



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 11:11:34 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			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$1,940.00</b>			
Current Tax Due (as of 12/14/2025)							
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	\$1,086.40		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,057.30		
2025 - 1st Half Penalty	\$116.40	2025 - 2nd Half Penalty	\$87.30	Delinquent Tax			
<b>2025 - 1st Half Due</b>	<b>\$1,086.40</b>	<b>2025 - 2nd Half Due</b>	<b>\$1,057.30</b>	<b>2025 - Total Due</b>	<b>\$2,143.70</b>		
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	-
<b>Total:</b>		<b>\$102,700</b>	<b>\$1,200</b>	<b>\$103,900</b>	<b>\$0</b>	<b>\$0</b>	<b>1108</b>



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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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (8X8 SHED)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	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 <sup>2</sup>	Gross Area Ft <sup>2</sup>	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 <sup>2</sup>	Gross Area Ft <sup>2</sup>	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 <sup>2</sup>	Gross Area Ft <sup>2</sup>	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
11/2024	\$825,000 (This is part of a multi parcel sale.)	267245
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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