



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 4:02:15 AM

| General Details | |
|-----------------|---------------------|
| Parcel ID: | 690-0010-04188 |
| Document: | Abstract - 01454280 |
| Document Date: | 08/04/2022 |

| Legal Description Details | | | | |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------|-----|
| Plat Name: | UNORGANIZED 56-17 | | | |
| | Section | Township | Range | Lot |
| | 26 | 56 | 17 | - |
| Description: | <p>That part of Govt Lot 2, described as follows: Assuming the East right of way line of Lots 1 through 6 of KOCH'S BEACH to bear S03deg38'E and Commencing at the Southwest corner of Lot 1, KOCH'S BEACH, and continuing on the above bearing 100 feet, more or less, to the north line of Govt Lot 2; thence S02deg58'23"E, 689.36 feet to an iron monument and the Point of Beginning; thence S27deg37'57"E, 67.02 feet to an iron monument; thence S82deg53'03"E, 155.94 feet to an iron monument and continuing on this same bearing, 8 feet, more or less, to the waters edge of Elliot Lake; thence Southerly, Westerly and Northwesterly along the waters edge of Elliot Lake, 1120 feet, more or less, intersecting a line having a bearing of N60deg19'31"E; thence along this bearing 30 feet, more or less, to an iron monument and continuing on this same bearing, 236.35 feet to an iron monument; thence S13deg09'39"E, 61.56 feet to an iron monument; thence N87deg01'37"E, 202.00 feet to the Point of Beginning, EXCEPT that part of Govt Lot 2, described as follows: Assuming the East right of way line of Lots 1 through 6 of KOCH'S BEACH to bear S03deg38'E and Commencing at the Southwest corner of Lot 1, KOCH'S BEACH, continue S03deg38'E for a distance of 100 feet, more or less, to the north line of Govt Lot 2; thence S02deg58'23"E for a distance of 689.36 feet; thence S87deg01'37"W for a distance of 146.00 feet along the South right of way line of a Private Road to the Point of Beginning; thence S21deg00'59"E for a distance of 64.10 feet; thence S05deg46'17"E for a distance of 403.63 feet to an iron monument and continuing on this same bearing to the shore of Elliot Lake for a distance of 15 feet, more or less; thence 595 feet Westerly and Northwesterly intersecting a bearing of N60deg19'31"E, and continuing on this same bearing for 30 feet, more or less, to an iron monument and proceeding on the N60deg19'31"E bearing for a distance of 236.35 feet to an iron monument and the Westerly right of way of a Private Road; thence S13deg09'39"E on this right of way for a distance of 61.56 feet; thence N87deg01'37"E on this right of way for a distance of 56.00 feet to an iron monument and the Point of Beginning and there terminating.</p> | | | |

| Taxpayer Details | |
|------------------|-----------------------------------|
| Taxpayer Name | FIERST JOHN S & TRICIA A MCKAY |
| and Address: | 2654 LEROY RD EVELETH MN 55734 |

| Owner Details | |
|---------------|-----------------------|
| Owner Name | FIERST JOHN S |
| Owner Name | FIERST TRICIA A MCKAY |

| Payable 2026 Tax Summary | |
|---------------------------------------------------|-------------------|
| 2026 - Net Tax | \$4,925.00 |
| 2026 - Special Assessments | \$85.00 |
| 2026 - Total Tax & Special Assessments | \$5,010.00 |

| Current Tax Due (as of 4/2/2026) | | | | | |
|----------------------------------|-------------------|----------------------------|-------------------|-------------------------|-------------------|
| Due May 15 | | Due October 15 | | Total Due | |
| 2026 - 1st Half Tax | \$2,505.00 | 2026 - 2nd Half Tax | \$2,505.00 | 2026 - 1st Half Tax Due | \$2,505.00 |
| 2026 - 1st Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Due | \$2,505.00 |
| 2026 - 1st Half Due | \$2,505.00 | 2026 - 2nd Half Due | \$2,505.00 | 2026 - Total Due | \$5,010.00 |



