



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 4:35:48 PM

| General Details                        |   |                 |                            |                 |                         |                 |                     |
|--|---|-----------------|----------------------------|-----------------|-------------------------|-----------------|---------------------|
| Parcel ID:                             | 305-0020-01930                                    |                 |                            |                 |                         |                 |                     |
| Document:                              | Abstract - 01315727                               |                 |                            |                 |                         |                 |                     |
| Document Date:                         | 07/31/2017  |                 |                            |                 |                         |                 |                     |
| Legal Description Details              |   |                 |                            |                 |                         |                 |                     |
| Plat Name:                             | COTTON  |                 |                            |                 |                         |                 |                     |
|  | Section   | Township        | Range                      | Lot             | Block                   |                 |                     |
|  | 11  | 54              | 17                         | -               | -                       |                 |                     |
| Description:                           | NE 1/4 OF SE 1/4                                  |                 |                            |                 |                         |                 |                     |
| Taxpayer Details                       |   |                 |                            |                 |                         |                 |                     |
| Taxpayer Name                          | KOPIC RANDY P & KATHLEEN L                        |                 |                            |                 |                         |                 |                     |
| and Address:                           | 9225 LINDSTROM RD<br>COTTON MN 55724              |                 |                            |                 |                         |                 |                     |
| Owner Details                          |   |                 |                            |                 |                         |                 |                     |
| Owner Name                             | KOPIC KATHLEEN L                                  |                 |                            |                 |                         |                 |                     |
| Owner Name                             | KOPIC RANDY P                                     |                 |                            |                 |                         |                 |                     |
| Payable 2026 Tax Summary               |   |                 |                            |                 |                         |                 |                     |
|  | 2026 - Net Tax                                    |                 |                            |                 |                         |                 | \$234.00            |
|  | 2026 - Special Assessments                        |                 |                            |                 |                         |                 | \$0.00              |
|  | <b>2026 - Total Tax &amp; Special Assessments</b> |                 |                            |                 |                         |                 | <b>\$234.00</b>     |
| Current Tax Due (as of 4/3/2026)       |   |                 |                            |                 |                         |                 |                     |
|  | Due May 15  |                 | Due October 15             |                 | Total Due               |                 |                     |
|  | 2026 - 1st Half Tax                               | \$117.00        | 2026 - 2nd Half Tax        | \$117.00        | 2026 - 1st Half Tax Due | \$117.00        |                     |
|  | 2026 - 1st Half Tax Paid                          | \$0.00          | 2026 - 2nd Half Tax Paid   | \$0.00          | 2026 - 2nd Half Tax Due | \$117.00        |                     |
|  | <b>2026 - 1st Half Due</b>                        | <b>\$117.00</b> | <b>2026 - 2nd Half Due</b> | <b>\$117.00</b> | <b>2026 - Total Due</b> | <b>\$234.00</b> |                     |
| Parcel Details                         |   |                 |                            |                 |                         |                 |                     |
| Property Address:                      | -   |                 |                            |                 |                         |                 |                     |
| School District:                       | 2142  |                 |                            |                 |                         |                 |                     |
| Tax Increment District:                | -   |                 |                            |                 |                         |                 |                     |
| Property/Homesteader:                  | KOPIC, RANDY P & KATHLEEN L                       |                 |                            |                 |                         |                 |                     |
| Assessment Details (2026 Payable 2027) |   |                 |                            |                 |                         |                 |                     |
| Class Code<br>(Legend)                 | Homestead<br>Status                               | Land<br>EMV     | Bldg<br>EMV                | Total<br>EMV    | Def Land<br>EMV         | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 111                                    | 0 - Non Homestead                                 | \$26,500        | \$0                        | \$26,500        | \$0                     | \$0             | -                   |
|  | <b>Total:</b>                                     | <b>\$26,500</b> | <b>\$0</b>                 | <b>\$26,500</b> | <b>\$0</b>              | <b>\$0</b>      | <b>265</b>          |



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| Land Details   |                     |                     |                                 |                 |                     |                  |                  |
|--|---------------------|---------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Deeded Acres:  | 40.00               |                     |                                 |                 |                     |                  |                  |
| Waterfront:  | -                   |                     |                                 |                 |                     |                  |                  |
| Water Front Feet:  | 0.00                |                     |                                 |                 |                     |                  |                  |
| Water Code & Desc:   | -                   |                     |                                 |                 |                     |                  |                  |
| Gas Code & Desc:   | -                   |                     |                                 |                 |                     |                  |                  |
| Sewer Code & Desc:   | -                   |                     |                                 |                 |                     |                  |                  |
| 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 <a href="https://apps.stlouiscountymn.gov/webPlats/frame/frmPlatStatPopUp.aspx">https://apps.stlouiscountymn.gov/webPlats/frame/frmPlatStatPopUp.aspx</a> . If there are any questions, please email <a href="mailto:PropertyTax@stlouiscountymn.gov">PropertyTax@stlouiscountymn.gov</a> . |                     |                     |                                 |                 |                     |                  |                  |
| Sales Reported to the St. Louis County Auditor   |                     |                     |                                 |                 |                     |                  |                  |
| Sale Date  |                     | Purchase Price      |                                 |                 | CRV Number          |                  |                  |
| 07/2017  |                     | \$15,000            |                                 |                 | 222523              |                  |                  |
| Assessment History   |                     |                     |                                 |                 |                     |                  |                  |
| Year   | Class Code (Legend) | Land EMV            | Bldg EMV                        | Total EMV       | Def Land EMV        | Def Bldg EMV     | Net Tax Capacity |
| 2025 Payable 2026  | 111                 | \$26,500            | \$0                             | \$26,500        | \$0                 | \$0              | -                |
|  | <b>Total</b>        | <b>\$26,500</b>     | <b>\$0</b>                      | <b>\$26,500</b> | <b>\$0</b>          | <b>\$0</b>       | <b>265.00</b>    |
| 2024 Payable 2025  | 111                 | \$25,800            | \$0                             | \$25,800        | \$0                 | \$0              | -                |
|  | <b>Total</b>        | <b>\$25,800</b>     | <b>\$0</b>                      | <b>\$25,800</b> | <b>\$0</b>          | <b>\$0</b>       | <b>258.00</b>    |
| 2023 Payable 2024  | 111                 | \$24,300            | \$0                             | \$24,300        | \$0                 | \$0              | -                |
|  | <b>Total</b>        | <b>\$24,300</b>     | <b>\$0</b>                      | <b>\$24,300</b> | <b>\$0</b>          | <b>\$0</b>       | <b>243.00</b>    |
| 2022 Payable 2023  | 111                 | \$20,800            | \$0                             | \$20,800        | \$0                 | \$0              | -                |
|  | <b>Total</b>        | <b>\$20,800</b>     | <b>\$0</b>                      | <b>\$20,800</b> | <b>\$0</b>          | <b>\$0</b>       | <b>208.00</b>    |
| Tax Detail History   |                     |                     |                                 |                 |                     |                  |                  |
| Tax Year   | Tax                 | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2025   | \$216.00            | \$0.00              | \$216.00                        | \$25,800        | \$0                 | \$25,800         |                  |
| 2024   | \$208.00            | \$0.00              | \$208.00                        | \$24,300        | \$0                 | \$24,300         |                  |
| 2023   | \$188.00            | \$0.00              | \$188.00                        | \$20,800        | \$0                 | \$20,800         |                  |

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