



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 10:31:21 PM

| General Details                        |   |                            |                   |   |                    |                 |                     |
|--|---|----------------------------|-------------------|---|--------------------|-----------------|---------------------|
| Parcel ID:                             | 040-0205-00411  |                            |                   |   |                    |                 |                     |
| Document:                              | Abstract - 01355502   |                            |                   |   |                    |                 |                     |
| Document Date:                         | 05/17/2019  |                            |                   |   |                    |                 |                     |
| Legal Description Details              |   |                            |                   |   |                    |                 |                     |
| Plat Name:                             | EVELETH   |                            |                   |   |                    |                 |                     |
| Section                                | Township  | Range                      | Lot               | Block   |                    |                 |                     |
| 32                                     | 58  | 17                         | -                 | -   |                    |                 |                     |
| Description:                           | Part of SW1/4 of SW1/4, described as follows: Commencing at Southeast corner of FAYAL ADDITION TO EVELETH; thence North along east boundary of said FAYAL ADDITION TO EVELETH and the East right of way of Chandler Avenue 190.18 feet to the point of beginning; thence continue North along said right of way 310.22 feet; thence East 190.20 feet; thence South 69.66 feet; thence East 117.13 feet to the West right of way of McKinley Avenue; thence South along said right of way 258.68 feet; thence West 82.40 feet; thence N80deg31'06"W 109.94 feet; thence West 116.50 feet to the East right of way of Chandler Avenue and the point of beginning. |                            |                   |   |                    |                 |                     |
| Taxpayer Details                       |   |                            |                   |   |                    |                 |                     |
| Taxpayer Name and Address:             | 227 MCKINLEY AVE LLC<br>638 SOUTHBEND AVE<br>MANTATO MN 56001   |                            |                   |   |                    |                 |                     |
| Owner Details                          |   |                            |                   |   |                    |                 |                     |
| Owner Name                             | 227 MCKINLEY AVE LLC  |                            |                   |   |                    |                 |                     |
| Payable 2026 Tax Summary               |   |                            |                   |   |                    |                 |                     |
|  |   |                            |                   | 2026 - Net Tax                                    | \$16,665.00        |                 |                     |
|  |   |                            |                   | 2026 - Special Assessments                        | \$325.00           |                 |                     |
|  |   |                            |                   | <b>2026 - Total Tax &amp; Special Assessments</b> | <b>\$16,990.00</b> |                 |                     |
| Current Tax Due (as of 4/2/2026)       |   |                            |                   |   |                    |                 |                     |
| Due May 15                             |   | Due October 15             |                   |   | Total Due          |                 |                     |
| 2026 - 1st Half Tax                    | \$8,495.00  | 2026 - 2nd Half Tax        | \$8,495.00        | 2026 - 1st Half Tax Due                           | \$8,495.00         |                 |                     |
| 2026 - 1st Half Tax Paid               | \$0.00  | 2026 - 2nd Half Tax Paid   | \$0.00            | 2026 - 2nd Half Tax Due                           | \$8,495.00         |                 |                     |
| <b>2026 - 1st Half Due</b>             | <b>\$8,495.00</b>   | <b>2026 - 2nd Half Due</b> | <b>\$8,495.00</b> | <b>2026 - Total Due</b>                           | <b>\$16,990.00</b> |                 |                     |
| Parcel Details                         |   |                            |                   |   |                    |                 |                     |
| Property Address:                      | 227 MCKINLEY AVE, EVELETH MN  |                            |                   |   |                    |                 |                     |
| School District:                       | 2909  |                            |                   |   |                    |                 |                     |
| Tax Increment District:                | -   |                            |                   |   |                    |                 |                     |
| Property/Homesteader:                  | -   |                            |                   |   |                    |                 |                     |
| Assessment Details (2026 Payable 2027) |   |                            |                   |   |                    |                 |                     |
| Class Code<br><b>(Legend)</b>          | Homestead<br>Status   | Land<br>EMV                | Bldg<br>EMV       | Total<br>EMV                                      | Def Land<br>EMV    | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 233                                    | 0 - Non Homestead   | \$36,200                   | \$453,800         | \$490,000   | \$0                | \$0             | -                   |
| <b>Total:</b>                          |   | <b>\$36,200</b>            | <b>\$453,800</b>  | <b>\$490,000</b>                                  | <b>\$0</b>         | <b>\$0</b>      | <b>9050</b>         |



