



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 4:01:42 AM

| General Details                                   |  |                            |                   |                         |                   |                 |                     |
|---|--|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID:  | 690-0010-05521   |                            |                   |                         |                   |                 |                     |
| Document:   | Abstract - 01469086  |                            |                   |                         |                   |                 |                     |
| Document Date:                                    | 06/16/2023   |                            |                   |                         |                   |                 |                     |
| Legal Description Details                         |  |                            |                   |                         |                   |                 |                     |
| Plat Name:  | UNORGANIZED 56-17  |                            |                   |                         |                   |                 |                     |
| Section   | Township   | Range                      | Lot               | Block                   |                   |                 |                     |
| 34  | 56   | 17                         | -                 | -                       |                   |                 |                     |
| Description:                                      | That part of NW1/4 of NE1/4 and SW1/4 of NE1/4, described as follows: Commencing at the Southwest corner of said SW1/4 of NE1/4; thence N00deg00'45"E, assumed bearing, along the west line of said SW1/4 of NE1/4, 1334.30 feet to the Northwest corner of said SW1/4 of NE1/4; thence N00deg00'45"E, along the west line of NW1/4 of NE1/4, 268.80 feet to the Point of Beginning; thence S89deg55'03"E, 86.42 feet; thence S26deg08'30"E, 990.00 feet; thence N63deg28'12"E, 315.00 feet to the intersection with the Westerly right of way of Trunk Highway 53 and Westerly right of way of the Duluth, Winnipeg and Pacific Railway; thence N26deg08'29"W, along said Westerly right of way of the Duluth, Winnipeg and Pacific Railway, 1222.86 feet to the intersection with the south line of the North 715.50 feet of said NW1/4 of NE1/4; thence N89deg55'00"W, 265.59 feet along said south line of the North 715.50 feet to the west line of said NW1/4 of NE1/4; thence S00deg00'45"E, along said west line of the NW1/4 of NE1/4, 350.00 feet to the Point of Beginning. |                            |                   |                         |                   |                 |                     |
| Taxpayer Details                                  |  |                            |                   |                         |                   |                 |                     |
| Taxpayer Name and Address:                        | VILLARREAL DANIEL C &<br>MCDONALD JILLIAN M<br>22 S FROSTED POND DR<br>SPRING TX 77381   |                            |                   |                         |                   |                 |                     |
| Owner Details                                     |  |                            |                   |                         |                   |                 |                     |
| Owner Name  | MCDONALD JILLIAN MARIE   |                            |                   |                         |                   |                 |                     |
| Owner Name  | VILLARREAL DANIEL CHRISTOPHER  |                            |                   |                         |                   |                 |                     |
| Payable 2026 Tax Summary                          |  |                            |                   |                         |                   |                 |                     |
| 2026 - Net Tax                                    |  |                            |                   |                         |                   |                 | \$3,109.00          |
| 2026 - Special Assessments                        |  |                            |                   |                         |                   |                 | \$85.00             |
| <b>2026 - Total Tax &amp; Special Assessments</b> |  |                            |                   |                         |                   |                 | <b>\$3,194.00</b>   |
| Current Tax Due (as of 4/2/2026)                  |  |                            |                   |                         |                   |                 |                     |
| Due May 15  |  | Due October 15             |                   |                         | Total Due         |                 |                     |
| 2026 - 1st Half Tax                               | \$1,597.00   | 2026 - 2nd Half Tax        | \$1,597.00        | 2026 - 1st Half Tax Due | \$1,597.00        |                 |                     |
| 2026 - 1st Half Tax Paid                          | \$0.00   | 2026 - 2nd Half Tax Paid   | \$0.00            | 2026 - 2nd Half Tax Due | \$1,597.00        |                 |                     |
| <b>2026 - 1st Half Due</b>                        | <b>\$1,597.00</b>  | <b>2026 - 2nd Half Due</b> | <b>\$1,597.00</b> | <b>2026 - Total Due</b> | <b>\$3,194.00</b> |                 |                     |
| Parcel Details                                    |  |                            |                   |                         |                   |                 |                     |
| Property Address:                                 | 2449 PUBLIC ACCESS RD, EVELETH MN  |                            |                   |                         |                   |                 |                     |
| School District:                                  | 2142   |                            |                   |                         |                   |                 |                     |
| Tax Increment District:                           | -  |                            |                   |                         |                   |                 |                     |
| Property/Homesteader:                             | -  |                            |                   |                         |                   |                 |                     |
| Assessment Details (2025 Payable 2026)            |  |                            |                   |                         |                   |                 |                     |
| Class Code<br>(Legend)                            | Homestead<br>Status  | Land<br>EMV                | Bldg<br>EMV       | Total<br>EMV            | Def Land<br>EMV   | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 151   | 0 - Non Homestead  | \$49,300                   | \$256,200         | \$305,500               | \$0               | \$0             | -                   |
| <b>Total:</b>                                     |  | <b>\$49,300</b>            | <b>\$256,200</b>  | <b>\$305,500</b>        | <b>\$0</b>        | <b>\$0</b>      | <b>3055</b>         |



