



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 4:32:01 PM

| General Details                        |   |                            |                 |                         |                 |                 |                     |
|--|---|----------------------------|-----------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:                             | 305-0020-01940  |                            |                 |                         |                 |                 |                     |
| Document:                              | Abstract - 01378656   |                            |                 |                         |                 |                 |                     |
| Document Date:                         | 04/20/2020  |                            |                 |                         |                 |                 |                     |
| Legal Description Details              |   |                            |                 |                         |                 |                 |                     |
| Plat Name:                             | COTTON  |                            |                 |                         |                 |                 |                     |
|  | Section   | Township                   | Range           | Lot                     | Block           |                 |                     |
|  | 11  | 54                         | 17              | -                       | -               |                 |                     |
| Description:                           | ALL OF LOT 10 AND LOT 9 EX S 396 FT OF E 1320 FT AND EX S 660 FT LYING W OF E 1386 FT |                            |                 |                         |                 |                 |                     |
| Taxpayer Details                       |   |                            |                 |                         |                 |                 |                     |
| Taxpayer Name                          | OLSEN LAUREL & DENNIS   |                            |                 |                         |                 |                 |                     |
| and Address:                           | 5943 MORLEY BEACH RD<br>COTTON MN 55724   |                            |                 |                         |                 |                 |                     |
| Owner Details                          |   |                            |                 |                         |                 |                 |                     |
| Owner Name                             | OLSEN DENNIS  |                            |                 |                         |                 |                 |                     |
| Owner Name                             | OLSEN LAUREL  |                            |                 |                         |                 |                 |                     |
| Payable 2026 Tax Summary               |   |                            |                 |                         |                 |                 |                     |
|  | 2026 - Net Tax  |                            |                 |                         |                 |                 | \$860.00            |
|  | 2026 - Special Assessments  |                            |                 |                         |                 |                 | \$0.00              |
|  | <b>2026 - Total Tax &amp; Special Assessments</b>                                     |                            |                 |                         |                 |                 | <b>\$860.00</b>     |
| Current Tax Due (as of 4/3/2026)       |   |                            |                 |                         |                 |                 |                     |
| Due May 15                             |   | Due October 15             |                 |                         | Total Due       |                 |                     |
| 2026 - 1st Half Tax                    | \$430.00  | 2026 - 2nd Half Tax        | \$430.00        | 2026 - 1st Half Tax Due | \$430.00        |                 |                     |
| 2026 - 1st Half Tax Paid               | \$0.00  | 2026 - 2nd Half Tax Paid   | \$0.00          | 2026 - 2nd Half Tax Due | \$430.00        |                 |                     |
| <b>2026 - 1st Half Due</b>             | <b>\$430.00</b>   | <b>2026 - 2nd Half Due</b> | <b>\$430.00</b> | <b>2026 - Total Due</b> | <b>\$860.00</b> |                 |                     |
| Parcel Details                         |   |                            |                 |                         |                 |                 |                     |
| Property Address:                      | 7399 COMSTOCK LAKE RD, COTTON MN  |                            |                 |                         |                 |                 |                     |
| School District:                       | 2142  |                            |                 |                         |                 |                 |                     |
| Tax Increment District:                | -   |                            |                 |                         |                 |                 |                     |
| Property/Homesteader:                  | -   |                            |                 |                         |                 |                 |                     |
| 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   | \$97,200                   | \$0             | \$97,200                | \$0             | \$0             | -                   |
| <b>Total:</b>                          |   | <b>\$97,200</b>            | <b>\$0</b>      | <b>\$97,200</b>         | <b>\$0</b>      | <b>\$0</b>      | <b>972</b>          |



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| Land Details   |                     |                     |                                 |                 |                     |                  |                  |
|--|---------------------|---------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Deeded Acres:  | 80.75               |                     |                                 |                 |                     |                  |                  |
| 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/webPlatsIframe/frmPlatStatPopUp.aspx">https://apps.stlouiscountymn.gov/webPlatsIframe/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          |                  |                  |
| 04/2020  |                     | \$75,000            |                                 |                 | 236494              |                  |                  |
| 10/1993  |                     | \$0                 |                                 |                 | 95582               |                  |                  |
| 10/1993  |                     | \$0                 |                                 |                 | 95583               |                  |                  |
| 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                 | \$97,200            | \$0                             | \$97,200        | \$0                 | \$0              | -                |
|  | <b>Total</b>        | <b>\$97,200</b>     | <b>\$0</b>                      | <b>\$97,200</b> | <b>\$0</b>          | <b>\$0</b>       | <b>972.00</b>    |
| 2024 Payable 2025  | 111                 | \$94,600            | \$0                             | \$94,600        | \$0                 | \$0              | -                |
|  | <b>Total</b>        | <b>\$94,600</b>     | <b>\$0</b>                      | <b>\$94,600</b> | <b>\$0</b>          | <b>\$0</b>       | <b>946.00</b>    |
| 2023 Payable 2024  | 111                 | \$89,400            | \$0                             | \$89,400        | \$0                 | \$0              | -                |
|  | <b>Total</b>        | <b>\$89,400</b>     | <b>\$0</b>                      | <b>\$89,400</b> | <b>\$0</b>          | <b>\$0</b>       | <b>894.00</b>    |
| 2022 Payable 2023  | 111                 | \$82,100            | \$0                             | \$82,100        | \$0                 | \$0              | -                |
|  | <b>Total</b>        | <b>\$82,100</b>     | <b>\$0</b>                      | <b>\$82,100</b> | <b>\$0</b>          | <b>\$0</b>       | <b>821.00</b>    |
| Tax Detail History   |                     |                     |                                 |                 |                     |                  |                  |
| Tax Year   | Tax                 | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2025   | \$790.00            | \$0.00              | \$790.00                        | \$94,600        | \$0                 | \$94,600         |                  |
| 2024   | \$768.00            | \$0.00              | \$768.00                        | \$89,400        | \$0                 | \$89,400         |                  |
| 2023   | \$740.00            | \$0.00              | \$740.00                        | \$82,100        | \$0                 | \$82,100         |                  |

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