



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/21/2025 4:44:07 PM

| General Details                                   |                     |  |             |                   |                                |                 |                     |
|---|---------------------|--|-------------|-------------------|--------------------------------|-----------------|---------------------|
| Parcel ID:  |                     | 387-0035-04795   |             |                   |                                |                 |                     |
| Legal Description Details                         |                     |  |             |                   |                                |                 |                     |
| Plat Name:  |                     | GREENWOOD TOWN OF  |             |                   |                                |                 |                     |
|   | Section             | Township   | Range       | Lot               | Block                          |                 |                     |
|   | 35                  | 63   | 17          | -                 | -                              |                 |                     |
| Description:                                      |                     | THAT PART OF GOVT LOT 4 THAT LIES N OF THE FOLLOWING DESCRIBED LINE: ASSUMING THE W BOUNDARY OF SAID GOVT LOT 4, WHICH IS ALSO THE SECTION LINE BETWEEN SECTIONS 34 AND 35, TO LIE N3DEG17'13"E AND FROM THE W 1/4 CORNER OF SAID SECTION 35 RUN N3DEG17'13"E ALONG SAID W BOUNDARY 654.90 FT; THENCE N84DEG51'35"W 83.00 FT TO THE CENTERLINE OF THE RETREAT LODGE RD; THENCE N4DEG58'47"W 51.96 FT ALONG SAID CENTERLINE; THENCE N25DEG27'36"W 388.62 FT ALONG SAID CENTERLINE TO THE POINT OF BEGINNING; THENCE S84DEG51'35"E 268.16 FT; THENCE S48DEG51'24"E 175 FT, MORE OR LESS, TO THE SHORE OF LAKE VERMILION AND THERE TERMINATING. |             |                   |                                |                 |                     |
| Taxpayer Details                                  |                     |  |             |                   |                                |                 |                     |
| Taxpayer Name                                     |                     | WILLIAMS VANCE   |             |                   |                                |                 |                     |
| and Address:                                      |                     | 1011 SOUTHERN WOODS PL SW<br>ROCHESTER MN 55902-1834   |             |                   |                                |                 |                     |
| Owner Details                                     |                     |  |             |                   |                                |                 |                     |
| Owner Name  |                     | WILLIAMS VANCE   |             |                   |                                |                 |                     |
| Payable 2025 Tax Summary                          |                     |  |             |                   |                                |                 |                     |
| 2025 - Net Tax                                    |                     |  |             | \$6,695.00        |                                |                 |                     |
| 2025 - Special Assessments                        |                     |  |             | \$85.00           |                                |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |                     |  |             | <b>\$6,780.00</b> |                                |                 |                     |
| Current Tax Due (as of 9/20/2025)                 |                     |  |             |                   |                                |                 |                     |
| Due May 15  |                     | Due October 15   |             |                   | Total Due                      |                 |                     |
| 2025 - 1st Half Tax \$3,390.00                    |                     | 2025 - 2nd Half Tax \$3,390.00   |             |                   | 2025 - 1st Half Tax Due \$0.00 |                 |                     |
| 2025 - 1st Half Tax Paid \$3,390.00               |                     | 2025 - 2nd Half Tax Paid \$3,390.00  |             |                   | 2025 - 2nd Half Tax Due \$0.00 |                 |                     |
| <b>2025 - 1st Half Due \$0.00</b>                 |                     | <b>2025 - 2nd Half Due \$0.00</b>  |             |                   | <b>2025 - Total Due \$0.00</b> |                 |                     |
| Parcel Details                                    |                     |  |             |                   |                                |                 |                     |
| Property Address:                                 |                     | 2452 RETREAT LODGE 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 |
| 151   | 0 - Non Homestead   | \$522,000  | \$232,400   | \$754,400         | \$0                            | \$0             | -                   |
| Total:  |                     | \$522,000  | \$232,400   | \$754,400         | \$0                            | \$0             | 8180                |



