



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 8:57:42 AM

General Details							
Parcel ID:	305-0020-01530						
Document:	Abstract - 01460011						
Document Date:	12/19/2022						
Legal Description Details							
Plat Name:	COTTON						
	Section	Township	Range	Lot	Block		
	10	54	17	-	-		
Description:	LOT 2 EX PART E OF HWY R/W & EX PART S OF N 590 FT AS MEASURED AT RIGHT ANGLES TO N LINE						
Taxpayer Details							
Taxpayer Name	TUHKANEN TROY & KRISTIN						
and Address:	7592 RANDALL RD COTTON MN 55724						
Owner Details							
Owner Name	TUHKANEN KRISTIN						
Owner Name	TUHKANEN TROY						
Payable 2026 Tax Summary							
	2026 - Net Tax						\$0.00
	2026 - Special Assessments						\$85.00
	2026 - Total Tax & Special Assessments						\$85.00
Current Tax Due (as of 4/3/2026)							
	Due May 15		Due		Total Due		
	2026 - 1st Half Tax	\$85.00	2026 - 2nd Half Tax	\$0.00	2026 - 1st Half Tax Due	\$85.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$0.00	
	2026 - 1st Half Due	\$85.00	2026 - 2nd Half Due	\$0.00	2026 - Total Due	\$85.00	
Parcel Details							
Property Address:	7592 RANDALL RD, COTTON MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	TUHKANEN, TROY H & KRISTIN A						
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)	\$46,800	\$101,700	\$148,500	\$0	\$0	-
	Total:	\$46,800	\$101,700	\$148,500	\$0	\$0	0



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Land Details

Deeded Acres:	8.00
Waterfront:	-
Water Front Feet:	0.00
Water Code & Desc:	W - DRILLED WELL
Gas Code & Desc:	-
Sewer Code & Desc:	M - MOUND
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 (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
MANUFACTURED HOME	2004	1,456	1,456	-	DBL - DBL WIDE

Segment	Story	Width	Length	Area	Foundation
BAS	1	28	52	1,456	FOUNDATION
DK	0	0	0	500	POST ON GROUND
DK	0	8	8	64	POST ON GROUND

Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC
2.0 BATHS	3 BEDROOMS	-	-	CENTRAL, GAS

Improvement 2 Details (DETACHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	720	720	-	DETACHED

Segment	Story	Width	Length	Area	Foundation
BAS	1	24	30	720	FLOATING SLAB

Improvement 3 Details (ST W/ OP)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	96	96	-	-

Segment	Story	Width	Length	Area	Foundation
BAS	0	8	12	96	POST ON GROUND
OPX	0	3	12	36	POST ON GROUND

Improvement 4 Details (10X10 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	100	100	-	-

Segment	Story	Width	Length	Area	Foundation
BAS	1	10	10	100	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
12/2022	\$190,000 (This is part of a multi parcel sale.)	252877
06/2016	\$131,250 (This is part of a multi parcel sale.)	216661
06/2003	\$20,000 (This is part of a multi parcel sale.)	154123
05/2003	\$18,000	152815
07/2002	\$8,000 (This is part of a multi parcel sale.)	148804



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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	\$46,800	\$101,700	\$148,500	\$0	\$0	-
	Total	\$46,800	\$101,700	\$148,500	\$0	\$0	0.00
2024 Payable 2025	201	\$45,700	\$97,400	\$143,100	\$0	\$0	-
	Total	\$45,700	\$97,400	\$143,100	\$0	\$0	0.00
2023 Payable 2024	201	\$43,600	\$86,700	\$130,300	\$0	\$0	-
	Total	\$43,600	\$86,700	\$130,300	\$0	\$0	0.00
2022 Payable 2023	201	\$34,000	\$97,000	\$131,000	\$0	\$0	-
	Total	\$34,000	\$97,000	\$131,000	\$0	\$0	0.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$0.00	\$85.00	\$85.00	\$0	\$0	\$0	
2024	\$0.00	\$85.00	\$85.00	\$0	\$0	\$0	
2023	\$0.00	\$85.00	\$85.00	\$0	\$0	\$0	

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