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| Land Details   |                            |                                  |  |                        |                               |                         |                         |
|--|----------------------------|----------------------------------|--|------------------------|-------------------------------|-------------------------|-------------------------|
| <b>Deeded Acres:</b>   | 9.42                       |                                  |  |                        |                               |                         |                         |
| <b>Waterfront:</b>   | -                          |                                  |  |                        |                               |                         |                         |
| <b>Water Front Feet:</b>   | 0.00                       |                                  |  |                        |                               |                         |                         |
| <b>Water Code &amp; Desc:</b>  | W - DRILLED WELL           |                                  |  |                        |                               |                         |                         |
| <b>Gas Code &amp; Desc:</b>  | -                          |                                  |  |                        |                               |                         |                         |
| <b>Sewer Code &amp; Desc:</b>  | M - MOUND                  |                                  |  |                        |                               |                         |                         |
| <b>Lot Width:</b>  | 0.00                       |                                  |  |                        |                               |                         |                         |
| <b>Lot Depth:</b>  | 0.00                       |                                  |  |                        |                               |                         |                         |
| The dimensions shown are not guaranteed to be survey quality. Additional lot information can be found at <a href="https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx">https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx</a> . If there are any questions, please email <a href="mailto:PropertyTax@stlouiscountymn.gov">PropertyTax@stlouiscountymn.gov</a> . |                            |                                  |  |                        |                               |                         |                         |
| Improvement 1 Details (House)  |                            |                                  |  |                        |                               |                         |                         |
| <b>Improvement Type</b>  | <b>Year Built</b>          | <b>Main Floor Ft<sup>2</sup></b> | <b>Gross Area Ft<sup>2</sup></b>           | <b>Basement Finish</b> | <b>Style Code &amp; Desc.</b> |                         |                         |
| HOUSE  | 2023                       | 2,024                            | 2,024                                      | -                      | 1S - 1 STORY                  |                         |                         |
| <b>Segment</b>   | <b>Story</b>               | <b>Width</b>                     | <b>Length</b>                              | <b>Area</b>            | <b>Foundation</b>             |                         |                         |
| BAS  | 1                          | 0                                | 0  | 1,544                  | -                             |                         |                         |
| BAS  | 1                          | 16                               | 30   | 480                    | -                             |                         |                         |
| OP   | 1                          | 5                                | 11   | 55                     | FLOATING SLAB                 |                         |                         |
| OP   | 1                          | 7                                | 8  | 56                     | FLOATING SLAB                 |                         |                         |
| <b>Bath Count</b>  | <b>Bedroom Count</b>       | <b>Room Count</b>                |  | <b>Fireplace Count</b> | <b>HVAC</b>                   |                         |                         |
| 1.5 BATHS  | 2 BEDROOMS                 | -                                |  | -                      | C&AC&EXCH, PROPANE            |                         |                         |
| Sales Reported to the St. Louis County Auditor   |                            |                                  |  |                        |                               |                         |                         |
| <b>Sale Date</b>   |                            | <b>Purchase Price</b>            |  |                        | <b>CRV Number</b>             |                         |                         |
| 12/2021  |                            | \$20,000                         |  |                        | 247452                        |                         |                         |
| Assessment History   |                            |                                  |  |                        |                               |                         |                         |
| <b>Year</b>  | <b>Class Code (Legend)</b> | <b>Land EMV</b>                  | <b>Bldg EMV</b>                            | <b>Total EMV</b>       | <b>Def Land EMV</b>           | <b>Def Bldg EMV</b>     | <b>Net Tax Capacity</b> |
| 2025 Payable 2026  | 151                        | \$49,300                         | \$256,200                                  | \$305,500              | \$0                           | \$0                     | -                       |
|  | <b>Total</b>               | <b>\$49,300</b>                  | <b>\$256,200</b>                           | <b>\$305,500</b>       | <b>\$0</b>                    | <b>\$0</b>              | <b>3,055.00</b>         |
| 2024 Payable 2025  | 151                        | \$44,600                         | \$156,500                                  | \$201,100              | \$0                           | \$0                     | -                       |
|  | <b>Total</b>               | <b>\$44,600</b>                  | <b>\$156,500</b>                           | <b>\$201,100</b>       | <b>\$0</b>                    | <b>\$0</b>              | <b>2,011.00</b>         |
| 2023 Payable 2024  | 111                        | \$8,600                          | \$0  | \$8,600                | \$0                           | \$0                     | -                       |
|  | <b>Total</b>               | <b>\$8,600</b>                   | <b>\$0</b>                                 | <b>\$8,600</b>         | <b>\$0</b>                    | <b>\$0</b>              | <b>86.00</b>            |
| 2022 Payable 2023  | 111                        | \$26,000                         | \$0  | \$26,000               | \$0                           | \$0                     | -                       |
|  | <b>Total</b>               | <b>\$26,000</b>                  | <b>\$0</b>                                 | <b>\$26,000</b>        | <b>\$0</b>                    | <b>\$0</b>              | <b>260.00</b>           |
| Tax Detail History   |                            |                                  |  |                        |                               |                         |                         |
| <b>Tax Year</b>  | <b>Tax</b>                 | <b>Special Assessments</b>       | <b>Total Tax &amp; Special Assessments</b> | <b>Taxable Land MV</b> | <b>Taxable Building MV</b>    | <b>Total Taxable MV</b> |                         |
| 2025   | \$1,939.00                 | \$85.00                          | \$2,024.00                                 | \$44,600               | \$156,500                     | \$201,100               |                         |
| 2024   | \$74.00                    | \$0.00                           | \$74.00                                    | \$8,600                | \$0                           | \$8,600                 |                         |
| 2023   | \$242.00                   | \$0.00                           | \$242.00                                   | \$26,000               | \$0                           | \$26,000                |                         |



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