



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/15/2025 3:50:33 AM

| General Details | | | | | | | |
|---|--|------------------------------------|-----------------|--------------|----------------------------------|-----------------|---------------------|
| Parcel ID: | 725-0050-00640 | | | | | | |
| Document: | Torrens - 920023.0 | | | | | | |
| Document Date: | 09/10/2012 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | LEANDER LAKE | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| - | - | - | 0062 | - | | | |
| Description: | EX A TRIANGULAR TRACT AT SW CORNER 1/5 ACRE & EX COMM AT NW COR OF LOT 62 THENCE S53DEG 15'00"E 127.35 FT ALONG S LINE OF LOT 62 TO PT OF BEG THENCE CONT S53DEG15'00"E ALONG S LINE 150 FT THENCE N36DEG45'00"E 169 FT TO CENTERLINE OF EXISTING CO RD THENCE NWLY ALONG SAID CENTERLINE 35 FT TO A PT ON A LINE THAT BEARS N69DEG28'24"E FROM PT OF BEG THENCE S69DEG28'24"W 217 FT TO PT OF BEG & EX COMM AT THE NW COR OF LOT 62 THENCE S53DEG15' 00"E 277.35 FT ALONG S LINE OF LOT 62 TO PT OF BEG THENCE CONT S53DEG15'00"E ALONG S LINE 250 FT THENCE N36DEG45'00"E 63 FT TO CENTER LINE OF THE EXISTING CO RD THENCE NWLY ALONG SAID CENTERLINE 271 FT TO A PT ON A LINE THAT BEARS N36DEG45'00"E FROM PT OF BEG THENCE S36DEG45'00"E 169 FT TO PT OF BEG | | | | | | |
| 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 | | | \$173.00 | | | | |
| 2025 - Special Assessments | | | \$25.00 | | | | |
| 2025 - Total Tax & Special Assessments | | | \$198.00 | | | | |
| Current Tax Due (as of 5/14/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax \$99.00 | | 2025 - 2nd Half Tax \$99.00 | | | 2025 - 1st Half Tax Due \$99.00 | | |
| 2025 - 1st Half Tax Paid \$0.00 | | 2025 - 2nd Half Tax Paid \$0.00 | | | 2025 - 2nd Half Tax Due \$99.00 | | |
| 2025 - 1st Half Due \$99.00 | | 2025 - 2nd Half Due \$99.00 | | | 2025 - Total Due \$198.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 7762 LAKE LEANDER RD, 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) | \$17,400 | \$2,800 | \$20,200 | \$0 | \$0 | - |
| Total: | | \$17,400 | \$2,800 | \$20,200 | \$0 | \$0 | 202 |



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Land Details

Deeded Acres: 0.00
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 <https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (GARAGE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 0 | 320 | 320 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 16 | 20 | 320 | POST ON GROUND |

Improvement 2 Details (SHED)

| 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 |

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 |

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 | \$16,500 | \$2,100 | \$18,600 | \$0 | \$0 | - |
| | Total | \$16,500 | \$2,100 | \$18,600 | \$0 | \$0 | 186.00 |
| 2023 Payable 2024 | 201 | \$15,700 | \$2,000 | \$17,700 | \$0 | \$0 | - |
| | Total | \$15,700 | \$2,000 | \$17,700 | \$0 | \$0 | 177.00 |
| 2022 Payable 2023 | 201 | \$15,700 | \$2,000 | \$17,700 | \$0 | \$0 | - |
| | Total | \$15,700 | \$2,000 | \$17,700 | \$0 | \$0 | 177.00 |
| 2021 Payable 2022 | 201 | \$11,000 | \$1,400 | \$12,400 | \$0 | \$0 | - |
| | Total | \$11,000 | \$1,400 | \$12,400 | \$0 | \$0 | 124.00 |

Tax Detail History

| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
|----------|----------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| 2024 | \$157.00 | \$25.00 | \$182.00 | \$15,700 | \$2,000 | \$17,700 |
| 2023 | \$163.00 | \$25.00 | \$188.00 | \$15,700 | \$2,000 | \$17,700 |
| 2022 | \$131.00 | \$25.00 | \$156.00 | \$11,000 | \$1,400 | \$12,400 |



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