



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 4:22:32 AM

General Details							
Parcel ID:		387-0090-00560					
Legal Description Details							
Plat Name:		BREEZY POINT					
Section		Township		Range		Lot	Block
						0056	-
Description:		LOT: 0056 BLOCK:000					
Taxpayer Details							
Taxpayer Name		CARLSON ANDREA L & TIMOTHY J					
and Address:		3415 BREEZY PT RD					
		TOWER MN 55790					
Owner Details							
Owner Name		CARLSON ANDREA L ETAL					
Payable 2025 Tax Summary							
2025 - Net Tax				\$2,811.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$2,896.00			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$1,448.00		2025 - 2nd Half Tax \$1,448.00			2025 - 1st Half Tax Due \$0.00		
2025 - 1st Half Tax Paid \$1,448.00		2025 - 2nd Half Tax Paid \$1,448.00			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:		3415 BREEZY POINT RD, TOWER MN					
School District:		2142					
Tax Increment District:		-					
Property/Homesteader:		CARLSON, TIMOTHY J & ANDREA L					
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
201	1 - Owner Homestead (100.00% total)	\$177,900	\$263,900	\$441,800	\$0	\$0	-
Total:		\$177,900	\$263,900	\$441,800	\$0	\$0	4350



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Land Details

Deeded Acres: 0.00
Waterfront: VERMILION
Water Front Feet: 120.00
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 (HOME)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1995	1,104	1,272	-	1S+ - 1+ STORY
Segment	Story	Width	Length	Area	Foundation
BAS	0	16	30	480	PIERS AND FOOTINGS
BAS	1	12	24	288	PIERS AND FOOTINGS
BAS	1.5	14	24	336	PIERS AND FOOTINGS
DK	0	6	26	156	POST ON GROUND
DK	0	8	30	240	POST ON GROUND
DK	0	10	10	100	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	2 BEDROOMS	-	0	C&AIR_COND, PROPANE	

Improvement 2 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1998	780	780	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	30	780	FLOATING SLAB

Improvement 3 Details (SHED)

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
LT	0	4	8	32	POST ON GROUND

Improvement 4 Details (SHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	64	64	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	8	8	64	POST ON GROUND

Improvement 5 Details (LAKE DECK)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	142	142	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	142	POST ON GROUND



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Improvement 6 Details (SAUNA)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
SAUNA	0	192	192	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	16	192	FLOATING SLAB

Improvement 7 Details (10X15)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	150	150	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	15	150	POST ON GROUND
DKX	1	4	15	60	POST ON GROUND

Improvement 8 Details (SLAB@SHORE)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	1995	144	144	-	PLN - PLAIN SLAB
Segment	Story	Width	Length	Area	Foundation
BAS	0	12	12	144	-

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	201	\$170,700	\$248,500	\$419,200	\$0	\$0	-
	Total	\$170,700	\$248,500	\$419,200	\$0	\$0	4,104.00
2023 Payable 2024	201	\$170,700	\$248,500	\$419,200	\$0	\$0	-
	Total	\$170,700	\$248,500	\$419,200	\$0	\$0	4,192.00
2022 Payable 2023	201	\$158,000	\$226,100	\$384,100	\$0	\$0	-
	Total	\$158,000	\$226,100	\$384,100	\$0	\$0	3,814.00
2021 Payable 2022	201	\$146,600	\$181,200	\$327,800	\$0	\$0	-
	Total	\$146,600	\$181,200	\$327,800	\$0	\$0	3,201.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$3,183.00	\$85.00	\$3,268.00	\$170,700	\$248,500	\$419,200
2023	\$3,083.00	\$85.00	\$3,168.00	\$156,901	\$224,528	\$381,429
2022	\$2,905.00	\$85.00	\$2,990.00	\$143,139	\$176,923	\$320,062



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