



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 2:22:16 AM

| General Details                                   |  |                            |                   |                         |                   |                 |                     |
|---|--|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID:  | 120-0010-00990                                   |                            |                   |                         |                   |                 |                     |
| Document:   | Abstract - 01471655                              |                            |                   |                         |                   |                 |                     |
| Document Date:                                    | 07/26/2023                                       |                            |                   |                         |                   |                 |                     |
| Legal Description Details                         |  |                            |                   |                         |                   |                 |                     |
| Plat Name:  | ASHAWA   |                            |                   |                         |                   |                 |                     |
| Section   | Township   | Range                      | Lot               | Block                   |                   |                 |                     |
| -   | -  | -                          | -                 | 006                     |                   |                 |                     |
| Description:                                      | LOT 1 AND NLY 1/2 OF LOT 2                       |                            |                   |                         |                   |                 |                     |
| Taxpayer Details                                  |  |                            |                   |                         |                   |                 |                     |
| Taxpayer Name                                     | FROSTAD DEVELOPMENT COMPANY LLC                  |                            |                   |                         |                   |                 |                     |
| and Address:                                      | 23505 SMITHTOWN RD STE 220<br>EXCELSIOR MN 55331 |                            |                   |                         |                   |                 |                     |
| Owner Details                                     |  |                            |                   |                         |                   |                 |                     |
| Owner Name  | FROSTAD DEVELOPMENT COMPANY LLC                  |                            |                   |                         |                   |                 |                     |
| Payable 2026 Tax Summary                          |  |                            |                   |                         |                   |                 |                     |
| 2026 - Net Tax                                    |  |                            | \$1,749.00        |                         |                   |                 |                     |
| 2026 - Special Assessments                        |  |                            | \$85.00           |                         |                   |                 |                     |
| <b>2026 - Total Tax &amp; Special Assessments</b> |  |                            | <b>\$1,834.00</b> |                         |                   |                 |                     |
| Current Tax Due (as of 4/3/2026)                  |  |                            |                   |                         |                   |                 |                     |
| Due May 15  |  | Due October 15             |                   |                         | Total Due         |                 |                     |
| 2026 - 1st Half Tax                               | \$917.00   | 2026 - 2nd Half Tax        | \$917.00          | 2026 - 1st Half Tax Due | \$917.00          |                 |                     |
| 2026 - 1st Half Tax Paid                          | \$0.00   | 2026 - 2nd Half Tax Paid   | \$0.00            | 2026 - 2nd Half Tax Due | \$917.00          |                 |                     |
| <b>2026 - 1st Half Due</b>                        | <b>\$917.00</b>                                  | <b>2026 - 2nd Half Due</b> | <b>\$917.00</b>   | <b>2026 - Total Due</b> | <b>\$1,834.00</b> |                 |                     |
| Parcel Details                                    |  |                            |                   |                         |                   |                 |                     |
| Property Address:                                 | 102 1ST ST SW, COOK MN                           |                            |                   |                         |                   |                 |                     |
| 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 |
| 204   | 0 - Non Homestead                                | \$5,500                    | \$106,800         | \$112,300               | \$0               | \$0             | -                   |
| <b>Total:</b>                                     |  | <b>\$5,500</b>             | <b>\$106,800</b>  | <b>\$112,300</b>        | <b>\$0</b>        | <b>\$0</b>      | <b>1123</b>         |



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## Land Details

|                               |        |
|-------------------------------|--------|
| <b>Deeded Acres:</b>          | 0.00   |
| <b>Waterfront:</b>            | -      |
| <b>Water Front Feet:</b>      | 0.00   |
| <b>Water Code &amp; Desc:</b> | -      |
| <b>Gas Code &amp; Desc:</b>   | -      |
| <b>Sewer Code &amp; Desc:</b> | -      |
| <b>Lot Width:</b>             | 38.00  |
| <b>Lot Depth:</b>             | 140.00 |

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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (HOUSE)

| Improvement Type  | Year Built           | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish        | Style Code & Desc. |         |       |       |        |      |            |     |   |   |    |     |            |     |   |   |    |     |            |     |     |    |    |     |            |
|---|----------------------|----------------------------|----------------------------|------------------------|--------------------|---------|-------|-------|--------|------|------------|-----|---|---|----|-----|------------|-----|---|---|----|-----|------------|-----|-----|----|----|-----|------------|
| HOUSE   | 1985                 | 858                        | 990                        | -                      | 1S+ - 1+ STORY     |         |       |       |        |      |            |     |   |   |    |     |            |     |   |   |    |     |            |     |     |    |    |     |            |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1</td> <td>7</td> <td>22</td> <td>154</td> <td>FOUNDATION</td> </tr> <tr> <td>BAS</td> <td>1</td> <td>8</td> <td>22</td> <td>176</td> <td>FOUNDATION</td> </tr> <tr> <td>BAS</td> <td>1.2</td> <td>22</td> <td>24</td> <td>528</td> <td>FOUNDATION</td> </tr> </tbody> </table> |                      |                            |                            |                        |                    | Segment | Story | Width | Length | Area | Foundation | BAS | 1 | 7 | 22 | 154 | FOUNDATION | BAS | 1 | 8 | 22 | 176 | FOUNDATION | BAS | 1.2 | 22 | 24 | 528 | FOUNDATION |
| Segment   | Story                | Width                      | Length                     | Area                   | Foundation         |         |       |       |        |      |            |     |   |   |    |     |            |     |   |   |    |     |            |     |     |    |    |     |            |
| BAS   | 1                    | 7                          | 22                         | 154                    | FOUNDATION         |         |       |       |        |      |            |     |   |   |    |     |            |     |   |   |    |     |            |     |     |    |    |     |            |
| BAS   | 1                    | 8                          | 22                         | 176                    | FOUNDATION         |         |       |       |        |      |            |     |   |   |    |     |            |     |   |   |    |     |            |     |     |    |    |     |            |
| BAS   | 1.2                  | 22                         | 24                         | 528                    | FOUNDATION         |         |       |       |        |      |            |     |   |   |    |     |            |     |   |   |    |     |            |     |     |    |    |     |            |
| <b>Bath Count</b>   | <b>Bedroom Count</b> | <b>Room Count</b>          |                            | <b>Fireplace Count</b> | <b>HVAC</b>        |         |       |       |        |      |            |     |   |   |    |     |            |     |   |   |    |     |            |     |     |    |    |     |            |
| 1.0 BATH  | 3 BEDROOMS           | -                          |                            | 0                      | C&AIR_COND, GAS    |         |       |       |        |      |            |     |   |   |    |     |            |     |   |   |    |     |            |     |     |    |    |     |            |

