



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/12/2025 11:32:10 AM

General Details							
Parcel ID:	698-0033-00120						
Document:	Torrens - 905826						
Document Date:	10/12/2011						
Legal Description Details							
Plat Name:	HAPPY TRAPPERS LANDING						
Section	Township	Range	Lot	Block			
-	-	-	0012	001			
Description:	LOT: 0012 BLOCK:001						
Taxpayer Details							
Taxpayer Name	SKUBIC DIANNE						
and Address:	903 S 10TH AVE						
	VIRGINIA MN 55792						
Owner Details							
Owner Name	FRENCH GREGORY JAMES						
Owner Name	FROSAKER STEPHANIE						
Owner Name	WILL STACY						
Payable 2025 Tax Summary							
2025 - Net Tax			\$4,735.00				
2025 - Special Assessments			\$85.00				
2025 - Total Tax & Special Assessments			\$4,820.00				
Current Tax Due (as of 5/11/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,410.00	2025 - 2nd Half Tax	\$2,410.00		2025 - 1st Half Tax Due	\$2,410.00	
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00		2025 - 2nd Half Tax Due	\$2,410.00	
2025 - 1st Half Due	\$2,410.00	2025 - 2nd Half Due	\$2,410.00		2025 - Total Due	\$4,820.00	
Parcel Details							
Property Address:	2842 MIKES LN, ORR MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	FRENCH, DIANNE						
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)	\$280,500	\$355,600	\$636,100	\$0	\$0	-
Total:		\$280,500	\$355,600	\$636,100	\$0	\$0	6701



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Land Details

Deeded Acres: 0.00
Waterfront: VERMILION
Water Front Feet: 222.00
Water Code & Desc: W - DRILLED WELL
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/frnPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1991	1,012	1,012	U Quality / 0 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	16	22	352	BASEMENT WITH EXTERIOR ENTRANCE
BAS	1	22	30	660	BASEMENT WITH EXTERIOR ENTRANCE
CW	0	8	16	128	PIERS AND FOOTINGS
CW	0	10	12	120	PIERS AND FOOTINGS
DK	0	0	0	318	PIERS AND FOOTINGS
DK	0	6	6	36	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	2 BEDROOMS	-	0	C&AIR_COND, PROPANE	

Improvement 2 Details (DET GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	1,560	1,560	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	0	30	40	1,200	FLOATING SLAB
WIG	0	30	12	360	FLOATING SLAB

Improvement 3 Details (BOATHOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
BOAT HOUSE	0	384	384	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	16	24	384	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
-	-	-	-		

Improvement 4 Details (SAUNA)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
SAUNA	0	144	144	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	9	16	144	POST ON GROUND
DKX	0	6	8	48	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
03/2001	\$13,260	139099



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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	201	\$250,500	\$260,300	\$510,800	\$0	\$0	-
	Total	\$250,500	\$260,300	\$510,800	\$0	\$0	5,128.00
2023 Payable 2024	201	\$254,700	\$261,400	\$516,100	\$0	\$0	-
	Total	\$254,700	\$261,400	\$516,100	\$0	\$0	5,201.00
2022 Payable 2023	201	\$212,200	\$217,900	\$430,100	\$0	\$0	-
	Total	\$212,200	\$217,900	\$430,100	\$0	\$0	4,301.00
2021 Payable 2022	201	\$178,100	\$194,200	\$372,300	\$0	\$0	-
	Total	\$178,100	\$194,200	\$372,300	\$0	\$0	3,686.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$5,161.00	\$85.00	\$5,246.00	\$254,700	\$261,400	\$516,100	
2023	\$4,505.00	\$85.00	\$4,590.00	\$212,200	\$217,900	\$430,100	
2022	\$4,339.00	\$85.00	\$4,424.00	\$176,314	\$192,253	\$368,567	

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