



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 5:16:12 AM

General Details							
Parcel ID:	120-0010-02010						
Document:	Abstract - 912803						
Document Date:	07/23/2003						
Legal Description Details							
Plat Name:	ASHAWA						
Section	Township	Range	Lot	Block			
-	-	-	-	009			
Description:	LOTS 1 & 2						
Taxpayer Details							
Taxpayer Name	COMET THEATER AND BOUTIQUE LLC						
and Address:	C/O RYAN HORNER & STEPHANIE HORNER						
	PO BOX 117						
	ORR MN 55771						
Owner Details							
Owner Name	CARLSON CAROL J						
Owner Name	METSJA JOHN R						
Payable 2026 Tax Summary							
	2026 - Net Tax						\$828.00
	2026 - Special Assessments						\$80.00
	2026 - Total Tax & Special Assessments						\$908.00
Current Tax Due (as of 4/3/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$454.00	2026 - 2nd Half Tax	\$454.00	2026 - 1st Half Tax Due	\$454.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$454.00		
2026 - 1st Half Due	\$454.00	2026 - 2nd Half Due	\$454.00	2026 - Total Due	\$908.00		
Parcel Details							
Property Address:	104 S RIVER ST, COOK MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	-						
Assessment Details (2026 Payable 2027)							
Class Code (Legend)	Homestead Status	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
204	0 - Non Homestead	\$3,100	\$10,100	\$13,200	\$0	\$0	-
233	0 - Non Homestead	\$7,300	\$18,900	\$26,200	\$0	\$0	-
Total:		\$10,400	\$29,000	\$39,400	\$0	\$0	525



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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 (Comet)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
CINEMA	0	3,000	3,000	-	-
Segment Story Width Length Area Foundation					
BAS	0	10	12	120	FLOATING SLAB
BAS	0	32	65	2,080	FOUNDATION
BAS	1	32	25	800	FOUNDATION

Improvement 2 Details (APARTMENT)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
APARTMENT	0	800	1,600	-	1-3 - 1-3 STORY
Segment Story Width Length Area Foundation					
BAS	2	25	32	800	CANTILEVER
DK	0	0	0	346	-
Efficiency	One Bedroom		Two Bedroom		Three Bedroom

Improvement 3 Details (STORAGE BL)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	80	80	-	-
Segment Story Width Length Area Foundation					
BAS	0	10	8	80	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
05/2023	\$185,000	253896
07/2003	\$119,900	154021
07/2000	\$119,900	137163
05/1992	\$0	102302
05/1992	\$37,500	88484



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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
2025 Payable 2026	204	\$2,800	\$12,200	\$15,000	\$0	\$0	-
	233	\$6,500	\$12,000	\$18,500	\$0	\$0	-
	Total	\$9,300	\$24,200	\$33,500	\$0	\$0	428.00
2024 Payable 2025	204	\$2,800	\$12,200	\$15,000	\$0	\$0	-
	233	\$6,500	\$40,100	\$46,600	\$0	\$0	-
	Total	\$9,300	\$52,300	\$61,600	\$0	\$0	849.00
2023 Payable 2024	204	\$2,800	\$12,200	\$15,000	\$0	\$0	-
	233	\$6,500	\$40,100	\$46,600	\$0	\$0	-
	Total	\$9,300	\$52,300	\$61,600	\$0	\$0	849.00
2022 Payable 2023	204	\$2,800	\$12,200	\$15,000	\$0	\$0	-
	233	\$6,500	\$40,100	\$46,600	\$0	\$0	-
	Total	\$9,300	\$52,300	\$61,600	\$0	\$0	849.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$583.00	\$125.00	\$708.00	\$9,300	\$52,300	\$61,600	
2024	\$801.00	\$125.00	\$926.00	\$9,300	\$52,300	\$61,600	
2023	\$1,817.00	\$125.00	\$1,942.00	\$9,300	\$52,300	\$61,600	

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