



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 8/22/2025 8:37:26 PM

General Details							
Parcel ID:	340-0042-00490						
Document:	Torrens - 969389						
Document Date:	03/21/2016						
Legal Description Details							
Plat Name:	CEDAR ISLAND PARK TOWN OF FAYAL						
Section	Township	Range	Lot	Block			
-	-	-	049	-			
Description:	LOT: 049						
Taxpayer Details							
Taxpayer Name	KOCHAR TERESA L & JUSTIN J						
and Address:	4424 CEDAR ISLAND DR EVELETH MN 55734						
Owner Details							
Owner Name	KOCHAR JUSTIN J						
Owner Name	KOCHAR TERESA L						
Payable 2025 Tax Summary							
2025 - Net Tax			\$3,712.73				
2025 - Special Assessments			\$559.27				
2025 - Total Tax & Special Assessments			\$4,272.00				
Current Tax Due (as of 8/21/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,136.00	2025 - 2nd Half Tax	\$2,136.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$2,136.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$2,136.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$2,136.00	2025 - Total Due	\$2,136.00		
Parcel Details							
Property Address:	4424 CEDAR ISLAND DR, EVELETH MN						
School District:	2909						
Tax Increment District:	-						
Property/Homesteader:	KOCHAR, JUSTIN J & TERESA L						
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
201	1 - Owner Homestead (100.00% total)	\$161,400	\$260,100	\$421,500	\$0	\$0	-
Total:		\$161,400	\$260,100	\$421,500	\$0	\$0	4129



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Land Details

Deeded Acres: 0.00
Waterfront: ELY
Water Front Feet: 103.00
Water Code & Desc: P - PUBLIC
Gas Code & Desc: -
Sewer Code & Desc: P - PUBLIC
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/frmPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	0	1,012	1,012	AVG Quality / 600 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	4	7	28	WALKOUT BASEMENT
BAS	1	12	16	192	WALKOUT BASEMENT
BAS	1	20	30	600	WALKOUT BASEMENT
DK	1	8	8	64	POST ON GROUND
DK	1	16	18	288	WALKOUT BASEMENT
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.5 BATHS	3 BEDROOMS	-		-	C&AIR_COND, GAS

Improvement 2 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1990	720	720	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	30	720	FLOATING SLAB

Improvement 3 Details (SAUNA)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
SAUNA	0	112	112	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	7	8	56	FLOATING SLAB
BAS	1	7	8	56	POST ON GROUND

Improvement 4 Details (7X46 PATIO)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	322	322	-	PLN - PLAIN SLAB
Segment	Story	Width	Length	Area	Foundation
BAS	0	7	46	322	-

Improvement 5 Details (NewDG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2020	900	900	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	0	30	30	900	-

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
04/2016	\$246,000	215145



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Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	201	\$148,200	\$225,700	\$373,900	\$0	\$0	-
	Total	\$148,200	\$225,700	\$373,900	\$0	\$0	3,610.00
2023 Payable 2024	201	\$148,200	\$224,800	\$373,000	\$0	\$0	-
	Total	\$148,200	\$224,800	\$373,000	\$0	\$0	3,693.00
2022 Payable 2023	201	\$148,200	\$219,500	\$367,700	\$0	\$0	-
	Total	\$148,200	\$219,500	\$367,700	\$0	\$0	3,636.00
2021 Payable 2022	201	\$112,300	\$166,300	\$278,600	\$0	\$0	-
	Total	\$112,300	\$166,300	\$278,600	\$0	\$0	2,664.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,972.73	\$559.27	\$4,532.00	\$146,742	\$222,588	\$369,330	
2023	\$4,132.73	\$559.27	\$4,692.00	\$146,529	\$217,024	\$363,553	
2022	\$3,378.73	\$559.27	\$3,938.00	\$107,396	\$159,038	\$266,434	

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