



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 4:35:26 PM

General Details							
Parcel ID:	305-0020-01920						
Document:	Abstract - 01359865						
Document Date:	07/23/2019						
Legal Description Details							
Plat Name:	COTTON						
	Section	Township	Range	Lot	Block		
	11	54	17	-	-		
Description:	West 600 feet of South 726 feet of Govt Lot 8						
Taxpayer Details							
Taxpayer Name	VANDUYN KURTIS E						
and Address:	7439 COMSTOCK LAKE RD COTTON MN 55724						
Owner Details							
Owner Name	VANDUYN KURTIS E						
Payable 2026 Tax Summary							
	2026 - Net Tax			\$343.00			
	2026 - Special Assessments			\$85.00			
	<b>2026 - Total Tax &amp; Special Assessments</b>			<b>\$428.00</b>			
Current Tax Due (as of 4/3/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$214.00	2026 - 2nd Half Tax	\$214.00	2026 - 1st Half Tax Due	\$214.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$214.00		
<b>2026 - 1st Half Due</b>	<b>\$214.00</b>	<b>2026 - 2nd Half Due</b>	<b>\$214.00</b>	<b>2026 - Total Due</b>	<b>\$428.00</b>		
Parcel Details							
Property Address:	7439 COMSTOCK LAKE RD, COTTON MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	VAN DUYN, KURTIS E						
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)	\$37,000	\$193,100	\$230,100	\$0	\$0	-
<b>Total:</b>		<b>\$37,000</b>	<b>\$193,100</b>	<b>\$230,100</b>	<b>\$0</b>	<b>\$0</b>	<b>801</b>



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## Land Details

<b>Deeded Acres:</b>	10.00
<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	0	1,204	1,666	U Quality / 0 Ft <sup>2</sup>	1S+ - 1+ STORY
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	14	42	588	BASEMENT
BAS	1.7	22	28	616	BASEMENT
OP	1	4	6	24	POST ON GROUND
OP	1	9	26	234	POST ON GROUND
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
2.0 BATHS	3 BEDROOMS	-		0	CENTRAL, GAS

## Improvement 2 Details (DG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	0	1,512	1,512	-	DETACHED
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	36	42	1,512	FLOATING SLAB

## Improvement 3 Details (Barn)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
BARN	0	1,632	1,632	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	34	48	1,632	SHALLOW FOUNDATION

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
07/2019	\$196,000	232951
02/2019	\$270,000 (This is part of a multi parcel sale.)	230753
06/2013	\$120,000 (This is part of a multi parcel sale.)	202073
06/2013	\$265,000 (This is part of a multi parcel sale.)	202072
06/2012	\$265,000 (This is part of a multi parcel sale.)	197510
09/2006	\$420,000 (This is part of a multi parcel sale.)	173526
11/1992	\$61,500 (This is part of a multi parcel sale.)	89504
09/1992	\$61,500 (This is part of a multi parcel sale.)	87527



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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	\$37,000	\$193,100	\$230,100	\$0	\$0	-
	<b>Total</b>	<b>\$37,000</b>	<b>\$193,100</b>	<b>\$230,100</b>	<b>\$0</b>	<b>\$0</b>	<b>801.00</b>
2024 Payable 2025	201	\$36,200	\$185,000	\$221,200	\$0	\$0	-
	<b>Total</b>	<b>\$36,200</b>	<b>\$185,000</b>	<b>\$221,200</b>	<b>\$0</b>	<b>\$0</b>	<b>712.00</b>
2023 Payable 2024	201	\$34,700	\$175,100	\$209,800	\$0	\$0	-
	<b>Total</b>	<b>\$34,700</b>	<b>\$175,100</b>	<b>\$209,800</b>	<b>\$0</b>	<b>\$0</b>	<b>598.00</b>
2022 Payable 2023	201	\$27,600	\$204,900	\$232,500	\$0	\$0	-
	<b>Total</b>	<b>\$27,600</b>	<b>\$204,900</b>	<b>\$232,500</b>	<b>\$0</b>	<b>\$0</b>	<b>825.00</b>
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$293.00	\$85.00	\$378.00	\$11,653	\$59,547	\$71,200	
2024	\$311.00	\$85.00	\$396.00	\$9,891	\$49,909	\$59,800	
2023	\$575.00	\$85.00	\$660.00	\$9,794	\$72,706	\$82,500	

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