



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/27/2025 7:42:40 PM

General Details							
Parcel ID:		142-0070-01309					
Document:		Torrens - 740/225					
Document Date:		04/16/1998					
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 NE COR OF HOYT LAKES SUBDIVISION NO 3 THENCE S 76 DEG 20'50"W ALONG NLY LINE OF SAID PLAT & THE NLY R/W LINE OF KENSINGTON DR 332 FT TO PT OF BEG THENCE S76 DEG 20'50"W ALONG R/W 645.84 FT TO ELY R/W LINE OF WESTOVER RD THENCE N10 DEG 38'04"W ALONG SAID R/W 500.27 FT THENCE S89DEG 29'40"E 67.67 FT THENCE N54 DEG 14'22"E 109.05 FT THENCE N 0 DEG 30'20"E 121.90 FT THENCE N59 DEG 07'08"E 442.91 FT THENCE S13 DEG 39'10"E 773.44 FT TO 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				\$6,588.00			
2025 - Special Assessments				\$0.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$6,588.00</b>			
Current Tax Due (as of 4/26/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$3,294.00		2025 - 2nd Half Tax \$3,294.00			2025 - 1st Half Tax Due \$3,294.00		
2025 - 1st Half Tax Paid \$0.00		2025 - 2nd Half Tax Paid \$0.00			2025 - 2nd Half Tax Due \$3,294.00		
<b>2025 - 1st Half Due \$3,294.00</b>		<b>2025 - 2nd Half Due \$3,294.00</b>			<b>2025 - Total Due \$6,588.00</b>		
Parcel Details							
Property Address:		125 KENSINGTON DR, HOYT LAKES MN					
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	\$25,900	\$195,000	\$220,900	\$0	\$0	-
Total:		\$25,900	\$195,000	\$220,900	\$0	\$0	3668



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## Land Details

Deeded Acres: 9.42  
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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (FLOE MAIN)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
MANUFACTURING	0	9,780	9,780	-	L - LIGHT
Segment	Story	Width	Length	Area	Foundation
BAS	0	60	163	9,780	FLOATING SLAB

## Improvement 2 Details (OFFICE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
OFFICE	0	3,000	3,000	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	50	60	3,000	FLOATING SLAB

## Improvement 3 Details (PKG LOT)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
PARKING LOT	0	800	800	-	A - ASPHALT
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	800	-

## Improvement 4 Details (10X20 ST)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	2012	200	200	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	20	200	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

No Sales information reported.



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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	\$25,900	\$184,000	\$209,900	\$0	\$0	-
	Total	\$25,900	\$184,000	\$209,900	\$0	\$0	3,448.00
2023 Payable 2024	234	\$24,200	\$169,500	\$193,700	\$0	\$0	-
	Total	\$24,200	\$169,500	\$193,700	\$0	\$0	3,124.00
2022 Payable 2023	234	\$22,800	\$162,400	\$185,200	\$0	\$0	-
	Total	\$22,800	\$162,400	\$185,200	\$0	\$0	2,954.00
2021 Payable 2022	234	\$22,800	\$156,600	\$179,400	\$0	\$0	-
	Total	\$22,800	\$156,600	\$179,400	\$0	\$0	2,838.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$5,510.00	\$0.00	\$5,510.00	\$24,200	\$169,500	\$193,700	
2023	\$5,604.00	\$0.00	\$5,604.00	\$22,800	\$162,400	\$185,200	
2022	\$6,156.00	\$0.00	\$6,156.00	\$22,800	\$156,600	\$179,400	

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