



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 10:01:57 PM

General Details							
Parcel ID:	305-0010-03604						
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:	EAST 100 FT OF WEST 200 FT OF WEST 1/2 OF SE1/4 OF NW1/4 AND INCLUDING THAT PORTION OF SECTION 22 DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE SE1/4 OF NW1/4 THENCE EAST ALONG THE NORTH LINE OF SAID QUARTER A DISTANCE OF 100 FT TO POINT OF BEGINNING; THENCE SOUTH ON A LINE PARALLEL TO THE WEST LINE OF SAID QUARTER A DISTANCE OF 200 FEET MORE OR LESS, TO THE SHORE OF PIONEER LAKE; THENCE WEST ALONG THE LAKE SHORE TO A POINT ON SAID SHORE, SAID POINT MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF THE SE1/4 OF NW1/4, BEING 84 FEET EAST OF THE WEST LINE OF SAID QUARTER; THENCE NORTHERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING						
Taxpayer Details							
Taxpayer Name and Address:	WIPSON BRANDON M 6424 PIONEER LAKE RD COTTON MN 55724						
Owner Details							
Owner Name	WIPSON BRANDON M						
Payable 2026 Tax Summary							
	2026 - Net Tax			\$2,947.00			
	2026 - Special Assessments			\$85.00			
	2026 - Total Tax & Special Assessments			\$3,032.00			
Current Tax Due (as of 4/2/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$1,516.00	2026 - 2nd Half Tax	\$1,516.00	2026 - 1st Half Tax Due	\$1,516.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$1,516.00	
	2026 - 1st Half Due	\$1,516.00	2026 - 2nd Half Due	\$1,516.00	2026 - Total Due	\$3,032.00	
Parcel Details							
Property Address:	6424 PIONEER LAKE 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
204	0 - Non Homestead	\$51,600	\$244,700	\$296,300	\$0	\$0	-
Total:		\$51,600	\$244,700	\$296,300	\$0	\$0	2963



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Land Details

Deeded Acres:	3.07
Waterfront:	PIONEER
Water Front Feet:	110.00
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	1998	1,376	1,592	-	1S+ - 1+ STORY		
		Segment	Story	Width	Length	Area	Foundation
		BAS	0	12	16	192	PIERS AND FOOTINGS
		BAS	0	16	20	320	PIERS AND FOOTINGS
		BAS	1.2	24	36	864	PIERS AND FOOTINGS
		DK	0	8	39	312	POST ON GROUND
		DK	2	6	14	84	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC		
1.25 BATHS	1 BEDROOM	-		0	CENTRAL, GAS		

Improvement 2 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
GARAGE	0	864	864	-	DETACHED		
		Segment	Story	Width	Length	Area	Foundation
		BAS	0	24	36	864	FLOATING SLAB

Improvement 3 Details (16X24 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	0	384	384	-	-		
		Segment	Story	Width	Length	Area	Foundation
		BAS	0	16	24	384	FLOATING SLAB

Improvement 4 Details (10X16 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	0	160	160	-	-		
		Segment	Story	Width	Length	Area	Foundation
		BAS	0	10	16	160	POST ON GROUND

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



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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	204	\$51,600	\$244,700	\$296,300	\$0	\$0	-
	Total	\$51,600	\$244,700	\$296,300	\$0	\$0	2,963.00
2024 Payable 2025	204	\$51,600	\$244,700	\$296,300	\$0	\$0	-
	Total	\$51,600	\$244,700	\$296,300	\$0	\$0	2,963.00
2023 Payable 2024	204	\$49,400	\$218,500	\$267,900	\$0	\$0	-
	Total	\$49,400	\$218,500	\$267,900	\$0	\$0	2,679.00
2022 Payable 2023	204	\$57,400	\$162,100	\$219,500	\$0	\$0	-
	Total	\$57,400	\$162,100	\$219,500	\$0	\$0	2,195.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$2,843.00	\$85.00	\$2,928.00	\$51,600	\$244,700	\$296,300	
2024	\$2,695.00	\$85.00	\$2,780.00	\$49,400	\$218,500	\$267,900	
2023	\$2,299.00	\$85.00	\$2,384.00	\$57,400	\$162,100	\$219,500	

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