



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/7/2025 9:25:47 AM

General Details							
Parcel ID:		300-0010-02020					
Document:		Abstract - 01499591					
Document:		Torrens - 1085138.0					
Document Date:		07/10/2024					
Legal Description Details							
Plat Name:		COLVIN					
Section	Township	Range	Lot	Block			
13	56	15	-	-			
Description:		SW 1/4 OF NE 1/4					
Taxpayer Details							
Taxpayer Name		HAKALA CROTEAU LLC					
and Address:		2859 DEER FOREST RD MAKINEN MN 55763					
Owner Details							
Owner Name		HAKALA CROTEAU LLC					
Payable 2025 Tax Summary							
2025 - Net Tax				\$374.00			
2025 - Special Assessments				\$0.00			
2025 - Total Tax & Special Assessments				\$374.00			
Current Tax Due (as of 5/6/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$187.00		2025 - 2nd Half Tax \$187.00			2025 - 1st Half Tax Due \$187.00		
2025 - 1st Half Tax Paid \$0.00		2025 - 2nd Half Tax Paid \$0.00			2025 - 2nd Half Tax Due \$187.00		
2025 - 1st Half Due \$187.00		2025 - 2nd Half Due \$187.00			2025 - Total Due \$374.00		
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	\$39,500	\$0	\$39,500	\$0	\$0	-
Total:		\$39,500	\$0	\$39,500	\$0	\$0	395



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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		
02/1998		\$13,500 (This is part of a multi parcel sale.)			120338		
Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	111	\$43,900	\$0	\$43,900	\$0	\$0	-
	Total	\$43,900	\$0	\$43,900	\$0	\$0	439.00
2023 Payable 2024	111	\$35,400	\$0	\$35,400	\$0	\$0	-
	Total	\$35,400	\$0	\$35,400	\$0	\$0	354.00
2022 Payable 2023	111	\$35,400	\$0	\$35,400	\$0	\$0	-
	Total	\$35,400	\$0	\$35,400	\$0	\$0	354.00
2021 Payable 2022	111	\$29,500	\$0	\$29,500	\$0	\$0	-
	Total	\$29,500	\$0	\$29,500	\$0	\$0	295.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$328.00	\$0.00	\$328.00	\$35,400	\$0	\$35,400	
2023	\$358.00	\$0.00	\$358.00	\$35,400	\$0	\$35,400	
2022	\$348.00	\$0.00	\$348.00	\$29,500	\$0	\$29,500	

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