



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 9:49:46 AM

General Details							
Parcel ID:	300-0010-04510						
Document:	Abstract - 01472328						
Document:	Torrens - 1071239.0						
Document Date:	07/31/2023						
Legal Description Details							
Plat Name:	COLVIN						
Section	Township	Range	Lot	Block			
27	56	15	-	-			
Description:	THAT PART OF NE 1/4 OF SE 1/4 LYING EAST OF HWY NO 4 AND SOUTH OF LOWE ROAD						
Taxpayer Details							
Taxpayer Name	THIBAUT WYATT EVAN						
and Address:	2552 VERMILION TRL MAKINEN MN 55763						
Owner Details							
Owner Name	THIBAUT WYATT EVAN						
Payable 2026 Tax Summary							
2026 - Net Tax			\$1,229.00				
2026 - Special Assessments			\$85.00				
2026 - Total Tax & Special Assessments			\$1,314.00				
Current Tax Due (as of 4/2/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$657.00	2026 - 2nd Half Tax	\$657.00	2026 - 1st Half Tax Due	\$657.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$657.00		
2026 - 1st Half Due	\$657.00	2026 - 2nd Half Due	\$657.00	2026 - Total Due	\$1,314.00		
Parcel Details							
Property Address:	2552 VERMILION TRL, MAKINEN MN						
School District:	2711						
Tax Increment District:	-						
Property/Homesteader:	THIBAUT, WYATT E						
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
201	1 - Owner Homestead (100.00% total)	\$25,500	\$159,600	\$185,100	\$0	\$0	-
Total:		\$25,500	\$159,600	\$185,100	\$0	\$0	1552



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Land Details

Deeded Acres:	1.89
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 (Res)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1973	1,200	1,200	AVG Quality / 1080 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	2	24	48	BASEMENT
BAS	1	24	48	1,152	BASEMENT
DK	0	7	8	56	POST ON GROUND
DK	0	8	8	64	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.5 BATHS	2 BEDROOMS	6 ROOMS		1	CENTRAL, FUEL OIL

Improvement 2 Details (Gar)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1975	672	672	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	28	672	FLOATING SLAB

Improvement 3 Details (St)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1940	405	405	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	15	27	405	FLOATING SLAB

Improvement 4 Details (St)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	315	315	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	15	21	315	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
07/2023	\$195,000 (This is part of a multi parcel sale.)	255172
05/2006	\$105,000 (This is part of a multi parcel sale.)	171301
07/2003	\$61,500	154226



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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	\$25,500	\$159,600	\$185,100	\$0	\$0	-
	Total	\$25,500	\$159,600	\$185,100	\$0	\$0	1,552.00
2024 Payable 2025	201	\$27,400	\$171,000	\$198,400	\$0	\$0	-
	Total	\$27,400	\$171,000	\$198,400	\$0	\$0	1,697.00
2023 Payable 2024	201	\$23,600	\$100,600	\$124,200	\$0	\$0	-
	Total	\$23,600	\$100,600	\$124,200	\$0	\$0	981.00
2022 Payable 2023	201	\$23,600	\$91,800	\$115,400	\$0	\$0	-
	Total	\$23,600	\$91,800	\$115,400	\$0	\$0	885.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$1,353.00	\$85.00	\$1,438.00	\$23,437	\$146,269	\$169,706	
2024	\$843.00	\$85.00	\$928.00	\$18,648	\$79,490	\$98,138	
2023	\$819.00	\$85.00	\$904.00	\$18,108	\$70,438	\$88,546	

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