



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 10:03:19 PM

General Details							
Parcel ID:	305-0020-01840						
Document:	Abstract - 1035951						
Document Date:	10/30/2006						
Legal Description Details							
Plat Name:	COTTON						
	Section	Township	Range	Lot	Block		
	11	54	17	-	-		
Description:	LOT 11 EX 2.64 AC IN NW COR						
Taxpayer Details							
Taxpayer Name	KOPIC RANDY & KATHLEEN						
and Address:	9225 LINDSTROM RD COTTON MN 55724						
Owner Details							
Owner Name	KOPIC KATHLEEN L						
Owner Name	KOPIC RANDY						
Payable 2026 Tax Summary							
	2026 - Net Tax						\$1,555.00
	2026 - Special Assessments						\$85.00
	2026 - Total Tax & Special Assessments						\$1,640.00
Current Tax Due (as of 4/3/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$820.00	2026 - 2nd Half Tax	\$820.00	2026 - 1st Half Tax Due	\$820.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$820.00	
	2026 - 1st Half Due	\$820.00	2026 - 2nd Half Due	\$820.00	2026 - Total Due	\$1,640.00	
Parcel Details							
Property Address:	9225 LINDSTROM RD, COTTON MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	KOPIC, RANDY P & KATHLEEN L						
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	\$153,400	\$200,200	\$0	\$0	-
111	0 - Non Homestead	\$38,900	\$0	\$38,900	\$0	\$0	-
	Total:	\$85,700	\$153,400	\$239,100	\$0	\$0	2106



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Land Details

Deeded Acres:	48.86
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.
HOUSE	0	1,600	1,600	-	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	32	50	1,600	FLOATING SLAB
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.5 BATHS	3 BEDROOMS	-		0	C&AIR_EXCH, WOOD

Improvement 2 Details (POLE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
POLE BUILDING	0	780	780	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	30	780	FLOATING SLAB

Improvement 3 Details (LOAFING)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	576	576	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	18	32	576	POST ON GROUND

Improvement 4 Details (8X28 TT)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	224	224	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	8	28	224	-

Improvement 5 Details (8X42 TT)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	336	336	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	8	42	336	-

Improvement 6 Details (6X8 TT)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	48	48	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	6	8	48	-



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Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
09/2005		\$35,000			168147		
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	\$153,400	\$200,200	\$0	\$0	-
	111	\$38,900	\$0	\$38,900	\$0	\$0	-
	Total	\$85,700	\$153,400	\$239,100	\$0	\$0	2,106.00
2024 Payable 2025	201	\$45,800	\$147,000	\$192,800	\$0	\$0	-
	111	\$37,900	\$0	\$37,900	\$0	\$0	-
	Total	\$83,700	\$147,000	\$230,700	\$0	\$0	2,015.00
2023 Payable 2024	201	\$43,700	\$139,000	\$182,700	\$0	\$0	-
	111	\$35,800	\$0	\$35,800	\$0	\$0	-
	Total	\$79,500	\$139,000	\$218,500	\$0	\$0	1,977.00
2022 Payable 2023	201	\$39,700	\$158,500	\$198,200	\$0	\$0	-
	111	\$28,800	\$0	\$28,800	\$0	\$0	-
	Total	\$68,500	\$158,500	\$227,000	\$0	\$0	2,076.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$1,393.00	\$85.00	\$1,478.00	\$76,764	\$124,738	\$201,502	
2024	\$1,667.00	\$85.00	\$1,752.00	\$74,526	\$123,177	\$197,703	
2023	\$1,861.00	\$85.00	\$1,946.00	\$64,614	\$142,984	\$207,598	

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