



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 7:50:25 PM

General Details							
Parcel ID:	305-0010-02206						
Document:	Abstract - 1284122						
Document Date:	04/29/2016						
Legal Description Details							
Plat Name:	COTTON						
	Section	Township	Range	Lot	Block		
	13	54	16	-	-		
Description:	PART OF LOT 9 COMM AT E1/4 COR OF SEC 13 THENCE W ALONG E/W 1/4 LINE 1730 FT MORE OR LESS TO CENTERLINE OF MORLEY BEACH ROAD & PT OF BEG THENCE S48DEG W ALONG CENTERLINE OF MORLEY BEACH ROAD 674.84 FT THENCE N43DEG34' 45"W 371.42 FT THENCE N24DEG E 200 FT TO INTERSECTION OF E/W 1/4 LINE THENCE E ALONG E/W 1/4 676.43 FT TO PT OF BEG						
Taxpayer Details							
Taxpayer Name and Address:	BRANDT JEANNIE M 5991 MORLEY BEACH RD COTTON MN 55724-8114						
Owner Details							
Owner Name	BRANDT JEANNIE M						
Payable 2026 Tax Summary							
	2026 - Net Tax						\$3,247.00
	2026 - Special Assessments						\$85.00
	<b>2026 - Total Tax &amp; Special Assessments</b>						<b>\$3,332.00</b>
Current Tax Due (as of 4/2/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$1,666.00	2026 - 2nd Half Tax	\$1,666.00	2026 - 1st Half Tax Due	\$1,666.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$1,666.00	
	<b>2026 - 1st Half Due</b>	<b>\$1,666.00</b>	<b>2026 - 2nd Half Due</b>	<b>\$1,666.00</b>	<b>2026 - Total Due</b>	<b>\$3,332.00</b>	
Parcel Details							
Property Address:	5991 MORLEY BEACH RD, COTTON MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	MCEWEN, JEANNIE M						
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
203	1 - Owner Homestead (50.00% total)	\$77,600	\$269,000	\$346,600	\$0	\$0	-
	<b>Total:</b>	<b>\$77,600</b>	<b>\$269,000</b>	<b>\$346,600</b>	<b>\$0</b>	<b>\$0</b>	<b>3685</b>



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## Land Details

<b>Deeded Acres:</b>	4.29
<b>Waterfront:</b>	LONG (13-54-16)
<b>Water Front Feet:</b>	200.00
<b>Water Code &amp; Desc:</b>	W - DRILLED WELL
<b>Gas Code &amp; Desc:</b>	-
<b>Sewer Code &amp; Desc:</b>	M - MOUND
<b>Lot Width:</b>	0.00
<b>Lot Depth:</b>	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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.	
HOUSE	2013	1,424	1,424	-	CAB - CABIN	
<b>Segment</b>		<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS		1	8	24	192	SHALLOW FOUNDATION
BAS		1	8	44	352	PIERS AND FOOTINGS
BAS		1	20	44	880	-
DK		0	8	22	176	POST ON GROUND
DK		0	10	28	280	POST ON GROUND
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>	
0.75 BATH	1 BEDROOM	-		0	C&AC&EXCH, GAS	

## Improvement 2 Details (NEW DG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.	
GARAGE	2014	676	676	-	DETACHED	
<b>Segment</b>		<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS		1	26	26	676	FLOATING SLAB

## Improvement 3 Details (BOATHOUSE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.	
BOAT HOUSE	0	330	660	-	-	
<b>Segment</b>		<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS		2	15	22	330	POST ON GROUND
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>	
-	-	-		-	-	

## Improvement 4 Details (ST)

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

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
01/2005	\$74,500	163576



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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	203	\$77,600	\$269,000	\$346,600	\$0	\$0	-
	<b>Total</b>	<b>\$77,600</b>	<b>\$269,000</b>	<b>\$346,600</b>	<b>\$0</b>	<b>\$0</b>	<b>3,547.00</b>
2024 Payable 2025	203	\$77,600	\$269,000	\$346,600	\$0	\$0	-
	<b>Total</b>	<b>\$77,600</b>	<b>\$269,000</b>	<b>\$346,600</b>	<b>\$0</b>	<b>\$0</b>	<b>3,037.00</b>
2023 Payable 2024	203	\$74,200	\$240,200	\$314,400	\$0	\$0	-
	<b>Total</b>	<b>\$74,200</b>	<b>\$240,200</b>	<b>\$314,400</b>	<b>\$0</b>	<b>\$0</b>	<b>2,780.00</b>
2022 Payable 2023	203	\$102,800	\$198,800	\$301,600	\$0	\$0	-
	<b>Total</b>	<b>\$102,800</b>	<b>\$198,800</b>	<b>\$301,600</b>	<b>\$0</b>	<b>\$0</b>	<b>2,640.00</b>
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$2,409.00	\$85.00	\$2,494.00	\$74,162	\$257,082	\$331,244	
2024	\$2,515.00	\$85.00	\$2,600.00	\$72,089	\$233,367	\$305,456	
2023	\$2,485.00	\$85.00	\$2,570.00	\$99,359	\$192,145	\$291,504	

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