



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 10:23:23 PM

General Details									
Parcel ID:		305-0010-01681							
Legal Description Details									
Plat Name:		COTTON							
	Section		Township		Range		Lot		Block
	11		54		16		-		-
Description:		NLY 515 FT OF ELY 425 FT OF NW1/4 OF NE1/4							
Taxpayer Details									
Taxpayer Name and Address:		LEPPALA RAY & DEBORAH 6164 COMSTOCK LK RD COTTON MN 55724							
Owner Details									
Owner Name		LEPPALA RAY E ETUX							
Payable 2026 Tax Summary									
		2026 - Net Tax			\$617.00				
		2026 - Special Assessments			\$85.00				
		2026 - Total Tax & Special Assessments			\$702.00				
Current Tax Due (as of 4/2/2026)									
		Due May 15		Due October 15		Total Due			
2026 - 1st Half Tax		\$351.00		2026 - 2nd Half Tax		\$351.00			
2026 - 1st Half Tax Paid		\$0.00		2026 - 2nd Half Tax Paid		\$0.00			
2026 - 1st Half Due		\$351.00		2026 - 2nd Half Due		\$351.00			
				2026 - Total Due		\$702.00			
Parcel Details									
Property Address:		6164 COMSTOCK LAKE RD, COTTON MN							
School District:		2142							
Tax Increment District:		-							
Property/Homesteader:		LEPPALA, RAY & DEBORAH							
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		
201	1 - Owner Homestead (100.00% total)	\$32,900	\$112,100	\$145,000	\$0	\$0	-		
Total:		\$32,900	\$112,100	\$145,000	\$0	\$0	1115		



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Land Details

Deeded Acres:	5.03
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 (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	0	920	1,368	-	1S+ - 1+ STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	4	6	24	CANTILEVER
BAS	1.5	28	32	896	FOUNDATION
CW	1	8	18	144	PIERS AND FOOTINGS
CW	1	8	28	224	SHALLOW FOUNDATION
DK	0	0	0	1,247	POST ON GROUND
DK	0	4	4	16	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
0.75 BATH	3 BEDROOMS	-	0	CENTRAL, GAS	

Improvement 2 Details (DETACHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	512	512	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	0	16	22	352	FLOATING SLAB
BAS	1	10	16	160	POST ON GROUND
LT	0	10	22	220	POST ON GROUND

Improvement 3 Details (SA/GH)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	192	192	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	12	16	192	POST ON GROUND

Improvement 4 Details (7X8 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	56	56	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	7	8	56	POST ON GROUND

Improvement 5 Details (8X10 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	2013	80	80	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	10	8	80	POST ON GROUND



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Improvement 6 Details (METAL ST)							
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	10	8	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	201	\$32,900	\$112,100	\$145,000	\$0	\$0	-
	Total	\$32,900	\$112,100	\$145,000	\$0	\$0	1,115.00
2024 Payable 2025	201	\$32,300	\$107,500	\$139,800	\$0	\$0	-
	Total	\$32,300	\$107,500	\$139,800	\$0	\$0	1,058.00
2023 Payable 2024	201	\$30,900	\$101,700	\$132,600	\$0	\$0	-
	Total	\$30,900	\$101,700	\$132,600	\$0	\$0	1,073.00
2022 Payable 2023	201	\$22,400	\$98,000	\$120,400	\$0	\$0	-
	Total	\$22,400	\$98,000	\$120,400	\$0	\$0	940.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$525.00	\$85.00	\$610.00	\$24,452	\$81,380	\$105,832	
2024	\$813.00	\$85.00	\$898.00	\$25,003	\$82,291	\$107,294	
2023	\$719.00	\$85.00	\$804.00	\$17,488	\$76,508	\$93,996	

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