



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/12/2025 10:26:04 AM

| General Details                                   |   |  |             |                    |                                     |                 |                     |
|---|---|--|-------------|--------------------|-------------------------------------|-----------------|---------------------|
| Parcel ID:  | 410-0010-00791  |  |             |                    |                                     |                 |                     |
| Document:   | Abstract - 1072081  |  |             |                    |                                     |                 |                     |
| Document Date:                                    | 01/08/2008  |  |             |                    |                                     |                 |                     |
| Legal Description Details                         |   |  |             |                    |                                     |                 |                     |
| Plat Name:  | KUGLER  |  |             |                    |                                     |                 |                     |
| Section   | Township  | Range                                  | Lot         | Block              |                                     |                 |                     |
| 5   | 61  | 15                                     | -           | -                  |                                     |                 |                     |
| Description:                                      | THAT PART OF NE1/4 OF NW1/4 OF SE1/4 BEG AT NE COR OF NE1/4 OF NW1/4 OF SE1/4 THENCE S01DEG19'18"E ALONG E LINE 300 FT THENCE N88DEG22'48"W 143.26 FT THENCE N70DEG33'32"W 327.97 FT MORE OR LESS TO E R/W LINE OF HWY #135 THENCE N06DEG39'04"E ALONG SAID R/W LINE 200 FT MORE OR LESS TO N LINE OF NE1/4 OF NW1/4 OF SE1/4 THENCE S88DEG22'48"E ALONG N LINE 422.56 FT MORE OR LESS TO PT OF BEG |  |             |                    |                                     |                 |                     |
| Taxpayer Details                                  |   |  |             |                    |                                     |                 |                     |
| Taxpayer Name                                     | ALLETE INC / MINNESOTA POWER  |  |             |                    |                                     |                 |                     |
| and Address:                                      | 30 W SUPERIOR ST<br>DULUTH MN 55802   |  |             |                    |                                     |                 |                     |
| Owner Details                                     |   |  |             |                    |                                     |                 |                     |
| Owner Name  | ALLETE INC  |  |             |                    |                                     |                 |                     |
| Payable 2025 Tax Summary                          |   |  |             |                    |                                     |                 |                     |
| 2025 - Net Tax                                    |   |  |             | \$54,926.00        |                                     |                 |                     |
| 2025 - Special Assessments                        |   |  |             | \$0.00             |                                     |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |   |  |             | <b>\$54,926.00</b> |                                     |                 |                     |
| Current Tax Due (as of 5/11/2025)                 |   |  |             |                    |                                     |                 |                     |
| Due May 15  |   | Due October 15                         |             |                    | Total Due                           |                 |                     |
| 2025 - 1st Half Tax \$27,463.00                   |   | 2025 - 2nd Half Tax \$27,463.00        |             |                    | 2025 - 1st Half Tax Due \$27,463.00 |                 |                     |
| 2025 - 1st Half Tax Paid \$0.00                   |   | 2025 - 2nd Half Tax Paid \$0.00        |             |                    | 2025 - 2nd Half Tax Due \$27,463.00 |                 |                     |
| <b>2025 - 1st Half Due \$27,463.00</b>            |   | <b>2025 - 2nd Half Due \$27,463.00</b> |             |                    | <b>2025 - Total Due \$54,926.00</b> |                 |                     |
| Parcel Details                                    |   |  |             |                    |                                     |                 |                     |
| Property Address:                                 | 9394 HWY 135 N, TOWER MN  |  |             |                    |                                     |                 |                     |
| School District:                                  | 2142  |  |             |                    |                                     |                 |                     |
| Tax Increment District:                           | -   |  |             |                    |                                     |                 |                     |
| Property/Homesteader:                             | -   |  |             |                    |                                     |                 |                     |
| 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 |
| 240   | 0 - Non Homestead   | \$21,100                               | \$0         | \$21,100           | \$0                                 | \$0             | -                   |
| 270   | 0 - Non Homestead   | \$0                                    | \$1,759,400 | \$1,759,400        | \$0                                 | \$0             | -                   |
| 421   | 0 - Non Homestead   | \$0                                    | \$122,600   | \$122,600          | \$0                                 | \$0             | -                   |
| Total:  |   | \$21,100                               | \$1,882,000 | \$1,903,100        | \$0                                 | \$0             | 38062               |



