



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/19/2025 8:06:46 AM

General Details							
Parcel ID:	530-0010-02922						
Document:	Abstract - 01223574						
Document Date:	08/26/2013						
Legal Description Details							
Plat Name:	SOLWAY						
	Section	Township	Range	Lot	Block		
	16	50	16	-	-		
Description:	NE1/4 OF NE1/4 OF NW1/4						
Taxpayer Details							
Taxpayer Name	KUCCHAR RYAN AND TIFFANY						
and Address:	6618 W ARROWHEAD RD CLOQUET MN 55720						
Owner Details							
Owner Name	KUCCHAR RYAN J						
Owner Name	KUCCHAR TIFFANY C						
Payable 2025 Tax Summary							
	2025 - Net Tax			\$3,615.00			
	2025 - Special Assessments			\$29.00			
	2025 - Total Tax & Special Assessments			\$3,644.00			
Current Tax Due (as of 9/18/2025)							
	Due May 15		Due October 15		Total Due		
	2025 - 1st Half Tax	\$1,822.00	2025 - 2nd Half Tax	\$1,822.00	2025 - 1st Half Tax Due	\$0.00	
	2025 - 1st Half Tax Paid	\$1,822.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,822.00	
	2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$1,822.00	2025 - Total Due	\$1,822.00	
Parcel Details							
Property Address:	6618 W ARROWHEAD RD, CLOQUET MN						
School District:	704						
Tax Increment District:	-						
Property/Homesteader:	KUCCHAR, TIFFANY C & RYAN J						
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)	\$78,400	\$295,500	\$373,900	\$0	\$0	-
	Total:	\$78,400	\$295,500	\$373,900	\$0	\$0	3610



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Land Details

Deeded Acres: 10.00
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: W - DRILLED WELL
Gas Code & Desc: -
Sewer Code & Desc: M - MOUND
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.

Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.																		
HOUSE	1998	1,480	1,480	-	RAM - RAMBL/RNCH																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1</td> <td>18</td> <td>20</td> <td>360</td> <td>-</td> </tr> <tr> <td>BAS</td> <td>1</td> <td>28</td> <td>40</td> <td>1,120</td> <td>-</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	18	20	360	-	BAS	1	28	40	1,120	-
Segment	Story	Width	Length	Area	Foundation																		
BAS	1	18	20	360	-																		
BAS	1	28	40	1,120	-																		
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC																		
2.0 BATHS	3 BEDROOMS	-		-	C&AIR_COND, PROPANE																		

Improvement 2 Details (AG 26X26)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.												
GARAGE	0	676	676	-	ATTACHED												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1</td> <td>26</td> <td>26</td> <td>676</td> <td>FOUNDATION</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	26	26	676	FOUNDATION
Segment	Story	Width	Length	Area	Foundation												
BAS	1	26	26	676	FOUNDATION												

Improvement 3 Details (DG 30X40)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.												
GARAGE	0	1,200	1,200	-	DETACHED												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1</td> <td>30</td> <td>40</td> <td>1,200</td> <td>FLOATING SLAB</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	30	40	1,200	FLOATING SLAB
Segment	Story	Width	Length	Area	Foundation												
BAS	1	30	40	1,200	FLOATING SLAB												

Improvement 4 Details (ST 8X16+)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.																		
STORAGE BUILDING	0	128	128	-	-																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>0</td> <td>8</td> <td>16</td> <td>128</td> <td>POST ON GROUND</td> </tr> <tr> <td>LT</td> <td>0</td> <td>11</td> <td>15</td> <td>165</td> <td>POST ON GROUND</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	0	8	16	128	POST ON GROUND	LT	0	11	15	165	POST ON GROUND
Segment	Story	Width	Length	Area	Foundation																		
BAS	0	8	16	128	POST ON GROUND																		
LT	0	11	15	165	POST ON GROUND																		

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/2013	\$242,000	202858
03/2003	\$142,000	151910
04/2001	\$130,539	139399
06/1999	\$108,000	128856



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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	\$78,400	\$295,500	\$373,900	\$0	\$0	-
	Total	\$78,400	\$295,500	\$373,900	\$0	\$0	3,610.00
2023 Payable 2024	201	\$67,400	\$254,200	\$321,600	\$0	\$0	-
	Total	\$67,400	\$254,200	\$321,600	\$0	\$0	3,133.00
2022 Payable 2023	201	\$46,000	\$246,600	\$292,600	\$0	\$0	-
	Total	\$46,000	\$246,600	\$292,600	\$0	\$0	2,817.00
2021 Payable 2022	201	\$44,400	\$222,800	\$267,200	\$0	\$0	-
	Total	\$44,400	\$222,800	\$267,200	\$0	\$0	2,540.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,317.00	\$25.00	\$3,342.00	\$65,661	\$247,643	\$313,304	
2023	\$3,155.00	\$25.00	\$3,180.00	\$44,285	\$237,409	\$281,694	
2022	\$3,193.00	\$25.00	\$3,218.00	\$42,208	\$211,800	\$254,008	

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