



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/5/2026 3:51:03 PM

General Details					
Parcel ID:	757-0010-02690				
Document:	Abstract - 01439742				
Document Date:	03/15/2022				
Legal Description Details					
Plat Name:	UNORGANIZED 62-21				
Section	Township	Range	Lot	Block	
17	62	21	-	-	
Description:	NW1/4 of NW1/4, EXCEPT that part of NW1/4 of NW1/4, shown as Parcel 31 on Minnesota Department of Transportation Right of Way Plat #69-177.				
Taxpayer Details					
Taxpayer Name and Address:	MANTHEI BRENDA L & ANDREW P 12896 HIGHWAY 1 COOK MN 55723				
Owner Details					
Owner Name	MANTHEI ANDREW P				
Owner Name	MANTHEI BRENDA L				
Payable 2026 Tax Summary					
	2026 - Net Tax				\$1,509.00
	2026 - Special Assessments				\$85.00
	2026 - Total Tax & Special Assessments				\$1,594.00
Current Tax Due (as of 4/4/2026)					
Due May 15		Due October 15		Total Due	
2026 - 1st Half Tax	\$797.00	2026 - 2nd Half Tax	\$797.00	2026 - 1st Half Tax Due	\$797.00
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$797.00
2026 - 1st Half Penalty	\$0.00	2026 - 2nd Half Penalty	\$0.00	Delinquent Tax	\$2,872.83
2026 - 1st Half Due	\$797.00	2026 - 2nd Half Due	\$797.00	2026 - Total Due	\$4,466.83
Delinquent Taxes (as of 4/4/2026)					
Tax Year	Net Tax	Penalty	Cst/Fees	Interest	Total Due
2025	\$1,498.00	\$127.33	\$0.00	\$37.92	\$1,663.25
2024	\$265.00	\$18.55	\$0.00	\$29.30	\$312.85
2023	\$680.00	\$57.80	\$20.00	\$138.93	\$896.73
Total:	\$2,443.00	\$203.68	\$20.00	\$206.15	\$2,872.83
Parcel Details					
Property Address:	12896 HWY 1, COOK MN				
School District:	2142				
Tax Increment District:	-				
Property/Homesteader:	-				



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/5/2026 3:51:03 PM

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	\$35,800	\$77,400	\$113,200	\$0	\$0	-
111	0 - Non Homestead	\$26,500	\$0	\$26,500	\$0	\$0	-
Total:		\$62,300	\$77,400	\$139,700	\$0	\$0	1397

Land Details

Deeded Acres:	37.98
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	1937	1,544	1,544	U Quality / 0 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	20	31	620	BASEMENT
BAS	1	22	42	924	BASEMENT
CN	1	6	7	42	FOUNDATION
CW	1	12	40	480	POST ON GROUND
DK	1	4	5	20	POST ON GROUND
SP	1	9	22	198	FLOATING SLAB
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.5 BATHS	2 BEDROOMS	1 ROOM		0	CENTRAL, PROPANE

Improvement 2 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	1,092	1,092	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	42	1,092	FLOATING SLAB

Improvement 3 Details (SLEEPER)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
SLEEPER	0	252	252	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	14	18	252	POST ON GROUND
DKX	1	9	15	135	POST ON GROUND

Improvement 4 Details (16X22 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	352	352	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	16	22	352	FOUNDATION



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/5/2026 3:51:03 PM

Improvement 5 Details (8X8 ST)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	64	64	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	8	64	POST ON GROUND

Improvement 6 Details (16X20 ST)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	320	320	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	16	20	320	FOUNDATION

Improvement 7 Details (OLD HOUSE)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	0	475	564	U Quality / 0 Ft ²	BNG - BUNGALOW
Segment	Story	Width	Length	Area	Foundation
BAS	1	2	8	16	FOUNDATION
BAS	1	5	9	45	FOUNDATION
BAS	1	6	10	60	FOUNDATION
BAS	1.2	6	13	78	FOUNDATION
BAS	1.2	12	23	276	FOUNDATION
CW	1	4	7	28	FOUNDATION
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	1 BEDROOM	1 ROOM	0	CENTRAL, FUEL OIL	

Improvement 8 Details (LOAF SHED)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	96	96	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	12	96	POST ON GROUND

Sales Reported to the St. Louis County Auditor		
Sale Date	Purchase Price	CRV Number
03/2022	\$110,000	248338
05/2019	\$85,000	231932
07/2009	\$105,000	186975
07/2007	\$105,000	178087
01/2004	\$70,000	157411
09/2003	\$70,000	155182



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/5/2026 3:51:03 PM

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	\$35,800	\$77,400	\$113,200	\$0	\$0	-
	111	\$26,500	\$0	\$26,500	\$0	\$0	-
	Total	\$62,300	\$77,400	\$139,700	\$0	\$0	1,397.00
2024 Payable 2025	151	\$35,800	\$77,400	\$113,200	\$0	\$0	-
	111	\$26,500	\$0	\$26,500	\$0	\$0	-
	Total	\$62,300	\$77,400	\$139,700	\$0	\$0	1,397.00
2023 Payable 2024	151	\$33,700	\$77,400	\$111,100	\$0	\$0	-
	111	\$24,600	\$0	\$24,600	\$0	\$0	-
	Total	\$58,300	\$77,400	\$135,700	\$0	\$0	1,357.00
2022 Payable 2023	201	\$33,700	\$77,400	\$111,100	\$0	\$0	-
	111	\$24,600	\$0	\$24,600	\$0	\$0	-
	Total	\$58,300	\$77,400	\$135,700	\$0	\$0	1,085.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$1,413.00	\$85.00	\$1,498.00	\$62,300	\$77,400	\$139,700	
2024	\$1,393.00	\$85.00	\$1,478.00	\$58,300	\$77,400	\$135,700	
2023	\$945.00	\$85.00	\$1,030.00	\$50,037	\$58,422	\$108,459	

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.