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| Parcel Details | | | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|----------------------------|----------------------------|-----------------------------------|--------------------|--------------|------------------|
| Property Address: | 2654 LEROY RD, EVELETH MN | | | | | | |
| School District: | 2142 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | FIERST, TRICIA A & JOHN S | | | | | | |
| 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) | \$216,100 | \$317,600 | \$533,700 | \$0 | \$0 | - |
| Total: | | \$216,100 | \$317,600 | \$533,700 | \$0 | \$0 | 5421 |
| Land Details | | | | | | | |
| Deeded Acres: | 2.54 | | | | | | |
| Waterfront: | ELLIOT | | | | | | |
| Water Front Feet: | 541.00 | | | | | | |
| 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 (CABIN) | | | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | |
| HOUSE | 1950 | 1,184 | 1,184 | AVG Quality / 592 Ft ² | RAM - RAMBL/RNCH | | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 1 | 12 | 32 | 384 | BASEMENT | | |
| BAS | 1 | 16 | 20 | 320 | BASEMENT | | |
| BAS | 1 | 20 | 24 | 480 | BASEMENT | | |
| DK | 1 | 0 | 0 | 95 | POST ON GROUND | | |
| DK | 1 | 5 | 9 | 45 | POST ON GROUND | | |
| DK | 1 | 8 | 24 | 192 | POST ON GROUND | | |
| OP | 1 | 5 | 16 | 80 | POST ON GROUND | | |
| OP | 1 | 6 | 24 | 144 | POST ON GROUND | | |
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC | | | |
| 1.75 BATHS | 2 BEDROOMS | - | 0 | CENTRAL, ELECTRIC | | | |
| Improvement 2 Details (DG / SLPR) | | | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | |
| GARAGE | 0 | 1,490 | 1,490 | - | DETACHED | | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 1 | 30 | 28 | 840 | FLOATING SLAB | | |
| CWX | 1 | 30 | 12 | 360 | FLOATING SLAB | | |
| WIG | 0 | 11 | 30 | 330 | FLOATING SLAB | | |
| WIG | 1 | 16 | 20 | 320 | FLOATING SLAB | | |



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| Improvement 3 Details (CONC PATIO) | | | | | | | |
|------------------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|--|--|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | |
| | 0 | 517 | 517 | - | PLN - PLAIN SLAB | | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 0 | 0 | 0 | 157 | - | | |
| BAS | 0 | 12 | 30 | 360 | - | | |

| Sales Reported to the St. Louis County Auditor | | | |
|------------------------------------------------|--------------------------------------------------|------------|--|
| Sale Date | Purchase Price | CRV Number | |
| 08/2022 | \$435,000 (This is part of a multi parcel sale.) | 251671 | |
| 03/1992 | \$21,000 | 84338 | |
| 10/1991 | \$29,900 | 84333 | |

| Assessment History | | | | | | | |
|--------------------|---------------------|------------------|------------------|------------------|--------------|--------------|------------------|
| Year | Class Code (Legend) | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
| 2025 Payable 2026 | 201 | \$216,100 | \$317,600 | \$533,700 | \$0 | \$0 | - |
| | Total | \$216,100 | \$317,600 | \$533,700 | \$0 | \$0 | 5,421.00 |
| 2024 Payable 2025 | 201 | \$184,200 | \$268,800 | \$453,000 | \$0 | \$0 | - |
| | Total | \$184,200 | \$268,800 | \$453,000 | \$0 | \$0 | 4,472.00 |
| 2023 Payable 2024 | 201 | \$148,600 | \$220,000 | \$368,600 | \$0 | \$0 | - |
| | Total | \$148,600 | \$220,000 | \$368,600 | \$0 | \$0 | 3,645.00 |
| 2022 Payable 2023 | 151 | \$141,900 | \$197,600 | \$339,500 | \$0 | \$0 | - |
| | Total | \$141,900 | \$197,600 | \$339,500 | \$0 | \$0 | 3,395.00 |

| Tax Detail History | | | | | | |
|--------------------|------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
| 2025 | \$3,793.00 | \$85.00 | \$3,878.00 | \$181,850 | \$265,370 | \$447,220 |
| 2024 | \$3,381.00 | \$85.00 | \$3,466.00 | \$146,961 | \$217,573 | \$364,534 |
| 2023 | \$3,715.00 | \$85.00 | \$3,800.00 | \$141,900 | \$197,600 | \$339,500 |

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