



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 9:19:45 PM

General Details							
Parcel ID:	305-0010-00440						
Document:	Torrens - 964774						
Document Date:	11/17/2015						
Legal Description Details							
Plat Name:	COTTON						
	Section	Township	Range	Lot	Block		
	3	54	16	-	-		
Description:	SW 1/4 OF SW 1/4 EX RY RT OF WAY 1 64/100 AC						
Taxpayer Details							
Taxpayer Name	JOHNS THOMAS D						
and Address:	TALSAPINES RANCH 6458 COMSTOCK LAKE RD COTTON MN 55724						
Owner Details							
Owner Name	JOHNS ANASTASIA R						
Owner Name	JOHNS LINNEA K						
Owner Name	JOHNS SUSANNA E						
Payable 2026 Tax Summary							
	2026 - Net Tax						\$259.00
	2026 - Special Assessments						\$85.00
	2026 - Total Tax & Special Assessments						\$344.00
Current Tax Due (as of 4/2/2026)							
	Due May 15		Due November 15		Total Due		
	2026 - 1st Half Tax	\$172.00	2026 - 2nd Half Tax	\$172.00	2026 - 1st Half Tax Due	\$172.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$172.00	
	2026 - 1st Half Due	\$172.00	2026 - 2nd Half Due	\$172.00	2026 - Total Due	\$344.00	
Parcel Details							
Property Address:	6458 COMSTOCK LAKE RD, COTTON MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	JOHNS, THOMAS D & ANN E						
Assessment Details (2026 Payable 2027)							
Class Code (Legend)	Homestead Status	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
101	1 - Owner Homestead (100.00% total)	\$39,400	\$73,500	\$112,900	\$0	\$0	-
121	1 - Owner Homestead (100.00% total)	\$24,700	\$0	\$24,700	\$0	\$0	-
Total:		\$64,100	\$73,500	\$137,600	\$0	\$0	790



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Land Details						
Deeded Acres:	38.36					
Waterfront:	-					
Water Front Feet:	0.00					
Water Code & Desc:	W - DRILLED WELL					
Gas Code & Desc:	-					
Sewer Code & Desc:	M - MOUND					
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 (RESIDENCE)						
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.	
HOUSE	1979	896	1,344	-	CAB - CABIN	
Segment	Story	Width	Length	Area	Foundation	
BAS	1.5	28	32	896	FLOATING SLAB	
CW	0	12	12	144	POST ON GROUND	
DK	0	2	32	64	POST ON GROUND	
DK	0	4	14	56	POST ON GROUND	
OP	0	6	32	192	POST ON GROUND	
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC	
1.0 BATH	2 BEDROOMS	-		0	CENTRAL, WOOD	
Improvement 2 Details (PB)						
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.	
POLE BUILDING	0	2,560	2,560	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	32	80	2,560	POST ON GROUND	
LT	1	12	16	192	POST ON GROUND	
LT	1	13	80	1,040	POST ON GROUND	
Improvement 3 Details (BARN)						
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.	
BARN	0	1,386	1,848	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	11	42	462	POST ON GROUND	
BAS	2	11	42	462	POST ON GROUND	
LT	0	10	10	100	POST ON GROUND	
Improvement 4 Details (CHKN COOP)						
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	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 5 Details (10X14 ST)						
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	0	140	140	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	0	10	14	140	POST ON GROUND	



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Improvement 6 Details (9X12 ST)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	108	108	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	9	12	108	POST ON GROUND

Improvement 7 Details (14X20 ST)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	280	280	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	14	20	280	POST ON GROUND

Improvement 8 Details (BY DRIVE)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	80	80	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	8	10	80	POST ON GROUND

Sales Reported to the St. Louis County Auditor

No Sales information reported.

Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2025 Payable 2026	101	\$39,400	\$73,500	\$112,900	\$0	\$0	-
	121	\$24,700	\$0	\$24,700	\$0	\$0	-
	Total	\$64,100	\$73,500	\$137,600	\$0	\$0	790.00
2024 Payable 2025	101	\$38,500	\$70,500	\$109,000	\$0	\$0	-
	121	\$24,000	\$0	\$24,000	\$0	\$0	-
	Total	\$62,500	\$70,500	\$133,000	\$0	\$0	758.00
2023 Payable 2024	101	\$36,900	\$66,700	\$103,600	\$0	\$0	-
	121	\$22,700	\$0	\$22,700	\$0	\$0	-
	Total	\$59,600	\$66,700	\$126,300	\$0	\$0	780.00
2022 Payable 2023	101	\$29,500	\$80,100	\$109,600	\$0	\$0	-
	121	\$18,000	\$0	\$18,000	\$0	\$0	-
	Total	\$47,500	\$80,100	\$127,600	\$0	\$0	836.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2025	\$241.00	\$85.00	\$326.00	\$51,900	\$44,020	\$95,920
2024	\$329.00	\$85.00	\$414.00	\$51,149	\$45,840	\$96,989
2023	\$449.00	\$85.00	\$534.00	\$41,679	\$57,375	\$99,054



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