



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/9/2025 9:08:57 AM

General Details							
Parcel ID:	387-0090-00100						
Document:	Abstract - 01423274						
Document Date:	08/20/2021						
Legal Description Details							
Plat Name:	BREEZY POINT						
Section	Township	Range	Lot	Block			
-	-	-	0010	-			
Description:	LOT: 0010 BLOCK:000						
Taxpayer Details							
Taxpayer Name	RANNEY THOMAS & EMMA						
and Address:	7275 TAFFY WAY						
	EDEN PRAIRIE MN 55346						
Owner Details							
Owner Name	RANNEY EMMA						
Owner Name	RANNEY THOMAS						
Payable 2025 Tax Summary							
2025 - Net Tax			\$3,247.00				
2025 - Special Assessments			\$85.00				
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$3,332.00</b>				
Current Tax Due (as of 5/8/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,666.00	2025 - 2nd Half Tax	\$1,666.00	2025 - 1st Half Tax Due	\$1,666.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,666.00		
<b>2025 - 1st Half Due</b>	<b>\$1,666.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$1,666.00</b>	<b>2025 - Total Due</b>	<b>\$3,332.00</b>		
Parcel Details							
Property Address:	3410 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	\$179,000	\$237,200	\$416,200	\$0	\$0	-
Total:		\$179,000	\$237,200	\$416,200	\$0	\$0	4162



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## Land Details

**Deeded Acres:** 0.00  
**Waterfront:** VERMILION  
**Water Front Feet:** 112.00  
**Water Code & Desc:** -  
**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/frnPlatStatPopUp.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	1976	1,008	1,008	-	CAB - CABIN
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	42	1,008	FOUNDATION
DK	0	5	6	30	POST ON GROUND
DK	0	8	8	64	POST ON GROUND
DK	0	8	28	224	POST ON GROUND
DK	0	12	26	312	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
0.75 BATH	2 BEDROOMS	-	0	C&AIR_COND, 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	0	624	624	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	26	624	FLOATING SLAB

## Improvement 3 Details (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	416	416	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	16	26	416	POST ON GROUND

## Improvement 4 Details (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	128	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	8	64	POST ON GROUND
BAS	2	4	8	32	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/2021	\$450,000	244539
01/2011	\$215,000	192552
06/1994	\$45,000	98709



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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
2024 Payable 2025	151	\$171,400	\$223,800	\$395,200	\$0	\$0	-
	Total	\$171,400	\$223,800	\$395,200	\$0	\$0	3,952.00
2023 Payable 2024	151	\$171,400	\$223,800	\$395,200	\$0	\$0	-
	Total	\$171,400	\$223,800	\$395,200	\$0	\$0	3,952.00
2022 Payable 2023	151	\$159,100	\$203,600	\$362,700	\$0	\$0	-
	Total	\$159,100	\$203,600	\$362,700	\$0	\$0	3,627.00
2021 Payable 2022	151	\$148,100	\$163,200	\$311,300	\$0	\$0	-
	Total	\$148,100	\$163,200	\$311,300	\$0	\$0	3,113.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,279.00	\$85.00	\$3,364.00	\$171,400	\$223,800	\$395,200	
2023	\$3,267.00	\$85.00	\$3,352.00	\$159,100	\$203,600	\$362,700	
2022	\$3,211.00	\$85.00	\$3,296.00	\$148,100	\$163,200	\$311,300	

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