



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 12:40:36 PM

General Details							
Parcel ID:	305-0020-02214						
Document:	Torrens - 733/92						
Document Date:	11/15/1985						
Legal Description Details							
Plat Name:	COTTON						
	Section	Township	Range	Lot	Block		
	13	54	17	-	-		
Description:	WLY 200 FT OF LOT 4						
Taxpayer Details							
Taxpayer Name	REED RANDALL J						
and Address:	7246 COMSTOCK LAKE RD COTTON MN 55724						
Owner Details							
Owner Name	REED RANDALL J						
Payable 2026 Tax Summary							
	2026 - Net Tax						\$741.00
	2026 - Special Assessments						\$85.00
	<b>2026 - Total Tax &amp; Special Assessments</b>						<b>\$826.00</b>
Current Tax Due (as of 4/3/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$413.00	2026 - 2nd Half Tax	\$413.00	2026 - 1st Half Tax Due	\$0.00		
2026 - 1st Half Tax Paid	\$413.00	2026 - 2nd Half Tax Paid	\$413.00	2026 - 2nd Half Tax Due	\$0.00		
<b>2026 - 1st Half Due</b>	<b>\$0.00</b>	<b>2026 - 2nd Half Due</b>	<b>\$0.00</b>	<b>2026 - Total Due</b>	<b>\$0.00</b>		
Parcel Details							
Property Address:	7246 COMSTOCK LAKE RD, COTTON MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	REED, RANDY J						
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)	\$45,400	\$111,200	\$156,600	\$0	\$0	-
<b>Total:</b>		<b>\$45,400</b>	<b>\$111,200</b>	<b>\$156,600</b>	<b>\$0</b>	<b>\$0</b>	<b>1241</b>



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Land Details					
<b>Deeded Acres:</b>	6.53				
<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>	M - MOUND				
<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 <a href="https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx">https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx</a> . If there are any questions, please email <a href="mailto:PropertyTax@stlouiscountymn.gov">PropertyTax@stlouiscountymn.gov</a> .					
Improvement 1 Details (RESIDENCE)					
<b>Improvement Type</b>	<b>Year Built</b>	<b>Main Floor Ft<sup>2</sup></b>	<b>Gross Area Ft<sup>2</sup></b>	<b>Basement Finish</b>	<b>Style Code &amp; Desc.</b>
HOUSE	0	780	975	-	LOG - LOG
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1.2	26	30	780	FLOATING SLAB
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>	<b>Fireplace Count</b>	<b>HVAC</b>	
1.0 BATH	2 BEDROOMS	-	0	CENTRAL, ELECTRIC	
Improvement 2 Details (30X40 DG)					
<b>Improvement Type</b>	<b>Year Built</b>	<b>Main Floor Ft<sup>2</sup></b>	<b>Gross Area Ft<sup>2</sup></b>	<b>Basement Finish</b>	<b>Style Code &amp; Desc.</b>
GARAGE	2023	1,200	1,200	-	DETACHED
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	30	40	1,200	FLOATING SLAB
Improvement 3 Details (20X26 DG)					
<b>Improvement Type</b>	<b>Year Built</b>	<b>Main Floor Ft<sup>2</sup></b>	<b>Gross Area Ft<sup>2</sup></b>	<b>Basement Finish</b>	<b>Style Code &amp; Desc.</b>
GARAGE	0	520	520	-	DETACHED
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	20	26	520	FLOATING SLAB
Improvement 4 Details (GAMBREL)					
<b>Improvement Type</b>	<b>Year Built</b>	<b>Main Floor Ft<sup>2</sup></b>	<b>Gross Area Ft<sup>2</sup></b>	<b>Basement Finish</b>	<b>Style Code &amp; Desc.</b>
STORAGE BUILDING	0	63	63	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	0	9	7	63	POST ON GROUND
Sales Reported to the St. Louis County Auditor					
<b>Sale Date</b>	<b>Purchase Price</b>		<b>CRV Number</b>		
11/1985	\$3,045		116473		



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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	\$45,400	\$111,200	\$156,600	\$0	\$0	-
	<b>Total</b>	<b>\$45,400</b>	<b>\$111,200</b>	<b>\$156,600</b>	<b>\$0</b>	<b>\$0</b>	<b>1,241.00</b>
2024 Payable 2025	201	\$44,400	\$99,900	\$144,300	\$0	\$0	-
	<b>Total</b>	<b>\$44,400</b>	<b>\$99,900</b>	<b>\$144,300</b>	<b>\$0</b>	<b>\$0</b>	<b>1,107.00</b>
2023 Payable 2024	201	\$42,400	\$79,900	\$122,300	\$0	\$0	-
	<b>Total</b>	<b>\$42,400</b>	<b>\$79,900</b>	<b>\$122,300</b>	<b>\$0</b>	<b>\$0</b>	<b>961.00</b>
2022 Payable 2023	201	\$31,500	\$99,600	\$131,100	\$0	\$0	-
	<b>Total</b>	<b>\$31,500</b>	<b>\$99,600</b>	<b>\$131,100</b>	<b>\$0</b>	<b>\$0</b>	<b>1,057.00</b>
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$573.00	\$85.00	\$658.00	\$34,073	\$76,664	\$110,737	
2024	\$701.00	\$85.00	\$786.00	\$33,305	\$62,762	\$96,067	
2023	\$841.00	\$85.00	\$926.00	\$25,387	\$80,272	\$105,659	

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