



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 1:03:24 AM

General Details							
Parcel ID:	120-0010-03780						
Document:	Abstract - 01474850						
Document Date:	08/18/2023						
Legal Description Details							
Plat Name:	ASHAWA						
Section	Township	Range	Lot	Block			
-	-	-	-	015			
Description:	LOTS 3 AND 4						
Taxpayer Details							
Taxpayer Name	CASSAVAR TINA/CASSAVAR DOUG						
and Address:	106 2ND ST SE BOX 597 COOK MN 55723						
Owner Details							
Owner Name	CASSAVAR DOUGLAS KLAY						
Owner Name	CASSAVAR TINA MARIE						
Payable 2026 Tax Summary							
2026 - Net Tax			\$1,509.00				
2026 - Special Assessments			\$85.00				
2026 - Total Tax & Special Assessments			\$1,594.00				
Current Tax Due (as of 4/3/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$797.00	2026 - 2nd Half Tax	\$797.00	2026 - 1st Half Tax Due	\$797.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$797.00		
2026 - 1st Half Due	\$797.00	2026 - 2nd Half Due	\$797.00	2026 - Total Due	\$1,594.00		
Parcel Details							
Property Address:	106 2ND ST SE, COOK MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	CASSAVAR, TINA M						
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
201	1 - Owner Homestead (50.00% total)	\$6,700	\$104,500	\$111,200	\$0	\$0	-
Total:		\$6,700	\$104,500	\$111,200	\$0	\$0	929



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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:	80.00
Lot Depth:	80.00

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 (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
HOUSE	2015	1,000	1,000	-	1S - 1 STORY		
		Segment	Story	Width	Length	Area	Foundation
		BAS	1	25	40	1,000	FOUNDATION
		DK	1	9	16	144	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC		
0.75 BATH	2 BEDROOMS	-		0	CENTRAL, PROPANE		

Improvement 2 Details (Shed)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	0	96	96	-	-		
		Segment	Story	Width	Length	Area	Foundation
		BAS	1	8	12	96	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/2023	\$78,000	255940
02/2022	\$42,500	247997
06/2013	\$18,000	201923
03/2004	\$30,000	157945
07/1995	\$25,000	105517
03/1993	\$0	103553
06/1992	\$3,000	83937

Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2025 Payable 2026	201	\$6,000	\$98,900	\$104,900	\$0	\$0	-
	Total	\$6,000	\$98,900	\$104,900	\$0	\$0	864.00
2024 Payable 2025	201	\$4,800	\$91,800	\$96,600	\$0	\$0	-
	Total	\$4,800	\$91,800	\$96,600	\$0	\$0	777.00
2023 Payable 2024	201	\$4,000	\$52,400	\$56,400	\$0	\$0	-
	Total	\$4,000	\$52,400	\$56,400	\$0	\$0	451.00
2022 Payable 2023	204	\$4,000	\$43,600	\$47,600	\$0	\$0	-
	Total	\$4,000	\$43,600	\$47,600	\$0	\$0	476.00



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Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2025	\$1,035.00	\$85.00	\$1,120.00	\$3,859	\$73,813	\$77,672
2024	\$785.00	\$85.00	\$870.00	\$3,200	\$41,920	\$45,120
2023	\$1,081.00	\$85.00	\$1,166.00	\$4,000	\$43,600	\$47,600

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