



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 2:00:25 PM

General Details							
Parcel ID:	300-0010-03840						
Document:	Abstract - 01499591						
Document:	Torrens - 1085138.0						
Document Date:	07/10/2024						
Legal Description Details							
Plat Name:	COLVIN						
	Section	Township	Range	Lot	Block		
	24	56	15	-	-		
Description:	NW1/4 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 2026 Tax Summary							
	2026 - Net Tax			\$1,393.00			
	2026 - Special Assessments			\$35.00			
	<b>2026 - Total Tax &amp; Special Assessments</b>			<b>\$1,428.00</b>			
Current Tax Due (as of 4/2/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$714.00	2026 - 2nd Half Tax	\$714.00	2026 - 1st Half Tax Due	\$714.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$714.00	
	<b>2026 - 1st Half Due</b>	<b>\$714.00</b>	<b>2026 - 2nd Half Due</b>	<b>\$714.00</b>	<b>2026 - Total Due</b>	<b>\$1,428.00</b>	
Parcel Details							
Property Address:	2810 DEER FOREST RD, MAKINEN MN						
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
151	0 - Non Homestead	\$37,500	\$69,100	\$106,600	\$0	\$0	-
111	0 - Non Homestead	\$29,000	\$0	\$29,000	\$0	\$0	-
	<b>Total:</b>	<b>\$66,500</b>	<b>\$69,100</b>	<b>\$135,600</b>	<b>\$0</b>	<b>\$0</b>	<b>1356</b>



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## Land Details

<b>Deeded Acres:</b>	40.00
<b>Waterfront:</b>	-
<b>Water Front Feet:</b>	0.00
<b>Water Code &amp; Desc:</b>	-
<b>Gas Code &amp; Desc:</b>	-
<b>Sewer Code &amp; Desc:</b>	-
<b>Lot Width:</b>	0.00
<b>Lot Depth:</b>	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	1977	672	1,008	-	HSK - HUNT SHACK																														
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1.5</td> <td>24</td> <td>28</td> <td>672</td> <td>FOUNDATION</td> </tr> <tr> <td>DK</td> <td>0</td> <td>8</td> <td>16</td> <td>128</td> <td>POST ON GROUND</td> </tr> <tr> <td>DK</td> <td>0</td> <td>8</td> <td>37</td> <td>296</td> <td>POST ON GROUND</td> </tr> <tr> <td>OP</td> <td>0</td> <td>6</td> <td>20</td> <td>120</td> <td>CANTILEVER</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1.5	24	28	672	FOUNDATION	DK	0	8	16	128	POST ON GROUND	DK	0	8	37	296	POST ON GROUND	OP	0	6	20	120	CANTILEVER
Segment	Story	Width	Length	Area	Foundation																														
BAS	1.5	24	28	672	FOUNDATION																														
DK	0	8	16	128	POST ON GROUND																														
DK	0	8	37	296	POST ON GROUND																														
OP	0	6	20	120	CANTILEVER																														
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>																														
0.0 BATHS	-	-		0	STOVE/SPCE,																														

## Improvement 2 Details (Sauna)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.																		
SAUNA	1977	112	112	-	-																		
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Segment	Story	Width	Length	Area	Foundation																		
BAS	1	8	14	112	POST ON GROUND																		
LT	0	7	12	84	POST ON GROUND																		

## Improvement 3 Details (2 SLEEPERS)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.												
SLEEPER	0	384	384	-	-												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1</td> <td>12</td> <td>16</td> <td>192</td> <td>POST ON GROUND</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	12	16	192	POST ON GROUND
Segment	Story	Width	Length	Area	Foundation												
BAS	1	12	16	192	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
2025 Payable 2026	151	\$37,500	\$69,100	\$106,600	\$0	\$0	-
	111	\$29,000	\$0	\$29,000	\$0	\$0	-
	<b>Total</b>	<b>\$66,500</b>	<b>\$69,100</b>	<b>\$135,600</b>	<b>\$0</b>	<b>\$0</b>	<b>1,356.00</b>
2024 Payable 2025	151	\$41,600	\$74,000	\$115,600	\$0	\$0	-
	111	\$32,200	\$0	\$32,200	\$0	\$0	-
	<b>Total</b>	<b>\$73,800</b>	<b>\$74,000</b>	<b>\$147,800</b>	<b>\$0</b>	<b>\$0</b>	<b>1,478.00</b>
2023 Payable 2024	151	\$33,600	\$49,100	\$82,700	\$0	\$0	-
	111	\$26,000	\$0	\$26,000	\$0	\$0	-
	<b>Total</b>	<b>\$59,600</b>	<b>\$49,100</b>	<b>\$108,700</b>	<b>\$0</b>	<b>\$0</b>	<b>1,087.00</b>
2022 Payable 2023	151	\$33,600	\$44,800	\$78,400	\$0	\$0	-
	111	\$26,000	\$0	\$26,000	\$0	\$0	-
	<b>Total</b>	<b>\$59,600</b>	<b>\$44,800</b>	<b>\$104,400</b>	<b>\$0</b>	<b>\$0</b>	<b>1,044.00</b>
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$1,491.00	\$25.00	\$1,516.00	\$73,800	\$74,000	\$147,800	
2024	\$1,117.00	\$85.00	\$1,202.00	\$59,600	\$49,100	\$108,700	
2023	\$1,169.00	\$25.00	\$1,194.00	\$59,600	\$44,800	\$104,400	

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