



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/4/2025 11:13:49 AM

General Details							
Parcel ID:	300-0010-03595						
Document:	Abstract - 286538						
Document Date:	11/03/1978						
Legal Description Details							
Plat Name:	COLVIN						
Section	Township		Range		Lot		Block
22	56		15		-		-
Description:	LOT 3 EX NW 1/4						
Taxpayer Details							
Taxpayer Name	KOKAL MARY ANN						
and Address:	2773 SIINTO RD MAKINEN MN 55763						
Owner Details							
Owner Name	KOKAL LARRY						
Owner Name	KOKAL MARY ANN						
Payable 2025 Tax Summary							
2025 - Net Tax				\$1,183.00			
2025 - Special Assessments				\$85.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$1,268.00</b>			
Current Tax Due (as of 5/3/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$634.00		2025 - 2nd Half Tax \$634.00			2025 - 1st Half Tax Due \$634.00		
2025 - 1st Half Tax Paid \$0.00		2025 - 2nd Half Tax Paid \$0.00			2025 - 2nd Half Tax Due \$634.00		
<b>2025 - 1st Half Due \$634.00</b>		<b>2025 - 2nd Half Due \$634.00</b>			<b>2025 - Total Due \$1,268.00</b>		
Parcel Details							
Property Address:	2773 SIINTO RD, MAKINEN MN						
School District:	2711						
Tax Increment District:	-						
Property/Homesteader:	KOKAL, LARRY						
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)	\$57,400	\$107,300	\$164,700	\$0	\$0	-
111	0 - Non Homestead	\$36,400	\$0	\$36,400	\$0	\$0	-
Total:		\$93,800	\$107,300	\$201,100	\$0	\$0	1694



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## Land Details

**Deeded Acres:** 23.98  
**Waterfront:** MARKHAM  
**Water Front Feet:** 980.00  
**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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (Res)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1979	780	1,170	AVG Quality / 390 Ft <sup>2</sup>	1S+ - 1+ STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1.5	26	30	780	BASEMENT WITH EXTERIOR ENTRANCE
DK	0	6	42	252	POST ON GROUND
DK	0	12	26	312	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.75 BATHS	3 BEDROOMS	6 ROOMS	0	CENTRAL, FUEL OIL	

## Improvement 2 Details (Sa)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
SAUNA	0	140	140	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	14	140	POST ON GROUND
SPX	1	10	8	80	POST ON GROUND

## Improvement 3 Details (Gar)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1988	1,120	1,120	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	40	1,120	FLOATING SLAB

## Improvement 4 Details (St)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	160	160	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	10	16	160	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

No Sales information reported.



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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	\$56,300	\$102,000	\$158,300	\$0	\$0	-
	111	\$35,300	\$0	\$35,300	\$0	\$0	-
	Total	\$91,600	\$102,000	\$193,600	\$0	\$0	1,613.00
2023 Payable 2024	201	\$49,900	\$99,300	\$149,200	\$0	\$0	-
	111	\$29,400	\$0	\$29,400	\$0	\$0	-
	Total	\$79,300	\$99,300	\$178,600	\$0	\$0	1,548.00
2022 Payable 2023	201	\$49,900	\$90,000	\$139,900	\$0	\$0	-
	111	\$29,400	\$0	\$29,400	\$0	\$0	-
	Total	\$79,300	\$90,000	\$169,300	\$0	\$0	1,447.00
2021 Payable 2022	201	\$44,500	\$75,500	\$120,000	\$0	\$0	-
	111	\$24,500	\$0	\$24,500	\$0	\$0	-
	Total	\$69,000	\$75,500	\$144,500	\$0	\$0	1,181.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$1,419.00	\$85.00	\$1,504.00	\$71,336	\$83,452	\$154,788	
2023	\$1,441.00	\$85.00	\$1,526.00	\$70,508	\$74,143	\$144,651	
2022	\$1,335.00	\$85.00	\$1,420.00	\$59,195	\$58,865	\$118,060	

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