



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/25/2025 6:44:23 AM

| General Details                                   |                                                                                                                                                                                                                                                                                     |                            |                 |                         |                 |                 |                     |
|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-----------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:                                        | 380-0020-04121                                                                                                                                                                                                                                                                      |                            |                 |                         |                 |                 |                     |
| Document:                                         | Abstract - 01455288                                                                                                                                                                                                                                                                 |                            |                 |                         |                 |                 |                     |
| Document Date:                                    | 10/21/2022                                                                                                                                                                                                                                                                          |                            |                 |                         |                 |                 |                     |
| Legal Description Details                         |                                                                                                                                                                                                                                                                                     |                            |                 |                         |                 |                 |                     |
| Plat Name:                                        | GRAND LAKE                                                                                                                                                                                                                                                                          |                            |                 |                         |                 |                 |                     |
| Section                                           | Township                                                                                                                                                                                                                                                                            | Range                      | Lot             | Block                   |                 |                 |                     |
| 25                                                | 52                                                                                                                                                                                                                                                                                  | 16                         | -               | -                       |                 |                 |                     |
| Description:                                      | SLY 100 FT OF NLY 400 FT OF LOT 2 & THAT PART OF S 200 FT OF N 600 FT OF LOT 2 BEG ON N LINE OF SAID S 200 FT OF N 600 FT 1203 FT W OF E LINE THENCE S 12 FT THENCE W 136.5 FT THENCE SWLY 36 DEG 62 FT TO SHORELINE THENCE NWLY 78 FT ALONG SHORELINE THENCE E 247 FT TO PT OF BEG |                            |                 |                         |                 |                 |                     |
| Taxpayer Details                                  |                                                                                                                                                                                                                                                                                     |                            |                 |                         |                 |                 |                     |
| Taxpayer Name                                     | MORAN FAMILY CABINS LLC                                                                                                                                                                                                                                                             |                            |                 |                         |                 |                 |                     |
| and Address:                                      | 2333 LOCHAIRE AVE<br>DULUTH MN 55803                                                                                                                                                                                                                                                |                            |                 |                         |                 |                 |                     |
| Owner Details                                     |                                                                                                                                                                                                                                                                                     |                            |                 |                         |                 |                 |                     |
| Owner Name                                        | MORAN FAMILY CABINS LLC                                                                                                                                                                                                                                                             |                            |                 |                         |                 |                 |                     |
| Payable 2025 Tax Summary                          |                                                                                                                                                                                                                                                                                     |                            |                 |                         |                 |                 |                     |
| 2025 - Net Tax                                    |                                                                                                                                                                                                                                                                                     |                            |                 | \$691.50                |                 |                 |                     |
| 2025 - Special Assessments                        |                                                                                                                                                                                                                                                                                     |                            |                 | \$14.50                 |                 |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |                                                                                                                                                                                                                                                                                     |                            |                 | <b>\$706.00</b>         |                 |                 |                     |
| Current Tax Due (as of 9/24/2025)                 |                                                                                                                                                                                                                                                                                     |                            |                 |                         |                 |                 |                     |
| Due May 15                                        |                                                                                                                                                                                                                                                                                     | Due October 15             |                 |                         | Total Due       |                 |                     |
| 2025 - 1st Half Tax                               | \$353.00                                                                                                                                                                                                                                                                            | 2025 - 2nd Half Tax        | \$353.00        | 2025 - 1st Half Tax Due | \$0.00          |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$353.00                                                                                                                                                                                                                                                                            | 2025 - 2nd Half Tax Paid   | \$0.00          | 2025 - 2nd Half Tax Due | \$353.00        |                 |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$0.00</b>                                                                                                                                                                                                                                                                       | <b>2025 - 2nd Half Due</b> | <b>\$353.00</b> | <b>2025 - Total Due</b> | <b>\$353.00</b> |                 |                     |
| Parcel Details                                    |                                                                                                                                                                                                                                                                                     |                            |                 |                         |                 |                 |                     |
| Property Address:                                 | -                                                                                                                                                                                                                                                                                   |                            |                 |                         |                 |                 |                     |
| School District:                                  | 704                                                                                                                                                                                                                                                                                 |                            |                 |                         |                 |                 |                     |
| Tax Increment District:                           | -                                                                                                                                                                                                                                                                                   |                            |                 |                         |                 |                 |                     |
| Property/Homesteader:                             | -                                                                                                                                                                                                                                                                                   |                            |                 |                         |                 |                 |                     |
| Assessment Details (2025 Payable 2026)            |                                                                                                                                                                                                                                                                                     |                            |                 |                         |                 |                 |                     |
| Class Code<br>(Legend)                            | Homestead<br>Status                                                                                                                                                                                                                                                                 | Land<br>EMV                | Bldg<br>EMV     | Total<br>EMV            | Def Land<br>EMV | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 151                                               | 0 - Non Homestead                                                                                                                                                                                                                                                                   | \$44,400                   | \$37,600        | \$82,000                | \$0             | \$0             | -                   |
| Total:                                            |                                                                                                                                                                                                                                                                                     | \$44,400                   | \$37,600        | \$82,000                | \$0             | \$0             | 820                 |



