



Date of Report: 12/14/2025 4:29:23 AM

| General Details | | | | | | | | | |
|--|-------------------|------------------------------|----------------------------|---|-------------------|-------------------------|-----------------|---------------------|--|
| Parcel ID: | | 270-0020-00820 | | | | | | | |
| Document: | | Abstract - 824412 | | | | | | | |
| Document Date: | | 07/13/2001 | | | | | | | |
| Legal Description Details | | | | | | | | | |
| Plat Name: | | BREITUNG | | | | | | | |
| Section | | Township | | Range | | Lot | | Block | |
| 7 | | 62 | | 15 | | - | | - | |
| Description: | | LOT 1 | | | | | | | |
| Taxpayer Details | | | | | | | | | |
| Taxpayer Name | | MCGUIRE WARREN A & BRENDA J | | | | | | | |
| and Address: | | 4961 NORTHBROOK BLVD N | | | | | | | |
| | | STILLWATER MN 55082 | | | | | | | |
| Owner Details | | | | | | | | | |
| Owner Name | | MCGUIRE BRENDA J | | | | | | | |
| Owner Name | | MCGUIRE WARREN A | | | | | | | |
| Payable 2025 Tax Summary | | | | | | | | | |
| | | | | 2025 - Net Tax | | \$8,091.00 | | | |
| | | | | 2025 - Special Assessments | | \$85.00 | | | |
| | | | | 2025 - Total Tax & Special Assessments | | \$8,176.00 | | | |
| Current Tax Due (as of 12/13/2025) | | | | | | | | | |
| Due May 15 | | | Due October 15 | | | | Total Due | | |
| 2025 - 1st Half Tax | | \$4,088.00 | 2025 - 2nd Half Tax | | \$4,088.00 | 2025 - 1st Half Tax Due | | \$42.11 | |
| 2025 - 1st Half Tax Paid | | \$4,047.12 | 2025 - 2nd Half Tax Paid | | \$0.00 | 2025 - 2nd Half Tax Due | | \$4,292.40 | |
| 2025 - 1st Half Penalty | | \$1.23 | 2025 - 2nd Half Penalty | | \$204.40 | Delinquent Tax | | | |
| 2025 - 1st Half Due | | \$42.11 | 2025 - 2nd Half Due | | \$4,292.40 | 2025 - Total Due | | \$4,334.51 | |
| Parcel Details | | | | | | | | | |
| Property Address: | | 5730 SPIDER ISLAND, TOWER MN | | | | | | | |
| School District: | | 2142 | | | | | | | |
| Tax Increment District: | | - | | | | | | | |
| Property/Homesteader: | | - | | | | | | | |
| 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 | |
| 151 | 0 - Non Homestead | \$285,100 | \$475,100 | \$760,200 | \$0 | \$0 | \$0 | - | |
| Total: | | \$285,100 | \$475,100 | \$760,200 | \$0 | \$0 | \$0 | 8253 | |



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



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Land Details

Deeded Acres: 12.75
Waterfront: VERMILION
Water Front Feet: 2640.00
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/frnPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (CABIN)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| HOUSE | 2002 | 1,482 | 2,622 | - | 2S - 2 STORY |

| Segment | Story | Width | Length | Area | Foundation |
|---------|-------|-------|--------|------|----------------|
| BAS | 1 | 3 | 14 | 42 | FOUNDATION |
| BAS | 1 | 15 | 20 | 300 | FOUNDATION |
| BAS | 2 | 15 | 20 | 300 | FOUNDATION |
| BAS | 2 | 28 | 30 | 840 | FOUNDATION |
| DK | 1 | 0 | 0 | 68 | POST ON GROUND |
| DK | 1 | 7 | 13 | 91 | POST ON GROUND |
| DK | 1 | 7 | 14 | 98 | POST ON GROUND |
| DK | 1 | 8 | 10 | 80 | POST ON GROUND |
| DK | 1 | 8 | 30 | 240 | POST ON GROUND |
| DK | 1 | 8 | 35 | 280 | POST ON GROUND |
| DK | 1 | 10 | 18 | 180 | POST ON GROUND |
| DK | 1 | 12 | 30 | 360 | POST ON GROUND |
| OP | 1 | 8 | 30 | 240 | POST ON GROUND |
| OP | 1 | 10 | 28 | 280 | POST ON GROUND |
| SP | 1 | 16 | 20 | 320 | POST ON GROUND |

| | | | | |
|-------------------|----------------------|-------------------|------------------------|--------------|
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC |
| 2.0 BATHS | 3 BEDROOMS | - | - | CENTRAL, GAS |

Improvement 2 Details (GARAGE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 2004 | 576 | 576 | - | DETACHED |

| Segment | Story | Width | Length | Area | Foundation |
|---------|-------|-------|--------|------|---------------|
| BAS | 1 | 24 | 24 | 576 | FLOATING SLAB |

Improvement 3 Details (STORAGE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 2014 | 81 | 81 | - | - |

| Segment | Story | Width | Length | Area | Foundation |
|---------|-------|-------|--------|------|----------------|
| BAS | 1 | 9 | 9 | 81 | POST ON GROUND |
| DKX | 1 | 3 | 10 | 30 | POST ON GROUND |
| DKX | 1 | 4 | 12 | 48 | POST ON GROUND |



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| Improvement 4 Details (BB COURT) | | | | | | | |
|--|------------------------|--|---------------------------------|-----------------|---------------------|------------------|------------------|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | |
| | 0 | 1,064 | 1,064 | - | - | | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 0 | 28 | 38 | 1,064 | POST ON GROUND | | |
| Sales Reported to the St. Louis County Auditor | | | | | | | |
| Sale Date | | Purchase Price | | | CRV Number | | |
| 07/2001 | | \$390,000 (This is part of a multi parcel sale.) | | | 141122 | | |
| Assessment History | | | | | | | |
| Year | Class Code (Legend) | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
| 2024 Payable 2025 | 151 | \$288,300 | \$371,000 | \$659,300 | \$0 | \$0 | - |
| | Total | \$288,300 | \$371,000 | \$659,300 | \$0 | \$0 | 6,991.00 |
| 2023 Payable 2024 | 151 | \$288,300 | \$371,000 | \$659,300 | \$0 | \$0 | - |
| | Total | \$288,300 | \$371,000 | \$659,300 | \$0 | \$0 | 6,991.00 |
| 2022 Payable 2023 | 151 | \$288,300 | \$371,000 | \$659,300 | \$0 | \$0 | - |
| | Total | \$288,300 | \$371,000 | \$659,300 | \$0 | \$0 | 6,991.00 |
| 2021 Payable 2022 | 151 | \$252,400 | \$323,300 | \$575,700 | \$0 | \$0 | - |
| | Total | \$252,400 | \$323,300 | \$575,700 | \$0 | \$0 | 5,946.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$8,241.00 | \$85.00 | \$8,326.00 | \$288,300 | \$371,000 | \$659,300 | |
| 2023 | \$8,717.00 | \$85.00 | \$8,802.00 | \$288,300 | \$371,000 | \$659,300 | |
| 2022 | \$8,547.00 | \$85.00 | \$8,632.00 | \$252,400 | \$323,300 | \$575,700 | |

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