



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/7/2025 9:37:36 AM

General Details							
Parcel ID:	300-0010-02070						
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:	SE1/4 OF NW1/4						
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			\$334.00				
2025 - Special Assessments			\$0.00				
2025 - Total Tax & Special Assessments			\$334.00				
Current Tax Due (as of 5/6/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$167.00		2025 - 2nd Half Tax \$167.00			2025 - 1st Half Tax Due \$167.00		
2025 - 1st Half Tax Paid \$0.00		2025 - 2nd Half Tax Paid \$0.00			2025 - 2nd Half Tax Due \$167.00		
2025 - 1st Half Due \$167.00		2025 - 2nd Half Due \$167.00			2025 - Total Due \$334.00		
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	\$35,200	\$0	\$35,200	\$0	\$0	-
Total:		\$35,200	\$0	\$35,200	\$0	\$0	352



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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	\$39,100	\$0	\$39,100	\$0	\$0	-
	Total	\$39,100	\$0	\$39,100	\$0	\$0	391.00
2023 Payable 2024	111	\$31,500	\$0	\$31,500	\$0	\$0	-
	Total	\$31,500	\$0	\$31,500	\$0	\$0	315.00
2022 Payable 2023	111	\$31,500	\$0	\$31,500	\$0	\$0	-
	Total	\$31,500	\$0	\$31,500	\$0	\$0	315.00
2021 Payable 2022	111	\$26,300	\$0	\$26,300	\$0	\$0	-
	Total	\$26,300	\$0	\$26,300	\$0	\$0	263.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$292.00	\$0.00	\$292.00	\$31,500	\$0	\$31,500	
2023	\$318.00	\$0.00	\$318.00	\$31,500	\$0	\$31,500	
2022	\$310.00	\$0.00	\$310.00	\$26,300	\$0	\$26,300	

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