



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 4:37:07 PM

| General Details                                   |                                  |                            |                 |                         |                 |                 |                     |
|---------------------------------------------------|----------------------------------|----------------------------|-----------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:                                        | 378-0050-00360                   |                            |                 |                         |                 |                 |                     |
| Document:                                         | Abstract - 01448366              |                            |                 |                         |                 |                 |                     |
| Document:                                         | Torrens - 1059292.0              |                            |                 |                         |                 |                 |                     |
| Document Date:                                    | 05/26/2022                       |                            |                 |                         |                 |                 |                     |
| Legal Description Details                         |                                  |                            |                 |                         |                 |                 |                     |
| Plat Name:                                        | LUDLOWS LANDING                  |                            |                 |                         |                 |                 |                     |
| Section                                           | Township                         | Range                      | Lot             | Block                   |                 |                 |                     |
| -                                                 | -                                | -                          | 0036            | -                       |                 |                 |                     |
| Description:                                      | LOT: 0036 BLOCK:000              |                            |                 |                         |                 |                 |                     |
| Taxpayer Details                                  |                                  |                            |                 |                         |                 |                 |                     |
| Taxpayer Name                                     | SVN NORTHCO REAL ESTATE SERVICES |                            |                 |                         |                 |                 |                     |
| and Address:                                      | 1660 HIGHWAY 100 S STE 330       |                            |                 |                         |                 |                 |                     |
|                                                   | MINNEAPOLIS MN 55416             |                            |                 |                         |                 |                 |                     |
| Owner Details                                     |                                  |                            |                 |                         |                 |                 |                     |
| Owner Name                                        | LUDLOWS ISLAND HOSPITALITY LLC   |                            |                 |                         |                 |                 |                     |
| Payable 2025 Tax Summary                          |                                  |                            |                 |                         |                 |                 |                     |
| 2025 - Net Tax                                    |                                  |                            | \$743.00        |                         |                 |                 |                     |
| 2025 - Special Assessments                        |                                  |                            | \$125.00        |                         |                 |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |                                  |                            | <b>\$868.00</b> |                         |                 |                 |                     |
| Current Tax Due (as of 12/13/2025)                |                                  |                            |                 |                         |                 |                 |                     |
| Due June 2                                        |                                  | Due October 15             |                 |                         | Total Due       |                 |                     |
| 2025 - 1st Half Tax                               | \$434.00                         | 2025 - 2nd Half Tax        | \$434.00        | 2025 - 1st Half Tax Due | \$0.00          |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$434.00                         | 2025 - 2nd Half Tax Paid   | \$434.00        | 2025 - 2nd Half Tax Due | \$0.00          |                 |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$0.00</b>                    | <b>2025 - 2nd Half Due</b> | <b>\$0.00</b>   | <b>2025 - Total Due</b> | <b>\$0.00</b>   |                 |                     |
| Parcel Details                                    |                                  |                            |                 |                         |                 |                 |                     |
| Property Address:                                 | 8167 LUDLOW RD, COOK MN          |                            |                 |                         |                 |                 |                     |
| School District:                                  | 2142                             |                            |                 |                         |                 |                 |                     |
| 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 |
| 232                                               | 0 - Non Homestead                | \$60,400                   | \$49,400        | \$109,800               | \$0             | \$0             | -                   |
| Total:                                            |                                  | \$60,400                   | \$49,400        | \$109,800               | \$0             | \$0             | 1098                |



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## Land Details

Deeded Acres: 0.00  
Waterfront: VERMILION  
Water Front Feet: 50.00  
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/frnPlatStatPopUp.aspx>. If there are any questions, please email [PropertyTax@stlouiscountymn.gov](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (SOUTHSHORE)

| Improvement Type | Year Built    | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc.   |
|------------------|---------------|----------------------------|----------------------------|-----------------|----------------------|
| HOUSE            | 0             | 762                        | 762                        | -               | CAB - CABIN          |
| Segment          | Story         | Width                      | Length                     | Area            | Foundation           |
| BAS              | 1             | 0                          | 0                          | 14              | CANTILEVER           |
| BAS              | 1             | 22                         | 34                         | 748             | POST ON GROUND       |
| DK               | 0             | 8                          | 14                         | 112             | POST ON GROUND       |
| DK               | 0             | 10                         | 27                         | 270             | POST ON GROUND       |
| Bath Count       | Bedroom Count | Room Count                 |                            | Fireplace Count | HVAC                 |
| 1.75 BATHS       | 2 BEDROOMS    | -                          |                            | 1               | C&AIR_COND, ELECTRIC |

