



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 4:31:51 PM

General Details							
Parcel ID:	305-0020-02122						
Document:	Abstract - 01439324						
Document:	Torrens - 1054416.0						
Document Date:	02/16/2022						
Legal Description Details							
Plat Name:	COTTON						
	Section	Township	Range	Lot	Block		
	12	54	17	-	-		
Description:	W1/2 OF W1/2 OF W1/2 OF NE1/4 OF SE1/4 & INC SE1/4 OF SW1/4 OF SE1/4 & INC W1/2 OF W1/2 OF W1/2 OF LOT 1 LYING N OF RD						
Taxpayer Details							
Taxpayer Name and Address:	DOBLE DEREK 7135 COMSTOCK LAKE RD COTTON MN 55724						
Owner Details							
Owner Name	DOBLE DEREK						
Payable 2026 Tax Summary							
	2026 - Net Tax			\$1,887.00			
	2026 - Special Assessments			\$85.00			
	2026 - Total Tax & Special Assessments			\$1,972.00			
Current Tax Due (as of 4/3/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$986.00	2026 - 2nd Half Tax	\$986.00	2026 - 1st Half Tax Due	\$986.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$986.00		
2026 - 1st Half Due	\$986.00	2026 - 2nd Half Due	\$986.00	2026 - Total Due	\$1,972.00		
Parcel Details							
Property Address:	7135 COMSTOCK LAKE RD, COTTON MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	DOBLE, DEREK S						
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)	\$44,100	\$218,700	\$262,800	\$0	\$0	-
Total:		\$44,100	\$218,700	\$262,800	\$0	\$0	2399



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 4:31:51 PM

Land Details

Deeded Acres:	19.58
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 (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
MANUFACTURED HOME	2000	1,496	1,496	AVG Quality / 1287 Ft ²	DBL - DBL WIDE

Segment	Story	Width	Length	Area	Foundation
BAS	1	12	12	144	FLOATING SLAB
BAS	1	26	52	1,352	BASEMENT

Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC
2.0 BATHS	4 BEDROOMS	-	-	C&AC&EXCH, GAS

Improvement 2 Details (ATTACHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	780	780	-	ATTACHED

Segment	Story	Width	Length	Area	Foundation
BAS	1	26	30	780	-

Improvement 3 Details (COOP)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	144	144	-	-

Segment	Story	Width	Length	Area	Foundation
BAS	0	12	12	144	POST ON GROUND

Improvement 4 Details (12X12 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	144	144	-	-

Segment	Story	Width	Length	Area	Foundation
BAS	0	12	12	144	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
02/2022	\$272,000	248250
08/2017	\$175,000	222467
08/2010	\$9,500 (This is part of a multi parcel sale.)	191274



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 4:31:51 PM

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	\$44,100	\$218,700	\$262,800	\$0	\$0	-
	Total	\$44,100	\$218,700	\$262,800	\$0	\$0	2,399.00
2024 Payable 2025	201	\$43,100	\$209,600	\$252,700	\$0	\$0	-
	Total	\$43,100	\$209,600	\$252,700	\$0	\$0	2,289.00
2023 Payable 2024	201	\$41,200	\$196,200	\$237,400	\$0	\$0	-
	Total	\$41,200	\$196,200	\$237,400	\$0	\$0	2,215.00
2022 Payable 2023	201	\$33,100	\$156,200	\$189,300	\$0	\$0	-
	Total	\$33,100	\$156,200	\$189,300	\$0	\$0	1,691.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$1,699.00	\$85.00	\$1,784.00	\$39,040	\$189,853	\$228,893	
2024	\$1,953.00	\$85.00	\$2,038.00	\$38,445	\$183,081	\$221,526	
2023	\$1,501.00	\$85.00	\$1,586.00	\$29,567	\$139,530	\$169,097	

Disclaimer: St. Louis County makes no representation or warranties, express or implied, with respect to the use or reuse of data provided herewith, regardless of its format or the means of its transmission. THE DATA IS PROVIDED 'AS IS' WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY, SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY OR FITNESS OF THIS DATA FOR ANY PARTICULAR PURPOSE. St. Louis County shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting from the use of these data, even if St. Louis County has been advised of the possibility of such potential loss or damage. These data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.