



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 7:00:40 PM

| General Details                        |   |                            |                 |                         |                 |                 |                     |
|--|---|----------------------------|-----------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:                             | 575-0010-00100                                    |                            |                 |                         |                 |                 |                     |
| Document:                              | Abstract - 01378009                               |                            |                 |                         |                 |                 |                     |
| Document Date:                         | 04/21/2020  |                            |                 |                         |                 |                 |                     |
| Legal Description Details              |   |                            |                 |                         |                 |                 |                     |
| Plat Name:                             | WILLOW VALLEY                                     |                            |                 |                         |                 |                 |                     |
|  | Section   | Township                   | Range           | Lot                     | Block           |                 |                     |
|  | 1   | 63                         | 20              | -                       | -               |                 |                     |
| Description:                           | NW 1/4 OF SW 1/4                                  |                            |                 |                         |                 |                 |                     |
| Taxpayer Details                       |   |                            |                 |                         |                 |                 |                     |
| Taxpayer Name                          | LETOURNEAU GUY                                    |                            |                 |                         |                 |                 |                     |
| and Address:                           | PO BOX 253<br>BIWABIK MN 55708                    |                            |                 |                         |                 |                 |                     |
| Owner Details                          |   |                            |                 |                         |                 |                 |                     |
| Owner Name                             | LETOURNEAU GUY                                    |                            |                 |                         |                 |                 |                     |
| Payable 2026 Tax Summary               |   |                            |                 |                         |                 |                 |                     |
|  | 2026 - Net Tax                                    |                            |                 |                         |                 |                 | \$365.00            |
|  | 2026 - Special Assessments                        |                            |                 |                         |                 |                 | \$35.00             |
|  | <b>2026 - Total Tax &amp; Special Assessments</b> |                            |                 |                         |                 |                 | <b>\$400.00</b>     |
| Current Tax Due (as of 4/2/2026)       |   |                            |                 |                         |                 |                 |                     |
| Due May 15                             |   | Due October 15             |                 |                         | Total Due       |                 |                     |
| 2026 - 1st Half Tax                    | \$200.00  | 2026 - 2nd Half Tax        | \$200.00        | 2026 - 1st Half Tax Due | \$200.00        |                 |                     |
| 2026 - 1st Half Tax Paid               | \$0.00  | 2026 - 2nd Half Tax Paid   | \$0.00          | 2026 - 2nd Half Tax Due | \$200.00        |                 |                     |
| <b>2026 - 1st Half Due</b>             | <b>\$200.00</b>                                   | <b>2026 - 2nd Half Due</b> | <b>\$200.00</b> | <b>2026 - Total Due</b> | <b>\$400.00</b> |                 |                     |
| Parcel Details                         |   |                            |                 |                         |                 |                 |                     |
| Property Address:                      | -   |                            |                 |                         |                 |                 |                     |
| School District:                       | 2142  |                            |                 |                         |                 |                 |                     |
| Tax Increment District:                | -   |                            |                 |                         |                 |                 |                     |
| Property/Homesteader:                  | -   |                            |                 |                         |                 |                 |                     |
| Assessment Details (2026 Payable 2027) |   |                            |                 |                         |                 |                 |                     |
| Class Code<br>(Legend)                 | Homestead<br>Status                               | Land<br>EMV                | Bldg<br>EMV     | Total<br>EMV            | Def Land<br>EMV | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 151                                    | 0 - Non Homestead                                 | \$15,100                   | \$7,300         | \$22,400                | \$0             | \$0             | -                   |
| 111                                    | 0 - Non Homestead                                 | \$26,500                   | \$0             | \$26,500                | \$0             | \$0             | -                   |
| <b>Total:</b>                          |   | <b>\$41,600</b>            | <b>\$7,300</b>  | <b>\$48,900</b>         | <b>\$0</b>      | <b>\$0</b>      | <b>489</b>          |



