



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2025 10:29:43 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 2025 Tax Summary							
	2025 - Net Tax			\$6,650.00			
	2025 - Special Assessments			\$240.00			
	<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$6,890.00</b>			
Current Tax Due (as of 4/3/2025)							
	Due May 15		Due October 15		Total Due		
	2025 - 1st Half Tax	\$3,445.00	2025 - 2nd Half Tax	\$3,445.00	2025 - 1st Half Tax Due	\$3,445.00	
	2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$3,445.00	
	<b>2025 - 1st Half Due</b>	<b>\$3,445.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$3,445.00</b>	<b>2025 - Total Due</b>	<b>\$6,890.00</b>	
Parcel Details							
Property Address:	1001 N ELBA AVE, EVELETH MN						
School District:	2909						
Tax Increment District:	-						
Property/Homesteader:	-						
Assessment Details (2024 Payable 2025)							
Class Code (Legend)	Homestead Status	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
236	0 - Non Homestead	\$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>3338</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	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
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	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
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	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
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
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>
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>



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2021 Payable 2022	233	\$38,000	\$8,400	\$46,400	\$0	\$0	-
	<b>Total</b>	<b>\$38,000</b>	<b>\$8,400</b>	<b>\$46,400</b>	<b>\$0</b>	<b>\$0</b>	<b>696.00</b>

### Tax Detail History

Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
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
2022	\$1,380.00	\$80.00	\$1,460.00	\$38,000	\$8,400	\$46,400

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