



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 11:36:32 PM

General Details							
Parcel ID:	305-0010-03606						
Document:	Abstract - 01469868						
Document Date:	04/28/2023						
Legal Description Details							
Plat Name:	COTTON						
	Section	Township	Range	Lot	Block		
	22	54	16	-	-		
Description:	BEGINNING AT A POINT ON LAKE SHORE 437 FT W OF E LINE OF SE 1/4 OF NW 1/4 THENCE NELY TO A POINT 347 FT W OF NE CORNER THENCE E 80 FT THENCE S 450 FT TO LAKESHORE THENCE NWLY TO POINT OF BEGINNING						
Taxpayer Details							
Taxpayer Name and Address:	LAHTI LYLE E 6396 PIONEER LAKE RD COTTON MN 55724						
Owner Details							
Owner Name	LAHTI LYLE E						
Payable 2026 Tax Summary							
	2026 - Net Tax			\$869.00			
	2026 - Special Assessments			\$85.00			
	2026 - Total Tax & Special Assessments			\$954.00			
Current Tax Due (as of 4/2/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$477.00	2026 - 2nd Half Tax	\$477.00	2026 - 1st Half Tax Due	\$477.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$477.00	
	2026 - 1st Half Due	\$477.00	2026 - 2nd Half Due	\$477.00	2026 - Total Due	\$954.00	
Parcel Details							
Property Address:	6396 PIONEER LAKE RD, COTTON MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	LAHTI, LYLE E						
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 (100.00% total)	\$65,400	\$103,100	\$168,500	\$0	\$0	-
Total:		\$65,400	\$103,100	\$168,500	\$0	\$0	1371



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Land Details	
Deeded Acres:	1.08
Waterfront:	PIONEER
Water Front Feet:	185.00
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 (CABIN)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	0	774	774	ECO Quality / 600 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	0	6	17	102	WALKOUT BASEMENT
BAS	0	24	28	672	WALKOUT BASEMENT
DK	0	10	28	280	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.0 BATH	2 BEDROOMS	-		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	1,104	1,104	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	0	20	24	480	FLOATING SLAB
BAS	0	24	26	624	FLOATING SLAB

Sales Reported to the St. Louis County Auditor		
Sale Date	Purchase Price	CRV Number
12/2013	\$75,299	204238

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	\$65,400	\$103,100	\$168,500	\$0	\$0	-
	Total	\$65,400	\$103,100	\$168,500	\$0	\$0	1,371.00
2024 Payable 2025	203	\$65,400	\$103,100	\$168,500	\$0	\$0	-
	Total	\$65,400	\$103,100	\$168,500	\$0	\$0	1,371.00
2023 Payable 2024	203	\$62,500	\$92,200	\$154,700	\$0	\$0	-
	Total	\$62,500	\$92,200	\$154,700	\$0	\$0	1,314.00
2022 Payable 2023	203	\$72,700	\$76,800	\$149,500	\$0	\$0	-
	Total	\$72,700	\$76,800	\$149,500	\$0	\$0	1,563.00



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Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2025	\$823.00	\$85.00	\$908.00	\$53,219	\$83,896	\$137,115
2024	\$1,053.00	\$85.00	\$1,138.00	\$53,080	\$78,303	\$131,383
2023	\$1,487.00	\$85.00	\$1,572.00	\$66,917	\$70,690	\$137,607

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