



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 4:37:28 PM

General Details							
Parcel ID:	378-0050-00480						
Document:	Abstract - 01509252						
Document Date:	04/11/2025						
Legal Description Details							
Plat Name:	LUDLOWS LANDING						
Section	Township	Range	Lot	Block			
-	-	-	-	-			
Description:	LOTS 48 AND 49						
Taxpayer Details							
Taxpayer Name	TRANCHEFF PATRICK, ELLEN & LAURA						
and Address:	PREBARICH						
	4293 ARROWHEAD POINT RD						
	TOWER MN 55790						
Owner Details							
Owner Name	TRANCHEFF LAURA IRREVOCABLE TRUST						
Payable 2025 Tax Summary							
2025 - Net Tax				\$12,081.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$12,166.00			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15		Total Due			
2025 - 1st Half Tax	\$6,083.00	2025 - 2nd Half Tax	\$6,083.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$6,083.00	2025 - 2nd Half Tax Paid	\$6,083.00	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:	8243 GUSTAFSON RD, COOK MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	PREBARICH, LAURA L & MATTHEW P						
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	2 - Owner/Relative Homestead (100.00% total)	\$170,300	\$966,800	\$1,137,100	\$0	\$0	-
Total:		\$170,300	\$966,800	\$1,137,100	\$0	\$0	12964



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Land Details

Deeded Acres: 0.00
Waterfront: VERMILION
Water Front Feet: 100.00
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 (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	2008	2,035	2,520	GD Quality / 941 Ft ²	1S+ - 1+ STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	30	CANTILEVER
BAS	1	0	0	68	CANTILEVER
BAS	1	0	0	255	WALKOUT BASEMENT
BAS	1	4	6	24	WALKOUT BASEMENT
BAS	1.5	0	0	546	BASEMENT WITH EXTERIOR ENTRANCE
BAS	2	0	0	512	WALKOUT BASEMENT
CW	1	0	0	328	FOUNDATION
CW	2	10	14	140	FLOATING SLAB
OP	1	5	8	40	FLOATING SLAB
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
5+ BATHS	4 BEDROOMS	-	1	C&AC&EXCH, GAS	

Improvement 2 Details (ATT GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2008	600	600	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	25	600	FOUNDATION

Improvement 3 Details (DET GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	720	720	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	0	24	30	720	FLOATING SLAB

Improvement 4 Details (BOATHOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
BOAT HOUSE	0	1,200	1,200	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	10	30	300	POST ON GROUND
BAS	0	30	30	900	FLOATING SLAB
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
-	-	-	-		



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Improvement 5 Details (LAKESIDE)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	2010	430	430	-	CON - CONCRETE
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	430	-

Improvement 6 Details (@FRONTDOOR)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	2010	290	290	-	STC - STAMP COLOR
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	290	-

Sales Reported to the St. Louis County Auditor		
Sale Date	Purchase Price	CRV Number
05/2024	\$1,410,000 (This is part of a multi parcel sale.)	258788
01/2010	\$850,000 (This is part of a multi parcel sale.)	192231
07/1995	\$110,000	105895
01/1955	\$0	102254

Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	201	\$170,300	\$922,300	\$1,092,600	\$0	\$0	-
	Total	\$170,300	\$922,300	\$1,092,600	\$0	\$0	12,408.00
2023 Payable 2024	204	\$177,700	\$785,800	\$963,500	\$0	\$0	-
	Total	\$177,700	\$785,800	\$963,500	\$0	\$0	10,794.00
2022 Payable 2023	204	\$149,700	\$653,800	\$803,500	\$0	\$0	-
	Total	\$149,700	\$653,800	\$803,500	\$0	\$0	8,794.00
2021 Payable 2022	204	\$141,600	\$593,100	\$734,700	\$0	\$0	-
	Total	\$141,600	\$593,100	\$734,700	\$0	\$0	7,934.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$11,213.00	\$85.00	\$11,298.00	\$177,700	\$785,800	\$963,500
2023	\$9,733.00	\$85.00	\$9,818.00	\$149,700	\$653,800	\$803,500
2022	\$9,893.00	\$85.00	\$9,978.00	\$141,600	\$593,100	\$734,700



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