



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/5/2026 11:00:44 AM

General Details							
Parcel ID:		275-0019-00601					
Legal Description Details							
Plat Name:		BREVATOR					
Section	Township	Range	Lot	Block			
24	50	17	-	-			
Description:		W1/2 OF E1/2 OF NE1/4					
Taxpayer Details							
Taxpayer Name and Address:		MODIN BRANCE E 7138 MAPLE GROVE RD CLOQUET MN 55720					
Owner Details							
Owner Name		MODIN BRANCE E					
Payable 2026 Tax Summary							
2026 - Net Tax		\$5,481.00					
2026 - Special Assessments		\$85.00					
<b>2026 - Total Tax &amp; Special Assessments</b>		<b>\$5,566.00</b>					
Current Tax Due (as of 4/4/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$2,783.00	2026 - 2nd Half Tax	\$2,783.00	2026 - 1st Half Tax Due	\$2,783.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$2,783.00		
<b>2026 - 1st Half Due</b>	<b>\$2,783.00</b>	<b>2026 - 2nd Half Due</b>	<b>\$2,783.00</b>	<b>2026 - Total Due</b>	<b>\$5,566.00</b>		
Parcel Details							
Property Address:		7138 MAPLE GROVE RD, CLOQUET MN					
School District:		94					
Tax Increment District:		-					
Property/Homesteader:		MODIN, BRANCE E & KATHLEEN					
Assessment Details (2026 Payable 2027)							
Class Code (Legend)	Homestead Status	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
201	1 - Owner Homestead (100.00% total)	\$51,200	\$331,700	\$382,900	\$0	\$0	-
111	0 - Non Homestead	\$49,000	\$0	\$49,000	\$0	\$0	-
<b>Total:</b>		<b>\$100,200</b>	<b>\$331,700</b>	<b>\$431,900</b>	<b>\$0</b>	<b>\$0</b>	<b>4198</b>



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## Land Details

**Deeded Acres:** 40.00  
**Waterfront:** -  
**Water Front Feet:** 0.00  
**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 (HOUSE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1960	2,027	2,027	AVG Quality / 1520 Ft <sup>2</sup>	RAM - RAMBL/RNCH
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	0	0	2,027	BASEMENT
DK	0	0	0	884	POST ON GROUND
OP	0	1	5	5	FLOATING SLAB
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
2.25 BATHS	3 BEDROOMS	-		2	CENTRAL, FUEL OIL

### Improvement 2 Details (DG 24X38)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1960	912	912	-	DETACHED
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	24	38	912	FLOATING SLAB

### Improvement 3 Details (ST 14X32)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1960	448	448	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	14	32	448	POST ON GROUND

### Improvement 4 Details (PRE-E SHED)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	2017	260	260	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	13	20	260	POST ON GROUND
OPX	1	4	13	52	POST ON GROUND

### Improvement 5 Details (9X15 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	135	135	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	0	9	15	135	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
2025 Payable 2026	201	\$51,200	\$315,500	\$366,700	\$0	\$0	-
	111	\$49,000	\$0	\$49,000	\$0	\$0	-
	<b>Total</b>	<b>\$100,200</b>	<b>\$315,500</b>	<b>\$415,700</b>	<b>\$0</b>	<b>\$0</b>	<b>4,022.00</b>
2024 Payable 2025	201	\$51,200	\$307,300	\$358,500	\$0	\$0	-
	111	\$49,000	\$0	\$49,000	\$0	\$0	-
	<b>Total</b>	<b>\$100,200</b>	<b>\$307,300</b>	<b>\$407,500</b>	<b>\$0</b>	<b>\$0</b>	<b>3,932.00</b>
2023 Payable 2024	201	\$44,300	\$280,300	\$324,600	\$0	\$0	-
	111	\$41,100	\$0	\$41,100	\$0	\$0	-
	<b>Total</b>	<b>\$85,400</b>	<b>\$280,300</b>	<b>\$365,700</b>	<b>\$0</b>	<b>\$0</b>	<b>3,577.00</b>
2022 Payable 2023	201	\$36,400	\$273,400	\$309,800	\$0	\$0	-
	111	\$38,200	\$0	\$38,200	\$0	\$0	-
	<b>Total</b>	<b>\$74,600</b>	<b>\$273,400</b>	<b>\$348,000</b>	<b>\$0</b>	<b>\$0</b>	<b>3,386.00</b>
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$5,137.00	\$85.00	\$5,222.00	\$98,160	\$295,055	\$393,215	
2024	\$4,679.00	\$85.00	\$4,764.00	\$84,305	\$273,369	\$357,674	
2023	\$4,711.00	\$85.00	\$4,796.00	\$73,500	\$265,142	\$338,642	

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