



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/16/2025 1:59:35 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 and Address:	US DEVELOPMENT & LEASING CORP 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 12/15/2025)							
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	\$0.00		
2025 - 1st Half Tax Paid	\$1,106.00	2025 - 2nd Half Tax Paid	\$1,106.00	2025 - 2nd Half Tax Due	\$0.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$0.00	2025 - Total Due	\$0.00		
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



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/16/2025 1:59:35 PM

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



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/16/2025 1:59:35 PM

Disclaimer: St. Louis County makes no representation or warranties, express or implied, with respect to the use or reuse of data provided herewith, regardless of its format or the means of its transmission. THE DATA IS PROVIDED 'AS IS' WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY, SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY OR FITNESS OF THIS DATA FOR ANY PARTICULAR PURPOSE. St. Louis County shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting from the use of these data, even if St. Louis County has been advised of the possibility of such potential loss or damage. These data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.