



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/19/2025 8:07:42 AM

General Details							
Parcel ID:		530-0010-05675					
Document:		Abstract - 791897					
Document Date:		07/05/2000					
Legal Description Details							
Plat Name:		SOLWAY					
Section	Township	Range	Lot	Block			
30	50	16	-	-			
Description:		SOUTH 1/2 OF LOT 2					
Taxpayer Details							
Taxpayer Name		COCCIE CHARLES R					
and Address:		3802 CROSBY ROAD					
		CLOQUET MN 55720					
Owner Details							
Owner Name		COCCIE CHARLES R					
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,539.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$3,568.00			
Current Tax Due (as of 9/18/2025)							
Due May 15		Due October 15		Total Due			
2025 - 1st Half Tax	\$1,784.00	2025 - 2nd Half Tax	\$1,784.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,784.00	2025 - 2nd Half Tax Paid	\$1,784.00	2025 - 2nd Half Tax Due	\$0.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$0.00	2025 - Total Due	\$0.00		
Parcel Details							
Property Address:		3802 CROSBY RD, CLOQUET MN					
School District:		704					
Tax Increment District:		-					
Property/Homesteader:		COCCIE, CHARLES R & JULIE A					
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)	\$77,400	\$286,900	\$364,300	\$0	\$0	-
111	0 - Non Homestead	\$3,500	\$0	\$3,500	\$0	\$0	-
Total:		\$80,900	\$286,900	\$367,800	\$0	\$0	3540



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Land Details

Deeded Acres: 21.21
Waterfront: -
Water Front Feet: 0.00
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.

Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1977	1,800	1,800	AVG Quality / 1350 Ft ²	SL - SPLT LEVEL
Segment	Story	Width	Length	Area	Foundation
BAS	1	19	36	684	BASEMENT
BAS	1	31	36	1,116	BASEMENT
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
2.0 BATHS	4 BEDROOMS	-		1	CENTRAL, PROPANE

Improvement 2 Details (DG 28X70)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	2,324	2,324	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	83	2,324	FLOATING SLAB

Improvement 3 Details (SCH 12X14)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
SCREEN HOUSE	0	168	168	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	14	168	FLOATING SLAB

Improvement 4 Details (ST 12X26)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	312	312	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	26	312	POST ON GROUND

Improvement 5 Details (ST 13X27)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	351	351	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	13	27	351	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
07/2000	\$50,000	135289



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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	\$77,400	\$286,900	\$364,300	\$0	\$0	-
	111	\$3,500	\$0	\$3,500	\$0	\$0	-
	Total	\$80,900	\$286,900	\$367,800	\$0	\$0	3,540.00
2023 Payable 2024	201	\$66,600	\$246,800	\$313,400	\$0	\$0	-
	111	\$2,900	\$0	\$2,900	\$0	\$0	-
	Total	\$69,500	\$246,800	\$316,300	\$0	\$0	3,073.00
2022 Payable 2023	201	\$46,000	\$258,500	\$304,500	\$0	\$0	-
	111	\$10,900	\$0	\$10,900	\$0	\$0	-
	Total	\$56,900	\$258,500	\$315,400	\$0	\$0	3,056.00
2021 Payable 2022	201	\$44,400	\$233,800	\$278,200	\$0	\$0	-
	111	\$10,200	\$0	\$10,200	\$0	\$0	-
	Total	\$54,600	\$233,800	\$288,400	\$0	\$0	2,762.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,249.00	\$25.00	\$3,274.00	\$67,580	\$239,686	\$307,266	
2023	\$3,397.00	\$25.00	\$3,422.00	\$55,414	\$250,151	\$305,565	
2022	\$3,453.00	\$25.00	\$3,478.00	\$52,653	\$223,545	\$276,198	

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