



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 10:29:06 PM

| General Details | | | | | | | |
|--|---|-----------------|----------------------------|-----------------|-------------------------|-----------------|---------------------|
| Parcel ID: | 565-0010-00770 | | | | | | |
| Document: | Abstract - 01501399 | | | | | | |
| Document Date: | 12/06/2024 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | WAASA | | | | | | |
| | Section | Township | Range | Lot | Block | | |
| | 6 | 60 | 14 | - | - | | |
| Description: | SE 1/4 OF NE 1/4 EX W 400 FT | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | A-1 HOLDINGS LLC | | | | | | |
| and Address: | 7861 N ST MARY'S DR EVELETH MN 55734 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | A-1 HOLDINGS LLC | | | | | | |
| Payable 2026 Tax Summary | | | | | | | |
| | 2026 - Net Tax | | | | | | \$695.00 |
| | 2026 - Special Assessments | | | | | | \$85.00 |
| | 2026 - Total Tax & Special Assessments | | | | | | \$780.00 |
| Current Tax Due (as of 4/2/2026) | | | | | | | |
| | Due May 15 | | Due October 15 | | Total Due | | |
| | 2026 - 1st Half Tax | \$390.00 | 2026 - 2nd Half Tax | \$390.00 | 2026 - 1st Half Tax Due | \$390.00 | |
| | 2026 - 1st Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Due | \$390.00 | |
| | 2026 - 1st Half Due | \$390.00 | 2026 - 2nd Half Due | \$390.00 | 2026 - Total Due | \$780.00 | |
| Parcel Details | | | | | | | |
| Property Address: | - | | | | | | |
| School District: | 2142 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | - | | | | | | |
| Assessment Details (2026 Payable 2027) | | | | | | | |
| Class Code (Legend) | Homestead Status | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
| 204 | 0 - Non Homestead | \$11,300 | \$49,800 | \$61,100 | \$0 | \$0 | - |
| 111 | 0 - Non Homestead | \$18,100 | \$0 | \$18,100 | \$0 | \$0 | - |
| | Total: | \$29,400 | \$49,800 | \$79,200 | \$0 | \$0 | 792 |



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Land Details

| | |
|-------------------------------|-------|
| Deeded Acres: | 27.86 |
| 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 <https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (BARN)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | | | | | | | | | | | |
|---|------------|----------------------------|----------------------------|-----------------|--------------------|---------|-------|-------|--------|------|------------|-----|---|----|----|-----|----------------|
| BARN | 0 | 850 | 850 | - | - | | | | | | | | | | | | |
| <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>25</td> <td>34</td> <td>850</td> <td>POST ON GROUND</td> </tr> </tbody> </table> | | | | | | Segment | Story | Width | Length | Area | Foundation | BAS | 0 | 25 | 34 | 850 | POST ON GROUND |
| Segment | Story | Width | Length | Area | Foundation | | | | | | | | | | | | |
| BAS | 0 | 25 | 34 | 850 | POST ON GROUND | | | | | | | | | | | | |

Improvement 2 Details (ARENA)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | | | | | | | | | | | |
|---|------------|----------------------------|----------------------------|-----------------|--------------------|---------|-------|-------|--------|------|------------|-----|---|----|----|-------|----------------|
| POLE BUILDING | 2004 | 5,760 | 5,760 | - | - | | | | | | | | | | | | |
| <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>60</td> <td>96</td> <td>5,760</td> <td>POST ON GROUND</td> </tr> </tbody> </table> | | | | | | Segment | Story | Width | Length | Area | Foundation | BAS | 1 | 60 | 96 | 5,760 | POST ON GROUND |
| Segment | Story | Width | Length | Area | Foundation | | | | | | | | | | | | |
| BAS | 1 | 60 | 96 | 5,760 | POST ON GROUND | | | | | | | | | | | | |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|--|------------|
| 12/2024 | \$262,500 (This is part of a multi parcel sale.) | 267428 |

Assessment History

| Year | Class Code (Legend) | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
|-------------------|---------------------|-----------------|-----------------|-----------------|--------------|--------------|------------------|
| 2025 Payable 2026 | 204 | \$10,500 | \$49,800 | \$60,300 | \$0 | \$0 | - |
| | 111 | \$16,800 | \$0 | \$16,800 | \$0 | \$0 | - |
| | Total | \$27,300 | \$49,800 | \$77,100 | \$0 | \$0 | 771.00 |
| 2024 Payable 2025 | 201 | \$11,600 | \$42,600 | \$54,200 | \$0 | \$0 | - |
| | 111 | \$18,700 | \$0 | \$18,700 | \$0 | \$0 | - |
| | Total | \$30,300 | \$42,600 | \$72,900 | \$0 | \$0 | 729.00 |
| 2023 Payable 2024 | 201 | \$9,700 | \$35,400 | \$45,100 | \$0 | \$0 | - |
| | 111 | \$15,500 | \$0 | \$15,500 | \$0 | \$0 | - |
| | Total | \$25,200 | \$35,400 | \$60,600 | \$0 | \$0 | 606.00 |
| 2022 Payable 2023 | 201 | \$9,700 | \$32,300 | \$42,000 | \$0 | \$0 | - |
| | 111 | \$15,500 | \$0 | \$15,500 | \$0 | \$0 | - |
| | Total | \$25,200 | \$32,300 | \$57,500 | \$0 | \$0 | 575.00 |



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| Tax Detail History | | | | | | |
|--------------------|----------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
| 2025 | \$629.00 | \$25.00 | \$654.00 | \$30,300 | \$42,600 | \$72,900 |
| 2024 | \$553.00 | \$25.00 | \$578.00 | \$25,200 | \$35,400 | \$60,600 |
| 2023 | \$557.00 | \$25.00 | \$582.00 | \$25,200 | \$32,300 | \$57,500 |

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