



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 4:22:35 AM

General Details							
Parcel ID:	387-0090-00520						
Document:	Abstract - 1053546						
Document Date:	05/23/2007						
Legal Description Details							
Plat Name:	BREEZY POINT						
Section	Township	Range	Lot	Block			
-	-	-	-	-			
Description:	LOTS 52 AND 53						
Taxpayer Details							
Taxpayer Name	BROWN DONALD J						
and Address:	3423 BREEZY POINT RD TOWER MN 55790						
Owner Details							
Owner Name	BROWN DONALD J						
Payable 2025 Tax Summary							
2025 - Net Tax			\$4,307.00				
2025 - Special Assessments			\$85.00				
2025 - Total Tax & Special Assessments			\$4,392.00				
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,196.00	2025 - 2nd Half Tax	\$2,196.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$2,196.00	2025 - 2nd Half Tax Paid	\$2,196.00	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:	3423 BREEZY POINT RD, TOWER MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	BROWN, DONALD J						
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
203	1 - Owner Homestead (100.00% total)	\$286,300	\$317,400	\$603,700	\$0	\$0	-
Total:		\$286,300	\$317,400	\$603,700	\$0	\$0	6296



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Land Details

Deeded Acres: 0.00
Waterfront: VERMILION
Water Front Feet: 222.00
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.

Improvement 1 Details (CABIN)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	0	1,228	1,676	-	1S+ - 1+ STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	30	780	FOUNDATION
BAS	2	16	28	448	FOUNDATION
DK	0	4	8	32	POST ON GROUND
DK	0	4	18	72	POST ON GROUND
DK	0	7	14	98	-
DK	0	8	16	128	POST ON GROUND
DK	0	8	34	272	POST ON GROUND
OP	0	6	8	48	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.25 BATHS	2 BEDROOMS	-	0	CENTRAL, ELECTRIC	

Improvement 2 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1990	864	864	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	36	864	FLOATING SLAB
CNX	1	4	8	32	POST ON GROUND

Improvement 3 Details (GAZEBO)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GAZEBO	0	130	130	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	13	130	FLOATING SLAB

Improvement 4 Details (BARREL SA)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
BARREL SAUNA	0	40	40	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	5	8	40	POST ON GROUND
DKX	0	4	8	32	POST ON GROUND
DKX	0	6	6	36	POST ON GROUND



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Improvement 5 Details (10X20 SA)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
SAUNA	0	200	200	-	-		
Segment	Story	Width	Length	Area	Foundation		
BAS	1	10	20	200	POST ON GROUND		
Improvement 6 Details (SHED)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	0	100	100	-	-		
Segment	Story	Width	Length	Area	Foundation		
BAS	1	10	10	100	POST ON GROUND		
Improvement 7 Details (SHED)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	0	35	35	-	-		
Segment	Story	Width	Length	Area	Foundation		
BAS	1	5	7	35	POST ON GROUND		
Improvement 8 Details (FAB CPT)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	0	288	288	-	-		
Segment	Story	Width	Length	Area	Foundation		
BAS	1	12	24	288	POST ON GROUND		
Improvement 9 Details (PATIO@LAKE)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
	2021	200	200	-	STN - STONE		
Segment	Story	Width	Length	Area	Foundation		
BAS	0	0	0	200	-		
Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price		CRV Number			
05/2007		\$655,000		177437			
Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	203	\$276,300	\$302,300	\$578,600	\$0	\$0	-
	Total	\$276,300	\$302,300	\$578,600	\$0	\$0	5,983.00
2023 Payable 2024	203	\$276,300	\$302,300	\$578,600	\$0	\$0	-
	Total	\$276,300	\$302,300	\$578,600	\$0	\$0	5,983.00
2022 Payable 2023	203	\$253,900	\$275,100	\$529,000	\$0	\$0	-
	Total	\$253,900	\$275,100	\$529,000	\$0	\$0	5,363.00
2021 Payable 2022	203	\$233,700	\$220,500	\$454,200	\$0	\$0	-
	Total	\$233,700	\$220,500	\$454,200	\$0	\$0	4,542.00



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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	\$4,649.00	\$85.00	\$4,734.00	\$276,300	\$302,300	\$578,600
2023	\$4,441.00	\$85.00	\$4,526.00	\$253,900	\$275,100	\$529,000
2022	\$4,233.00	\$85.00	\$4,318.00	\$233,700	\$220,500	\$454,200

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