



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 11:51:00 PM

General Details							
Parcel ID:	305-0010-01170						
Document:	Abstract - 01525516						
Document:	Torrens - 1097761.0						
Document Date:	12/12/2025						
Legal Description Details							
Plat Name:	COTTON						
	Section	Township	Range	Lot	Block		
	7	54	16	-	-		
Description:	Govt Lot 8						
Taxpayer Details							
Taxpayer Name	ST OF MN C278 L35						
and Address:	C/O LAND & MINERALS DEPT 320 W 2ND ST STE 302 DULUTH MN 55802						
Owner Details							
Owner Name	ST OF MN C278 L35						
Payable 2026 Tax Summary							
	2026 - Net Tax						\$0.00
	2026 - Special Assessments						\$0.00
	2026 - Total Tax & Special Assessments						\$0.00
Current Tax Due (as of 4/2/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$0.00	2026 - 2nd Half Tax	\$0.00	2026 - 1st Half Tax Due	\$0.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$0.00	
	2026 - 1st Half Due	\$0.00	2026 - 2nd Half Due	\$0.00	2026 - Total Due	\$0.00	
Parcel Details							
Property Address:	6940 COMSTOCK LAKE RD, COTTON MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	-						
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
670	0 - Non Homestead	\$43,300	\$1,400	\$44,700	\$0	\$0	-
670	0 - Non Homestead	\$21,000	\$0	\$21,000	\$0	\$0	-
	Total:	\$64,300	\$1,400	\$65,700	\$0	\$0	0



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Land Details							
Deeded Acres:	30.00						
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 .							
Improvement 1 Details (SHACK)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
HOUSE	0	384	384	-	HSK - HUNT SHACK		
Segment	Story	Width	Length	Area	Foundation		
BAS	0	16	24	384	POST ON GROUND		
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC			
0.0 BATHS	1 BEDROOM	-	0	STOVE/SPCE, WOOD			
Sales Reported to the St. Louis County Auditor							
Sale Date	Purchase Price			CRV Number			
01/1987	\$0			85930			
Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2025 Payable 2026	670	\$43,300	\$1,400	\$44,700	\$0	\$0	-
	670	\$21,000	\$0	\$21,000	\$0	\$0	-
	Total	\$64,300	\$1,400	\$65,700	\$0	\$0	0.00
2024 Payable 2025	151	\$42,100	\$1,300	\$43,400	\$0	\$0	-
	111	\$20,500	\$0	\$20,500	\$0	\$0	-
	Total	\$62,600	\$1,300	\$63,900	\$0	\$0	639.00
2023 Payable 2024	151	\$39,800	\$1,300	\$41,100	\$0	\$0	-
	111	\$19,400	\$0	\$19,400	\$0	\$0	-
	Total	\$59,200	\$1,300	\$60,500	\$0	\$0	605.00
2022 Payable 2023	151	\$36,300	\$2,500	\$38,800	\$0	\$0	-
	111	\$11,200	\$0	\$11,200	\$0	\$0	-
	Total	\$47,500	\$2,500	\$50,000	\$0	\$0	500.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$573.00	\$85.00	\$658.00	\$62,600	\$1,300	\$63,900	
2024	\$559.00	\$85.00	\$644.00	\$59,200	\$1,300	\$60,500	
2023	\$491.00	\$85.00	\$576.00	\$47,500	\$2,500	\$50,000	



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