



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 11:42:08 AM

General Details							
Parcel ID:	270-0020-01040						
Document:	Torrens - 690/294						
Document Date:	09/11/1997						
Legal Description Details							
Plat Name:	BREITUNG						
Section	Township	Range	Lot	Block			
12	62	15	-	-			
Description:	LOT 2 EX PART BEG 3184.70 FT W OF NE COR OF SEC 12 THENCE S21DEG47'23"E 345 FT TO LAKESHORE THENCE NELY ALONG LAKE- SHORE 840 FT TO N LINE OF SEC 12 THENCE W 900 FT TO PT OF BEG AND EX BEG 3184.70 FT W OF NE COR OF SEC 12 THENCE S48DEG 41'51"W 709.75 FT THENCE N37DEG46'34"W 465 FT TO SHORE THENCE NELY ALONG SHORE 450 FT TO INTERSECTION OF SHORELINE WITH N LINE OF SEC 12 THENCE E ALONG N LINE 420 FT TO PT OF BEG & EX BEG 3184.70 FT W OF NE COR OF SEC 12 THENCE S48DEG41' 51"W 709.75 FT TO PT OF BEG THENCE N37 DEG46'34"W 465 FT TO SHORE THENCE SWLY, SLY & NELY ALONG SHORE TO A PT WHICH LIES S37DEG46'34"E OF PT OF BEG THENCE N37DEG46'34"W 395 FT TO PT OF BEG						
Taxpayer Details							
Taxpayer Name	GERVAIS JAMES D & CYNTHIA A						
and Address:	8251 N FAWN LAKE RD NE STACY MN 55079						
Owner Details							
Owner Name	GERVAIS JAMES D & CYNTHIA A						
Payable 2025 Tax Summary							
2025 - Net Tax				\$2,415.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$2,500.00			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,250.00	2025 - 2nd Half Tax	\$1,250.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,250.00	2025 - 2nd Half Tax Paid	\$1,250.00	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:	4788 TIMBER ISLAND, 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	\$174,500	\$37,800	\$212,300	\$0	\$0	-
Total:		\$174,500	\$37,800	\$212,300	\$0	\$0	2123



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Land Details

Deeded Acres: 5.40
Waterfront: VERMILION
Water Front Feet: 690.00
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 (CABIN)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	2002	472	472	-	CAB - CABIN
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	10	80	POST ON GROUND
BAS	1	14	28	392	POST ON GROUND
DK	1	4	8	32	POST ON GROUND
DK	1	6	7	42	POST ON GROUND
DK	1	12	14	168	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
0.0 BATHS	2 BEDROOMS	-		-	STOVE/SPCE, PROPANE

Improvement 2 Details (SHEDS)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	28	28	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	3	4	12	POST ON GROUND
BAS	1	4	4	16	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
09/1997	\$32,000	119208
01/1993	\$55,000	88893
01/1992	\$18,000 (This is part of a multi parcel sale.)	82311

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	\$177,600	\$33,900	\$211,500	\$0	\$0	-
	Total	\$177,600	\$33,900	\$211,500	\$0	\$0	2,115.00
2023 Payable 2024	151	\$177,600	\$33,900	\$211,500	\$0	\$0	-
	Total	\$177,600	\$33,900	\$211,500	\$0	\$0	2,115.00
2022 Payable 2023	151	\$177,600	\$33,900	\$211,500	\$0	\$0	-
	Total	\$177,600	\$33,900	\$211,500	\$0	\$0	2,115.00
2021 Payable 2022	151	\$155,900	\$29,500	\$185,400	\$0	\$0	-
	Total	\$155,900	\$29,500	\$185,400	\$0	\$0	1,854.00



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Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$2,459.00	\$85.00	\$2,544.00	\$177,600	\$33,900	\$211,500
2023	\$2,597.00	\$85.00	\$2,682.00	\$177,600	\$33,900	\$211,500
2022	\$2,615.00	\$85.00	\$2,700.00	\$155,900	\$29,500	\$185,400

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