



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 10:33:38 AM

General Details							
Parcel ID:	270-0020-00354						
Document:	Abstract - 928905						
Document Date:	09/23/2003						
Legal Description Details							
Plat Name:	BREITUNG						
Section	Township	Range	Lot	Block			
3	62	15	-	-			
Description:	That part of Govt Lot 4, lying South of the following described line: Commencing at the brass capped aluminum pipe that marks the meander corner of the South shore of Indian Point and the west line of said Section 3; thence N00deg26'47"W, assigned bearing, along said west line 497.97 feet to the Point of Beginning; thence N79deg36'02"E, 1344.73 feet, more or less, to the east line of said Govt Lot 4, and there terminating, EXCEPT the Westerly 395 feet thereof.						
Taxpayer Details							
Taxpayer Name	HAGEN RICHARD J						
and Address:	6550 SMITHTOWN ROAD EXCELSIOR MN 55331						
Owner Details							
Owner Name	HAGEN RICHARD J						
Payable 2025 Tax Summary							
2025 - Net Tax				\$23,469.00			
2025 - Special Assessments				\$85.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$23,554.00</b>			
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$11,777.00	2025 - 2nd Half Tax	\$11,777.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$11,777.00	2025 - 2nd Half Tax Paid	\$11,777.00	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:	5286 INDIAN POINT RD, TOWER MN						
School District:	2142						
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
151	0 - Non Homestead	\$483,500	\$1,379,000	\$1,862,500	\$0	\$0	-
111	0 - Non Homestead	\$208,600	\$0	\$208,600	\$0	\$0	-
Total:		<b>\$692,100</b>	<b>\$1,379,000</b>	<b>\$2,071,100</b>	<b>\$0</b>	<b>\$0</b>	<b>24117</b>



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## Land Details

**Deeded Acres:** 15.04  
**Waterfront:** VERMILION  
**Water Front Feet:** 1140.00  
**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 (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	2011	2,825	5,313	GD Quality / 2532 Ft <sup>2</sup>	2S - 2 STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	253	WALKOUT BASEMENT
BAS	1	1	12	12	CANTILEVER
BAS	1	6	12	72	WALKOUT BASEMENT
BAS	1	8	18	144	WALKOUT BASEMENT
BAS	2	0	0	2,200	WALKOUT BASEMENT
BAS	3	12	12	144	WALKOUT BASEMENT
OP	1	0	0	1,318	FOUNDATION
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
4.75 BATHS	5 BEDROOMS	-		1	C&AIR_EXCH, GAS

## Improvement 2 Details (MORTON BLD)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
POLE BUILDING	0	2,856	2,856	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	42	68	2,856	FLOATING SLAB

## Improvement 3 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	2005	520	520	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	20	26	520	FLOATING SLAB
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
-	-	-		-	-

## Improvement 4 Details (SAUNA)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
SAUNA	2004	200	200	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	20	200	POST ON GROUND

## Improvement 5 Details (St)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	64	64	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	8	64	POST ON GROUND



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Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
09/2003		\$607,200			156336		
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	\$460,400	\$1,116,400	\$1,576,800	\$0	\$0	-
	111	\$199,200	\$0	\$199,200	\$0	\$0	-
	Total	\$659,600	\$1,116,400	\$1,776,000	\$0	\$0	20,452.00
2023 Payable 2024	151	\$420,300	\$1,063,100	\$1,483,400	\$0	\$0	-
	111	\$180,000	\$0	\$180,000	\$0	\$0	-
	Total	\$600,300	\$1,063,100	\$1,663,400	\$0	\$0	19,093.00
2022 Payable 2023	151	\$420,300	\$1,063,100	\$1,483,400	\$0	\$0	-
	111	\$278,800	\$0	\$278,800	\$0	\$0	-
	Total	\$699,100	\$1,063,100	\$1,762,200	\$0	\$0	20,081.00
2021 Payable 2022	151	\$356,200	\$885,900	\$1,242,100	\$0	\$0	-
	111	\$232,300	\$0	\$232,300	\$0	\$0	-
	Total	\$588,500	\$885,900	\$1,474,400	\$0	\$0	16,599.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$22,303.00	\$85.00	\$22,388.00	\$600,300	\$1,063,100	\$1,663,400	
2023	\$24,643.00	\$85.00	\$24,728.00	\$699,100	\$1,063,100	\$1,762,200	
2022	\$23,495.00	\$85.00	\$23,580.00	\$588,500	\$885,900	\$1,474,400	

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