



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/16/2025 6:32:34 AM

General Details							
Parcel ID:	215-0010-01980						
Document:	Abstract - 01261604						
Document Date:	05/29/2015						
Legal Description Details							
Plat Name:	ANGORA						
Section	Township	Range	Lot	Block			
12	61	18	-	-			
Description:	NW1/4 OF NE1/4 & NE1/4 OF NW1/4						
Taxpayer Details							
Taxpayer Name	BETTERLEY BRAD R						
and Address:	8423 HWY 1 COOK MN 55723						
Owner Details							
Owner Name	BETTERLEY BRAD R						
Payable 2025 Tax Summary							
2025 - Net Tax			\$2,433.00				
2025 - Special Assessments			\$85.00				
2025 - Total Tax & Special Assessments			\$2,518.00				
Current Tax Due (as of 12/15/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,259.00	2025 - 2nd Half Tax	\$1,259.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,259.00	2025 - 2nd Half Tax Paid	\$1,259.00	2025 - 2nd Half Tax Due	\$0.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$0.00	2025 - Total Due	\$0.00		
Parcel Details							
Property Address:	8423 HWY 1, COOK MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	BETTERLEY, BRAD R						
Parcel Details							
Property Address:	8423 HWY 1, COOK MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	LATUFF, SCOTT T & WENDY SUE						
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
201	1 - Owner Homestead (100.00% total)	\$34,800	\$223,300	\$258,100	\$0	\$0	-
201	3 - Relative Homestead (100.00% total)	\$4,900	\$66,300	\$71,200	\$0	\$0	-
111	0 - Non Homestead	\$72,200	\$0	\$72,200	\$0	\$0	-
Total:		\$111,900	\$289,600	\$401,500	\$0	\$0	3497



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Land Details

Deeded Acres: 80.00
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: W - DRILLED WELL
Gas Code & Desc: -
Sewer Code & Desc: S - ON-SITE SANITARY SYSTEM
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.

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Water Code & Desc: W - DRILLED WELL
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Sewer Code & Desc: H - HOLDING TANK
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Lot Depth: 0.00

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Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1973	1,308	1,308	U Quality / 0 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	12	120	FOUNDATION
BAS	1	14	12	168	BASEMENT
BAS	1	16	28	448	BASEMENT
BAS	1	22	26	572	BASEMENT
OP	1	4	22	88	POST ON GROUND
OP	1	8	10	80	POST ON GROUND
SP	1	12	15	180	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	3 BEDROOMS	5 ROOMS	0	C&AIR_COND, PROPANE	

Improvement 2 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	1,232	1,232	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	0	28	44	1,232	FLOATING SLAB

Improvement 3 Details (SLEEPER)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
SLEEPER	0	216	216	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	18	216	POST ON GROUND



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Improvement 4 Details (4X6 SHED)						
Improvement Type	Year Built	Main Floor Ft ²		Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	24		24	-	-
Segment	Story	Width	Length	Area	Foundation	
BAS	0	4	6	24	POST ON GROUND	
Improvement 5 Details (6X6 SHED)						
Improvement Type	Year Built	Main Floor Ft ²		Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	36		36	-	-
Segment	Story	Width	Length	Area	Foundation	
BAS	0	6	6	36	POST ON GROUND	
Improvement 6 Details (2ND RES)						
Improvement Type	Year Built	Main Floor Ft ²		Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	2019	576		576	-	1S - 1 STORY
Segment	Story	Width	Length	Area	Foundation	
BAS	1	24	24	576	-	
OP	1	5	24	120	PIERS AND FOOTINGS	
Bath Count	Bedroom Count		Room Count		Fireplace Count	HVAC
0.75 BATH	2 BEDROOMS		4 ROOMS		0	C&AIR_COND, PROPANE
Improvement 7 Details (PB W/ WS)						
Improvement Type	Year Built	Main Floor Ft ²		Gross Area Ft ²	Basement Finish	Style Code & Desc.
POLE BUILDING	2019	1,560		1,560	-	-
Segment	Story	Width	Length	Area	Foundation	
BAS	1	30	52	1,560	POST ON GROUND	
LT	1	12	52	624	POST ON GROUND	
Improvement 8 Details (PB ON DG)						
Improvement Type	Year Built	Main Floor Ft ²		Gross Area Ft ²	Basement Finish	Style Code & Desc.
POLE BUILDING	2019	700		700	-	-
Segment	Story	Width	Length	Area	Foundation	
BAS	1	25	28	700	POST ON GROUND	
Improvement 9 Details (CRPRT)						
Improvement Type	Year Built	Main Floor Ft ²		Gross Area Ft ²	Basement Finish	Style Code & Desc.
CAR PORT	0	392		392	-	-
Segment	Story	Width	Length	Area	Foundation	
BAS	1	14	28	392	POST ON GROUND	
Improvement 10 Details (ATT GARAGE)						
Improvement Type	Year Built	Main Floor Ft ²		Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2023	624		624	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation	
BAS	1	24	26	624	-	



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Sales Reported to the St. Louis County Auditor								
Sale Date		Purchase Price			CRV Number			
05/2015		\$181,000			210796			
06/2000		\$83,900 (This is part of a multi parcel sale.)			134695			
11/1997		\$34,500 (This is part of a multi parcel sale.)			119261			
04/1992		\$34,500 (This is part of a multi parcel sale.)			83687			
01/1992		\$29,500 (This is part of a multi parcel sale.)			84630			
Assessment History								
Year		Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	201		\$37,400	\$202,600	\$240,000	\$0	\$0	-
	201		\$5,200	\$60,200	\$65,400	\$0	\$0	-
	111		\$79,300	\$0	\$79,300	\$0	\$0	-
	Total		\$121,900	\$262,800	\$384,700	\$0	\$0	3,336.00
2023 Payable 2024	201		\$30,700	\$175,200	\$205,900	\$0	\$0	-
	201		\$4,400	\$60,200	\$64,600	\$0	\$0	-
	111		\$61,200	\$0	\$61,200	\$0	\$0	-
	Total		\$96,300	\$235,400	\$331,700	\$0	\$0	2,872.00
2022 Payable 2023	201		\$30,700	\$167,100	\$197,800	\$0	\$0	-
	201		\$4,400	\$57,400	\$61,800	\$0	\$0	-
	111		\$61,200	\$0	\$61,200	\$0	\$0	-
	Total		\$96,300	\$224,500	\$320,800	\$0	\$0	2,767.00
2021 Payable 2022	201		\$30,700	\$141,400	\$172,100	\$0	\$0	-
	201		\$4,400	\$46,100	\$50,500	\$0	\$0	-
	111		\$61,200	\$0	\$61,200	\$0	\$0	-
	Total		\$96,300	\$187,500	\$283,800	\$0	\$0	2,418.00
Tax Detail History								
Tax Year		Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024		\$2,351.00	\$85.00	\$2,436.00	\$91,750	\$195,401	\$287,151	
2023		\$2,351.00	\$85.00	\$2,436.00	\$91,523	\$185,119	\$276,642	
2022		\$2,321.00	\$85.00	\$2,406.00	\$90,660	\$151,189	\$241,849	

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