



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 10:02:22 PM

General Details							
Parcel ID:	305-0010-03602						
Document:	Abstract - 01451041						
Document:	Torrens - 1060654.0						
Document Date:	08/17/2022						
Legal Description Details							
Plat Name:	COTTON						
	Section	Township	Range	Lot	Block		
	22	54	16	-	-		
Description:	E 50 FT OF W 250 FT OF SE 1/4 OF NW 1/4						
Taxpayer Details							
Taxpayer Name	WIPSON BRANDON M						
and Address:	6424 PIONEER LAKE RD COTTON MN 55724						
Owner Details							
Owner Name	WIPSON BRANDON M						
Payable 2026 Tax Summary							
	2026 - Net Tax			\$124.00			
	2026 - Special Assessments			\$0.00			
	<b>2026 - Total Tax &amp; Special Assessments</b>			<b>\$124.00</b>			
Current Tax Due (as of 4/2/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$62.00	2026 - 2nd Half Tax	\$62.00	2026 - 1st Half Tax Due	\$62.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$62.00	
	<b>2026 - 1st Half Due</b>	<b>\$62.00</b>	<b>2026 - 2nd Half Due</b>	<b>\$62.00</b>	<b>2026 - Total Due</b>	<b>\$124.00</b>	
Parcel Details							
Property Address:	-						
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
111	0 - Non Homestead	\$14,100	\$0	\$14,100	\$0	\$0	-
<b>Total:</b>		<b>\$14,100</b>	<b>\$0</b>	<b>\$14,100</b>	<b>\$0</b>	<b>\$0</b>	<b>141</b>



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Land Details							
Deeded Acres:	1.51						
Waterfront:	PIONEER						
Water Front Feet:	57.00						
Water Code & Desc:	-						
Gas Code & Desc:	-						
Sewer Code & Desc:	-						
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 <a href="https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx">https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx</a> . If there are any questions, please email <a href="mailto:PropertyTax@stlouiscountymn.gov">PropertyTax@stlouiscountymn.gov</a> .							
Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
08/2022		\$240,000 (This is part of a multi parcel sale.)			250817		
Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2025 Payable 2026	111	\$14,100	\$0	\$14,100	\$0	\$0	-
	<b>Total</b>	<b>\$14,100</b>	<b>\$0</b>	<b>\$14,100</b>	<b>\$0</b>	<b>\$0</b>	<b>141.00</b>
2024 Payable 2025	111	\$14,100	\$0	\$14,100	\$0	\$0	-
	<b>Total</b>	<b>\$14,100</b>	<b>\$0</b>	<b>\$14,100</b>	<b>\$0</b>	<b>\$0</b>	<b>141.00</b>
2023 Payable 2024	111	\$13,400	\$0	\$13,400	\$0	\$0	-
	<b>Total</b>	<b>\$13,400</b>	<b>\$0</b>	<b>\$13,400</b>	<b>\$0</b>	<b>\$0</b>	<b>134.00</b>
2022 Payable 2023	111	\$15,700	\$0	\$15,700	\$0	\$0	-
	<b>Total</b>	<b>\$15,700</b>	<b>\$0</b>	<b>\$15,700</b>	<b>\$0</b>	<b>\$0</b>	<b>157.00</b>
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$118.00	\$0.00	\$118.00	\$14,100	\$0	\$14,100	
2024	\$116.00	\$0.00	\$116.00	\$13,400	\$0	\$13,400	
2023	\$142.00	\$0.00	\$142.00	\$15,700	\$0	\$15,700	

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