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## Land Details

|                               |            |
|-------------------------------|------------|
| <b>Deeded Acres:</b>          | 2.07       |
| <b>Waterfront:</b>            | -          |
| <b>Water Front Feet:</b>      | 0.00       |
| <b>Water Code &amp; Desc:</b> | P - PUBLIC |
| <b>Gas Code &amp; Desc:</b>   | -          |
| <b>Sewer Code &amp; Desc:</b> | P - PUBLIC |
| <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 (FITZGERALD)

| Improvement Type | Year Built   | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| NURSING HOME     | 1956         | 22,328                     | 22,328                     | -               | -                  |
| <b>Segment</b>   | <b>Story</b> | <b>Width</b>               | <b>Length</b>              | <b>Area</b>     | <b>Foundation</b>  |
| BAS              | 1            | 0                          | 0                          | 7,250           | BASEMENT           |
| BAS              | 1            | 0                          | 0                          | 15,078          | BASEMENT           |
| BMT              | 1            | 0                          | 0                          | 7,250           | FOUNDATION         |
| BMT              | 1            | 0                          | 0                          | 15,078          | FOUNDATION         |
| SP               | 1            | 0                          | 0                          | 310             | FOUNDATION         |

## Improvement 2 Details (10X12 ST)

| Improvement Type | Year Built   | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 2016         | 120                        | 120                        | -               | -                  |
| <b>Segment</b>   | <b>Story</b> | <b>Width</b>               | <b>Length</b>              | <b>Area</b>     | <b>Foundation</b>  |
| BAS              | 1            | 10                         | 12                         | 120             | FLOATING SLAB      |

## Improvement 3 Details (PARKNGLOTS)

| Improvement Type | Year Built   | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| PARKING LOT      | 0            | 32,233                     | 32,233                     | -               | A - ASPHALT        |
| <b>Segment</b>   | <b>Story</b> | <b>Width</b>               | <b>Length</b>              | <b>Area</b>     | <b>Foundation</b>  |
| BAS              | 0            | 0                          | 0                          | 1,877           | -                  |
| BAS              | 0            | 0                          | 0                          | 5,400           | -                  |
| BAS              | 0            | 0                          | 0                          | 9,039           | -                  |
| BAS              | 0            | 0                          | 0                          | 15,917          | -                  |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 05/2019   | \$100,000      | 231844     |



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| Assessment History |                        |                     |                                 |                  |                     |                  |                  |
|--------------------|------------------------|---------------------|---------------------------------|------------------|---------------------|------------------|------------------|
| Year               | Class Code<br>(Legend) | Land EMV            | Bldg EMV                        | Total EMV        | Def Land EMV        | Def Bldg EMV     | Net Tax Capacity |
| 2025 Payable 2026  | 233                    | \$35,200            | \$425,400                       | \$460,600        | \$0                 | \$0              | -                |
|                    | <b>Total</b>           | <b>\$35,200</b>     | <b>\$425,400</b>                | <b>\$460,600</b> | <b>\$0</b>          | <b>\$0</b>       | <b>8,462.00</b>  |
| 2024 Payable 2025  | 233                    | \$34,400            | \$425,400                       | \$459,800        | \$0                 | \$0              | -                |
|                    | <b>Total</b>           | <b>\$34,400</b>     | <b>\$425,400</b>                | <b>\$459,800</b> | <b>\$0</b>          | <b>\$0</b>       | <b>8,446.00</b>  |
| 2023 Payable 2024  | 233                    | \$34,400            | \$406,400                       | \$440,800        | \$0                 | \$0              | -                |
|                    | <b>Total</b>           | <b>\$34,400</b>     | <b>\$406,400</b>                | <b>\$440,800</b> | <b>\$0</b>          | <b>\$0</b>       | <b>8,066.00</b>  |
| 2022 Payable 2023  | 233                    | \$34,400            | \$406,400                       | \$440,800        | \$0                 | \$0              | -                |
|                    | <b>Total</b>           | <b>\$34,400</b>     | <b>\$406,400</b>                | <b>\$440,800</b> | <b>\$0</b>          | <b>\$0</b>       | <b>8,066.00</b>  |
| Tax Detail History |                        |                     |                                 |                  |                     |                  |                  |
| Tax Year           | Tax                    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV  | Taxable Building MV | Total Taxable MV |                  |
| 2025               | \$17,747.00            | \$325.00            | \$18,072.00                     | \$34,400         | \$425,400           | \$459,800        |                  |
| 2024               | \$15,573.00            | \$325.00            | \$15,898.00                     | \$34,400         | \$406,400           | \$440,800        |                  |
| 2023               | \$17,881.00            | \$325.00            | \$18,206.00                     | \$34,400         | \$406,400           | \$440,800        |                  |

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