



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 11:02:59 AM

| General Details                                   |                                  |                            |               |                         |                 |                 |                     |
|---------------------------------------------------|----------------------------------|----------------------------|---------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:                                        | 378-0050-01080                   |                            |               |                         |                 |                 |                     |
| Document:                                         | Abstract - 01448366              |                            |               |                         |                 |                 |                     |
| Document:                                         | Torrens - 1059292.0              |                            |               |                         |                 |                 |                     |
| Document Date:                                    | 05/26/2022                       |                            |               |                         |                 |                 |                     |
| Legal Description Details                         |                                  |                            |               |                         |                 |                 |                     |
| Plat Name:                                        | LUDLOWS LANDING                  |                            |               |                         |                 |                 |                     |
| Section                                           | Township                         | Range                      | Lot           | Block                   |                 |                 |                     |
| -                                                 | -                                | -                          | -             | -                       |                 |                 |                     |
| Description:                                      | LOTS 108 AND 109                 |                            |               |                         |                 |                 |                     |
| 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                                    |                                  |                            |               | \$504.00                |                 |                 |                     |
| 2025 - Special Assessments                        |                                  |                            |               | \$80.00                 |                 |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |                                  |                            |               | <b>\$584.00</b>         |                 |                 |                     |
| Current Tax Due (as of 12/13/2025)                |                                  |                            |               |                         |                 |                 |                     |
| Due June 2                                        |                                  | Due October 15             |               |                         | Total Due       |                 |                     |
| 2025 - 1st Half Tax                               | \$292.00                         | 2025 - 2nd Half Tax        | \$292.00      | 2025 - 1st Half Tax Due | \$0.00          |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$292.00                         | 2025 - 2nd Half Tax Paid   | \$292.00      | 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:                                 | 8171 GUSTAFSON 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                | \$2,200                    | \$44,400      | \$46,600                | \$0             | \$0             | -                   |
| Total:                                            |                                  | \$2,200                    | \$44,400      | \$46,600                | \$0             | \$0             | 466                 |



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 11:02:59 AM

## Land Details

Deeded Acres: 0.00  
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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (LNDY/STORG)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| UTILITY          | 0          | 3,200                      | 3,200                      | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 40                         | 80                         | 3,200           | FLOATING SLAB      |

## Improvement 2 Details (RCQT BALL)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| CLUBHOUSE        | 1980       | 1,197                      | 1,533                      | -               | HC - HEALTHCLUB    |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 21                         | 41                         | 861             | FOUNDATION         |
| BAS              | 2          | 16                         | 21                         | 336             | FOUNDATION         |
| DK               | 0          | 10                         | 16                         | 160             | POST ON GROUND     |
| DK               | 0          | 12                         | 24                         | 288             | 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                    | \$2,200  | \$42,600 | \$44,800  | \$0          | \$0          | -                |
|                   | Total                  | \$2,200  | \$42,600 | \$44,800  | \$0          | \$0          | 448.00           |
| 2023 Payable 2024 | 232                    | \$2,200  | \$42,600 | \$44,800  | \$0          | \$0          | -                |
|                   | Total                  | \$2,200  | \$42,600 | \$44,800  | \$0          | \$0          | 448.00           |
| 2022 Payable 2023 | 221                    | \$2,000  | \$37,100 | \$39,100  | \$0          | \$0          | -                |
|                   | Total                  | \$2,000  | \$37,100 | \$39,100  | \$0          | \$0          | 196.00           |
| 2021 Payable 2022 | 221                    | \$1,800  | \$33,600 | \$35,400  | \$0          | \$0          | -                |
|                   | Total                  | \$1,800  | \$33,600 | \$35,400  | \$0          | \$0          | 177.00           |

## Tax Detail History

| Tax Year | Tax      | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
|----------|----------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| 2024     | \$518.00 | \$80.00             | \$598.00                        | \$2,200         | \$42,600            | \$44,800         |
| 2023     | \$218.00 | \$80.00             | \$298.00                        | \$2,000         | \$37,100            | \$39,100         |
| 2022     | \$222.00 | \$80.00             | \$302.00                        | \$1,800         | \$33,600            | \$35,400         |



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 11:02:59 AM

**Disclaimer:** St. Louis County makes no representation or warranties, express or implied, with respect to the use or reuse of data provided herewith, regardless of its format or the means of its transmission. THE DATA IS PROVIDED 'AS IS' WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY, SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY OR FITNESS OF THIS DATA FOR ANY PARTICULAR PURPOSE. St. Louis County shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting from the use of these data, even if St. Louis County has been advised of the possibility of such potential loss or damage. These data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.