



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/12/2025 6:07:50 PM

General Details				
Parcel ID:	275-0025-00750			
Document:	Abstract - 01482195			
Document Date:	01/18/2024			
Legal Description Details				
Plat Name:	BREVATOR			
Section	Township	Range	Lot	Block
36	50	17	-	-
Description:	That part of SW1/4 of NW1/4, described as follows: Commencing at the Southeast corner of said SW1/4 of NW1/4; thence N86deg57'16"W, along the south line of said SW1/4 of NW1/4, a distance of 624.87 feet to the west line of the East 624.00 feet of said SW1/4 of NW1/4 and the Point of Beginning; thence N00deg01'19"E, along said west line, a distance of 238.33 feet to the Northwest corner of the West 208.00 feet of the East 624.00 feet of the South 238.00 feet of said SW1/4 of NW1/4; thence N30deg33'12"E, a distance of 234.51 feet to the Southwest corner of the North 647.10 feet of the South 1093.10 feet of the East 504.87 feet of said SW1/4 of NW1/4; thence N00deg01'19"E, along the west line of the North 647.10 feet of the South 1093.10 feet of the East 504.87 feet of said SW1/4 of NW1/4, a distance of 648.00 feet to the Northwest corner of said North 647.10 feet of the South 1093.10 feet of the East 504.87 feet of said SW1/4 of NW1/4; thence S86deg57'16"E, along the north line of said North 647.10 feet of the South 1093.10 feet of the East 504.87 feet of SW1/4 of NW1/4, a distance of 505.57 feet to the east line of said SW1/4 of NW1/4; thence N00deg01'19"E, along said east line, a distance of 217.63 feet to the Northeast corner of said SW1/4 of NW1/4; thence N86deg54'15"W, along the north line of said SW1/4 of NW1/4, a distance of 1053.07 feet to the Easterly right of way line of State Trunk Highway No. 33; thence S00deg04'01"W, along said Easterly right of way line, a distance of 1054.17 feet to the north line of the South 258.60 feet of the West 417.20 feet of said SW1/4 of NW1/4; thence S86deg57'16"E, along said north line, a distance of 159.09 feet to the Northeast corner of said South 258.60 feet of the West 417.20 feet of the SW1/4 of NW1/4; thence S00deg03'57"W, along the east line of said South 258.60 feet of the West 417.20 feet of the SW1/4 of NW1/4, a distance of 258.95 feet to the south line of said SW1/4 of NW1/4; thence S86deg57'16"E, along said south line, a distance of 270.09 feet to the Point of Beginning, EXCEPT that part platted as BREVATOR ESTATES.			
Taxpayer Details				
Taxpayer Name	KUSS PROPERTIES LLC			
and Address:	1323 22ND ST CLOQUET MN 55720			
Owner Details				
Owner Name	KUSS PROPERTIES LLC			
Payable 2025 Tax Summary				
2025 - Net Tax			\$264.00	
2025 - Special Assessments			\$0.00	
2025 - Total Tax & Special Assessments			\$264.00	
Current Tax Due (as of 5/11/2025)				
Due May 15		Due October 15		Total Due
2025 - 1st Half Tax	\$132.00	2025 - 2nd Half Tax	\$132.00	2025 - 1st Half Tax Due \$0.00
2025 - 1st Half Tax Paid	\$132.00	2025 - 2nd Half Tax Paid	\$132.00	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:	3692 HWY 33, CLOQUET MN			
School District:	94			
Tax Increment District:	-			
Property/Homesteader:	-			



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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
111	0 - Non Homestead	\$33,100	\$0	\$33,100	\$0	\$0	-
Total:		\$33,100	\$0	\$33,100	\$0	\$0	331
Land Details							
Deeded Acres:		14.51					
Waterfront:		-					
Water Front Feet:		0.00					
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/fmPlatStatPopUp.aspx . If there are any questions, please email PropertyTax@stlouiscountymn.gov .							
Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
01/2024		\$150,000 (This is part of a multi parcel sale.)			257526		
04/2011		\$45,000			192995		
12/1996		\$21,000			116641		
11/1996		\$21,000			114983		
Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	111	\$26,300	\$0	\$26,300	\$0	\$0	-
	Total	\$26,300	\$0	\$26,300	\$0	\$0	263.00
2023 Payable 2024	111	\$21,900	\$0	\$21,900	\$0	\$0	-
	Total	\$21,900	\$0	\$21,900	\$0	\$0	219.00
2022 Payable 2023	111	\$20,500	\$0	\$20,500	\$0	\$0	-
	Total	\$20,500	\$0	\$20,500	\$0	\$0	205.00
2021 Payable 2022	111	\$20,500	\$0	\$20,500	\$0	\$0	-
	Total	\$20,500	\$0	\$20,500	\$0	\$0	205.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$218.00	\$0.00	\$218.00	\$21,900	\$0	\$21,900	
2023	\$224.00	\$0.00	\$224.00	\$20,500	\$0	\$20,500	
2022	\$262.00	\$0.00	\$262.00	\$20,500	\$0	\$20,500	



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