



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 6:18:57 PM

| General Details                        |   |                            |                 |                         |                 |                 |                     |
|--|---|----------------------------|-----------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:                             | 300-0010-02040                                    |                            |                 |                         |                 |                 |                     |
| Document:                              | Torrens - 1090014.0                               |                            |                 |                         |                 |                 |                     |
| Document Date:                         | 04/21/2025  |                            |                 |                         |                 |                 |                     |
| Legal Description Details              |   |                            |                 |                         |                 |                 |                     |
| Plat Name:                             | COLVIN  |                            |                 |                         |                 |                 |                     |
|  | Section   | Township                   | Range           | Lot                     | Block           |                 |                     |
|  | 13  | 56                         | 15              | -                       | -               |                 |                     |
| Description:                           | NE1/4 OF NW1/4                                    |                            |                 |                         |                 |                 |                     |
| Taxpayer Details                       |   |                            |                 |                         |                 |                 |                     |
| Taxpayer Name                          | CROTEAU TERRANCE J                                |                            |                 |                         |                 |                 |                     |
| and Address:                           | 2295 BIRCH ROCK RD<br>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                                    |                            |                 |                         |                 |                 | \$316.00            |
|  | 2026 - Special Assessments                        |                            |                 |                         |                 |                 | \$0.00              |
|  | <b>2026 - Total Tax &amp; Special Assessments</b> |                            |                 |                         |                 |                 | <b>\$316.00</b>     |
| Current Tax Due (as of 4/2/2026)       |   |                            |                 |                         |                 |                 |                     |
| Due May 15                             |   | Due October 15             |                 |                         | Total Due       |                 |                     |
| 2026 - 1st Half Tax                    | \$158.00  | 2026 - 2nd Half Tax        | \$158.00        | 2026 - 1st Half Tax Due | \$158.00        |                 |                     |
| 2026 - 1st Half Tax Paid               | \$0.00  | 2026 - 2nd Half Tax Paid   | \$0.00          | 2026 - 2nd Half Tax Due | \$158.00        |                 |                     |
| <b>2026 - 1st Half Due</b>             | <b>\$158.00</b>                                   | <b>2026 - 2nd Half Due</b> | <b>\$158.00</b> | <b>2026 - Total Due</b> | <b>\$316.00</b> |                 |                     |
| Parcel Details                         |   |                            |                 |                         |                 |                 |                     |
| Property Address:                      | -   |                            |                 |                         |                 |                 |                     |
| School District:                       | 2711  |                            |                 |                         |                 |                 |                     |
| Tax Increment District:                | -   |                            |                 |                         |                 |                 |                     |
| Property/Homesteader:                  | -   |                            |                 |                         |                 |                 |                     |
| Assessment Details (2025 Payable 2026) |   |                            |                 |                         |                 |                 |                     |
| Class Code<br>(Legend)                 | Homestead<br>Status                               | Land<br>EMV                | Bldg<br>EMV     | Total<br>EMV            | Def Land<br>EMV | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 111                                    | 0 - Non Homestead                                 | \$35,600                   | \$0             | \$35,600                | \$0             | \$0             | -                   |
| <b>Total:</b>                          |   | <b>\$35,600</b>            | <b>\$0</b>      | <b>\$35,600</b>         | <b>\$0</b>      | <b>\$0</b>      | <b>356</b>          |



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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 <a href="https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx">https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx</a> . If there are any questions, please email <a href="mailto:PropertyTax@stlouiscountymn.gov">PropertyTax@stlouiscountymn.gov</a> . |                     |   |                                 |                 |                     |                  |                  |
| 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                 | \$35,600  | \$0                             | \$35,600        | \$0                 | \$0              | -                |
|  | <b>Total</b>        | <b>\$35,600</b>                                 | <b>\$0</b>                      | <b>\$35,600</b> | <b>\$0</b>          | <b>\$0</b>       | <b>356.00</b>    |
| 2024 Payable 2025  | 111                 | \$39,600  | \$0                             | \$39,600        | \$0                 | \$0              | -                |
|  | <b>Total</b>        | <b>\$39,600</b>                                 | <b>\$0</b>                      | <b>\$39,600</b> | <b>\$0</b>          | <b>\$0</b>       | <b>396.00</b>    |
| 2023 Payable 2024  | 111                 | \$31,900  | \$0                             | \$31,900        | \$0                 | \$0              | -                |
|  | <b>Total</b>        | <b>\$31,900</b>                                 | <b>\$0</b>                      | <b>\$31,900</b> | <b>\$0</b>          | <b>\$0</b>       | <b>319.00</b>    |
| 2022 Payable 2023  | 111                 | \$31,900  | \$0                             | \$31,900        | \$0                 | \$0              | -                |
|  | <b>Total</b>        | <b>\$31,900</b>                                 | <b>\$0</b>                      | <b>\$31,900</b> | <b>\$0</b>          | <b>\$0</b>       | <b>319.00</b>    |
| Tax Detail History   |                     |   |                                 |                 |                     |                  |                  |
| Tax Year   | Tax                 | Special Assessments                             | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2025   | \$338.00            | \$0.00  | \$338.00                        | \$39,600        | \$0                 | \$39,600         |                  |
| 2024   | \$296.00            | \$0.00  | \$296.00                        | \$31,900        | \$0                 | \$31,900         |                  |
| 2023   | \$322.00            | \$0.00  | \$322.00                        | \$31,900        | \$0                 | \$31,900         |                  |

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