



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/9/2025 5:33:01 PM

General Details							
Parcel ID:	387-0090-00310						
Document:	Abstract - 1331141T996945						
Document Date:	01/30/2018						
Legal Description Details							
Plat Name:	BREEZY POINT						
Section	Township	Range	Lot	Block			
-	-	-	0031	-			
Description:	LOT: 0031 BLOCK:000						
Taxpayer Details							
Taxpayer Name	KANGAS RICHARD & JODIE						
and Address:	5271 ROAD 37						
	AURORA MN 55705						
Owner Details							
Owner Name	KANGAS JODIE A						
Owner Name	KANGAS RICHARD ALAN						
Payable 2025 Tax Summary							
2025 - Net Tax			\$1,579.00				
2025 - Special Assessments			\$85.00				
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$1,664.00</b>				
Current Tax Due (as of 5/8/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$832.00	2025 - 2nd Half Tax	\$832.00	2025 - 1st Half Tax Due	\$832.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$832.00		
<b>2025 - 1st Half Due</b>	<b>\$832.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$832.00</b>	<b>2025 - Total Due</b>	<b>\$1,664.00</b>		
Parcel Details							
Property Address:	3463 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	\$150,900	\$58,400	\$209,300	\$0	\$0	-
Total:		\$150,900	\$58,400	\$209,300	\$0	\$0	2093



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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](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	1970	468	468	-	CAB - CABIN
Segment	Story	Width	Length	Area	Foundation
BAS	1	18	26	468	PIERS AND FOOTINGS
DK	0	5	8	40	POST ON GROUND
DK	1	5	7	35	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 (BOATHOUSE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
BOAT HOUSE	0	240	240	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	20	240	POST ON GROUND
DKX	1	4	10	40	POST ON GROUND
DKX	1	7	22	154	POST ON GROUND
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
-	-	-		-	-

## Improvement 3 Details (STORAGE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	80	80	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	10	80	POST ON GROUND

## Improvement 4 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	84	84	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	7	12	84	POST ON GROUND

## Improvement 5 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	25	25	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	5	5	25	POST ON GROUND



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Improvement 6 Details (@ Boathse)						
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.	
	1975	309	309	-	PLN - PLAIN SLAB	
Segment	Story	Width	Length	Area	Foundation	
BAS	0	0	0	309	-	

Improvement 7 Details (Unlic CMPR)						
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.	
	1985	192	192	-	S - STANDARD	
Segment	Story	Width	Length	Area	Foundation	
BAS	0	8	24	192	-	

Sales Reported to the St. Louis County Auditor						
No Sales information reported.						

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	\$144,500	\$50,500	\$195,000	\$0	\$0	-
	Total	\$144,500	\$50,500	\$195,000	\$0	\$0	1,950.00
2023 Payable 2024	151	\$144,500	\$50,500	\$195,000	\$0	\$0	-
	Total	\$144,500	\$50,500	\$195,000	\$0	\$0	1,950.00
2022 Payable 2023	151	\$134,000	\$46,000	\$180,000	\$0	\$0	-
	Total	\$134,000	\$46,000	\$180,000	\$0	\$0	1,800.00
2021 Payable 2022	151	\$124,500	\$36,800	\$161,300	\$0	\$0	-
	Total	\$124,500	\$36,800	\$161,300	\$0	\$0	1,613.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$1,593.00	\$85.00	\$1,678.00	\$144,500	\$50,500	\$195,000
2023	\$1,593.00	\$85.00	\$1,678.00	\$134,000	\$46,000	\$180,000
2022	\$1,627.00	\$85.00	\$1,712.00	\$124,500	\$36,800	\$161,300

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