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## Land Details

**Deeded Acres:** 1.89  
**Waterfront:** VERMILION  
**Water Front Feet:** 430.00  
**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/webPlat/frame/frmPlatStatPopUp.aspx>. If there are any questions, please email [PropertyTax@stlouiscountymn.gov](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (CABIN)

| Improvement Type  | Year Built           | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish        | Style Code & Desc. |
|-------------------|----------------------|----------------------------|----------------------------|------------------------|--------------------|
| HOUSE             | 0                    | 672                        | 672                        | -                      | CAB - CABIN        |
| Segment           | Story                | Width                      | Length                     | Area                   | Foundation         |
| BAS               | 1                    | 24                         | 28                         | 672                    | POST ON GROUND     |
| DK                | 1                    | 8                          | 12                         | 96                     | POST ON GROUND     |
| <b>Bath Count</b> | <b>Bedroom Count</b> | <b>Room Count</b>          |                            | <b>Fireplace Count</b> | <b>HVAC</b>        |
| 0.75 BATH         | 1 BEDROOM            | -                          |                            | 0                      | STOVE/SPCE, WOOD   |

## Improvement 2 Details (CABIN)

| Improvement Type  | Year Built           | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish        | Style Code & Desc.   |
|-------------------|----------------------|----------------------------|----------------------------|------------------------|----------------------|
| HOUSE             | 1980                 | 808                        | 808                        | -                      | CAB - CABIN          |
| Segment           | Story                | Width                      | Length                     | Area                   | Foundation           |
| BAS               | 1                    | 12                         | 16                         | 192                    | POST ON GROUND       |
| BAS               | 1                    | 22                         | 28                         | 616                    | POST ON GROUND       |
| DK                | 1                    | 4                          | 6                          | 24                     | POST ON GROUND       |
| DK                | 1                    | 10                         | 28                         | 280                    | POST ON GROUND       |
| SP                | 1                    | 10                         | 20                         | 200                    | POST ON GROUND       |
| <b>Bath Count</b> | <b>Bedroom Count</b> | <b>Room Count</b>          |                            | <b>Fireplace Count</b> | <b>HVAC</b>          |
| 0.75 BATH         | 1 BEDROOM            | -                          |                            | 0                      | C&AIR_COND, ELECTRIC |

## Improvement 3 Details (GARAGE)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 1987       | 384                        | 384                        | -               | DETACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 16                         | 24                         | 384             | -                  |
| LT               | 1          | 4                          | 24                         | 96              | FLOATING SLAB      |

## Improvement 4 Details (Camper)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
|                  | 2015       | 144                        | 144                        | -               | S - STANDARD       |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 0          | 8                          | 18                         | 144             | -                  |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price                                   | CRV Number |
|-----------|--|------------|
| 10/2017   | \$370,000 (This is part of a multi parcel sale.) | 223663     |
| 02/2017   | \$325,000 (This is part of a multi parcel sale.) | 220084     |
| 10/2005   | \$850,000 (This is part of a multi parcel sale.) | 168625     |



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| 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  | 151                    | \$528,400           | \$218,900                       | \$747,300       | \$0                 | \$0              | -                |
|                    | Total                  | \$528,400           | \$218,900                       | \$747,300       | \$0                 | \$0              | 8,091.00         |
| 2023 Payable 2024  | 151                    | \$493,000           | \$210,500                       | \$703,500       | \$0                 | \$0              | -                |
|                    | Total                  | \$493,000           | \$210,500                       | \$703,500       | \$0                 | \$0              | 7,544.00         |
| 2022 Payable 2023  | 151                    | \$383,500           | \$175,900                       | \$559,400       | \$0                 | \$0              | -                |
|                    | Total                  | \$383,500           | \$175,900                       | \$559,400       | \$0                 | \$0              | 5,743.00         |
| 2021 Payable 2022  | 151                    | \$325,500           | \$131,500                       | \$457,000       | \$0                 | \$0              | -                |
|                    | Total                  | \$325,500           | \$131,500                       | \$457,000       | \$0                 | \$0              | 4,570.00         |
| Tax Detail History |                        |                     |                                 |                 |                     |                  |                  |
| Tax Year           | Tax                    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024               | \$6,305.00             | \$85.00             | \$6,390.00                      | \$493,000       | \$210,500           | \$703,500        |                  |
| 2023               | \$5,207.00             | \$85.00             | \$5,292.00                      | \$383,500       | \$175,900           | \$559,400        |                  |
| 2022               | \$4,749.00             | \$85.00             | \$4,834.00                      | \$325,500       | \$131,500           | \$457,000        |                  |

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