



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/10/2025 12:00:23 PM

General Details							
Parcel ID:	560-0010-00672						
Document:	Abstract - 812424						
Document Date:	01/02/2001						
Legal Description Details							
Plat Name:	VERMILION LAKE						
Section	Township	Range	Lot	Block			
4	61	16	-	-			
Description:	THAT PART OF SE1/4 OF SE1/4 LYING S OF PIKE RIVER EX E 950 FT						
Taxpayer Details							
Taxpayer Name	KUCHAN GREGORY S						
and Address:	6541 HWY 1 TOWER MN 55790						
Owner Details							
Owner Name	KUCHAN DENISE J						
Owner Name	KUCHAN GREGORY S						
Payable 2025 Tax Summary							
2025 - Net Tax			\$1,243.00				
2025 - Special Assessments			\$85.00				
2025 - Total Tax & Special Assessments			\$1,328.00				
Current Tax Due (as of 5/9/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$664.00	2025 - 2nd Half Tax	\$664.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$664.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$664.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$664.00	2025 - Total Due	\$664.00		
Parcel Details							
Property Address:	6541 HWY 1, TOWER MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	KUCHAN, GREGORY						
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
203	1 - Owner Homestead (100.00% total)	\$116,100	\$123,100	\$239,200	\$0	\$0	-
Total:		\$116,100	\$123,100	\$239,200	\$0	\$0	2142



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Land Details

Deeded Acres: 2.00
Waterfront: PIKE RIVER FLOWAGE
Water Front Feet: 550.00
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/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	1945	987	987	AVG Quality / 768 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	203	FOUNDATION
BAS	1	2	8	16	CANTILEVER
BAS	1	24	32	768	BASEMENT WITH EXTERIOR ENTRANCE
DK	1	7	20	140	POST ON GROUND
SP	1	0	0	156	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.5 BATHS	3 BEDROOMS	-	1	CENTRAL, ELECTRIC	

Improvement 2 Details (ATT GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1945	528	528	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	22	24	528	FOUNDATION

Improvement 3 Details (WOODSHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	36	36	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	6	6	36	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
01/2001	\$162,900 (This is part of a multi parcel sale.)	139098



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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	203	\$116,100	\$119,900	\$236,000	\$0	\$0	-
	Total	\$116,100	\$119,900	\$236,000	\$0	\$0	2,107.00
2023 Payable 2024	203	\$116,100	\$119,900	\$236,000	\$0	\$0	-
	Total	\$116,100	\$119,900	\$236,000	\$0	\$0	2,200.00
2022 Payable 2023	203	\$101,200	\$105,100	\$206,300	\$0	\$0	-
	Total	\$101,200	\$105,100	\$206,300	\$0	\$0	1,876.00
2021 Payable 2022	203	\$73,300	\$86,400	\$159,700	\$0	\$0	-
	Total	\$73,300	\$86,400	\$159,700	\$0	\$0	1,368.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$1,619.00	\$85.00	\$1,704.00	\$108,229	\$111,771	\$220,000	
2023	\$1,453.00	\$85.00	\$1,538.00	\$92,040	\$95,587	\$187,627	
2022	\$1,151.00	\$85.00	\$1,236.00	\$62,804	\$74,029	\$136,833	

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