



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 6:16:14 PM

| General Details | | | | | | | |
|--|---|----------------------------|-----------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID: | 300-0010-02010 | | | | | | |
| Document: | Torrens - 1090014.0 | | | | | | |
| Document Date: | 04/21/2025 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | COLVIN | | | | | | |
| | Section | Township | Range | Lot | Block | | |
| | 13 | 56 | 15 | - | - | | |
| Description: | NW 1/4 OF NE 1/4 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | CROTEAU TERRANCE J | | | | | | |
| and Address: | 2295 BIRCH ROCK RD TOWER MN 55790 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | CROTEAU TERRANCE J | | | | | | |
| Owner Name | HAKALA KEVIN E | | | | | | |
| Owner Name | HAKALA STEVEN L | | | | | | |
| Payable 2026 Tax Summary | | | | | | | |
| | 2026 - Net Tax | | | | | | \$340.00 |
| | 2026 - Special Assessments | | | | | | \$0.00 |
| | 2026 - Total Tax & Special Assessments | | | | | | \$340.00 |
| Current Tax Due (as of 4/2/2026) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2026 - 1st Half Tax | \$170.00 | 2026 - 2nd Half Tax | \$170.00 | 2026 - 1st Half Tax Due | \$170.00 | | |
| 2026 - 1st Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Due | \$170.00 | | |
| 2026 - 1st Half Due | \$170.00 | 2026 - 2nd Half Due | \$170.00 | 2026 - Total Due | \$340.00 | | |
| 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 |
| 111 | 0 - Non Homestead | \$38,300 | \$0 | \$38,300 | \$0 | \$0 | - |
| Total: | | \$38,300 | \$0 | \$38,300 | \$0 | \$0 | 383 |



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| Land Details | | | | | | | |
|--|---------------------|---|---------------------------------|-----------------|---------------------|------------------|------------------|
| Deeded Acres: | 40.00 | | | | | | |
| Waterfront: | - | | | | | | |
| Water Front Feet: | 0.00 | | | | | | |
| Water Code & Desc: | - | | | | | | |
| Gas Code & Desc: | - | | | | | | |
| Sewer Code & Desc: | - | | | | | | |
| 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 . | | | | | | | |
| Sales Reported to the St. Louis County Auditor | | | | | | | |
| Sale Date | | Purchase Price | | | CRV Number | | |
| 02/1999 | | \$15,000 (This is part of a multi parcel sale.) | | | 127225 | | |
| Assessment History | | | | | | | |
| Year | Class Code (Legend) | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
| 2025 Payable 2026 | 111 | \$38,300 | \$0 | \$38,300 | \$0 | \$0 | - |
| | Total | \$38,300 | \$0 | \$38,300 | \$0 | \$0 | 383.00 |
| 2024 Payable 2025 | 111 | \$42,500 | \$0 | \$42,500 | \$0 | \$0 | - |
| | Total | \$42,500 | \$0 | \$42,500 | \$0 | \$0 | 425.00 |
| 2023 Payable 2024 | 111 | \$34,300 | \$0 | \$34,300 | \$0 | \$0 | - |
| | Total | \$34,300 | \$0 | \$34,300 | \$0 | \$0 | 343.00 |
| 2022 Payable 2023 | 111 | \$34,300 | \$0 | \$34,300 | \$0 | \$0 | - |
| | Total | \$34,300 | \$0 | \$34,300 | \$0 | \$0 | 343.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2025 | \$362.00 | \$0.00 | \$362.00 | \$42,500 | \$0 | \$42,500 | |
| 2024 | \$318.00 | \$0.00 | \$318.00 | \$34,300 | \$0 | \$34,300 | |
| 2023 | \$346.00 | \$0.00 | \$346.00 | \$34,300 | \$0 | \$34,300 | |

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