



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/11/2025 9:16:31 AM

General Details							
Parcel ID:	387-0090-00480						
Document:	Abstract - 01308703						
Document Date:	02/01/2017						
Legal Description Details							
Plat Name:	BREEZY POINT						
Section	Township	Range	Lot	Block			
Description:	LOT 48 AND THAT PART OF LOT 49 DESCRIBED AS FOLLOWS: BEGINNING AT NW CORNER OF SAID LOT 49; THENCE S52DEG30'W ALONG NW BOUNDARY LINE TO THE WATER'S EDGE OF LAKE VERMILION; THENCE SELY ALONG THE WATER'S EDGE TO A POINT, WHICH IS AT RIGHT ANGLES TO AND 26 FT FROM SAID NW BOUNDARY LINE; THENCE NELY TO THE POINT OF BEGINNING.						
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				\$575.00			
2025 - Special Assessments				\$25.00			
2025 - Total Tax & Special Assessments				\$600.00			
Current Tax Due (as of 5/10/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$300.00		2025 - 2nd Half Tax \$300.00			2025 - 1st Half Tax Due \$0.00		
2025 - 1st Half Tax Paid \$300.00		2025 - 2nd Half Tax Paid \$300.00			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:	-						
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	\$70,800	\$4,800	\$75,600	\$0	\$0	-
Total:		\$70,800	\$4,800	\$75,600	\$0	\$0	756



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Land Details

Deeded Acres: 0.00
Waterfront: VERMILION
Water Front Feet: 98.00
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 (12X16 SHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	192	192	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	16	192	POST ON GROUND

Improvement 2 Details (10X12 PLYD)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	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 3 Details (12X16 CONC)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	192	192	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	16	192	POST ON GROUND

Improvement 4 Details (STOR/LEANT)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	48	48	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	6	8	48	POST ON GROUND
LT	1	6	8	48	POST ON GROUND

Improvement 5 Details (Privy)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	2005	24	24	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	4	6	24	POST ON GROUND

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



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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	\$69,500	\$4,800	\$74,300	\$0	\$0	-
	Total	\$69,500	\$4,800	\$74,300	\$0	\$0	743.00
2023 Payable 2024	151	\$69,500	\$4,800	\$74,300	\$0	\$0	-
	Total	\$69,500	\$4,800	\$74,300	\$0	\$0	743.00
2022 Payable 2023	151	\$63,100	\$4,400	\$67,500	\$0	\$0	-
	Total	\$63,100	\$4,400	\$67,500	\$0	\$0	675.00
2021 Payable 2022	151	\$57,400	\$3,500	\$60,900	\$0	\$0	-
	Total	\$57,400	\$3,500	\$60,900	\$0	\$0	609.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$579.00	\$25.00	\$604.00	\$69,500	\$4,800	\$74,300	
2023	\$569.00	\$25.00	\$594.00	\$63,100	\$4,400	\$67,500	
2022	\$583.00	\$25.00	\$608.00	\$57,400	\$3,500	\$60,900	

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