



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/27/2025 7:47:38 PM

General Details							
Parcel ID:		142-0070-01308					
Document:		Torrens - 911196.0					
Document Date:		01/30/2012					
Legal Description Details							
Plat Name:		HOYT LAKES					
Section	Township	Range	Lot	Block			
8	58	14	-	-			
Description:		PART OF NW1/4 OF SE1/4 COMM AT S1/4 COR AND ASSUMING S LINE TO BEAR S88DEG28'30"E THENCE N32DEG57'27"E 2190.62 FT TO NE COR OF HOYT LAKES SUBDIV #3 THENCE S76DEG20'50"W ALONG THE NLY LINE OF HOYT LAKES SUBDIV #3 AND THE NLY R/W LINE OF KENSINGTON DR 332 FT TO THE PT OF BEG THENCE N76DEG20'50"E ALONG THE NLY R/W LINE OF KENSINGTON DR 266 FT TO W R/W LINE OF DORCHESTER DR THENCE N13DEG39'10"W ALONG W R/W OF DORCHESTER DR 255 FT THENCE S 76DEG20'50"W 266 FT THENCE S13DEG39'10"E 255 FT TO THE PT OF BEG					
Taxpayer Details							
Taxpayer Name		US DEVELOPMENT & LEASING CORP					
and Address:		48473 STATE HWY 65 MCGREGOR MN 55760					
Owner Details							
Owner Name		US DEVELOPMENT & LEASING CORP					
Payable 2025 Tax Summary							
2025 - Net Tax				\$2,212.00			
2025 - Special Assessments				\$0.00			
2025 - Total Tax & Special Assessments				\$2,212.00			
Current Tax Due (as of 4/26/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$1,106.00		2025 - 2nd Half Tax \$1,106.00			2025 - 1st Half Tax Due \$1,106.00		
2025 - 1st Half Tax Paid \$0.00		2025 - 2nd Half Tax Paid \$0.00			2025 - 2nd Half Tax Due \$1,106.00		
2025 - 1st Half Due \$1,106.00		2025 - 2nd Half Due \$1,106.00			2025 - Total Due \$2,212.00		
Parcel Details							
Property Address:		-					
School District:		2711					
Tax Increment District:		-					
Property/Homesteader:		-					
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
234	0 - Non Homestead	\$8,000	\$77,300	\$85,300	\$0	\$0	-
Total:		\$8,000	\$77,300	\$85,300	\$0	\$0	1280



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Land Details

Deeded Acres: 1.56
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 (EAST BLDG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
MANUFACTURING	1970	3,285	3,285	-	L - LIGHT
Segment	Story	Width	Length	Area	Foundation
BAS	0	5	17	85	FLOATING SLAB
BAS	1	40	80	3,200	FLOATING SLAB

Improvement 2 Details (WEST BLDG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
MANUFACTURING	0	3,200	3,200	-	L - LIGHT
Segment	Story	Width	Length	Area	Foundation
BAS	0	40	80	3,200	FLOATING SLAB

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
11/1999	\$55,000 (This is part of a multi parcel sale.)	131934

Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	234	\$8,000	\$73,200	\$81,200	\$0	\$0	-
	Total	\$8,000	\$73,200	\$81,200	\$0	\$0	1,218.00
2023 Payable 2024	234	\$7,400	\$67,500	\$74,900	\$0	\$0	-
	Total	\$7,400	\$67,500	\$74,900	\$0	\$0	1,124.00
2022 Payable 2023	234	\$7,000	\$64,600	\$71,600	\$0	\$0	-
	Total	\$7,000	\$64,600	\$71,600	\$0	\$0	1,074.00
2021 Payable 2022	234	\$7,000	\$63,900	\$70,900	\$0	\$0	-
	Total	\$7,000	\$63,900	\$70,900	\$0	\$0	1,064.00

Tax Detail History

Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$1,896.00	\$0.00	\$1,896.00	\$7,400	\$67,500	\$74,900
2023	\$1,958.00	\$0.00	\$1,958.00	\$7,000	\$64,600	\$71,600
2022	\$2,130.00	\$0.00	\$2,130.00	\$7,000	\$63,900	\$70,900



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