



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 10:38:47 AM

| General Details | | | | | | | |
|--|-------------------------------------|---|------------------|-------------------------|-------------------|--------------|------------------|
| Parcel ID: | | 305-0020-01680 | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | | COTTON | | | | | |
| Section | Township | Range | Lot | Block | | | |
| 10 | 54 | 17 | - | - | | | |
| Description: | | E1/2 OF SE1/4 OF SW1/4 EX WLY 60 FT & EX NLY 200 FT OF ELY 200 FT | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name and Address: | | NELSON SANDRA SHARP 7607 ARKOLA RD COTTON MN 55724 | | | | | |
| Owner Details | | | | | | | |
| Owner Name | | NELSON SANDRA SHARP | | | | | |
| Payable 2026 Tax Summary | | | | | | | |
| | | 2026 - Net Tax | | \$1,241.00 | | | |
| | | 2026 - Special Assessments | | \$85.00 | | | |
| | | 2026 - Total Tax & Special Assessments | | \$1,326.00 | | | |
| Current Tax Due (as of 4/3/2026) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2026 - 1st Half Tax | \$663.00 | 2026 - 2nd Half Tax | \$663.00 | 2026 - 1st Half Tax Due | \$663.00 | | |
| 2026 - 1st Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Due | \$663.00 | | |
| 2026 - 1st Half Due | \$663.00 | 2026 - 2nd Half Due | \$663.00 | 2026 - Total Due | \$1,326.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | | 7607 ARKOLA RD, COTTON MN | | | | | |
| School District: | | 2142 | | | | | |
| Tax Increment District: | | - | | | | | |
| Property/Homesteader: | | SHARP, MARGARET | | | | | |
| 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) | \$40,200 | \$162,700 | \$202,900 | \$0 | \$0 | - |
| Total: | | \$40,200 | \$162,700 | \$202,900 | \$0 | \$0 | 1746 |



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Land Details

| | |
|-------------------------------|-----------------------------|
| Deeded Acres: | 17.29 |
| Waterfront: | - |
| Water Front Feet: | 0.00 |
| Water Code & Desc: | - |
| 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 (RESIDENCE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | |
|-------------------|----------------------|----------------------------|----------------------------|-------------------------------|--------------------|-------------------|
| HOUSE | 0 | 876 | 1,500 | U Quality / 0 Ft ² | RAM - RAMBL/RNCH | |
| Segment | | Story | Width | Length | Area | Foundation |
| BAS | | 1 | 4 | 11 | 44 | BASEMENT |
| BAS | | 1.7 | 26 | 32 | 832 | BASEMENT |
| DK | | 0 | 5 | 8 | 40 | POST ON GROUND |
| OP | | 1 | 4 | 4 | 16 | POST ON GROUND |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC | |
| 2.0 BATHS | 2 BEDROOMS | - | | 1 | CENTRAL, GAS | |

Improvement 2 Details (DG/LAG)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|-------------------|
| GARAGE | 0 | 1,144 | 1,144 | - | DETACHED | |
| Segment | | Story | Width | Length | Area | Foundation |
| BAS | | 0 | 26 | 28 | 728 | FLOATING SLAB |
| LAG | | 0 | 16 | 26 | 416 | - |

Improvement 3 Details (20X24 DG)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|-------------------|
| GARAGE | 0 | 480 | 480 | - | DETACHED | |
| Segment | | Story | Width | Length | Area | Foundation |
| BAS | | 1 | 20 | 24 | 480 | FLOATING SLAB |

Improvement 4 Details (8X10 SCH)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|-------------------|
| SCREEN HOUSE | 0 | 80 | 80 | - | - | |
| Segment | | Story | Width | Length | Area | Foundation |
| BAS | | 0 | 8 | 10 | 80 | FLOATING SLAB |

Improvement 5 Details (12X16 ST)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|-------------------|
| STORAGE BUILDING | 0 | 192 | 192 | - | - | |
| Segment | | Story | Width | Length | Area | Foundation |
| BAS | | 1 | 12 | 16 | 192 | POST ON GROUND |



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| Improvement 6 Details (26X45 ST) | | | | | | | |
|--|------------------------|----------------------------|---------------------------------|------------------|---------------------|------------------|------------------|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | |
| STORAGE BUILDING | 0 | 978 | 978 | - | - | | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 0 | 6 | 13 | 78 | POST ON GROUND | | |
| BAS | 0 | 20 | 45 | 900 | POST ON GROUND | | |
| Sales Reported to the St. Louis County Auditor | | | | | | | |
| Sale Date | | Purchase Price | | | CRV Number | | |
| 03/1993 | | \$0 | | | 88897 | | |
| 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 | \$40,200 | \$162,700 | \$202,900 | \$0 | \$0 | - |
| | Total | \$40,200 | \$162,700 | \$202,900 | \$0 | \$0 | 1,746.00 |
| 2024 Payable 2025 | 201 | \$39,300 | \$156,000 | \$195,300 | \$0 | \$0 | - |
| | Total | \$39,300 | \$156,000 | \$195,300 | \$0 | \$0 | 1,663.00 |
| 2023 Payable 2024 | 201 | \$37,400 | \$147,500 | \$184,900 | \$0 | \$0 | - |
| | Total | \$37,400 | \$147,500 | \$184,900 | \$0 | \$0 | 1,643.00 |
| 2022 Payable 2023 | 201 | \$29,600 | \$150,200 | \$179,800 | \$0 | \$0 | - |
| | Total | \$29,600 | \$150,200 | \$179,800 | \$0 | \$0 | 1,587.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2025 | \$1,103.00 | \$85.00 | \$1,188.00 | \$33,470 | \$132,857 | \$166,327 | |
| 2024 | \$1,383.00 | \$85.00 | \$1,468.00 | \$33,233 | \$131,068 | \$164,301 | |
| 2023 | \$1,391.00 | \$85.00 | \$1,476.00 | \$26,133 | \$132,609 | \$158,742 | |

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