



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 10:08:52 PM

General Details							
Parcel ID:	305-0010-03610						
Document:	Torrens - 1071350.0						
Document Date:	08/10/2023						
Legal Description Details							
Plat Name:	COTTON						
	Section	Township	Range	Lot	Block		
	22	54	16	-	-		
Description:	NE1/4 of SW1/4, EXCEPT the West 863.57 feet.						
Taxpayer Details							
Taxpayer Name	WIPSON CHRISTOPHER T/MELISSA L TRT						
and Address:	C/O CHRISTOPHER & MELISSA WIPSON 5 REDWOOD DR PROCTOR MN 55810						
Owner Details							
Owner Name	WIPSON CHRISTOPHER T/MELISSA L TRT						
Payable 2026 Tax Summary							
	2026 - Net Tax						\$1,277.00
	2026 - Special Assessments						\$85.00
	2026 - Total Tax & Special Assessments						\$1,362.00
Current Tax Due (as of 4/2/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$681.00	2026 - 2nd Half Tax	\$681.00	2026 - 1st Half Tax Due	\$681.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$681.00	
	2026 - 1st Half Due	\$681.00	2026 - 2nd Half Due	\$681.00	2026 - Total Due	\$1,362.00	
Parcel Details							
Property Address:	6383 TANTTU 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
151	0 - Non Homestead	\$58,900	\$183,800	\$242,700	\$0	\$0	-
	Total:	\$58,900	\$183,800	\$242,700	\$0	\$0	2427



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Land Details

Deeded Acres: 13.35
Waterfront: PIONEER
Water Front Feet: 475.00
Water Code & Desc: W - DRILLED WELL
Gas Code & Desc: -
Sewer Code & Desc: M - MOUND
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 (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
MANUFACTURED HOME	2025	1,400	1,400	-	DBL - DBL WIDE
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	50	1,400	FLOATING SLAB
OP	1	28	8	224	FLOATING SLAB
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.0 BATHS	3 BEDROOMS	-	-	C&AIR_COND, PROPANE	

Improvement 2 Details (28X40 DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2016	1,120	1,120	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	40	1,120	FLOATING SLAB

Improvement 3 Details (STORAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	400	400	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	10	14	140	POST ON GROUND
BAS	0	13	20	260	POST ON GROUND

Improvement 4 Details (SAUNA)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
BARREL SAUNA	2024	49	49	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	7	7	49	POST ON GROUND

Improvement 5 Details (SCH)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
SCREEN HOUSE	0	256	256	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	16	16	256	POST ON GROUND

Improvement 6 Details (CONEX)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	2009	160	160	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	20	160	POST ON GROUND



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Improvement 7 Details (8X16 SHED)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	0	128	128	-	-		
Segment	Story	Width	Length	Area	Foundation		
BAS	1	8	16	128	POST ON GROUND		

Improvement 8 Details (DK W ULTT)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
	0	96	96	-	-		
Segment	Story	Width	Length	Area	Foundation		
BAS	0	8	12	96	POST ON GROUND		

Sales Reported to the St. Louis County Auditor			
Sale Date	Purchase Price		CRV Number
06/2020	\$55,000		237071
01/2002	\$39,000		144456
07/1998	\$39,000		122587

Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2025 Payable 2026	151	\$53,200	\$76,000	\$129,200	\$0	\$0	-
	Total	\$53,200	\$76,000	\$129,200	\$0	\$0	1,292.00
2024 Payable 2025	151	\$53,200	\$76,000	\$129,200	\$0	\$0	-
	Total	\$53,200	\$76,000	\$129,200	\$0	\$0	1,292.00
2023 Payable 2024	151	\$50,700	\$67,900	\$118,600	\$0	\$0	-
	Total	\$50,700	\$67,900	\$118,600	\$0	\$0	1,186.00
2022 Payable 2023	151	\$60,000	\$46,400	\$106,400	\$0	\$0	-
	Total	\$60,000	\$46,400	\$106,400	\$0	\$0	1,064.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2025	\$1,225.00	\$85.00	\$1,310.00	\$53,200	\$76,000	\$129,200
2024	\$1,161.00	\$85.00	\$1,246.00	\$50,700	\$67,900	\$118,600
2023	\$1,093.00	\$85.00	\$1,178.00	\$60,000	\$46,400	\$106,400

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