



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/27/2025 10:39:32 AM

General Details							
Parcel ID:	387-0070-00400						
Document:	Abstract - 804152						
Document Date:	12/04/2000						
Legal Description Details							
Plat Name:	BIRCH POINT						
Section	Township	Range	Lot	Block			
-	-	-	-	003			
Description:	LOTS 1 THRU 4						
Taxpayer Details							
Taxpayer Name	CROTEAU TERRANCE J & LENORA K						
and Address:	2295 BIRCH ROCK RD TOWER MN 55790						
Owner Details							
Owner Name	CROTEAU LENORA						
Owner Name	CROTEAU TERRANCE J						
Payable 2025 Tax Summary							
2025 - Net Tax				\$8,767.00			
2025 - Special Assessments				\$85.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$8,852.00</b>			
Current Tax Due (as of 4/26/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$4,426.00	2025 - 2nd Half Tax	\$4,426.00	2025 - 1st Half Tax Due	\$4,426.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$4,426.00		
<b>2025 - 1st Half Due</b>	<b>\$4,426.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$4,426.00</b>	<b>2025 - Total Due</b>	<b>\$8,852.00</b>		
Parcel Details							
Property Address:	2295 BIRCH ROCK RD, TOWER MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	CROTEAU, TERRANCE J & LENORA K						
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)	\$336,800	\$735,900	\$1,072,700	\$0	\$0	-
<b>Total:</b>		<b>\$336,800</b>	<b>\$735,900</b>	<b>\$1,072,700</b>	<b>\$0</b>	<b>\$0</b>	<b>12159</b>



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/27/2025 10:39:32 AM

## Land Details

<b>Deeded Acres:</b>	0.00
<b>Waterfront:</b>	VERMILION
<b>Water Front Feet:</b>	218.00
<b>Water Code &amp; Desc:</b>	W - DRILLED WELL
<b>Gas Code &amp; Desc:</b>	-
<b>Sewer Code &amp; Desc:</b>	S - ON-SITE SANITARY SYSTEM
<b>Lot Width:</b>	0.00
<b>Lot Depth:</b>	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 (HOME)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	2001	1,722	1,722	AVG Quality / 1375 Ft <sup>2</sup>	RAM - RAMBL/RNCH
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	0	0	14	CANTILEVER
BAS	1	7	14	98	WALKOUT BASEMENT
BAS	1	20	34	680	WALKOUT BASEMENT
BAS	1	30	31	930	WALKOUT BASEMENT
DK	1	4	5	20	POST ON GROUND
DK	1	12	30	360	POST ON GROUND
OP	1	5	6	30	POST ON GROUND
OP	1	11	16	176	POST ON GROUND
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>	<b>Fireplace Count</b>	<b>HVAC</b>	
3.25 BATHS	4 BEDROOMS	-	1	C&AC&EXCH, ELECTRIC	

## Improvement 2 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	2001	1,008	1,008	-	DETACHED
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	28	36	1,008	FOUNDATION

## Improvement 3 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1967	576	576	-	DETACHED
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	24	24	576	FLOATING SLAB

## Improvement 4 Details (BOATHOUSE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
BOAT HOUSE	1968	480	480	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	20	24	480	FOUNDATION
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>	<b>Fireplace Count</b>	<b>HVAC</b>	
-	-	-	-		



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/27/2025 10:39:32 AM

Improvement 5 Details (12X20)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	240	240	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	12	20	240	POST ON GROUND
Improvement 6 Details (SAUNA)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
SAUNA	0	180	180	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	10	18	180	FOUNDATION
DKX	1	10	3	30	POST ON GROUND
Improvement 7 Details (LOG ST)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	143	143	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	11	13	143	POST ON GROUND
Improvement 8 Details (WOOD SHED)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	96	96	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	8	12	96	POST ON GROUND
Improvement 9 Details (Screenhse)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
SCREEN HOUSE	2019	96	96	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	8	12	96	POST ON GROUND
Improvement 10 Details (Patio)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
	1990	368	368	-	PLN - PLAIN SLAB
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	0	8	10	80	-
BAS	0	12	12	144	-
Improvement 11 Details (Firepit)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
	2000	95	95	-	STN - STONE
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	0	0	0	95	-
Sales Reported to the St. Louis County Auditor					
<b>Sale Date</b>	<b>Purchase Price</b>		<b>CRV Number</b>		
12/1999	\$150,000 (This is part of a multi parcel sale.)		137920		



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/27/2025 10:39:32 AM

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	\$312,800	\$715,400	\$1,028,200	\$0	\$0	-
	<b>Total</b>	<b>\$312,800</b>	<b>\$715,400</b>	<b>\$1,028,200</b>	<b>\$0</b>	<b>\$0</b>	<b>11,603.00</b>
2023 Payable 2024	201	\$300,100	\$679,400	\$979,500	\$0	\$0	-
	<b>Total</b>	<b>\$300,100</b>	<b>\$679,400</b>	<b>\$979,500</b>	<b>\$0</b>	<b>\$0</b>	<b>10,994.00</b>
2022 Payable 2023	201	\$255,600	\$619,500	\$875,100	\$0	\$0	-
	<b>Total</b>	<b>\$255,600</b>	<b>\$619,500</b>	<b>\$875,100</b>	<b>\$0</b>	<b>\$0</b>	<b>9,689.00</b>
2021 Payable 2022	201	\$226,000	\$539,500	\$765,500	\$0	\$0	-
	<b>Total</b>	<b>\$226,000</b>	<b>\$539,500</b>	<b>\$765,500</b>	<b>\$0</b>	<b>\$0</b>	<b>8,319.00</b>
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$8,709.00	\$85.00	\$8,794.00	\$300,100	\$679,400	\$979,500	
2023	\$8,185.00	\$85.00	\$8,270.00	\$255,600	\$619,500	\$875,100	
2022	\$7,925.00	\$85.00	\$8,010.00	\$226,000	\$539,500	\$765,500	

**Disclaimer:** St. Louis County makes no representation or warranties, express or implied, with respect to the use or reuse of data provided herewith, regardless of its format or the means of its transmission. THE DATA IS PROVIDED 'AS IS' WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY, SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY OR FITNESS OF THIS DATA FOR ANY PARTICULAR PURPOSE. St. Louis County shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting from the use of these data, even if St. Louis County has been advised of the possibility of such potential loss or damage. These data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.