



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 4:59:03 AM

General Details							
Parcel ID:	387-0090-00300						
Document:	Abstract - 01356841						
Document Date:	06/14/2019						
Legal Description Details							
Plat Name:	BREEZY POINT						
Section	Township	Range	Lot	Block			
-	-	-	0030	-			
Description:	LOT: 0030 BLOCK:000						
Taxpayer Details							
Taxpayer Name	BORN CHRIS J & CAROL A H						
and Address:	2276 WALLING FORD LN						
	WOODBURY MN 55125						
Owner Details							
Owner Name	BORN CHRIS J & CAROL A H TRUST						
Payable 2025 Tax Summary							
2025 - Net Tax			\$3,611.00				
2025 - Special Assessments			\$85.00				
2025 - Total Tax & Special Assessments			\$3,696.00				
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,848.00	2025 - 2nd Half Tax	\$1,848.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,848.00	2025 - 2nd Half Tax Paid	\$1,848.00	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:	3460 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	\$298,100	\$160,600	\$458,700	\$0	\$0	-
Total:		\$298,100	\$160,600	\$458,700	\$0	\$0	4587



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Land Details

Deeded Acres: 0.00
Waterfront: VERMILION
Water Front Feet: 385.00
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	1986	960	960	-	CAB - CABIN
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	40	960	POST ON GROUND
DK	0	4	17	68	POST ON GROUND
DK	0	5	12	60	POST ON GROUND
DK	0	12	14	168	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.0 BATH	2 BEDROOMS	-		0	CENTRAL, PROPANE

Improvement 2 Details (BOATHOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
BOAT HOUSE	0	520	520	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	20	26	520	FLOATING SLAB
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
-	-	-		-	-

Improvement 3 Details (6X12 ENTRY)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	72	72	-	CON - CONCRETE
Segment	Story	Width	Length	Area	Foundation
BAS	0	6	12	72	-

Improvement 4 Details (Lake deck)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	2022	81	81	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	9	9	81	POST ON GROUND

Improvement 5 Details (3x8 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	2022	24	24	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	3	8	24	POST ON GROUND



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Improvement 6 Details (Old Patio)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	1975	42	42	-	PLN - PLAIN SLAB
Segment	Story	Width	Length	Area	Foundation
BAS	0	6	7	42	-

Improvement 7 Details (PRIVY)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	2005	28	28	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	4	7	28	POST ON GROUND

Sales Reported to the St. Louis County Auditor		
Sale Date	Purchase Price	CRV Number
06/2019	\$365,000	232193
04/2004	\$230,000	158205
01/1991	\$0	81405

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	\$287,200	\$151,600	\$438,800	\$0	\$0	-
	Total	\$287,200	\$151,600	\$438,800	\$0	\$0	4,388.00
2023 Payable 2024	151	\$287,200	\$151,600	\$438,800	\$0	\$0	-
	Total	\$287,200	\$151,600	\$438,800	\$0	\$0	4,388.00
2022 Payable 2023	151	\$264,100	\$137,900	\$402,000	\$0	\$0	-
	Total	\$264,100	\$137,900	\$402,000	\$0	\$0	4,020.00
2021 Payable 2022	151	\$243,300	\$110,500	\$353,800	\$0	\$0	-
	Total	\$243,300	\$110,500	\$353,800	\$0	\$0	3,538.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$3,647.00	\$85.00	\$3,732.00	\$287,200	\$151,600	\$438,800
2023	\$3,629.00	\$85.00	\$3,714.00	\$264,100	\$137,900	\$402,000
2022	\$3,659.00	\$85.00	\$3,744.00	\$243,300	\$110,500	\$353,800

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