



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 3:15:33 PM

General Details							
Parcel ID:	387-0090-00060						
Document:	Abstract - 01440160						
Document Date:	03/15/2022						
Legal Description Details							
Plat Name:	BREEZY POINT						
Section	Township	Range	Lot	Block			
-	-	-	0006	-			
Description:	LOT: 0006 BLOCK:000						
Taxpayer Details							
Taxpayer Name	VIRANT JEAN E						
and Address:	1213 21ST ST S						
	VIRGINIA MN 55792						
Owner Details							
Owner Name	VIRANT JEAN E						
Payable 2025 Tax Summary							
2025 - Net Tax			\$1,855.00				
2025 - Special Assessments			\$25.00				
2025 - Total Tax & Special Assessments			\$1,880.00				
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$940.00	2025 - 2nd Half Tax	\$940.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$940.00	2025 - 2nd Half Tax Paid	\$940.00	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:	3402 BREEZY POINT RD, TOWER MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	-						
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
151	0 - Non Homestead	\$155,600	\$63,000	\$218,600	\$0	\$0	-
Total:		\$155,600	\$63,000	\$218,600	\$0	\$0	2186



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Land Details

Deeded Acres: 0.00
Waterfront: VERMILION
Water Front Feet: 100.00
Water Code & Desc: -
Gas Code & Desc: -
Sewer Code & Desc: H - HOLDING TANK
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 (CABIN)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	0	560	560	-	CAB - CABIN
Segment	Story	Width	Length	Area	Foundation
BAS	1	20	28	560	FOUNDATION
DK	0	3	4	12	POST ON GROUND
DK	0	6	18	108	POST ON GROUND
DK	0	11	14	154	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
0.75 BATH	2 BEDROOMS	-		0	STOVE/SPCE, WOOD

Improvement 2 Details (SAUNA)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
SAUNA	1968	160	160	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	16	160	POST ON GROUND
DKX	1	9	20	180	POST ON GROUND

Improvement 3 Details (BOATHOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
BOAT HOUSE	0	264	264	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	22	264	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
-	-	-		-	-

Improvement 4 Details (SHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	30	30	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	5	6	30	POST ON GROUND

Improvement 5 Details (Privy)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	16	16	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	4	4	16	POST ON GROUND



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Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
03/2022		\$131,250			248421		
12/2007		\$135,000			180372		
Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	151	\$149,000	\$79,000	\$228,000	\$0	\$0	-
	Total	\$149,000	\$79,000	\$228,000	\$0	\$0	2,280.00
2023 Payable 2024	151	\$149,000	\$79,000	\$228,000	\$0	\$0	-
	Total	\$149,000	\$79,000	\$228,000	\$0	\$0	2,280.00
2022 Payable 2023	151	\$138,100	\$71,900	\$210,000	\$0	\$0	-
	Total	\$138,100	\$71,900	\$210,000	\$0	\$0	2,100.00
2021 Payable 2022	151	\$128,200	\$57,600	\$185,800	\$0	\$0	-
	Total	\$128,200	\$57,600	\$185,800	\$0	\$0	1,858.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$1,871.00	\$25.00	\$1,896.00	\$149,000	\$79,000	\$228,000	
2023	\$1,869.00	\$25.00	\$1,894.00	\$138,100	\$71,900	\$210,000	
2022	\$1,887.00	\$85.00	\$1,972.00	\$128,200	\$57,600	\$185,800	

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