



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/2/2025 11:14:01 AM

| General Details | | | | | | | |
|---|--|----------------------------|-------------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID: | 250-0035-00050 | | | | | | |
| Document: | Abstract - 01429335 | | | | | | |
| Document Date: | 11/02/2021 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | BROWNS ADDITION T OF BEATTY | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| - | - | - | 0005 | - | | | |
| Description: | LOT: 0005 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | HOEKSTRA ALAN & CAROL | | | | | | |
| and Address: | 9104 HIBBING POINT RD COOK MN 55723 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | HOEKSTRA ALAN R | | | | | | |
| Owner Name | HOEKSTRA CAROL M | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | \$5,039.00 | | | | |
| 2025 - Special Assessments | | | \$85.00 | | | | |
| 2025 - Total Tax & Special Assessments | | | \$5,124.00 | | | | |
| Current Tax Due (as of 5/1/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$2,562.00 | 2025 - 2nd Half Tax | \$2,562.00 | 2025 - 1st Half Tax Due | \$0.00 | | |
| 2025 - 1st Half Tax Paid | \$2,562.00 | 2025 - 2nd Half Tax Paid | \$2,562.00 | 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: | 9104 HIBBING POINT RD, COOK MN | | | | | | |
| School District: | 2142 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | HOEKSTRA, ALAN R & CAROL M | | | | | | |
| 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) | \$270,600 | \$300,000 | \$570,600 | \$0 | \$0 | - |
| Total: | | \$270,600 | \$300,000 | \$570,600 | \$0 | \$0 | 5883 |



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Land Details

Deeded Acres: 0.00
Waterfront: VERMILION
Water Front Feet: 164.00
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.

Improvement 1 Details (RESIDENCE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|-------------------|----------------------|----------------------------|----------------------------|------------------------|--------------------|
| HOUSE | 1976 | 1,382 | 1,382 | - | RAM - RAMBL/RNCH |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 0 | 0 | 304 | FOUNDATION |
| BAS | 1 | 0 | 0 | 500 | FOUNDATION |
| BAS | 1 | 0 | 0 | 578 | FOUNDATION |
| DK | 1 | 0 | 0 | 487 | POST ON GROUND |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC |
| 1.25 BATHS | 2 BEDROOMS | - | | 1 | CENTRAL, ELECTRIC |

Improvement 2 Details (ATT GARAGE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 1980 | 504 | 504 | - | ATTACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 14 | 17 | 238 | FOUNDATION |
| BAS | 1 | 14 | 19 | 266 | - |

Improvement 3 Details (BOATHOUSE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|-------------------|----------------------|----------------------------|----------------------------|------------------------|--------------------|
| BOAT HOUSE | 1976 | 288 | 288 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 12 | 24 | 288 | FLOATING SLAB |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC |
| - | - | - | | - | - |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 11/2021 | \$560,600 | 245965 |



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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 | 201 | \$270,600 | \$300,000 | \$570,600 | \$0 | \$0 | - |
| | Total | \$270,600 | \$300,000 | \$570,600 | \$0 | \$0 | 5,883.00 |
| 2023 Payable 2024 | 201 | \$256,000 | \$276,600 | \$532,600 | \$0 | \$0 | - |
| | Total | \$256,000 | \$276,600 | \$532,600 | \$0 | \$0 | 5,408.00 |
| 2022 Payable 2023 | 201 | \$218,600 | \$186,200 | \$404,800 | \$0 | \$0 | - |
| | Total | \$218,600 | \$186,200 | \$404,800 | \$0 | \$0 | 4,040.00 |
| 2021 Payable 2022 | 151 | \$185,600 | \$162,300 | \$347,900 | \$0 | \$0 | - |
| | Total | \$185,600 | \$162,300 | \$347,900 | \$0 | \$0 | 3,479.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$5,019.00 | \$85.00 | \$5,104.00 | \$256,000 | \$276,600 | \$532,600 | |
| 2023 | \$3,951.00 | \$85.00 | \$4,036.00 | \$218,164 | \$185,828 | \$403,992 | |
| 2022 | \$4,263.00 | \$25.00 | \$4,288.00 | \$185,600 | \$162,300 | \$347,900 | |

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