



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 7:52:00 PM

General Details	
Parcel ID:	305-0010-02160
Document:	Abstract - 01500564
Document:	Torrens - 1085567.0
Document Date:	11/02/2024

Legal Description Details				
Plat Name:	COTTON			
Section	Township	Range	Lot	Block
13	54	16	-	-
Description:	<p>GOVT LOT 11, EXCEPT THAT PART OF GOVT LOT 11, LYING SWLY OF A LINE BEGINNING AT A POINT ON THE SHORE OF LONG LAKE, 90 DEGREES TO AND DISTANT 100 FT NELY OF THE NORTHERN ELECTRIC CO-OP POWER ASSOCIATION POWER LINE & RUNNING SELY THROUGH A POINT 90 DEGREES TO AND DISTANT 50 FT NELY OF SAID POWER LINE AT ITS INTERSECTION WITH THE CENTERLINE OF THE MORLEY BEACH ROAD AS THE POWER LINE AND ROAD EXIST ON JUNE 13, 1979 AND CONTINUING SELY TO THE E LINE OF SAID GOVT LOT 11; AND EXCEPT THAT PART OF GOVT LOT 11, LYING BETWEEN A LINE BEGINNING AT A POINT ON THE SHORE OF LONG LAKE, 90 DEGREES TO AND DISTANT 100 FT NELY OF THE NORTHERN ELECTRIC CO-OP POWER ASSOCIATION POWER LINE AND RUNNING SELY THROUGH A POINT 90 DEGREES TO AND DISTANT 50 FT NELY OF SAID POWER LINE AT ITS INTERSECTION WITH THE CENTERLINE OF THE MORLEY BEACH ROAD AS THE POWER LINE AND ROAD EXIST ON JUNE 13, 1979 AND CONTINUING SELY TO THE E LINE OF SAID GOVT LOT 11 AND A LINE PARALLEL TO AND 300 FT NELY OF THE PREVIOUSLY DESCRIBED LINE; AND EXCEPT THAT PART OF GOVT LOT 11, LYING NWLY OF THE NWLY R/W LINE OF COUNTY ROAD NO. 531, LYING SWLY OF LINE "A" DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 782.15 FT W OF NE CORNER OF GOVT LOT 12 AND ON THE N LINE OF SAID GOVT LOT 12 WHICH IS ASSUMED TO RUN N87DEG06'E; THENCE S50DEG15'E 110.20 FT TO W R/W LINE OF COUNTY ROAD NO. 531; THENCE S45DEG02'W ALONG SAID R/W 368.39 FT TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE N39DEG16'35"W 207.54 FT; THENCE N52DEG28'35"W 155 FT, MORE OR LESS, TO THE SHORE OF LONG LAKE AND SAID LINE THERE TERMINATING; AND LYING NELY OF LINE "B" DESCRIBED AS FOLLOWS: COMMENCING AT POINT OF BEGINNING OF THE ABOVE DESCRIBED LINE "A"; THENCE ON AN ASSUMED BEARING OF S45DEG02'W ALONG THE NWLY R/W OF COUNTY ROAD NO. 531 200.35 FT; THENCE N48DEG14'33"W 368 FT, MORE OR LESS, TO THE SHORE OF LONG LAKE AND SAID LINE THERE TERMINATING.</p>			

Taxpayer Details	
Taxpayer Name and Address:	OBRIEN KEVIN P 118 W CENTRAL ENTRANCE DULUTH MN 55811

Owner Details	
Owner Name	OBRIEN KEVIN P

Payable 2026 Tax Summary	
2026 - Net Tax	\$1,791.00
2026 - Special Assessments	\$85.00
2026 - Total Tax & Special Assessments	\$1,876.00

Current Tax Due (as of 4/2/2026)					
Due May 15		Due October 15		Total Due	
2026 - 1st Half Tax	\$938.00	2026 - 2nd Half Tax	\$938.00	2026 - 1st Half Tax Due	\$938.00
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$938.00
2026 - 1st Half Due	\$938.00	2026 - 2nd Half Due	\$938.00	2026 - Total Due	\$1,876.00



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Parcel Details							
Property Address:	6041 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	\$82,600	\$102,300	\$184,900	\$0	\$0	-
Total:		\$82,600	\$102,300	\$184,900	\$0	\$0	1849
Land Details							
Deeded Acres:	3.00						
Waterfront:	LONG (13-54-16)						
Water Front Feet:	300.00						
Water Code & Desc:	W - DRILLED WELL						
Gas Code & Desc:	-						
Sewer Code & Desc:	H - HOLDING TANK						
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 (CABIN)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
HOUSE	2019	696	696	-	CAB - CABIN		
Segment	Story	Width	Length	Area	Foundation		
BAS	1	0	0	696	POST ON GROUND		
OP	1	8	27	216	POST ON GROUND		
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC			
0.0 BATHS	-	-	-	CENTRAL,			
Improvement 2 Details (TT DECK)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
	0	32	32	-	-		
Segment	Story	Width	Length	Area	Foundation		
BAS	0	4	8	32	POST ON GROUND		
Improvement 3 Details (LG DECK)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
	0	320	320	-	-		
Segment	Story	Width	Length	Area	Foundation		
BAS	0	16	20	320	POST ON GROUND		
Improvement 4 Details (WOODSHED)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	0	32	32	-	-		
Segment	Story	Width	Length	Area	Foundation		
BAS	1	4	8	32	POST ON GROUND		



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Improvement 5 Details (VINYL ST)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	0	12	12	-	-		
Segment	Story	Width	Length	Area	Foundation		
BAS	1	2	6	12	POST ON GROUND		
Improvement 6 Details (TRAVEL TRL)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
	0	184	184	-	-		
Segment	Story	Width	Length	Area	Foundation		
BAS	0	8	23	184	-		
Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
01/2009		\$95,000 (This is part of a multi parcel sale.)			185292		
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	\$77,100	\$102,300	\$179,400	\$0	\$0	-
	Total	\$77,100	\$102,300	\$179,400	\$0	\$0	1,794.00
2024 Payable 2025	151	\$77,100	\$102,300	\$179,400	\$0	\$0	-
	Total	\$77,100	\$102,300	\$179,400	\$0	\$0	1,794.00
2023 Payable 2024	151	\$73,300	\$2,000	\$75,300	\$0	\$0	-
	Total	\$73,300	\$2,000	\$75,300	\$0	\$0	753.00
2022 Payable 2023	151	\$115,700	\$7,400	\$123,100	\$0	\$0	-
	Total	\$115,700	\$7,400	\$123,100	\$0	\$0	1,231.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$1,719.00	\$85.00	\$1,804.00	\$77,100	\$102,300	\$179,400	
2024	\$719.00	\$85.00	\$804.00	\$73,300	\$2,000	\$75,300	
2023	\$1,275.00	\$85.00	\$1,360.00	\$115,700	\$7,400	\$123,100	

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