



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 7:51:04 PM

General Details

Parcel ID: 305-0010-02165
Document: Abstract - 01520015
Document Date: 09/18/2025

Legal Description Details

Plat Name: COTTON

Section	Township	Range	Lot	Block
13	54	16	-	-

Description: 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 INTERSEC- TION WITH THE CENTERLINE OF THE MORLEY BEACH ROAD AS THE POWER LINE AND ROAD EXIST AT THIS TIME 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.

Taxpayer Details

Taxpayer Name and Address: PETTINELLI BROOKE E & JACOB H
BERNDT
6043 MORLEY BEACH RD
COTTON MN 55724

Owner Details

Owner Name: BERNDT JACOB H
Owner Name: PETTINELLI BROOKE E

Payable 2026 Tax Summary

2026 - Net Tax	\$2,767.00
2026 - Special Assessments	\$85.00
2026 - Total Tax & Special Assessments	\$2,852.00

Current Tax Due (as of 4/2/2026)

Due May 15		Due October 15		Total Due	
2026 - 1st Half Tax	\$1,426.00	2026 - 2nd Half Tax	\$1,426.00	2026 - 1st Half Tax Due	\$1,426.00
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$1,426.00
2026 - 1st Half Due	\$1,426.00	2026 - 2nd Half Due	\$1,426.00	2026 - Total Due	\$2,852.00

Parcel Details

Property Address: 6043 MORLEY BEACH RD, COTTON MN
School District: 2142
Tax Increment District: -
Property/Homesteader: BERNDT, JACOB H. / PETTINELLI, BROO

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)	\$89,900	\$360,600	\$450,500	\$0	\$0	-
Total:		\$89,900	\$360,600	\$450,500	\$0	\$0	3755



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Land Details

Deeded Acres:	5.10
Waterfront:	LONG (13-54-16)
Water Front Feet:	375.00
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	1994	1,268	2,204	-	2S - 2 STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	56	-
BAS	1	2	6	12	-
BAS	1	12	22	264	-
BAS	2	2	12	24	-
BAS	2	2	14	28	-
BAS	2	26	34	884	-
DK	0	6	12	72	CANTILEVER
DK	0	8	27	216	POST ON GROUND
DK	0	12	12	144	POST ON GROUND
DK	0	12	33	396	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.75 BATHS	3 BEDROOMS	-	1	C&AC&EXCH, ELECTRIC	

Improvement 2 Details (DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	624	624	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	24	624	-

Improvement 3 Details (12X18 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	216	216	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	18	216	POST ON GROUND

Improvement 4 Details (8X12 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	96	96	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	12	96	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
09/2025	\$550,000	271046
06/2013	\$250,000	201577



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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	201	\$84,900	\$320,000	\$404,900	\$0	\$0	-
	Total	\$84,900	\$320,000	\$404,900	\$0	\$0	3,299.00
2024 Payable 2025	201	\$84,900	\$320,000	\$404,900	\$0	\$0	-
	Total	\$84,900	\$320,000	\$404,900	\$0	\$0	3,948.00
2023 Payable 2024	201	\$81,100	\$285,700	\$366,800	\$0	\$0	-
	Total	\$81,100	\$285,700	\$366,800	\$0	\$0	3,626.00
2022 Payable 2023	201	\$116,600	\$246,500	\$363,100	\$0	\$0	-
	Total	\$116,600	\$246,500	\$363,100	\$0	\$0	3,585.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$3,279.00	\$85.00	\$3,364.00	\$82,780	\$312,011	\$394,791	
2024	\$3,363.00	\$85.00	\$3,448.00	\$80,165	\$282,407	\$362,572	
2023	\$3,471.00	\$85.00	\$3,556.00	\$115,135	\$243,404	\$358,539	

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