



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 7:35:08 AM

General Details							
Parcel ID:	305-0020-01280						
Document:	Abstract - 549750						
Document Date:	06/19/1992						
Legal Description Details							
Plat Name:	COTTON						
	Section	Township	Range	Lot	Block		
	8	54	17	-	-		
Description:	SW 1/4 OF SW 1/4						
Taxpayer Details							
Taxpayer Name and Address:	WENDELL FRANK C JR 8059 ARKOLA RD COTTON MN 55724						
Owner Details							
Owner Name	WENDELL FRANK C JR						
Owner Name	WENDELL JANIS E						
Payable 2026 Tax Summary							
	2026 - Net Tax			\$1,279.00			
	2026 - Special Assessments			\$85.00			
	2026 - Total Tax & Special Assessments			\$1,364.00			
Current Tax Due (as of 4/3/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$682.00	2026 - 2nd Half Tax	\$682.00	2026 - 1st Half Tax Due	\$682.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$682.00		
2026 - 1st Half Due	\$682.00	2026 - 2nd Half Due	\$682.00	2026 - Total Due	\$1,364.00		
Parcel Details							
Property Address:	8059 ARKOLA RD, COTTON MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	WENDELL, FRANK C & JANIS 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
201	1 - Owner Homestead (100.00% total)	\$39,100	\$151,000	\$190,100	\$0	\$0	-
111	0 - Non Homestead	\$19,800	\$0	\$19,800	\$0	\$0	-
Total:		\$58,900	\$151,000	\$209,900	\$0	\$0	1805



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Land Details

Deeded Acres:	40.00
Waterfront:	-
Water Front Feet:	0.00
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 (SFD)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1977	1,040	1,040	AVG Quality / 520 Ft ²	SE - SPLT ENTRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	40	1,040	BASEMENT
DK	1	0	0	257	POST ON GROUND
OP	1	10	10	100	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.0 BATH	3 BEDROOMS	-		1	CENTRAL, FUEL OIL

Improvement 2 Details (AG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	624	624	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	26	624	FOUNDATION

Improvement 3 Details (30X60 PB)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
POLE BUILDING	0	1,800	1,800	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	60	1,800	POST ON GROUND

Improvement 4 Details (HAY SHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	330	330	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	11	30	330	POST ON GROUND

Improvement 5 Details (ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	140	140	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	14	140	POST ON GROUND
OPX	1	4	10	40	POST ON GROUND



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Improvement 6 Details (WOODSHED)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	0	252	252	-	-		
Segment	Story	Width	Length	Area	Foundation		
BAS	1	14	18	252	POST ON GROUND		
Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
04/1992		\$60,000			84057		
Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2025 Payable 2026	201	\$39,100	\$151,000	\$190,100	\$0	\$0	-
	111	\$19,800	\$0	\$19,800	\$0	\$0	-
	Total	\$58,900	\$151,000	\$209,900	\$0	\$0	1,805.00
2024 Payable 2025	201	\$38,200	\$144,700	\$182,900	\$0	\$0	-
	111	\$19,300	\$0	\$19,300	\$0	\$0	-
	Total	\$57,500	\$144,700	\$202,200	\$0	\$0	1,721.00
2023 Payable 2024	201	\$36,600	\$137,000	\$173,600	\$0	\$0	-
	111	\$18,200	\$0	\$18,200	\$0	\$0	-
	Total	\$54,800	\$137,000	\$191,800	\$0	\$0	1,702.00
2022 Payable 2023	201	\$29,200	\$161,400	\$190,600	\$0	\$0	-
	111	\$16,500	\$0	\$16,500	\$0	\$0	-
	Total	\$45,700	\$161,400	\$207,100	\$0	\$0	1,870.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$1,135.00	\$85.00	\$1,220.00	\$51,216	\$120,895	\$172,111	
2024	\$1,417.00	\$85.00	\$1,502.00	\$50,243	\$119,941	\$170,184	
2023	\$1,663.00	\$85.00	\$1,748.00	\$42,623	\$144,391	\$187,014	

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