



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/13/2025 6:38:23 AM

| General Details | | | | | | | |
|--|-------------------|---|-----------|-------------------|--------------------------------|--------------|------------------|
| Parcel ID: | | 387-0070-00170 | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | | BIRCH POINT | | | | | |
| Section | Township | Range | Lot | Block | | | |
| - | - | - | 0002 | 002 | | | |
| Description: | | LOT: 0002 BLOCK:002 | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | | NARVESON LYNNE & HUTCHINSON S | | | | | |
| and Address: | | 705 JAMES ST CHATFIELD MN 55923 | | | | | |
| Owner Details | | | | | | | |
| Owner Name | | NARVESON LYNNE G ETAL | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| | | 2025 - Net Tax | | \$2,185.00 | | | |
| | | 2025 - Special Assessments | | \$85.00 | | | |
| | | 2025 - Total Tax & Special Assessments | | \$2,270.00 | | | |
| Current Tax Due (as of 5/12/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax \$1,135.00 | | 2025 - 2nd Half Tax \$1,135.00 | | | 2025 - 1st Half Tax Due \$0.00 | | |
| 2025 - 1st Half Tax Paid \$1,135.00 | | 2025 - 2nd Half Tax Paid \$1,135.00 | | | 2025 - 2nd Half Tax Due \$0.00 | | |
| 2025 - 1st Half Due \$0.00 | | 2025 - 2nd Half Due \$0.00 | | | 2025 - Total Due \$0.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | | 2273 BIRCH ROCK RD, 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 | \$132,300 | \$149,400 | \$281,700 | \$0 | \$0 | - |
| Total: | | \$132,300 | \$149,400 | \$281,700 | \$0 | \$0 | 2817 |
| Land Details | | | | | | | |
| Deeded Acres: | | 0.00 | | | | | |
| Waterfront: | | VERMILION | | | | | |
| Water Front Feet: | | 50.00 | | | | | |
| Water Code & Desc: | | - | | | | | |
| Gas Code & Desc: | | - | | | | | |
| Sewer Code & Desc: | | - | | | | | |
| 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 . | | | | | | | |



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| Improvement 1 Details (CABIN) | | | | | | | |
|--|------------------------|----------------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | |
| HOUSE | 1970 | 840 | 840 | - | CAB - CABIN | | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 1 | 28 | 30 | 840 | PIERS AND FOOTINGS | | |
| DK | 0 | 0 | 0 | 389 | POST ON GROUND | | |
| DK | 0 | 5 | 12 | 60 | POST ON GROUND | | |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC | | |
| 0.75 BATH | 2 BEDROOMS | - | | 0 | STOVE/SPCE, GAS | | |
| Improvement 2 Details (8X12 SHED) | | | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | |
| STORAGE BUILDING | 0 | 96 | 96 | - | - | | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 1 | 8 | 12 | 96 | POST ON GROUND | | |
| Sales Reported to the St. Louis County Auditor | | | | | | | |
| No Sales information reported. | | | | | | | |
| 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 | \$115,100 | \$152,700 | \$267,800 | \$0 | \$0 | - |
| | Total | \$115,100 | \$152,700 | \$267,800 | \$0 | \$0 | 2,678.00 |
| 2023 Payable 2024 | 151 | \$111,300 | \$145,000 | \$256,300 | \$0 | \$0 | - |
| | Total | \$111,300 | \$145,000 | \$256,300 | \$0 | \$0 | 2,563.00 |
| 2022 Payable 2023 | 151 | \$98,000 | \$132,200 | \$230,200 | \$0 | \$0 | - |
| | Total | \$98,000 | \$132,200 | \$230,200 | \$0 | \$0 | 2,302.00 |
| 2021 Payable 2022 | 151 | \$89,200 | \$115,200 | \$204,400 | \$0 | \$0 | - |
| | Total | \$89,200 | \$115,200 | \$204,400 | \$0 | \$0 | 2,044.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$2,109.00 | \$85.00 | \$2,194.00 | \$111,300 | \$145,000 | \$256,300 | |
| 2023 | \$2,053.00 | \$85.00 | \$2,138.00 | \$98,000 | \$132,200 | \$230,200 | |
| 2022 | \$2,083.00 | \$85.00 | \$2,168.00 | \$89,200 | \$115,200 | \$204,400 | |



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