



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/11/2025 10:12:55 AM

| General Details | | | | | | | |
|---|--------------------------------------|----------------------------|-------------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID: | 387-0090-00470 | | | | | | |
| Document: | Abstract - 01308703 | | | | | | |
| Document Date: | 02/01/2017 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | BREEZY POINT | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| - | - | - | 0047 | - | | | |
| Description: | LOT: 0047 BLOCK:000 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | LECLAIR DAVID | | | | | | |
| and Address: | 4496 102ND AVE NE BLAINE MN 55014 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | LECLAIR DAVID L | | | | | | |
| Owner Name | LECLAIR DONNA A | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | \$1,905.00 | | | | |
| 2025 - Special Assessments | | | \$85.00 | | | | |
| 2025 - Total Tax & Special Assessments | | | \$1,990.00 | | | | |
| Current Tax Due (as of 5/10/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$995.00 | 2025 - 2nd Half Tax | \$995.00 | 2025 - 1st Half Tax Due | \$0.00 | | |
| 2025 - 1st Half Tax Paid | \$995.00 | 2025 - 2nd Half Tax Paid | \$995.00 | 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: | 3431 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 | \$188,900 | \$54,200 | \$243,100 | \$0 | \$0 | - |
| Total: | | \$188,900 | \$54,200 | \$243,100 | \$0 | \$0 | 2431 |



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Land Details

Deeded Acres: 0.00
Waterfront: VERMILION
Water Front Feet: 148.00
Water Code & Desc: -
Gas Code & Desc: -
Sewer Code & Desc: -
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 | 1960 | 816 | 816 | - | CAB - CABIN |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 24 | 34 | 816 | POST ON GROUND |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC |
| 0.0 BATHS | 2 BEDROOMS | - | | 0 | STOVE/SPCE, WOOD |

Improvement 2 Details (BOATHOUSE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|-------------------|----------------------|----------------------------|----------------------------|------------------------|--------------------|
| BOAT HOUSE | 0 | 312 | 312 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 12 | 26 | 312 | POST ON GROUND |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC |
| - | - | - | | - | - |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|---|------------|
| 02/2017 | \$80,000 (This is part of a multi parcel sale.) | 220731 |

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 | \$181,400 | \$52,600 | \$234,000 | \$0 | \$0 | - |
| | Total | \$181,400 | \$52,600 | \$234,000 | \$0 | \$0 | 2,340.00 |
| 2023 Payable 2024 | 151 | \$181,400 | \$52,600 | \$234,000 | \$0 | \$0 | - |
| | Total | \$181,400 | \$52,600 | \$234,000 | \$0 | \$0 | 2,340.00 |
| 2022 Payable 2023 | 151 | \$167,400 | \$47,900 | \$215,300 | \$0 | \$0 | - |
| | Total | \$167,400 | \$47,900 | \$215,300 | \$0 | \$0 | 2,153.00 |
| 2021 Payable 2022 | 151 | \$154,700 | \$38,400 | \$193,100 | \$0 | \$0 | - |
| | Total | \$154,700 | \$38,400 | \$193,100 | \$0 | \$0 | 1,931.00 |



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| Tax Detail History | | | | | | |
|--------------------|------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
| 2024 | \$1,923.00 | \$85.00 | \$2,008.00 | \$181,400 | \$52,600 | \$234,000 |
| 2023 | \$1,917.00 | \$85.00 | \$2,002.00 | \$167,400 | \$47,900 | \$215,300 |
| 2022 | \$1,963.00 | \$85.00 | \$2,048.00 | \$154,700 | \$38,400 | \$193,100 |

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