



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/5/2026 3:40:35 PM

| General Details | | | | | | | |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-------------------|-------------------------|-------------------|--------------|------------------|
| Parcel ID: | 275-0025-00540 | | | | | | |
| Document: | Abstract - 01453913 | | | | | | |
| Document Date: | 08/17/2022 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | BREVATOR | | | | | | |
| | Section | Township | Range | Lot | Block | | |
| | 35 | 50 | 17 | - | - | | |
| Description: | SW1/4 of NW1/4, EXCEPT the East 66.00 feet of West 660.00 feet of South 320.00 feet of said SW1/4 of NW1/4; AND EXCEPT the East 281.00 feet of West 594.00 feet of said SW1/4 of NW1/4. | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name and Address: | JOHANSON JAMES J 7449 W CORD RD CLOQUET MN 55720 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | JOHANSON JAMES J | | | | | | |
| Payable 2026 Tax Summary | | | | | | | |
| | 2026 - Net Tax | | | \$5,737.00 | | | |
| | 2026 - Special Assessments | | | \$85.00 | | | |
| | 2026 - Total Tax & Special Assessments | | | \$5,822.00 | | | |
| Current Tax Due (as of 4/4/2026) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2026 - 1st Half Tax | \$2,911.00 | 2026 - 2nd Half Tax | \$2,911.00 | 2026 - 1st Half Tax Due | \$2,911.00 | | |
| 2026 - 1st Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Due | \$2,911.00 | | |
| 2026 - 1st Half Due | \$2,911.00 | 2026 - 2nd Half Due | \$2,911.00 | 2026 - Total Due | \$5,822.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 7449 CORD RD W, CLOQUET MN | | | | | | |
| School District: | 94 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | JOHANSON, JAMES J & JULIE K | | | | | | |
| 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 | \$394,400 | \$445,600 | \$0 | \$0 | - |
| 111 | 0 - Non Homestead | \$24,600 | \$0 | \$24,600 | \$0 | \$0 | - |
| Total: | | \$75,800 | \$394,400 | \$470,200 | \$0 | \$0 | 4363 |



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Land Details

| | |
|-------------------------------|-----------------------------|
| Deeded Acres: | 31.34 |
| 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.

Improvement 1 Details (HOUSE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|-------------------|----------------------|----------------------------|----------------------------|------------------------------------|--------------------|
| HOUSE | 1996 | 1,792 | 1,792 | AVG Quality / 1344 Ft ² | RAM - RAMBL/RNCH |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 28 | 64 | 1,792 | WALKOUT BASEMENT |
| DK | 0 | 14 | 20 | 280 | POST ON GROUND |
| DK | 0 | 16 | 16 | 256 | POST ON GROUND |
| OP | 0 | 6 | 40 | 240 | FOUNDATION |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC |
| 3.25 BATHS | 4 BEDROOMS | - | | 1 | CENTRAL, ELECTRIC |

Improvement 2 Details (ATT.GARAGE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 1996 | 672 | 672 | - | ATTACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 24 | 28 | 672 | FOUNDATION |

Improvement 3 Details (SHOP)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 1996 | 832 | 832 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 26 | 32 | 832 | FLOATING SLAB |

Improvement 4 Details (42X75 PB)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| POLE BUILDING | 1982 | 3,150 | 3,150 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 42 | 75 | 3,150 | 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 | \$375,300 | \$426,500 | \$0 | \$0 | - |
| | 111 | \$24,600 | \$0 | \$24,600 | \$0 | \$0 | - |
| | Total | \$75,800 | \$375,300 | \$451,100 | \$0 | \$0 | 4,154.00 |
| 2024 Payable 2025 | 201 | \$51,200 | \$365,700 | \$416,900 | \$0 | \$0 | - |
| | 111 | \$24,600 | \$0 | \$24,600 | \$0 | \$0 | - |
| | Total | \$75,800 | \$365,700 | \$441,500 | \$0 | \$0 | 4,050.00 |
| 2023 Payable 2024 | 201 | \$44,300 | \$333,700 | \$378,000 | \$0 | \$0 | - |
| | 111 | \$20,600 | \$0 | \$20,600 | \$0 | \$0 | - |
| | Total | \$64,900 | \$333,700 | \$398,600 | \$0 | \$0 | 3,679.00 |
| 2022 Payable 2023 | 201 | \$47,000 | \$324,200 | \$371,200 | \$0 | \$0 | - |
| | 111 | \$19,200 | \$0 | \$19,200 | \$0 | \$0 | - |
| | Total | \$66,200 | \$324,200 | \$390,400 | \$0 | \$0 | 3,591.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2025 | \$5,371.00 | \$85.00 | \$5,456.00 | \$74,691 | \$357,780 | \$432,471 | |
| 2024 | \$4,879.00 | \$85.00 | \$4,964.00 | \$64,523 | \$330,857 | \$395,380 | |
| 2023 | \$5,057.00 | \$85.00 | \$5,142.00 | \$65,715 | \$320,853 | \$386,568 | |

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