



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 8:57:27 AM

General Details							
Parcel ID:	305-0020-01460						
Document:	Abstract - 01422110						
Document Date:	02/13/2021						
Legal Description Details							
Plat Name:	COTTON						
	Section	Township	Range	Lot	Block		
	9	54	17	-	-		
Description:	LOT 6						
Taxpayer Details							
Taxpayer Name	NELSON JEAN M						
and Address:	7871 ARKOLA RD COTTON MN 55724						
Owner Details							
Owner Name	NELSON JEAN M						
Payable 2026 Tax Summary							
	2026 - Net Tax						\$4,151.00
	2026 - Special Assessments						\$85.00
	2026 - Total Tax & Special Assessments						\$4,236.00
Current Tax Due (as of 4/3/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$2,118.00	2026 - 2nd Half Tax	\$2,118.00	2026 - 1st Half Tax Due	\$2,118.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$2,118.00		
2026 - 1st Half Due	\$2,118.00	2026 - 2nd Half Due	\$2,118.00	2026 - Total Due	\$4,236.00		
Parcel Details							
Property Address:	7871 ARKOLA RD, COTTON MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	NELSON, JEAN M						
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)	\$50,600	\$389,400	\$440,000	\$0	\$0	-
111	0 - Non Homestead	\$25,500	\$0	\$25,500	\$0	\$0	-
207	0 - Non Homestead	\$2,200	\$8,200	\$10,400	\$0	\$0	-
Total:		\$78,300	\$397,600	\$475,900	\$0	\$0	4716



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Land Details

Deeded Acres:	35.75
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 (NEW 2010)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	2009	1,416	2,478	U Quality / 0 Ft ²	LOG - LOG
Segment	Story	Width	Length	Area	Foundation
BAS	1.7	8	33	264	BASEMENT
BAS	1.7	24	48	1,152	BASEMENT
OP	1	8	15	120	BASEMENT
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
2.0 BATHS	3 BEDROOMS	-		1	C&AC&EXCH,

Improvement 2 Details (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	0	776	1,064	U Quality / 0 Ft ²	1S+ - 1+ STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	9	8	72	BASEMENT
BAS	1	20	16	320	BASEMENT
BAS	1.7	16	24	384	BASEMENT
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.0 BATH	3 BEDROOMS	-		0	CENTRAL, GAS

Improvement 3 Details (16X26 DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	416	416	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	16	26	416	FLOATING SLAB

Improvement 4 Details (50X120 PB)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
POLE BUILDING	0	6,000	6,000	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	50	120	6,000	FLOATING SLAB

Improvement 5 Details (WOOD SHELTL)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	2,772	2,772	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	42	66	2,772	PIERS AND FOOTINGS
LT	0	13	66	858	PIERS AND FOOTINGS



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Improvement 6 Details (FABRIC CPT)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	0	480	480	-	-		
Segment	Story	Width	Length	Area	Foundation		
BAS	1	12	40	480	POST ON GROUND		
Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
08/1994		\$62,000			100108		
01/1990		\$0			90517		
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	\$50,600	\$389,400	\$440,000	\$0	\$0	-
	111	\$25,500	\$0	\$25,500	\$0	\$0	-
	207	\$2,200	\$8,200	\$10,400	\$0	\$0	-
	Total	\$78,300	\$397,600	\$475,900	\$0	\$0	4,716.00
2024 Payable 2025	201	\$49,500	\$373,100	\$422,600	\$0	\$0	-
	111	\$24,800	\$0	\$24,800	\$0	\$0	-
	207	\$2,100	\$7,900	\$10,000	\$0	\$0	-
	Total	\$76,400	\$381,000	\$457,400	\$0	\$0	4,514.00
2023 Payable 2024	201	\$47,200	\$352,800	\$400,000	\$0	\$0	-
	111	\$23,400	\$0	\$23,400	\$0	\$0	-
	207	\$2,000	\$7,400	\$9,400	\$0	\$0	-
	Total	\$72,600	\$360,200	\$432,800	\$0	\$0	4,340.00
2022 Payable 2023	201	\$40,500	\$427,200	\$467,700	\$0	\$0	-
	111	\$20,300	\$0	\$20,300	\$0	\$0	-
	207	\$1,700	\$5,900	\$7,600	\$0	\$0	-
	Total	\$62,500	\$433,100	\$495,600	\$0	\$0	4,975.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$3,789.00	\$85.00	\$3,874.00	\$75,403	\$373,481	\$448,884	
2024	\$4,041.00	\$85.00	\$4,126.00	\$72,454	\$359,106	\$431,560	
2023	\$4,891.00	\$85.00	\$4,976.00	\$62,500	\$433,100	\$495,600	



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