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| Land Details   |   |                            |                            |                 |                    |              |                  |
|--|---|----------------------------|----------------------------|-----------------|--------------------|--------------|------------------|
| Deeded Acres:  | 40.00   |                            |                            |                 |                    |              |                  |
| Waterfront:  | -   |                            |                            |                 |                    |              |                  |
| Water Front Feet:  | 0.00  |                            |                            |                 |                    |              |                  |
| 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 <a href="https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx">https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx</a> . If there are any questions, please email <a href="mailto:PropertyTax@stlouiscountymn.gov">PropertyTax@stlouiscountymn.gov</a> . |   |                            |                            |                 |                    |              |                  |
| 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  | 0   | 448                        | 448                        | -               | CAB - CABIN        |              |                  |
| Segment  | Story   | Width                      | Length                     | Area            | Foundation         |              |                  |
| BAS  | 1   | 8                          | 8                          | 64              | POST ON GROUND     |              |                  |
| BAS  | 1   | 24                         | 16                         | 384             | POST ON GROUND     |              |                  |
| DK   | 0   | 6                          | 16                         | 96              | POST ON GROUND     |              |                  |
| DK   | 0   | 8                          | 6                          | 48              | POST ON GROUND     |              |                  |
| Bath Count   | Bedroom Count                                   | Room Count                 | Fireplace Count            | HVAC            |                    |              |                  |
| 0.0 BATHS  | 1 BEDROOM                                       | 2 ROOMS                    | -                          | NONE, OTHER     |                    |              |                  |
| Improvement 2 Details (Plywood)  |   |                            |                            |                 |                    |              |                  |
| Improvement Type   | Year Built                                      | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |              |                  |
| STORAGE BUILDING   | 2019  | 64                         | 64                         | -               | -                  |              |                  |
| Segment  | Story   | Width                      | Length                     | Area            | Foundation         |              |                  |
| BAS  | 1   | 8                          | 8                          | 64              | POST ON GROUND     |              |                  |
| Sales Reported to the St. Louis County Auditor   |   |                            |                            |                 |                    |              |                  |
| Sale Date  | Purchase Price                                  |                            |                            | CRV Number      |                    |              |                  |
| 05/1995  | \$16,000 (This is part of a multi parcel sale.) |                            |                            | 104553          |                    |              |                  |
| 09/1994  | \$15,000 (This is part of a multi parcel sale.) |                            |                            | 101922          |                    |              |                  |
| Assessment History   |   |                            |                            |                 |                    |              |                  |
| Year   | Class Code (Legend)                             | Land EMV                   | Bldg EMV                   | Total EMV       | Def Land EMV       | Def Bldg EMV | Net Tax Capacity |
| 2025 Payable 2026  | 151   | \$13,600                   | \$4,400                    | \$18,000        | \$0                | \$0          | -                |
|  | 111   | \$22,900                   | \$0                        | \$22,900        | \$0                | \$0          | -                |
|  | <b>Total</b>                                    | <b>\$36,500</b>            | <b>\$4,400</b>             | <b>\$40,900</b> | <b>\$0</b>         | <b>\$0</b>   | <b>409.00</b>    |
| 2024 Payable 2025  | 151   | \$13,600                   | \$4,400                    | \$18,000        | \$0                | \$0          | -                |
|  | 111   | \$22,900                   | \$0                        | \$22,900        | \$0                | \$0          | -                |
|  | <b>Total</b>                                    | <b>\$36,500</b>            | <b>\$4,400</b>             | <b>\$40,900</b> | <b>\$0</b>         | <b>\$0</b>   | <b>409.00</b>    |
| 2023 Payable 2024  | 151   | \$12,100                   | \$4,200                    | \$16,300        | \$0                | \$0          | -                |
|  | 111   | \$20,400                   | \$0                        | \$20,400        | \$0                | \$0          | -                |
|  | <b>Total</b>                                    | <b>\$32,500</b>            | <b>\$4,200</b>             | <b>\$36,700</b> | <b>\$0</b>         | <b>\$0</b>   | <b>367.00</b>    |
| 2022 Payable 2023  | 151   | \$12,100                   | \$3,800                    | \$15,900        | \$0                | \$0          | -                |
|  | 111   | \$20,400                   | \$0                        | \$20,400        | \$0                | \$0          | -                |
|  | <b>Total</b>                                    | <b>\$32,500</b>            | <b>\$3,800</b>             | <b>\$36,300</b> | <b>\$0</b>         | <b>\$0</b>   | <b>363.00</b>    |



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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 |
| 2025               | \$343.00 | \$25.00             | \$368.00                        | \$36,500        | \$4,400             | \$40,900         |
| 2024               | \$311.00 | \$25.00             | \$336.00                        | \$32,500        | \$4,200             | \$36,700         |
| 2023               | \$323.00 | \$25.00             | \$348.00                        | \$32,500        | \$3,800             | \$36,300         |

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