



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 3:08:13 PM

General Details							
Parcel ID:	270-0020-00350						
Document:	Abstract - 01513403						
Document Date:	07/01/2025						
Legal Description Details							
Plat Name:	BREITUNG						
Section	Township	Range	Lot	Block			
3	62	15	-	-			
Description:	LOT 4 LYING N OF THE FOLLOWING DESCRIBED LINE COMM AT THE BRASS PIPE THAT MARKS THE MEANDER CORNER OF S SHORE OF INDIAN POINT & W LINE OF SEC 3 THENCE N00DEG26'47"W ASSIGNED BEARING ALONG SAID W LINE 497.97 FT TO PT OF BEG THENCE N79DEG36'02"E 1344.73 FT MORE OR LESS TO E LINE OF LOT 4 EX WLY 880 FT						
Taxpayer Details							
Taxpayer Name and Address:	FRADETTE JOSEPH & WHITNEY PO BOX 300 TOWER MN 55790						
Owner Details							
Owner Name	2 FEATHERS TRUST						
Payable 2025 Tax Summary							
2025 - Net Tax				\$22,853.00			
2025 - Special Assessments				\$85.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$22,938.00</b>			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$11,469.00	2025 - 2nd Half Tax	\$11,469.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$11,469.00	2025 - 2nd Half Tax Paid	\$11,469.00	2025 - 2nd Half Tax Due	\$0.00		
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$0.00</b>	<b>2025 - Total Due</b>	<b>\$0.00</b>		
Parcel Details							
Property Address:	5297 INDIAN POINT RD, TOWER MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	FRADETTE, WHITNEY L & JOSEPH H						
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
203	1 - Owner Homestead (100.00% total)	\$549,400	\$1,764,500	\$2,313,900	\$0	\$0	-
Total:		\$549,400	\$1,764,500	\$2,313,900	\$0	\$0	27674



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## Land Details

**Deeded Acres:** 8.02  
**Waterfront:** VERMILION  
**Water Front Feet:** 862.00  
**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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (AG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	2019	1,280	1,280	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	32	40	1,280	-

## Improvement 2 Details (2022 PB)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
POLE BUILDING	2022	7,200	7,200	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	60	120	7,200	FLOATING SLAB

## Improvement 3 Details (POLE BLDG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
POLE BUILDING	2017	4,000	4,000	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	50	80	4,000	FLOATING SLAB

## Improvement 4 Details (BOATHOUSE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
BOAT HOUSE	2006	520	520	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	20	26	520	FLOATING SLAB
LT	1	3	18	54	POST ON GROUND
OPX	1	10	26	260	FLOATING SLAB
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
-	-	-	-		

## Improvement 5 Details (SHOWER PAD)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
	0	640	640	-	STN - STONE OVER
Segment	Story	Width	Length	Area	Foundation
BAS	0	20	32	640	-

## Improvement 6 Details (STORAGE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	2019	30	30	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	5	6	30	POST ON GROUND



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Improvement 7 Details (Sauna)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
SAUNA	2024	60	60	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	6	10	60	FLOATING SLAB

Improvement 8 Details (Outdoor kt)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GAZEBO	2024	320	320	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	16	20	320	FLOATING SLAB

Improvement 9 Details (Outdoor kt)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GAZEBO	2024	600	600	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	20	30	600	FLOATING SLAB

Improvement 10 Details (SFD)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	2019	5,572	4,932	-	1S - 1 STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	222	-
BAS	1	0	0	732	-
BAS	1	0	0	1,116	-
BAS	1	8	12	96	-
BAS	1	14	19	266	-
BAS	1	15	16	240	-
BAS	1	20	33	660	-
BAS	1	30	32	960	-
OP	1	8	24	192	FLOATING SLAB
OP	1	8	30	240	FLOATING SLAB
OP	1	10	14	140	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
3.0 BATHS	4 BEDROOMS	-	2	C&AC&EXCH, PROPANE	

Sales Reported to the St. Louis County Auditor		
Sale Date	Purchase Price	CRV Number
06/2015	\$455,000	212010
07/2011	\$455,000	194433
09/2003	\$176,500	156394



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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	151	\$512,100	\$1,161,900	\$1,674,000	\$0	\$0	-
	Total	\$512,100	\$1,161,900	\$1,674,000	\$0	\$0	19,675.00
2023 Payable 2024	151	\$467,900	\$1,102,900	\$1,570,800	\$0	\$0	-
	Total	\$467,900	\$1,102,900	\$1,570,800	\$0	\$0	18,385.00
2022 Payable 2023	151	\$467,900	\$930,200	\$1,398,100	\$0	\$0	-
	Total	\$467,900	\$930,200	\$1,398,100	\$0	\$0	16,226.00
2021 Payable 2022	151	\$397,200	\$775,200	\$1,172,400	\$0	\$0	-
	Total	\$397,200	\$775,200	\$1,172,400	\$0	\$0	13,405.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$21,749.00	\$85.00	\$21,834.00	\$467,900	\$1,102,900	\$1,570,800	
2023	\$20,305.00	\$85.00	\$20,390.00	\$467,900	\$930,200	\$1,398,100	
2022	\$19,363.00	\$85.00	\$19,448.00	\$397,200	\$775,200	\$1,172,400	

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