



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 4:37:44 PM

General Details							
Parcel ID:	305-0020-01850						
Document:	Abstract - 01503730						
Document Date:	01/15/2025						
Legal Description Details							
Plat Name:	COTTON						
	Section	Township	Range	Lot	Block		
	11	54	17	-	-		
Description:	Westerly 600 feet of Govt Lot 2						
Taxpayer Details							
Taxpayer Name and Address:	KOPIC CYNTHIA & EDWARD 7444 RANDALL RD COTTON MN 55724						
Owner Details							
Owner Name	KOPIC CYNTHIA						
Owner Name	KOPIC EDWARD						
Payable 2026 Tax Summary							
	2026 - Net Tax			\$433.00			
	2026 - Special Assessments			\$85.00			
	2026 - Total Tax & Special Assessments			\$518.00			
Current Tax Due (as of 4/3/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$259.00	2026 - 2nd Half Tax	\$259.00	2026 - 1st Half Tax Due	\$259.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$259.00	
	2026 - 1st Half Due	\$259.00	2026 - 2nd Half Due	\$259.00	2026 - Total Due	\$518.00	
Parcel Details							
Property Address:	7444 RANDALL RD, COTTON MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	-						
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)	\$50,000	\$71,900	\$121,900	\$0	\$0	-
	Total:	\$50,000	\$71,900	\$121,900	\$0	\$0	863



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Land Details

Deeded Acres:	12.80
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 (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	0	720	720	-	CAB - CABIN
		Segment		Foundation	
	Story	Width	Length	Area	
	BAS	24	30	720	PIERS AND FOOTINGS
	DK	10	20	200	POST ON GROUND
		Bath Count		Bedroom Count	
		1.0 BATH		2 BEDROOMS	
		Room Count		Fireplace Count	
		-		0	
				HVAC	
				CENTRAL, ELECTRIC	

Improvement 2 Details (POLE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
POLE BUILDING	0	864	864	-	-
		Segment		Foundation	
	Story	Width	Length	Area	
	BAS	24	36	864	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
01/2025	\$225,000	267769
12/2022	\$180,000	252740
06/2020	\$105,000	237682

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	\$50,000	\$78,000	\$128,000	\$0	\$0	-
	Total	\$50,000	\$78,000	\$128,000	\$0	\$0	930.00
2024 Payable 2025	201	\$48,900	\$74,800	\$123,700	\$0	\$0	-
	Total	\$48,900	\$74,800	\$123,700	\$0	\$0	883.00
2023 Payable 2024	201	\$46,700	\$70,800	\$117,500	\$0	\$0	-
	Total	\$46,700	\$70,800	\$117,500	\$0	\$0	908.00
2022 Payable 2023	201	\$34,600	\$66,600	\$101,200	\$0	\$0	-
	111	\$5,300	\$0	\$5,300	\$0	\$0	-
	Total	\$39,900	\$66,600	\$106,500	\$0	\$0	789.00



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Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2025	\$375.00	\$85.00	\$460.00	\$34,899	\$53,384	\$88,283
2024	\$649.00	\$85.00	\$734.00	\$36,102	\$54,733	\$90,835
2023	\$553.00	\$85.00	\$638.00	\$30,451	\$48,412	\$78,863

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