



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/28/2025 11:07:31 PM

General Details							
Parcel ID:	142-0070-02555						
Document:	Abstract - 01501323						
Document:	Torrens - 1085743.0						
Document Date:	11/20/2024						
Legal Description Details							
Plat Name:	HOYT LAKES						
Section	Township	Range	Lot	Block			
17	58	14	-	-			
Description:	That part of SW1/4 of NW1/4, described as follows: Commencing at the North quarter corner of said Section 17, Township 58, Range 14; thence N88deg28'30"W along the north section line for 2694.79 feet; thence S0deg40'54"E along the west section line for 1308.61 feet to the West sixteenth corner of the NW1/4 of Section 17, which is the point of beginning. The parcel lies within the following metes and bounds: Starting at the point of beginning; thence S88deg19'58"E along the sixteenth line for 1343.64 feet; thence S0deg30'20"E along the sixteenth line for 702 feet; thence S72deg52'50"W for a distance of 899.90 feet; thence N57deg21'26"W for a distance of 572.06 feet; thence N0deg40'54"W along the west section line for 700 feet back to the point of beginning.						
Taxpayer Details							
Taxpayer Name	TWO LAKES MHP LLC						
and Address:	C/O ASSET BUSINESS GROUP LLC 8601 SIX FORKS RD STE 400 RALEIGH NC 27615						
Owner Details							
Owner Name	TWO LAKES MHP LLC						
Payable 2025 Tax Summary							
2025 - Net Tax				\$1,940.00			
2025 - Special Assessments				\$0.00			
2025 - Total Tax & Special Assessments				\$1,940.00			
Current Tax Due (as of 4/27/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$970.00		2025 - 2nd Half Tax \$970.00			2025 - 1st Half Tax Due \$970.00		
2025 - 1st Half Tax Paid \$0.00		2025 - 2nd Half Tax Paid \$0.00			2025 - 2nd Half Tax Due \$970.00		
2025 - 1st Half Due \$970.00		2025 - 2nd Half Due \$970.00			2025 - Total Due \$1,940.00		
Parcel Details							
Property Address:	-						
School District:	2711						
Tax Increment District:	-						
Property/Homesteader:	-						
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
210	0 - Non Homestead	\$26,300	\$1,200	\$27,500	\$0	\$0	-
111	0 - Non Homestead	\$76,400	\$0	\$76,400	\$0	\$0	-
Total:		\$102,700	\$1,200	\$103,900	\$0	\$0	1108



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Land Details

Deeded Acres: 23.36
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: P - PUBLIC
Gas Code & Desc: -
Sewer Code & Desc: P - PUBLIC
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 (8X8 SHED)

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 2 Details (10X10 SHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	100	100	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	10	100	POST ON GROUND

Improvement 3 Details (METAL SHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	70	70	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	7	10	70	POST ON GROUND

Improvement 4 Details (TRVL TRLR)

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

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
10/2019	\$350,000	234485
01/2009	\$45,000	184920
10/2003	\$45,000	155417



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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	210	\$26,300	\$1,100	\$27,400	\$0	\$0	-
	111	\$76,400	\$0	\$76,400	\$0	\$0	-
	Total	\$102,700	\$1,100	\$103,800	\$0	\$0	1,107.00
2023 Payable 2024	210	\$24,500	\$1,000	\$25,500	\$0	\$0	-
	111	\$75,000	\$0	\$75,000	\$0	\$0	-
	Total	\$99,500	\$1,000	\$100,500	\$0	\$0	1,069.00
2022 Payable 2023	210	\$23,800	\$900	\$24,700	\$0	\$0	-
	111	\$74,300	\$0	\$74,300	\$0	\$0	-
	Total	\$98,100	\$900	\$99,000	\$0	\$0	1,052.00
2021 Payable 2022	210	\$23,800	\$200	\$24,000	\$0	\$0	-
	111	\$74,300	\$0	\$74,300	\$0	\$0	-
	Total	\$98,100	\$200	\$98,300	\$0	\$0	1,043.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$1,696.00	\$0.00	\$1,696.00	\$99,500	\$1,000	\$100,500	
2023	\$1,810.00	\$0.00	\$1,810.00	\$98,100	\$900	\$99,000	
2022	\$2,018.00	\$0.00	\$2,018.00	\$98,100	\$200	\$98,300	

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