



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/16/2025 4:01:23 AM

| General Details                                   |  |   |                  |                         |                 |                 |                     |
|---|--|---|------------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:  |  | 380-0010-07855  |                  |                         |                 |                 |                     |
| Document:   |  | Abstract - 01256281   |                  |                         |                 |                 |                     |
| Document Date:                                    |  | 03/04/2015  |                  |                         |                 |                 |                     |
| Legal Description Details                         |  |   |                  |                         |                 |                 |                     |
| Plat Name:  |  | GRAND LAKE  |                  |                         |                 |                 |                     |
| Section   | Township                               | Range   | Lot              | Block                   |                 |                 |                     |
| 36  | 51                                     | 16  | -                | -                       |                 |                 |                     |
| Description:                                      |  | ELY 81 5/10 FT OF WLY 618 75/100 FT OF LOT 3 LYING N OF THILL ROAD EX HWY RT OF WAY |                  |                         |                 |                 |                     |
| Taxpayer Details                                  |  |   |                  |                         |                 |                 |                     |
| Taxpayer Name                                     |  | BACHOVCHIN JOHN   |                  |                         |                 |                 |                     |
| and Address:                                      |  | 6028 S PIKE LAKE RD<br>DULUTH MN 55811  |                  |                         |                 |                 |                     |
| Owner Details                                     |  |   |                  |                         |                 |                 |                     |
| Owner Name  |  | BACHOVCHIN JOHN M   |                  |                         |                 |                 |                     |
| Payable 2025 Tax Summary                          |  |   |                  |                         |                 |                 |                     |
| 2025 - Net Tax                                    |  |   |                  | \$3,067.00              |                 |                 |                     |
| 2025 - Special Assessments                        |  |   |                  | \$29.00                 |                 |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |  |   |                  | <b>\$3,096.00</b>       |                 |                 |                     |
| Current Tax Due (as of 12/15/2025)                |  |   |                  |                         |                 |                 |                     |
| Due May 15  |  | Due October 15  |                  | Total Due               |                 |                 |                     |
| 2025 - 1st Half Tax                               | \$1,548.00                             | 2025 - 2nd Half Tax   | \$1,548.00       | 2025 - 1st Half Tax Due | \$0.00          |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$1,548.00                             | 2025 - 2nd Half Tax Paid  | \$1,548.00       | 2025 - 2nd Half Tax Due | \$0.00          |                 |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$0.00</b>                          | <b>2025 - 2nd Half Due</b>  | <b>\$0.00</b>    | <b>2025 - Total Due</b> | <b>\$0.00</b>   |                 |                     |
| Parcel Details                                    |  |   |                  |                         |                 |                 |                     |
| Property Address:                                 |  | 6028 S PIKE LAKE RD, DULUTH MN  |                  |                         |                 |                 |                     |
| School District:                                  |  | 704   |                  |                         |                 |                 |                     |
| Tax Increment District:                           |  | -   |                  |                         |                 |                 |                     |
| Property/Homesteader:                             |  | BACHOVCHIN, JOHN M  |                  |                         |                 |                 |                     |
| Assessment Details (2025 Payable 2026)            |  |   |                  |                         |                 |                 |                     |
| Class Code<br>(Legend)                            | Homestead<br>Status                    | Land<br>EMV   | Bldg<br>EMV      | Total<br>EMV            | Def Land<br>EMV | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 201   | 1 - Owner Homestead<br>(100.00% total) | \$196,000   | \$125,100        | \$321,100               | \$0             | \$0             | -                   |
| <b>Total:</b>                                     |  | <b>\$196,000</b>  | <b>\$125,100</b> | <b>\$321,100</b>        | <b>\$0</b>      | <b>\$0</b>      | <b>3034</b>         |



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## Land Details

**Deeded Acres:** 0.67  
**Waterfront:** PIKE  
**Water Front Feet:** 82.00  
**Water Code & Desc:** W - DRILLED WELL  
**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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (RESIDENCE)

| Improvement Type | Year Built    | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish                   | Style Code & Desc. |
|------------------|---------------|----------------------------|----------------------------|-----------------------------------|--------------------|
| HOUSE            | 1905          | 728                        | 983                        | ECO Quality / 550 Ft <sup>2</sup> | 1S+ - 1+ STORY     |
| Segment          | Story         | Width                      | Length                     | Area                              | Foundation         |
| BAS              | 1             | 4                          | 34                         | 136                               | WALKOUT BASEMENT   |
| BAS              | 1             | 9                          | 28                         | 252                               | WALKOUT BASEMENT   |
| BAS              | 1.7           | 17                         | 20                         | 340                               | WALKOUT BASEMENT   |
| CN               | 1             | 5                          | 6                          | 30                                | PIERS AND FOOTINGS |
| DK               | 1             | 0                          | 0                          | 320                               | PIERS AND FOOTINGS |
| DK               | 1             | 0                          | 0                          | 426                               | PIERS AND FOOTINGS |
| DK               | 1             | 0                          | 0                          | 594                               | CANTILEVER         |
| Bath Count       | Bedroom Count | Room Count                 | Fireplace Count            | HVAC                              |                    |
| 1.5 BATHS        | 1 BEDROOM     | -                          | 0                          | CENTRAL, GAS                      |                    |

## Improvement 2 Details (DG 18X24)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 0          | 432                        | 432                        | -               | DETACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 18                         | 24                         | 432             | FLOATING SLAB      |

## Improvement 3 Details (SAUNA)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| SAUNA            | 0          | 48                         | 48                         | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 6                          | 8                          | 48              | POST ON GROUND     |
| LT               | 1          | 4                          | 6                          | 24              | POST ON GROUND     |
| OPX              | 1          | 6                          | 12                         | 72              | POST ON GROUND     |

## Improvement 4 Details (8X14 ST)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0          | 112                        | 112                        | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 8                          | 14                         | 112             | POST ON GROUND     |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 03/2015   | \$205,245      | 209688     |



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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 |
| 2024 Payable 2025  | 201                    | \$196,000           | \$125,100                       | \$321,100       | \$0                 | \$0              | -                |
|                    | Total                  | \$196,000           | \$125,100                       | \$321,100       | \$0                 | \$0              | 3,034.00         |
| 2023 Payable 2024  | 201                    | \$177,900           | \$108,400                       | \$286,300       | \$0                 | \$0              | -                |
|                    | Total                  | \$177,900           | \$108,400                       | \$286,300       | \$0                 | \$0              | 2,748.00         |
| 2022 Payable 2023  | 201                    | \$193,700           | \$91,000                        | \$284,700       | \$0                 | \$0              | -                |
|                    | Total                  | \$193,700           | \$91,000                        | \$284,700       | \$0                 | \$0              | 2,731.00         |
| 2021 Payable 2022  | 201                    | \$163,400           | \$76,700                        | \$240,100       | \$0                 | \$0              | -                |
|                    | Total                  | \$163,400           | \$76,700                        | \$240,100       | \$0                 | \$0              | 2,245.00         |
| Tax Detail History |                        |                     |                                 |                 |                     |                  |                  |
| Tax Year           | Tax                    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024               | \$2,953.00             | \$25.00             | \$2,978.00                      | \$170,771       | \$104,056           | \$274,827        |                  |
| 2023               | \$3,075.00             | \$25.00             | \$3,100.00                      | \$185,796       | \$87,287            | \$273,083        |                  |
| 2022               | \$2,863.00             | \$25.00             | \$2,888.00                      | \$152,762       | \$71,707            | \$224,469        |                  |

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