## Improvement 2 Details (GUESTHOUSE)

| Improvement Type | Year Built    | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc.   |
|------------------|---------------|----------------------------|----------------------------|-----------------|----------------------|
| HOUSE            | 0             | 294                        | 294                        | -               | CAB - CABIN          |
| Segment          | Story         | Width                      | Length                     | Area            | Foundation           |
| BAS              | 1             | 14                         | 21                         | 294             | POST ON GROUND       |
| DK               | 0             | 3                          | 16                         | 48              | POST ON GROUND       |
| DK               | 0             | 10                         | 18                         | 180             | POST ON GROUND       |
| Bath Count       | Bedroom Count | Room Count                 |                            | Fireplace Count | HVAC                 |
| 0.75 BATH        | 1 BEDROOM     | -                          |                            | -               | STOVE/SPCE, ELECTRIC |

## Improvement 3 Details (BOATHOUSE)

| Improvement Type | Year Built    | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|---------------|----------------------------|----------------------------|-----------------|--------------------|
| BOAT HOUSE       | 0             | 459                        | 459                        | -               | -                  |
| Segment          | Story         | Width                      | Length                     | Area            | Foundation         |
| BAS              | 0             | 17                         | 27                         | 459             | POST ON GROUND     |
| DKX              | 0             | 0                          | 0                          | 607             | POST ON GROUND     |
| Bath Count       | Bedroom Count | Room Count                 |                            | Fireplace Count | HVAC               |
| -                | -             | -                          |                            | -               | -                  |

## Improvement 4 Details (CARPORT)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| CAR PORT         | 0          | 396                        | 396                        | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 18                         | 22                         | 396             | FLOATING SLAB      |



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| Improvement 5 Details (SAUNA)                  |                        |                                                    |                                 |                 |                     |                  |                  |
|------------------------------------------------|------------------------|----------------------------------------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Improvement Type                               | Year Built             | Main Floor Ft <sup>2</sup>                         | Gross Area Ft <sup>2</sup>      | Basement Finish | Style Code & Desc.  |                  |                  |
| SAUNA                                          | 0                      | 216                                                | 216                             | -               | -                   |                  |                  |
| Segment                                        | Story                  | Width                                              | Length                          | Area            | Foundation          |                  |                  |
| BAS                                            | 0                      | 12                                                 | 18                              | 216             | POST ON GROUND      |                  |                  |
| Sales Reported to the St. Louis County Auditor |                        |                                                    |                                 |                 |                     |                  |                  |
| Sale Date                                      |                        | Purchase Price                                     |                                 |                 | CRV Number          |                  |                  |
| 05/2022                                        |                        | \$9,000,000 (This is part of a multi parcel sale.) |                                 |                 | 249204              |                  |                  |
| Assessment History                             |                        |                                                    |                                 |                 |                     |                  |                  |
| Year                                           | Class Code<br>(Legend) | Land EMV                                           | Bldg EMV                        | Total EMV       | Def Land EMV        | Def Bldg EMV     | Net Tax Capacity |
| 2024 Payable 2025                              | 232                    | \$20,100                                           | \$45,900                        | \$66,000        | \$0                 | \$0              | -                |
|                                                | Total                  | \$20,100                                           | \$45,900                        | \$66,000        | \$0                 | \$0              | 660.00           |
| 2023 Payable 2024                              | 232                    | \$20,100                                           | \$45,400                        | \$65,500        | \$0                 | \$0              | -                |
|                                                | Total                  | \$20,100                                           | \$45,400                        | \$65,500        | \$0                 | \$0              | 655.00           |
| 2022 Payable 2023                              | 221                    | \$18,800                                           | \$39,600                        | \$58,400        | \$0                 | \$0              | -                |
|                                                | Total                  | \$18,800                                           | \$39,600                        | \$58,400        | \$0                 | \$0              | 292.00           |
| 2021 Payable 2022                              | 221                    | \$17,600                                           | \$35,700                        | \$53,300        | \$0                 | \$0              | -                |
|                                                | Total                  | \$17,600                                           | \$35,700                        | \$53,300        | \$0                 | \$0              | 267.00           |
| Tax Detail History                             |                        |                                                    |                                 |                 |                     |                  |                  |
| Tax Year                                       | Tax                    | Special Assessments                                | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024                                           | \$757.00               | \$125.00                                           | \$882.00                        | \$20,100        | \$45,400            | \$65,500         |                  |
| 2023                                           | \$325.00               | \$125.00                                           | \$450.00                        | \$18,800        | \$39,600            | \$58,400         |                  |
| 2022                                           | \$335.00               | \$125.00                                           | \$460.00                        | \$17,600        | \$35,700            | \$53,300         |                  |

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