



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/9/2025 7:43:46 AM

General Details							
Parcel ID:		387-0090-00110					
Document:		Abstract - 01187131					
Document Date:		04/21/2012					
Legal Description Details							
Plat Name:		BREEZY POINT					
Section	Township	Range	Lot	Block			
-	-	-	0011	-			
Description:		LOT: 0011 BLOCK:000					
Taxpayer Details							
Taxpayer Name		ROULEAU CATHERINE					
and Address:		8385 MARIGOLD ST APT 3					
		VIRGINIA MN 55792					
Owner Details							
Owner Name		KAIVOLA BRANDON A					
Owner Name		KAIVOLA GARRETT M					
Owner Name		PONTINEN STACY M					
Owner Name		ROULEAU CATHERINE C					
Owner Name		ROULEAU CORRINA L					
Owner Name		ROULEAU FAMILY LAND TRUST					
Owner Name		ROULEAU STEVEN C					
Owner Name		SCUFFY CRYSTAL C					
Payable 2025 Tax Summary							
		2025 - Net Tax		\$1,705.00			
		2025 - Special Assessments		\$85.00			
		<b>2025 - Total Tax &amp; Special Assessments</b>		<b>\$1,790.00</b>			
Current Tax Due (as of 5/8/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$895.00		2025 - 2nd Half Tax \$895.00			2025 - 1st Half Tax Due \$895.00		
2025 - 1st Half Tax Paid \$0.00		2025 - 2nd Half Tax Paid \$0.00			2025 - 2nd Half Tax Due \$895.00		
<b>2025 - 1st Half Due \$895.00</b>		<b>2025 - 2nd Half Due \$895.00</b>			<b>2025 - Total Due \$1,790.00</b>		
Parcel Details							
Property Address:		3412 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	\$159,900	\$57,300	\$217,200	\$0	\$0	-
Total:		\$159,900	\$57,300	\$217,200	\$0	\$0	2172



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## Land Details

**Deeded Acres:** 0.00  
**Waterfront:** VERMILION  
**Water Front Feet:** 105.00  
**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/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	720	720	-	CAB - CABIN
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	30	720	POST ON GROUND
DK	0	4	6	24	POST ON GROUND
DK	0	5	5	25	POST ON GROUND
DK	0	11	15	165	POST ON GROUND
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
0.0 BATHS	2 BEDROOMS	-		0	STOVE/SPCE, GAS

## Improvement 2 Details (SAUNA)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
SAUNA	1955	168	168	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	14	168	POST ON GROUND
DKX	1	6	13	78	POST ON GROUND

## 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	120	120	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	12	120	POST ON GROUND

## Improvement 4 Details (WOODSHED)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	32	32	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	4	8	32	POST ON GROUND

## Improvement 5 Details (6X8 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	48	48	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	6	8	48	POST ON GROUND



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Improvement 6 Details (Old Privy)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1975	24	24	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	4	6	24	POST ON GROUND

Improvement 7 Details (Privy)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	2005	16	16	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	4	4	16	POST ON GROUND

Sales Reported to the St. Louis County Auditor		
Sale Date	Purchase Price	CRV Number
06/2010	\$52,750	190184

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	\$153,200	\$56,800	\$210,000	\$0	\$0	-
	Total	\$153,200	\$56,800	\$210,000	\$0	\$0	2,100.00
2023 Payable 2024	151	\$153,200	\$56,800	\$210,000	\$0	\$0	-
	Total	\$153,200	\$56,800	\$210,000	\$0	\$0	2,100.00
2022 Payable 2023	151	\$142,200	\$51,700	\$193,900	\$0	\$0	-
	Total	\$142,200	\$51,700	\$193,900	\$0	\$0	1,939.00
2021 Payable 2022	151	\$132,200	\$41,500	\$173,700	\$0	\$0	-
	Total	\$132,200	\$41,500	\$173,700	\$0	\$0	1,737.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$1,721.00	\$85.00	\$1,806.00	\$153,200	\$56,800	\$210,000
2023	\$1,721.00	\$85.00	\$1,806.00	\$142,200	\$51,700	\$193,900
2022	\$1,759.00	\$25.00	\$1,784.00	\$132,200	\$41,500	\$173,700

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