



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 4:35:38 PM

General Details							
Parcel ID:	305-0020-01955						
Document:	Abstract - 771949						
Document Date:	11/01/1999						
Legal Description Details							
Plat Name:	COTTON						
	Section	Township	Range	Lot	Block		
	11	54	17	-	-		
Description:	THAT PART OF S 660 FT OF LOT 9 LYING W OF E 1386 FT						
Taxpayer Details							
Taxpayer Name	MONTOYE LARRY & CHRISTINE						
and Address:	141 BONITA RD DEBARY FL 32713						
Owner Details							
Owner Name	MONTOYE CHRISTINE D						
Owner Name	MONTOYE LARRY A						
Payable 2026 Tax Summary							
	2026 - Net Tax						\$381.00
	2026 - Special Assessments						\$85.00
	2026 - Total Tax & Special Assessments						\$466.00
Current Tax Due (as of 4/3/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$233.00	2026 - 2nd Half Tax	\$233.00	2026 - 1st Half Tax Due	\$233.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$233.00	
	2026 - 1st Half Due	\$233.00	2026 - 2nd Half Due	\$233.00	2026 - Total Due	\$466.00	
Parcel Details							
Property Address:	7407 COMSTOCK LAKE RD, COTTON MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	CAREY, NANCY D						
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	3 - Relative Homestead (100.00% total)	\$43,000	\$79,200	\$122,200	\$0	\$0	-
	Total:	\$43,000	\$79,200	\$122,200	\$0	\$0	866



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Land Details

Deeded Acres:	2.00
Waterfront:	-
Water Front Feet:	0.00
Water Code & Desc:	W - DRILLED WELL
Gas Code & Desc:	-
Sewer Code & Desc:	S - ON-SITE SANITARY SYSTEM
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 (DOUBLEWIDE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
MANUFACTURED HOME	2003	1,354	1,354	U Quality / 0 Ft ²	DBL - DBL WIDE

Segment	Story	Width	Length	Area	Foundation
BAS	0	1	10	10	CANTILEVER
BAS	1	28	48	1,344	BASEMENT
DK	0	4	6	24	POST ON GROUND
DK	0	6	8	48	POST ON GROUND
DK	0	10	16	160	POST ON GROUND

Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC
2.0 BATHS	3 BEDROOMS	-	-	C&AIR_EXCH, GAS

Improvement 2 Details (PLYWOOD ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	80	80	-	-

Segment	Story	Width	Length	Area	Foundation
BAS	0	8	10	80	POST ON GROUND

Improvement 3 Details (FABRIC ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	448	448	-	-

Segment	Story	Width	Length	Area	Foundation
BAS	1	14	32	448	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
11/1999	\$15,000	131509
11/1999	\$18,000	131508



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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	\$43,000	\$79,200	\$122,200	\$0	\$0	-
	Total	\$43,000	\$79,200	\$122,200	\$0	\$0	866.00
2024 Payable 2025	201	\$42,100	\$75,800	\$117,900	\$0	\$0	-
	Total	\$42,100	\$75,800	\$117,900	\$0	\$0	820.00
2023 Payable 2024	201	\$40,200	\$71,800	\$112,000	\$0	\$0	-
	Total	\$40,200	\$71,800	\$112,000	\$0	\$0	848.00
2022 Payable 2023	201	\$34,900	\$87,500	\$122,400	\$0	\$0	-
	Total	\$34,900	\$87,500	\$122,400	\$0	\$0	962.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$349.00	\$85.00	\$434.00	\$29,267	\$52,694	\$81,961	
2024	\$589.00	\$85.00	\$674.00	\$30,452	\$54,388	\$84,840	
2023	\$741.00	\$85.00	\$826.00	\$27,423	\$68,753	\$96,176	

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