



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 4:18:44 PM

General Details								
Parcel ID:	305-0020-02212							
Document:	Torrens - 1002275							
Document Date:	06/26/2018							
Legal Description Details								
Plat Name:	COTTON							
	Section	Township	Range	Lot	Block			
	13	54	17	-	-			
Description:	WLY 200 FT OF ELY 1000 FT OF LOT 4							
Taxpayer Details								
Taxpayer Name	LARVINSON ERIK & MACDONALD JANET							
and Address:	2344 BROOKVIEW DR BROOKLYN CENTER MN 55430							
Owner Details								
Owner Name	LARVINSON ERIK							
Owner Name	MACDONALD JANET							
Payable 2026 Tax Summary								
	2026 - Net Tax						\$1,375.00	
	2026 - Special Assessments						\$85.00	
	<b>2026 - Total Tax &amp; Special Assessments</b>						<b>\$1,460.00</b>	
Current Tax Due (as of 4/3/2026)								
	Due May 15		Due October 15		Total Due			
	2026 - 1st Half Tax	\$730.00	2026 - 2nd Half Tax	\$730.00	2026 - 1st Half Tax Due	\$730.00		
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$730.00		
	2026 - 1st Half Penalty	\$0.00	2026 - 2nd Half Penalty	\$0.00	Delinquent Tax	\$1,583.86		
	<b>2026 - 1st Half Due</b>	<b>\$730.00</b>	<b>2026 - 2nd Half Due</b>	<b>\$730.00</b>	<b>2026 - Total Due</b>	<b>\$3,043.86</b>		
Delinquent Taxes (as of 4/3/2026)								
	Tax Year	Net Tax	Penalty	Cst/Fees	Interest	Total Due		
	2025	\$1,358.00	\$169.75	\$20.00	\$36.11	<b>\$1,583.86</b>		
	<b>Total:</b>	<b>\$1,358.00</b>	<b>\$169.75</b>	<b>\$20.00</b>	<b>\$36.11</b>	<b>\$1,583.86</b>		
Parcel Details								
Property Address:	7232 COMSTOCK LAKE RD, COTTON MN							
School District:	2142							
Tax Increment District:	-							
Property/Homesteader:	-							
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
	151	0 - Non Homestead	\$34,500	\$77,500	\$112,000	\$0	\$0	-
	<b>Total:</b>		<b>\$34,500</b>	<b>\$77,500</b>	<b>\$112,000</b>	<b>\$0</b>	<b>\$0</b>	<b>1120</b>



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## Land Details

<b>Deeded Acres:</b>	6.72
<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>	-
<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 (NEW CABIN)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	2017	1,128	1,768	-	CAB - CABIN
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	2	20	40	CANTILEVER
BAS	1	14	32	448	PIERS AND FOOTINGS
BAS	2	20	32	640	PIERS AND FOOTINGS
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
0.0 BATHS	1 BEDROOM	-		0	NONE,

### Improvement 2 Details (NEW 2010)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
SLEEPER	0	192	192	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	12	16	192	POST ON GROUND

### Improvement 3 Details (RED ST)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	2010	80	80	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	0	8	10	80	POST ON GROUND

### Improvement 4 Details (12X16 SLP)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
SLEEPER	0	192	192	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	12	16	192	POST ON GROUND
OPX	1	4	16	64	POST ON GROUND

### Improvement 5 Details (8X20 SA)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
SAUNA	0	160	160	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	0	8	20	160	POST ON GROUND



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Improvement 6 Details (10X16 SLP)						
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.	
SLEEPER	2017	160	240	-	-	
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>	
BAS	1.5	10	16	160	POST ON GROUND	

  

Improvement 7 Details (ULTT)						
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.	
	0	84	84	-	-	
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>	
BAS	0	7	12	84	-	

  

Sales Reported to the St. Louis County Auditor		
Sale Date	Purchase Price	CRV Number
06/2018	\$36,000	227650

  

Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2025 Payable 2026	217	\$34,500	\$77,500	\$112,000	\$0	\$0	-
	<b>Total</b>	<b>\$34,500</b>	<b>\$77,500</b>	<b>\$112,000</b>	<b>\$0</b>	<b>\$0</b>	<b>1,400.00</b>
2024 Payable 2025	217	\$33,700	\$74,200	\$107,900	\$0	\$0	-
	<b>Total</b>	<b>\$33,700</b>	<b>\$74,200</b>	<b>\$107,900</b>	<b>\$0</b>	<b>\$0</b>	<b>1,349.00</b>
2023 Payable 2024	217	\$32,100	\$70,200	\$102,300	\$0	\$0	-
	<b>Total</b>	<b>\$32,100</b>	<b>\$70,200</b>	<b>\$102,300</b>	<b>\$0</b>	<b>\$0</b>	<b>1,279.00</b>
2022 Payable 2023	217	\$22,000	\$22,600	\$44,600	\$0	\$0	-
	<b>Total</b>	<b>\$22,000</b>	<b>\$22,600</b>	<b>\$44,600</b>	<b>\$0</b>	<b>\$0</b>	<b>558.00</b>

  

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2025	\$1,273.00	\$85.00	\$1,358.00	\$33,700	\$74,200	\$107,900
2024	\$1,263.00	\$85.00	\$1,348.00	\$32,100	\$70,200	\$102,300
2023	\$575.00	\$85.00	\$660.00	\$22,000	\$22,600	\$44,600

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