



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 8:58:40 AM

| General Details | | | | | | | |
|--|--|----------------------------|------------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID: | 305-0020-01472 | | | | | | |
| Document: | Abstract - 1183109 | | | | | | |
| Document Date: | 03/15/2012 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | COTTON | | | | | | |
| | Section | Township | Range | Lot | Block | | |
| | 9 | 54 | 17 | - | - | | |
| Description: | ELY 208 FT OF LOT 7 LYING SOUTH OF WHITEFACE RIVER | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | KORPI MICHAEL W | | | | | | |
| and Address: | 7807 ARKOLA ROAD | | | | | | |
| | COTTON MN 55724 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | HENDERSON KORPI NANCY J | | | | | | |
| Owner Name | KORPI MICHAEL W | | | | | | |
| Payable 2026 Tax Summary | | | | | | | |
| | 2026 - Net Tax | | | | | | \$955.00 |
| | 2026 - Special Assessments | | | | | | \$85.00 |
| | 2026 - Total Tax & Special Assessments | | | | | | \$1,040.00 |
| Current Tax Due (as of 4/3/2026) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2026 - 1st Half Tax | \$520.00 | 2026 - 2nd Half Tax | \$520.00 | 2026 - 1st Half Tax Due | \$0.00 | | |
| 2026 - 1st Half Tax Paid | \$520.00 | 2026 - 2nd Half Tax Paid | \$520.00 | 2026 - 2nd Half Tax Due | \$0.00 | | |
| 2026 - 1st Half Due | \$0.00 | 2026 - 2nd Half Due | \$0.00 | 2026 - Total Due | \$0.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 7807 ARKOLA RD, COTTON MN | | | | | | |
| School District: | 2142 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | KORPI, ADELINE C | | | | | | |
| 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) | \$36,900 | \$139,500 | \$176,400 | \$0 | \$0 | - |
| Total: | | \$36,900 | \$139,500 | \$176,400 | \$0 | \$0 | 1457 |



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Land Details

| | |
|-------------------------------|-----------------------------|
| Deeded Acres: | 2.50 |
| 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 | 1953 | 1,175 | 1,175 | U Quality / 0 Ft ² | RAM - RAMBL/RNCH |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 5 | 27 | 135 | LOW BASEMENT |
| BAS | 1 | 26 | 40 | 1,040 | LOW BASEMENT |
| DK | 1 | 0 | 0 | 465 | POST ON GROUND |
| DK | 1 | 4 | 7 | 28 | POST ON GROUND |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC |
| 1.75 BATHS | 2 BEDROOMS | - | | 0 | CENTRAL, GAS |

Improvement 2 Details (DG)

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

Improvement 3 Details (BEHIND DG)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 150 | 150 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 10 | 15 | 150 | FLOATING SLAB |

Improvement 4 Details (METAL CPT)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 240 | 240 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 12 | 20 | 240 | POST ON GROUND |

Improvement 5 Details (SAUNA)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| SAUNA | 0 | 96 | 96 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 8 | 12 | 96 | POST ON GROUND |
| CWX | 1 | 4 | 8 | 32 | POST ON GROUND |
| DKX | 0 | 8 | 8 | 64 | POST ON GROUND |

Sales Reported to the St. Louis County Auditor

No Sales information reported.



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| 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 | \$36,900 | \$139,500 | \$176,400 | \$0 | \$0 | - |
| | Total | \$36,900 | \$139,500 | \$176,400 | \$0 | \$0 | 1,457.00 |
| 2024 Payable 2025 | 201 | \$36,100 | \$133,700 | \$169,800 | \$0 | \$0 | - |
| | Total | \$36,100 | \$133,700 | \$169,800 | \$0 | \$0 | 1,385.00 |
| 2023 Payable 2024 | 201 | \$34,600 | \$126,500 | \$161,100 | \$0 | \$0 | - |
| | Total | \$34,600 | \$126,500 | \$161,100 | \$0 | \$0 | 1,384.00 |
| 2022 Payable 2023 | 201 | \$28,500 | \$149,300 | \$177,800 | \$0 | \$0 | - |
| | Total | \$28,500 | \$149,300 | \$177,800 | \$0 | \$0 | 1,566.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2025 | \$837.00 | \$85.00 | \$922.00 | \$29,452 | \$109,080 | \$138,532 | |
| 2024 | \$1,123.00 | \$85.00 | \$1,208.00 | \$29,716 | \$108,643 | \$138,359 | |
| 2023 | \$1,371.00 | \$85.00 | \$1,456.00 | \$25,096 | \$131,466 | \$156,562 | |

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