## Improvement 2 Details (GARAGE)

| Improvement Type  | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |         |       |       |        |      |            |     |   |    |    |     |               |    |   |   |    |     |               |
|---|------------|----------------------------|----------------------------|-----------------|--------------------|---------|-------|-------|--------|------|------------|-----|---|----|----|-----|---------------|----|---|---|----|-----|---------------|
| GARAGE  | 1985       | 480                        | 480                        | -               | DETACHED           |         |       |       |        |      |            |     |   |    |    |     |               |    |   |   |    |     |               |
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| Segment   | Story      | Width                      | Length                     | Area            | Foundation         |         |       |       |        |      |            |     |   |    |    |     |               |    |   |   |    |     |               |
| BAS   | 1          | 20                         | 24                         | 480             | FLOATING SLAB      |         |       |       |        |      |            |     |   |    |    |     |               |    |   |   |    |     |               |
| LT  | 1          | 9                          | 24                         | 216             | FLOATING SLAB      |         |       |       |        |      |            |     |   |    |    |     |               |    |   |   |    |     |               |

## Improvement 3 Details (Slab)

| Improvement Type   | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |         |       |       |        |      |            |     |   |    |    |     |   |
|--|------------|----------------------------|----------------------------|-----------------|--------------------|---------|-------|-------|--------|------|------------|-----|---|----|----|-----|---|
|  | 0          | 520                        | 520                        | -               | PLN - PLAIN SLAB   |         |       |       |        |      |            |     |   |    |    |     |   |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>0</td> <td>20</td> <td>26</td> <td>520</td> <td style="text-align: center;">-</td> </tr> </tbody> </table> |            |                            |                            |                 |                    | Segment | Story | Width | Length | Area | Foundation | BAS | 0 | 20 | 26 | 520 | - |
| Segment  | Story      | Width                      | Length                     | Area            | Foundation         |         |       |       |        |      |            |     |   |    |    |     |   |
| BAS  | 0          | 20                         | 26                         | 520             | -                  |         |       |       |        |      |            |     |   |    |    |     |   |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price                                  | CRV Number |
|-----------|---|------------|
| 07/2023   | \$15,000 (This is part of a multi parcel sale.) | 255078     |
| 04/1994   | \$18,000 (This is part of a multi parcel sale.) | 98740      |



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| Assessment History |                        |                     |                                 |                 |                     |                  |                  |
|--------------------|------------------------|---------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Year               | Class Code<br>(Legend) | Land EMV            | Bldg EMV                        | Total EMV       | Def Land EMV        | Def Bldg EMV     | Net Tax Capacity |
| 2025 Payable 2026  | 204                    | \$5,000             | \$81,100                        | \$86,100        | \$0                 | \$0              | -                |
|                    | <b>Total</b>           | <b>\$5,000</b>      | <b>\$81,100</b>                 | <b>\$86,100</b> | <b>\$0</b>          | <b>\$0</b>       | <b>861.00</b>    |
| 2024 Payable 2025  | 204                    | \$4,000             | \$64,800                        | \$68,800        | \$0                 | \$0              | -                |
|                    | <b>Total</b>           | <b>\$4,000</b>      | <b>\$64,800</b>                 | <b>\$68,800</b> | <b>\$0</b>          | <b>\$0</b>       | <b>688.00</b>    |
| 2023 Payable 2024  | 204                    | \$3,400             | \$60,800                        | \$64,200        | \$0                 | \$0              | -                |
|                    | <b>Total</b>           | <b>\$3,400</b>      | <b>\$60,800</b>                 | <b>\$64,200</b> | <b>\$0</b>          | <b>\$0</b>       | <b>642.00</b>    |
| 2022 Payable 2023  | 204                    | \$3,400             | \$50,800                        | \$54,200        | \$0                 | \$0              | -                |
|                    | <b>Total</b>           | <b>\$3,400</b>      | <b>\$50,800</b>                 | <b>\$54,200</b> | <b>\$0</b>          | <b>\$0</b>       | <b>542.00</b>    |
| Tax Detail History |                        |                     |                                 |                 |                     |                  |                  |
| Tax Year           | Tax                    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2025               | \$1,405.00             | \$85.00             | \$1,490.00                      | \$4,000         | \$64,800            | \$68,800         |                  |
| 2024               | \$1,307.00             | \$85.00             | \$1,392.00                      | \$3,400         | \$60,800            | \$64,200         |                  |
| 2023               | \$1,229.00             | \$85.00             | \$1,314.00                      | \$3,400         | \$50,800            | \$54,200         |                  |

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