



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 7:51:45 PM

General Details							
Parcel ID:	305-0010-02112						
Document:	Abstract - 01277366						
Document Date:	12/10/2015						
Legal Description Details							
Plat Name:	COTTON						
	Section	Township	Range	Lot	Block		
	13	54	16	-	-		
Description:	PART OF LOT 10 BEG AT A PT 975 FT SWLY OF NE COR OF LOT 10 THENCE S50DEG15'E 376.76 FT TO W R.O.W. CO. RD #531 THENCE SWLY ALONG R.O.W. 190.06 FT TO S LINE OF LOT 10 THENCE W ALONG S LINE 163.78 FT THENCE NWLY 256.23 FT TO SHORE OF LAKE THENCE NELY 300 FT TO PT OF BEG AND PART OF LOT 12 BEG AT A PT ON N LINE OF LOT AND W R/W LINE OF CTY RD 531 THENCE W 163.78 FT THENCE SELY TO RD THENCE NELY ALONG RD 111.44 FT TO PT OF BEG						
Taxpayer Details							
Taxpayer Name and Address:	NEPHEW JOHN & MICHELLE 2145 COLUMBUS AVE DULUTH MN 55803						
Owner Details							
Owner Name	NEPHEW JOHN						
Owner Name	NEPHEW MICHELLE						
Payable 2026 Tax Summary							
	2026 - Net Tax			\$2,131.00			
	2026 - Special Assessments			\$85.00			
	2026 - Total Tax & Special Assessments			\$2,216.00			
Current Tax Due (as of 4/2/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$1,108.00	2026 - 2nd Half Tax	\$1,108.00	2026 - 1st Half Tax Due	\$1,108.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$1,108.00	
	2026 - 1st Half Due	\$1,108.00	2026 - 2nd Half Due	\$1,108.00	2026 - Total Due	\$2,216.00	
Parcel Details							
Property Address:	6025 MORLEY BEACH RD, COTTON MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	-						
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
151	0 - Non Homestead	\$79,000	\$133,800	\$212,800	\$0	\$0	-
	Total:	\$79,000	\$133,800	\$212,800	\$0	\$0	2128



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Land Details					
Deeded Acres:	2.45				
Waterfront:	LONG (13-54-16)				
Water Front Feet:	268.00				
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.
MANUFACTURED HOME	1991	1,512	1,512	-	DBL - DBL WIDE
Segment	Story	Width	Length	Area	Foundation
BAS	0	27	56	1,512	FLOATING SLAB
DK	0	0	0	340	POST ON GROUND
DK	0	5	5	25	POST ON GROUND
DK	0	6	12	72	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.0 BATHS	3 BEDROOMS	-	-	C&AIR_COND, GAS	
Improvement 2 Details (POLE)					
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.
POLE BUILDING	1991	1,080	1,080	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	30	36	1,080	FLOATING SLAB
Improvement 3 Details (SCREEN HS)					
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.
SCREEN HOUSE	1991	144	144	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	12	12	144	POST ON GROUND
Improvement 4 Details (SAUNA)					
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.
SAUNA	0	48	48	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	8	6	48	POST ON GROUND
DKX	0	8	10	80	POST ON GROUND
Sales Reported to the St. Louis County Auditor					
Sale Date	Purchase Price		CRV Number		
12/2015	\$215,000		214035		
05/2006	\$225,000		172229		
01/1989	\$0		106752		



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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
2025 Payable 2026	151	\$79,000	\$133,800	\$212,800	\$0	\$0	-
	Total	\$79,000	\$133,800	\$212,800	\$0	\$0	2,128.00
2024 Payable 2025	151	\$79,000	\$133,800	\$212,800	\$0	\$0	-
	Total	\$79,000	\$133,800	\$212,800	\$0	\$0	2,128.00
2023 Payable 2024	151	\$75,500	\$119,600	\$195,100	\$0	\$0	-
	Total	\$75,500	\$119,600	\$195,100	\$0	\$0	1,951.00
2022 Payable 2023	151	\$114,300	\$99,100	\$213,400	\$0	\$0	-
	Total	\$114,300	\$99,100	\$213,400	\$0	\$0	2,134.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$2,047.00	\$85.00	\$2,132.00	\$79,000	\$133,800	\$212,800	
2024	\$1,941.00	\$85.00	\$2,026.00	\$75,500	\$119,600	\$195,100	
2023	\$2,251.00	\$85.00	\$2,336.00	\$114,300	\$99,100	\$213,400	

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