



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



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

General Details							
Parcel ID:	305-0020-01475						
Document:	Abstract - 01246756						
Document Date:	09/30/2014						
Legal Description Details							
Plat Name:	COTTON						
	Section	Township	Range	Lot	Block		
	9	54	17	-	-		
Description:	WLY 250 FT OF ELY 458 FT OF LOT 7 LYING S OF WHITEFACE RIVER						
Taxpayer Details							
Taxpayer Name	KOWARSCH DAVID J						
and Address:	2817 ARKOLA RD COTTON MN 55724						
Owner Details							
Owner Name	KOWARSCH DAVID J						
Payable 2026 Tax Summary							
	2026 - Net Tax			\$863.00			
	2026 - Special Assessments			\$85.00			
	<b>2026 - Total Tax &amp; Special Assessments</b>			<b>\$948.00</b>			
Current Tax Due (as of 4/3/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$474.00	2026 - 2nd Half Tax	\$474.00	2026 - 1st Half Tax Due	\$474.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$474.00		
<b>2026 - 1st Half Due</b>	<b>\$474.00</b>	<b>2026 - 2nd Half Due</b>	<b>\$474.00</b>	<b>2026 - Total Due</b>	<b>\$948.00</b>		
Parcel Details							
Property Address:	7817 ARKOLA RD, COTTON MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	KOWARSCH, DAVID J						
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)	\$37,600	\$130,300	\$167,900	\$0	\$0	-
<b>Total:</b>		<b>\$37,600</b>	<b>\$130,300</b>	<b>\$167,900</b>	<b>\$0</b>	<b>\$0</b>	<b>1365</b>



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## Land Details

<b>Deeded Acres:</b>	2.50
<b>Waterfront:</b>	-
<b>Water Front Feet:</b>	0.00
<b>Water Code &amp; Desc:</b>	W - DRILLED WELL
<b>Gas Code &amp; Desc:</b>	-
<b>Sewer Code &amp; Desc:</b>	S - ON-SITE SANITARY SYSTEM
<b>Lot Width:</b>	0.00
<b>Lot Depth:</b>	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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.																		
HOUSE	1980	1,844	1,844	-	RAM - RAMBL/RNCH																		
<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>0</td> <td>0</td> <td>1,030</td> <td>FOUNDATION</td> </tr> <tr> <td>BAS</td> <td>1</td> <td>22</td> <td>37</td> <td>814</td> <td>FOUNDATION</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	0	0	1,030	FOUNDATION	BAS	1	22	37	814	FOUNDATION
Segment	Story	Width	Length	Area	Foundation																		
BAS	1	0	0	1,030	FOUNDATION																		
BAS	1	22	37	814	FOUNDATION																		
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>																		
1.0 BATH	3 BEDROOMS	-		0	CENTRAL, GAS																		

## Improvement 2 Details (NEW 2010)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.												
GARAGE	2010	1,020	1,020	-	DETACHED												
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Segment	Story	Width	Length	Area	Foundation												
BAS	1	30	34	1,020	FLOATING SLAB												

## Improvement 3 Details (GAMBREL)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.																		
STORAGE BUILDING	0	96	96	-	-																		
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Segment	Story	Width	Length	Area	Foundation																		
BAS	1	8	12	96	POST ON GROUND																		
LT	1	8	12	96	POST ON GROUND																		

## Improvement 4 Details (WOODSHED)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.												
STORAGE BUILDING	0	176	176	-	-												
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Segment	Story	Width	Length	Area	Foundation												
BAS	1	8	22	176	POST ON GROUND												

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
09/2014	\$146,500	207685
04/2011	\$60,000	193252
12/2009	\$122,000	188561
06/2007	\$118,000	177811
08/2003	\$52,250	154492



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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	\$37,600	\$130,300	\$167,900	\$0	\$0	-
	<b>Total</b>	<b>\$37,600</b>	<b>\$130,300</b>	<b>\$167,900</b>	<b>\$0</b>	<b>\$0</b>	<b>1,365.00</b>
2024 Payable 2025	201	\$36,800	\$124,900	\$161,700	\$0	\$0	-
	<b>Total</b>	<b>\$36,800</b>	<b>\$124,900</b>	<b>\$161,700</b>	<b>\$0</b>	<b>\$0</b>	<b>1,297.00</b>
2023 Payable 2024	201	\$35,200	\$118,200	\$153,400	\$0	\$0	-
	<b>Total</b>	<b>\$35,200</b>	<b>\$118,200</b>	<b>\$153,400</b>	<b>\$0</b>	<b>\$0</b>	<b>1,300.00</b>
2022 Payable 2023	201	\$29,400	\$121,700	\$151,100	\$0	\$0	-
	<b>Total</b>	<b>\$29,400</b>	<b>\$121,700</b>	<b>\$151,100</b>	<b>\$0</b>	<b>\$0</b>	<b>1,275.00</b>
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$753.00	\$85.00	\$838.00	\$29,518	\$100,185	\$129,703	
2024	\$1,039.00	\$85.00	\$1,124.00	\$29,823	\$100,143	\$129,966	
2023	\$1,067.00	\$85.00	\$1,152.00	\$24,800	\$102,659	\$127,459	

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