



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 10:45:33 PM

General Details							
Parcel ID:	305-0010-03740						
Document:	Abstract - 1439372						
Document Date:	03/04/2022						
Legal Description Details							
Plat Name:	COTTON						
	Section	Township	Range	Lot	Block		
	23	54	16	-	-		
Description:	NE 1/4 OF NW 1/4						
Taxpayer Details							
Taxpayer Name	C & R PROPERTIES LLC						
and Address:	7555 SWAN LAKE RD CULVER MN 55779						
Owner Details							
Owner Name	C & R PROPERTIES LLC						
Payable 2026 Tax Summary							
	2026 - Net Tax			\$927.00			
	2026 - Special Assessments			\$125.00			
	2026 - Total Tax & Special Assessments			\$1,052.00			
Current Tax Due (as of 4/2/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$526.00	2026 - 2nd Half Tax	\$526.00	2026 - 1st Half Tax Due	\$526.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$526.00		
2026 - 1st Half Due	\$526.00	2026 - 2nd Half Due	\$526.00	2026 - Total Due	\$1,052.00		
Parcel Details							
Property Address:	6243 MORLEY BEACH 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
234	0 - Non Homestead	\$19,400	\$23,700	\$43,100	\$0	\$0	-
111	0 - Non Homestead	\$20,500	\$0	\$20,500	\$0	\$0	-
Total:		\$39,900	\$23,700	\$63,600	\$0	\$0	852



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Land Details

Deeded Acres:	40.00
Waterfront:	-
Water Front Feet:	0.00
Water Code & Desc:	-
Gas Code & Desc:	-
Sewer Code & Desc:	H - HOLDING TANK
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

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.												
MINI-WAREHOUSE	2022	1,872	1,872	-	-												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1</td> <td>26</td> <td>72</td> <td>1,872</td> <td>FLOATING SLAB</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	26	72	1,872	FLOATING SLAB
Segment	Story	Width	Length	Area	Foundation												
BAS	1	26	72	1,872	FLOATING SLAB												

Improvement 2 Details (GYPO SHK)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.																		
STORAGE BUILDING	0	128	128	-	-																		
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Segment	Story	Width	Length	Area	Foundation																		
BAS	0	8	16	128	POST ON GROUND																		
OPX	0	3	16	48	POST ON GROUND																		

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
03/2022	\$40,000 (This is part of a multi parcel sale.)	248255
03/2022	\$40,000 (This is part of a multi parcel sale.)	248256
03/1994	\$11,500 (This is part of a multi parcel sale.)	95939

Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2025 Payable 2026	234	\$19,400	\$23,700	\$43,100	\$0	\$0	-
	111	\$20,500	\$0	\$20,500	\$0	\$0	-
	Total	\$39,900	\$23,700	\$63,600	\$0	\$0	852.00
2024 Payable 2025	234	\$19,400	\$23,700	\$43,100	\$0	\$0	-
	111	\$20,000	\$0	\$20,000	\$0	\$0	-
	Total	\$39,400	\$23,700	\$63,100	\$0	\$0	847.00
2023 Payable 2024	234	\$19,400	\$23,700	\$43,100	\$0	\$0	-
	111	\$18,900	\$0	\$18,900	\$0	\$0	-
	Total	\$38,300	\$23,700	\$62,000	\$0	\$0	836.00
2022 Payable 2023	151	\$20,500	\$300	\$20,800	\$0	\$0	-
	111	\$16,100	\$0	\$16,100	\$0	\$0	-
	Total	\$36,600	\$300	\$36,900	\$0	\$0	369.00



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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	\$853.00	\$125.00	\$978.00	\$39,400	\$23,700	\$63,100
2024	\$913.00	\$125.00	\$1,038.00	\$38,300	\$23,700	\$62,000
2023	\$354.00	\$0.00	\$354.00	\$36,600	\$300	\$36,900

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