gas Code &amp; Desc:</b>	-
<b>Sewer Code &amp; Desc:</b>	-
<b>Lot Width:</b>	0.00
<b>Lot Depth:</b>	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 (Block mech)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.												
MECHANICAL BUILDING	0	286	286	-	-												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1</td> <td>13</td> <td>22</td> <td>286</td> <td>FOUNDATION</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	13	22	286	FOUNDATION
Segment	Story	Width	Length	Area	Foundation												
BAS	1	13	22	286	FOUNDATION												

### Improvement 2 Details (Wood mech)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.												
MECHANICAL BUILDING	0	480	480	-	-												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1</td> <td>20</td> <td>24</td> <td>480</td> <td>FLOATING SLAB</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	20	24	480	FLOATING SLAB
Segment	Story	Width	Length	Area	Foundation												
BAS	1	20	24	480	FLOATING SLAB												

### Improvement 3 Details (FENCE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.												
	0	480	480	-	-												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>0</td> <td>0</td> <td>0</td> <td>480</td> <td>-</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	0	0	0	480	-
Segment	Story	Width	Length	Area	Foundation												
BAS	0	0	0	480	-												

### Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
12/2017	\$23,356	224962
11/1999	\$54,800	131598
09/1996	\$54,800	111695
12/1991	\$21,600	84211

### Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2025 Payable 2026	236	\$199,700	\$5,400	\$205,100	\$0	\$0	-
	<b>Total</b>	<b>\$199,700</b>	<b>\$5,400</b>	<b>\$205,100</b>	<b>\$0</b>	<b>\$0</b>	<b>3,352.00</b>
2024 Payable 2025	236	\$199,000	\$5,400	\$204,400	\$0	\$0	-
	<b>Total</b>	<b>\$199,000</b>	<b>\$5,400</b>	<b>\$204,400</b>	<b>\$0</b>	<b>\$0</b>	<b>3,338.00</b>
2023 Payable 2024	233	\$38,000	\$5,700	\$43,700	\$0	\$0	-
	<b>Total</b>	<b>\$38,000</b>	<b>\$5,700</b>	<b>\$43,700</b>	<b>\$0</b>	<b>\$0</b>	<b>656.00</b>



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2022 Payable 2023	233	\$38,000	\$5,700	\$43,700	\$0	\$0	-
	<b>Total</b>	<b>\$38,000</b>	<b>\$5,700</b>	<b>\$43,700</b>	<b>\$0</b>	<b>\$0</b>	<b>656.00</b>

## Tax Detail History

Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2025	\$6,650.00	\$240.00	\$6,890.00	\$199,000	\$5,400	\$204,400
2024	\$1,138.00	\$80.00	\$1,218.00	\$38,000	\$5,700	\$43,700
2023	\$1,310.00	\$80.00	\$1,390.00	\$38,000	\$5,700	\$43,700

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