



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 12:40:32 PM

General Details							
Parcel ID:	305-0020-02213						
Document:	Torrens - 1068084.0						
Document Date:	04/18/2023						
Legal Description Details							
Plat Name:	COTTON						
	Section	Township	Range	Lot	Block		
	13	54	17	-	-		
Description:	WLY 400 FT OF ELY 800 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						\$623.00
	2026 - Special Assessments						\$35.00
	2026 - Total Tax & Special Assessments						\$658.00
Current Tax Due (as of 4/3/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$329.00	2026 - 2nd Half Tax	\$329.00	2026 - 1st Half Tax Due	\$329.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$329.00	
	2026 - 1st Half Penalty	\$0.00	2026 - 2nd Half Penalty	\$0.00	Delinquent Tax	\$686.66	
	2026 - 1st Half Due	\$329.00	2026 - 2nd Half Due	\$329.00	2026 - Total Due	\$1,344.66	
Delinquent Taxes (as of 4/3/2026)							
Tax Year		Net Tax	Penalty	Cst/Fees	Interest	Total Due	
2025		\$600.00	\$51.00	\$20.00	\$15.66	\$686.66	
	Total:	\$600.00	\$51.00	\$20.00	\$15.66	\$686.66	
Parcel Details							
Property Address:	7226 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	\$36,800	\$6,400	\$43,200	\$0	\$0	-
	Total:	\$36,800	\$6,400	\$43,200	\$0	\$0	432



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Land Details							
Deeded Acres:	13.48						
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 https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx . If there are any questions, please email PropertyTax@stlouiscountymn.gov .							
Improvement 1 Details (SAUNA)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
SAUNA	2017	160	160	-	-		
Segment	Story	Width	Length	Area	Foundation		
BAS	1	10	16	160	POST ON GROUND		
DKX	0	5	8	40	POST ON GROUND		
Improvement 2 Details (STORAGE)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	0	140	140	-	-		
Segment	Story	Width	Length	Area	Foundation		
BAS	0	14	10	140	POST ON GROUND		
Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
10/2007		\$75,000			211696		
02/2006		\$50,515			170400		
Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2025 Payable 2026	151	\$36,800	\$27,700	\$64,500	\$0	\$0	-
	Total	\$36,800	\$27,700	\$64,500	\$0	\$0	645.00
2024 Payable 2025	151	\$35,800	\$26,500	\$62,300	\$0	\$0	-
	Total	\$35,800	\$26,500	\$62,300	\$0	\$0	623.00
2023 Payable 2024	151	\$33,800	\$25,100	\$58,900	\$0	\$0	-
	Total	\$33,800	\$25,100	\$58,900	\$0	\$0	589.00
2022 Payable 2023	151	\$30,300	\$31,300	\$61,600	\$0	\$0	-
	Total	\$30,300	\$31,300	\$61,600	\$0	\$0	616.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$575.00	\$25.00	\$600.00	\$35,800	\$26,500	\$62,300	
2024	\$563.00	\$25.00	\$588.00	\$33,800	\$25,100	\$58,900	
2023	\$621.00	\$85.00	\$706.00	\$30,300	\$31,300	\$61,600	



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