



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 3:25:31 PM

General Details							
Parcel ID:		270-0070-00410					
Document:		Abstract - 01332127					
Document Date:		04/05/2018					
Legal Description Details							
Plat Name:		ECHO POINT TOWN OF BREITUNG					
Section		Township		Range		Lot	Block
Description:		Lot 41, EXCEPT that part of Lot 41, described as follows: Assuming the boundary between Lots 40 AND 41 to lie due East and West, and from the Southeast corner of Lot 41, run due West along said boundary 285 feet, more or less, to the shore of Lake Vermilion; thence run Northerly along the shoreline 25 feet, more or less, to a point which lies N84deg37'00"W of the point of beginning; thence run S84deg37'00"E 270 feet, more or less, to the point of beginning. AND Lot 42 AND that part of Lot 43, lying South of a line beginning at the Southeast corner of Lot 43; thence N73deg58'W 270 feet, more or less, to the north line of said Lot 43.					
Taxpayer Details							
Taxpayer Name and Address:		WYCOFF SHANNON J & MARY ANN G 4766 SARANPAA RD EMBARRASS MN 55732					
Owner Details							
Owner Name		WYCOFF MARY ANN GRAMS					
Owner Name		WYCOFF SHANNON J					
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,719.00			
2025 - Special Assessments				\$25.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$3,744.00</b>			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$1,872.00		2025 - 2nd Half Tax \$1,872.00			2025 - 1st Half Tax Due \$0.00		
2025 - 1st Half Tax Paid \$1,872.00		2025 - 2nd Half Tax Paid \$1,872.00			2025 - 2nd Half Tax Due \$0.00		
<b>2025 - 1st Half Due \$0.00</b>		<b>2025 - 2nd Half Due \$0.00</b>			<b>2025 - Total Due \$0.00</b>		
Parcel Details							
Property Address:		1603 MERGANSER DR, 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	\$191,800	\$165,800	\$357,600	\$0	\$0	-
Total:		\$191,800	\$165,800	\$357,600	\$0	\$0	3576



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## Land Details

**Deeded Acres:** 0.00  
**Waterfront:** VERMILION  
**Water Front Feet:** 120.00  
**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 (CABIN)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	2018	884	884	-	CAB - CABIN
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	26	312	PIERS AND FOOTINGS
BAS	1	22	26	572	PIERS AND FOOTINGS
DK	1	3	6	18	POST ON GROUND
DK	1	12	26	312	POST ON GROUND
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
0.0 BATHS	2 BEDROOMS	-		-	STOVE/SPCE, WOOD

## Improvement 2 Details (SAUNA)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
SAUNA	2020	160	160	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	16	160	FLOATING SLAB

## Improvement 3 Details (SHED)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	2018	120	120	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	12	120	POST ON GROUND
OPX	1	4	10	40	POST ON GROUND

## Improvement 4 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	0	56	56	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	7	8	56	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
04/2018	\$107,500	225893



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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	\$185,200	\$138,200	\$323,400	\$0	\$0	-
	Total	\$185,200	\$138,200	\$323,400	\$0	\$0	3,234.00
2023 Payable 2024	151	\$173,800	\$122,900	\$296,700	\$0	\$0	-
	Total	\$173,800	\$122,900	\$296,700	\$0	\$0	2,967.00
2022 Payable 2023	151	\$167,400	\$117,000	\$284,400	\$0	\$0	-
	Total	\$167,400	\$117,000	\$284,400	\$0	\$0	2,844.00
2021 Payable 2022	151	\$144,500	\$96,000	\$240,500	\$0	\$0	-
	Total	\$144,500	\$96,000	\$240,500	\$0	\$0	2,405.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,469.00	\$25.00	\$3,494.00	\$173,800	\$122,900	\$296,700	
2023	\$3,513.00	\$25.00	\$3,538.00	\$167,400	\$117,000	\$284,400	
2022	\$3,413.00	\$25.00	\$3,438.00	\$144,500	\$96,000	\$240,500	

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