



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/27/2025 9:17:35 PM

| General Details | | | | | | | |
|---|--|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID: | 387-0070-01465 | | | | | | |
| Document: | Abstract - 01362715 +TOR | | | | | | |
| Document Date: | 08/09/2019 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | BIRCH POINT | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| - | - | - | - | 014 | | | |
| Description: | ELY 10 FT OF LOT 4 AND ALL OF LOTS 5 6 7 AND 8 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | MCGAHAN MICHAEL J & CHRISTINA M | | | | | | |
| and Address: | 3410 CYPRESS DR SPRING GROVE IL 60081 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | MCGAHAN CHRISTINA M | | | | | | |
| Owner Name | MCGAHAN MICHAEL J | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | \$4,047.00 | | | | |
| 2025 - Special Assessments | | | \$85.00 | | | | |
| 2025 - Total Tax & Special Assessments | | | \$4,132.00 | | | | |
| Current Tax Due (as of 4/26/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$2,066.00 | 2025 - 2nd Half Tax | \$2,066.00 | 2025 - 1st Half Tax Due | \$2,066.00 | | |
| 2025 - 1st Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Due | \$2,066.00 | | |
| 2025 - 1st Half Due | \$2,066.00 | 2025 - 2nd Half Due | \$2,066.00 | 2025 - Total Due | \$4,132.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 2408 BIRCH POINT 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 | \$361,400 | \$179,300 | \$540,700 | \$0 | \$0 | - |
| Total: | | \$361,400 | \$179,300 | \$540,700 | \$0 | \$0 | 5509 |



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Land Details

Deeded Acres: 0.00
Waterfront: VERMILION
Water Front Feet: 210.00
Water Code & Desc: W - DRILLED WELL
Gas Code & Desc: -
Sewer Code & Desc: S - ON-SITE SANITARY SYSTEM
Lot Width:
Lot Depth:

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 | 1958 | 900 | 900 | - | RAM - RAMBL/RNCH |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 12 | 27 | 324 | FOUNDATION |
| BAS | 1 | 24 | 24 | 576 | FOUNDATION |
| CN | 1 | 4 | 10 | 40 | FOUNDATION |
| OP | 1 | 7 | 24 | 168 | - |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC |
| 1.0 BATH | 2 BEDROOMS | - | | 1 | 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 | 1980 | 590 | 590 | - | ATTACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 0 | 0 | 590 | FOUNDATION |

Improvement 3 Details (3X6 SHED)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 21 | 21 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 3 | 7 | 21 | POST ON GROUND |

Improvement 4 Details (SLEEPER)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| SLEEPER | 0 | 256 | 256 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 16 | 16 | 256 | POST ON GROUND |
| DKX | 0 | 3 | 12 | 36 | POST ON GROUND |
| DKX | 0 | 3 | 14 | 42 | POST ON GROUND |

Improvement 5 Details (PVR PATIO)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| | 0 | 268 | 268 | - | CON - CONCRETE |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 0 | 0 | 268 | - |



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| Sales Reported to the St. Louis County Auditor | | | | | | | |
|--|------------------------|---------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Sale Date | | Purchase Price | | | CRV Number | | |
| 08/2019 | | \$380,000 | | | 233471 | | |
| 10/2018 | | \$176,960 | | | 229309 | | |
| 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 | \$319,400 | \$171,900 | \$491,300 | \$0 | \$0 | - |
| | Total | \$319,400 | \$171,900 | \$491,300 | \$0 | \$0 | 4,913.00 |
| 2023 Payable 2024 | 151 | \$306,400 | \$163,300 | \$469,700 | \$0 | \$0 | - |
| | Total | \$306,400 | \$163,300 | \$469,700 | \$0 | \$0 | 4,697.00 |
| 2022 Payable 2023 | 151 | \$260,900 | \$148,900 | \$409,800 | \$0 | \$0 | - |
| | Total | \$260,900 | \$148,900 | \$409,800 | \$0 | \$0 | 4,098.00 |
| 2021 Payable 2022 | 151 | \$230,500 | \$129,700 | \$360,200 | \$0 | \$0 | - |
| | Total | \$230,500 | \$129,700 | \$360,200 | \$0 | \$0 | 3,602.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$3,907.00 | \$85.00 | \$3,992.00 | \$306,400 | \$163,300 | \$469,700 | |
| 2023 | \$3,699.00 | \$85.00 | \$3,784.00 | \$260,900 | \$148,900 | \$409,800 | |
| 2022 | \$3,727.00 | \$85.00 | \$3,812.00 | \$230,500 | \$129,700 | \$360,200 | |

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