



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 4:33:43 PM

General Details							
Parcel ID:	305-0020-02123						
Document:	Torrens - 880360.0						
Document Date:	01/26/2010						
Legal Description Details							
Plat Name:	COTTON						
	Section	Township	Range	Lot	Block		
	12	54	17	-	-		
Description:	E1/2 OF W1/2 OF NE1/4 OF SE1/4 INC W1/2 OF LOT 1 EX W1/2 LYING N OF RD & EX PART OF SAID W1/2 LYING S OF RD						
Taxpayer Details							
Taxpayer Name and Address:	BOESE TRUST 7117 COMSTOCK LAKE RD COTTON MN 55724						
Owner Details							
Owner Name	BOESE TRUST						
Payable 2026 Tax Summary							
	2026 - Net Tax			\$367.00			
	2026 - Special Assessments			\$85.00			
	<b>2026 - Total Tax &amp; Special Assessments</b>			<b>\$452.00</b>			
Current Tax Due (as of 4/3/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$226.00	2026 - 2nd Half Tax	\$226.00	2026 - 1st Half Tax Due	\$0.00		
2026 - 1st Half Tax Paid	\$226.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$226.00		
<b>2026 - 1st Half Due</b>	<b>\$0.00</b>	<b>2026 - 2nd Half Due</b>	<b>\$226.00</b>	<b>2026 - Total Due</b>	<b>\$226.00</b>		
Parcel Details							
Property Address:	7117 COMSTOCK LAKE RD, COTTON MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	FRANKE, BOBBY						
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)	\$40,000	\$79,200	\$119,200	\$0	\$0	-
<b>Total:</b>		<b>\$40,000</b>	<b>\$79,200</b>	<b>\$119,200</b>	<b>\$0</b>	<b>\$0</b>	<b>834</b>



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## Land Details

<b>Deeded Acres:</b>	16.92
<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>	H - HOLDING TANK
<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.
MANUFACTURED HOME	1960	1,344	1,344	-	SGL - SGL WIDE

  

Segment	Story	Width	Length	Area	Foundation
BAS	1	8	8	64	POST ON GROUND
BAS	1	8	34	272	FLOATING SLAB
BAS	1	8	42	336	POST ON GROUND
BAS	1	16	42	672	FLOATING SLAB

  

<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>	<b>Fireplace Count</b>	<b>HVAC</b>
2.0 BATHS	2 BEDROOMS	-	-	CENTRAL, WOOD

### Improvement 2 Details (NEW 2008)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	0	936	936	-	DETACHED

  

Segment	Story	Width	Length	Area	Foundation
BAS	0	26	36	936	FLOATING SLAB
LT	0	11	36	396	POST ON GROUND
LT	0	11	37	407	POST ON GROUND

### Improvement 3 Details (SHIPPING)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	160	160	-	-

  

Segment	Story	Width	Length	Area	Foundation
BAS	0	8	20	160	POST ON GROUND

### Improvement 4 Details (10X16 ST)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	160	160	-	-

  

Segment	Story	Width	Length	Area	Foundation
BAS	1	10	16	160	POST ON GROUND

### Improvement 5 Details (OPEN ST)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	300	300	-	-

  

Segment	Story	Width	Length	Area	Foundation
BAS	1	15	20	300	POST ON GROUND



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Improvement 6 Details (GREENHOUSE)							
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	0	24	24	-	-		
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>		
BAS	1	3	8	24	POST ON GROUND		
Sales Reported to the St. Louis County Auditor							
<b>Sale Date</b>		<b>Purchase Price</b>			<b>CRV Number</b>		
12/2003		\$7,500 (This is part of a multi parcel sale.)			157353		
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	\$40,000	\$79,200	\$119,200	\$0	\$0	-
	<b>Total</b>	<b>\$40,000</b>	<b>\$79,200</b>	<b>\$119,200</b>	<b>\$0</b>	<b>\$0</b>	<b>834.00</b>
2024 Payable 2025	201	\$39,000	\$75,900	\$114,900	\$0	\$0	-
	<b>Total</b>	<b>\$39,000</b>	<b>\$75,900</b>	<b>\$114,900</b>	<b>\$0</b>	<b>\$0</b>	<b>787.00</b>
2023 Payable 2024	201	\$37,200	\$64,800	\$102,000	\$0	\$0	-
	<b>Total</b>	<b>\$37,200</b>	<b>\$64,800</b>	<b>\$102,000</b>	<b>\$0</b>	<b>\$0</b>	<b>739.00</b>
2022 Payable 2023	201	\$29,400	\$72,300	\$101,700	\$0	\$0	-
	<b>Total</b>	<b>\$29,400</b>	<b>\$72,300</b>	<b>\$101,700</b>	<b>\$0</b>	<b>\$0</b>	<b>736.00</b>
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$337.00	\$85.00	\$422.00	\$26,710	\$51,981	\$78,691	
2024	\$479.00	\$85.00	\$564.00	\$26,966	\$46,974	\$73,940	
2023	\$507.00	\$85.00	\$592.00	\$21,280	\$52,333	\$73,613	

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