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| Land Details   |                        |                     |                                 |                 |                     |                  |                  |
|--|------------------------|---------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Deeded Acres:  | 2.68                   |                     |                                 |                 |                     |                  |                  |
| Waterfront:  | -                      |                     |                                 |                 |                     |                  |                  |
| Water Front Feet:  | 0.00                   |                     |                                 |                 |                     |                  |                  |
| 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 <a href="https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx">https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx</a> . If there are any questions, please email <a href="mailto:PropertyTax@stlouiscountymn.gov">PropertyTax@stlouiscountymn.gov</a> . |                        |                     |                                 |                 |                     |                  |                  |
| Sales Reported to the St. Louis County Auditor   |                        |                     |                                 |                 |                     |                  |                  |
| Sale Date  |                        | Purchase Price      |                                 |                 | CRV Number          |                  |                  |
| 01/2008  |                        | \$10,000            |                                 |                 | 180621              |                  |                  |
| 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  | 240                    | \$21,100            | \$0                             | \$21,100        | \$0                 | \$0              | -                |
|  | 270                    | \$0                 | \$1,759,400                     | \$1,759,400     | \$0                 | \$0              | -                |
|  | 421                    | \$0                 | \$122,600                       | \$122,600       | \$0                 | \$0              | -                |
|  | Total                  | \$21,100            | \$1,882,000                     | \$1,903,100     | \$0                 | \$0              | 38,062.00        |
| 2023 Payable 2024  | 240                    | \$16,900            | \$0                             | \$16,900        | \$0                 | \$0              | -                |
|  | 270                    | \$0                 | \$1,810,600                     | \$1,810,600     | \$0                 | \$0              | -                |
|  | 421                    | \$0                 | \$126,100                       | \$126,100       | \$0                 | \$0              | -                |
|  | Total                  | \$16,900            | \$1,936,700                     | \$1,953,600     | \$0                 | \$0              | 39,072.00        |
| 2022 Payable 2023  | 240                    | \$16,900            | \$0                             | \$16,900        | \$0                 | \$0              | -                |
|  | 270                    | \$0                 | \$1,899,900                     | \$1,899,900     | \$0                 | \$0              | -                |
|  | 421                    | \$0                 | \$132,300                       | \$132,300       | \$0                 | \$0              | -                |
|  | Total                  | \$16,900            | \$2,032,200                     | \$2,049,100     | \$0                 | \$0              | 40,982.00        |
| 2021 Payable 2022  | 240                    | \$10,100            | \$0                             | \$10,100        | \$0                 | \$0              | -                |
|  | 270                    | \$0                 | \$1,970,400                     | \$1,970,400     | \$0                 | \$0              | -                |
|  | 421                    | \$0                 | \$137,200                       | \$137,200       | \$0                 | \$0              | -                |
|  | Total                  | \$10,100            | \$2,107,600                     | \$2,117,700     | \$0                 | \$0              | 42,354.00        |
| Tax Detail History   |                        |                     |                                 |                 |                     |                  |                  |
| Tax Year   | Tax                    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024   | \$58,356.00            | \$0.00              | \$58,356.00                     | \$16,900        | \$1,936,700         | \$1,953,600      |                  |
| 2023   | \$66,636.00            | \$0.00              | \$66,636.00                     | \$16,900        | \$2,032,200         | \$2,049,100      |                  |
| 2022   | \$74,242.00            | \$0.00              | \$74,242.00                     | \$10,100        | \$2,107,600         | \$2,117,700      |                  |



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