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## Land Details

**Deeded Acres:** 3.02  
**Waterfront:** SIDE (BOWMAN) (25-52-16)  
**Water Front Feet:** 212.00  
**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/frmPlatStatPopUp.aspx>. If there are any questions, please email [PropertyTax@stlouiscountymn.gov](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (CABIN)

| Improvement Type | Year Built    | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish  | Style Code & Desc. |
|------------------|---------------|----------------------------|----------------------------|------------------|--------------------|
| HOUSE            | 1950          | 432                        | 432                        | -                | CAB - CABIN        |
| Segment          | Story         | Width                      | Length                     | Area             | Foundation         |
| BAS              | 1             | 18                         | 24                         | 432              | POST ON GROUND     |
| OP               | 1             | 8                          | 26                         | 208              | POST ON GROUND     |
| SP               | 1             | 8                          | 24                         | 192              | POST ON GROUND     |
| Bath Count       | Bedroom Count | Room Count                 | Fireplace Count            | HVAC             |                    |
| 0.0 BATHS        | 1 BEDROOM     | -                          | -                          | STOVE/SPCE, WOOD |                    |

## Improvement 2 Details (STORAGE)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 1989       | 105                        | 105                        | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 7                          | 15                         | 105             | FLOATING SLAB      |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 04/2011   | \$70,000       | 192925     |

## Assessment History

| Year              | Class Code<br>(Legend) | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
|-------------------|------------------------|----------|----------|-----------|--------------|--------------|------------------|
| 2024 Payable 2025 | 151                    | \$40,300 | \$34,100 | \$74,400  | \$0          | \$0          | -                |
|                   | Total                  | \$40,300 | \$34,100 | \$74,400  | \$0          | \$0          | 744.00           |
| 2023 Payable 2024 | 151                    | \$28,200 | \$29,600 | \$57,800  | \$0          | \$0          | -                |
|                   | Total                  | \$28,200 | \$29,600 | \$57,800  | \$0          | \$0          | 578.00           |
| 2022 Payable 2023 | 151                    | \$58,300 | \$30,100 | \$88,400  | \$0          | \$0          | -                |
|                   | Total                  | \$58,300 | \$30,100 | \$88,400  | \$0          | \$0          | 884.00           |
| 2021 Payable 2022 | 151                    | \$48,700 | \$25,300 | \$74,000  | \$0          | \$0          | -                |
|                   | Total                  | \$48,700 | \$25,300 | \$74,000  | \$0          | \$0          | 740.00           |



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| Tax Detail History |          |                     |                                 |                 |                     |                  |
|--------------------|----------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| Tax Year           | Tax      | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
| 2024               | \$561.50 | \$12.50             | \$574.00                        | \$28,200        | \$29,600            | \$57,800         |
| 2023               | \$923.50 | \$12.50             | \$936.00                        | \$58,300        | \$30,100            | \$88,400         |
| 2022               | \$873.50 | \$12.50             | \$886.00                        | \$48,700        | \$25,300            | \$74,000         |

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