



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/12/2025 10:11:51 AM

General Details							
Parcel ID:	410-0010-01245						
Document:	Abstract - 01362793						
Document Date:	08/28/2019						
Legal Description Details							
Plat Name:	KUGLER						
Section	Township	Range	Lot	Block			
8	61	15	-	-			
Description:	ELY 600 FT OF WLY 900 FT OF SW 1/4 OF NW 1/4 EX S 240 FT OF N 805 FT OF W 70 FT OF SAID TRACT						
Taxpayer Details							
Taxpayer Name	KOTZIAN TIMOTHY L & NANCY R						
and Address:	9240 RIVER RD TOWER MN 55790						
Owner Details							
Owner Name	KOTZIAN JACOB D						
Owner Name	KOTZIAN JORDAN R						
Owner Name	KOTZIAN LUCAS S						
Payable 2025 Tax Summary							
2025 - Net Tax				\$1,349.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$1,434.00			
Current Tax Due (as of 5/11/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$717.00		2025 - 2nd Half Tax \$717.00			2025 - 1st Half Tax Due \$717.00		
2025 - 1st Half Tax Paid \$0.00		2025 - 2nd Half Tax Paid \$0.00			2025 - 2nd Half Tax Due \$717.00		
2025 - 1st Half Due \$717.00		2025 - 2nd Half Due \$717.00			2025 - Total Due \$1,434.00		
Parcel Details							
Property Address:	9240 RIVERS RD, TOWER MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	KOTZIAN, TIMOTHY & NANCY						
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)	\$46,900	\$197,700	\$244,600	\$0	\$0	-
Total:		\$46,900	\$197,700	\$244,600	\$0	\$0	1926



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/12/2025 10:11:51 AM

Land Details

Deeded Acres: 17.82
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: W - DRILLED WELL
Gas Code & Desc: -
Sewer Code & Desc: S - ON-SITE SANITARY SYSTEM
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/frnPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1975	1,580	1,580	AVG Quality / 1325 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	6	18	108	FOUNDATION
BAS	1	18	32	576	WALKOUT BASEMENT
BAS	1	28	32	896	WALKOUT BASEMENT
DK	1	10	36	360	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.5 BATHS	3 BEDROOMS	-	1	C&AIR_COND, GAS	

Improvement 2 Details (DET GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1976	1,120	1,120	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	40	1,120	FLOATING SLAB

Improvement 3 Details (WOOD SHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	128	128	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	16	128	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	201	\$46,900	\$197,700	\$244,600	\$0	\$0	-
	Total	\$46,900	\$197,700	\$244,600	\$0	\$0	1,926.00
2023 Payable 2024	201	\$39,100	\$171,700	\$210,800	\$0	\$0	-
	Total	\$39,100	\$171,700	\$210,800	\$0	\$0	1,650.00
2022 Payable 2023	201	\$39,100	\$163,800	\$202,900	\$0	\$0	-
	Total	\$39,100	\$163,800	\$202,900	\$0	\$0	1,564.00



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/12/2025 10:11:51 AM

2021 Payable 2022	201	\$29,900	\$131,500	\$161,400	\$0	\$0	-
	Total	\$29,900	\$131,500	\$161,400	\$0	\$0	1,112.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$1,327.00	\$85.00	\$1,412.00	\$35,712	\$156,820	\$192,532	
2023	\$1,333.00	\$85.00	\$1,418.00	\$35,443	\$148,478	\$183,921	
2022	\$1,015.00	\$85.00	\$1,100.00	\$25,692	\$112,994	\$138,686	

Disclaimer: St. Louis County makes no representation or warranties, express or implied, with respect to the use or reuse of data provided herewith, regardless of its format or the means of its transmission. THE DATA IS PROVIDED 'AS IS' WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY, SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY OR FITNESS OF THIS DATA FOR ANY PARTICULAR PURPOSE. St. Louis County shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting from the use of these data, even if St. Louis County has been advised of the possibility of such potential loss or damage. These data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.