



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/15/2025 2:35:12 PM

General Details							
Parcel ID:	725-0050-00390						
Document:	Torrens - 920023.0						
Document Date:	09/10/2012						
Legal Description Details							
Plat Name:	LEANDER LAKE						
Section	Township	Range	Lot	Block			
-	-	-	-	-			
Description:	LOTS 37 38 AND 39						
Taxpayer Details							
Taxpayer Name	KINNEY DERRICK J						
and Address:	7763 S BIRCH RIDGE RD BRITT MN 55710						
Owner Details							
Owner Name	KINNEY DERRICK J						
Payable 2025 Tax Summary							
2025 - Net Tax				\$4,555.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$4,640.00			
Current Tax Due (as of 5/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,320.00	2025 - 2nd Half Tax	\$2,320.00	2025 - 1st Half Tax Due	\$2,320.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$2,320.00		
2025 - 1st Half Due	\$2,320.00	2025 - 2nd Half Due	\$2,320.00	2025 - Total Due	\$4,640.00		
Parcel Details							
Property Address:	7763 BIRCH RIDGE RD S, BRITT MN						
School District:	712						
Tax Increment District:	-						
Property/Homesteader:	KINNEY, DERRICK 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
201	1 - Owner Homestead (100.00% total)	\$149,500	\$315,600	\$465,100	\$0	\$0	-
207	0 - Non Homestead	\$200	\$78,300	\$78,500	\$0	\$0	-
Total:		\$149,700	\$393,900	\$543,600	\$0	\$0	5626



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Land Details

Deeded Acres: 0.00
Waterfront: LEANDER
Water Front Feet: 161.00
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/frmPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (RES)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	2016	1,144	1,144	AVG Quality / 286 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	20	520	WALKOUT BASEMENT
BAS	1	26	24	624	WALKOUT BASEMENT
DK	1	14	26	364	FLOATING SLAB
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
2.0 BATHS	4 BEDROOMS	-		0	C&AC&EXCH, GAS

Improvement 2 Details (GAR 30X41)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2018	1,230	1,230	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	41	1,230	FOUNDATION

Improvement 3 Details (LQ FW STG)

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 4 Details (SLEEPER/SA)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
SLEEPER	0	224	224	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	2	16	32	CANTILEVER
BAS	1	10	16	160	BASEMENT WITH EXTERIOR ENTRANCE
DKX	1	5	12	60	POST ON GROUND
DKX	1	6	12	72	POST ON GROUND



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Improvement 5 Details (CABIN)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1958	1,056	1,056	-	CAB - CABIN
Segment	Story	Width	Length	Area	Foundation
BAS	1	20	24	480	POST ON GROUND
BAS	1	24	24	576	POST ON GROUND
DK	1	8	10	80	POST ON GROUND
DK	1	12	24	288	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
0.5 BATH	2 BEDROOMS	-		1	CENTRAL, GAS
Improvement 6 Details (SHED)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	128	128	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	16	128	POST ON GROUND
Improvement 7 Details (Patio)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	288	288	-	ST - STAMPDSLAB
Segment	Story	Width	Length	Area	Foundation
BAS	0	12	24	288	-
Improvement 8 Details (FABRIC CPT)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	90	90	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	9	10	90	POST ON GROUND
Improvement 9 Details (Shed)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	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	
09/2012		\$145,000 (This is part of a multi parcel sale.)		198576	
05/2001		\$90,000 (This is part of a multi parcel sale.)		140435	



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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	\$142,400	\$311,000	\$453,400	\$0	\$0	-
	207	\$200	\$74,400	\$74,600	\$0	\$0	-
	Total	\$142,600	\$385,400	\$528,000	\$0	\$0	5,447.00
2023 Payable 2024	201	\$136,100	\$295,300	\$431,400	\$0	\$0	-
	207	\$200	\$70,700	\$70,900	\$0	\$0	-
	Total	\$136,300	\$366,000	\$502,300	\$0	\$0	5,200.00
2022 Payable 2023	201	\$136,100	\$295,300	\$431,400	\$0	\$0	-
	207	\$200	\$78,900	\$79,100	\$0	\$0	-
	Total	\$136,300	\$374,200	\$510,500	\$0	\$0	5,303.00
2021 Payable 2022	201	\$97,600	\$207,300	\$304,900	\$0	\$0	-
	207	\$100	\$55,300	\$55,400	\$0	\$0	-
	Total	\$97,700	\$262,600	\$360,300	\$0	\$0	3,655.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$4,285.00	\$85.00	\$4,370.00	\$136,300	\$366,000	\$502,300	
2023	\$4,607.00	\$85.00	\$4,692.00	\$136,300	\$374,200	\$510,500	
2022	\$3,571.00	\$85.00	\$3,656.00	\$94,921	\$256,696	\$351,617	

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