



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 12:40:42 PM

General Details							
Parcel ID:	305-0020-02370						
Document:	Abstract - 1176826						
Document Date:	12/22/2011						
Legal Description Details							
Plat Name:	COTTON						
	Section	Township	Range	Lot	Block		
	14	54	17	-	-		
Description:	LOT 2						
Taxpayer Details							
Taxpayer Name	KINCHELOE TIMOTHY G & PETRA						
and Address:	7340 COMSTOCK LAKE RD COTTON MN 55724						
Owner Details							
Owner Name	KINCHELOE PETRA						
Owner Name	KINCHELOE TIMOTHY G						
Payable 2026 Tax Summary							
	2026 - Net Tax						\$2,917.00
	2026 - Special Assessments						\$85.00
	<b>2026 - Total Tax &amp; Special Assessments</b>						<b>\$3,002.00</b>
Current Tax Due (as of 4/3/2026)							
	Due May 15		Due October 15		Total Due		
2026 - 1st Half Tax	\$1,501.00	2026 - 2nd Half Tax	\$1,501.00	2026 - 1st Half Tax Due	\$0.00		
2026 - 1st Half Tax Paid	\$1,501.00	2026 - 2nd Half Tax Paid	\$1,501.00	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:	7340 COMSTOCK LAKE RD, COTTON MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	KINCHELOE TIMOTHY & PETRA						
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)	\$56,700	\$275,800	\$332,500	\$0	\$0	-
111	0 - Non Homestead	\$31,500	\$0	\$31,500	\$0	\$0	-
	<b>Total:</b>	<b>\$88,200</b>	<b>\$275,800</b>	<b>\$364,000</b>	<b>\$0</b>	<b>\$0</b>	<b>3474</b>



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## Land Details

**Deeded Acres:** 45.25  
**Waterfront:** WHITE FACE RESE  
**Water Front Feet:** 1400.00  
**Water Code & Desc:** W - DRILLED WELL  
**Gas Code & Desc:** -  
**Sewer Code & Desc:** M - MOUND  
**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](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.
HOUSE	1998	1,713	1,994	-	1S+ - 1+ STORY
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	0	0	503	FLOATING SLAB
BAS	1	5	17	85	FLOATING SLAB
BAS	1.2	0	0	1,125	FLOATING SLAB
DK	0	0	0	517	PIERS AND FOOTINGS
OP	0	0	0	24	FLOATING SLAB
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
2.25 BATHS	3 BEDROOMS	-		0	C&AC&EXCH, GAS

### Improvement 2 Details (ATTACHED)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	0	616	616	-	ATTACHED
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	22	28	616	-

### Improvement 3 Details (26X26 DG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	0	676	676	-	DETACHED
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	26	26	676	FLOATING SLAB

### Improvement 4 Details (30X36 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	1,080	1,080	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	30	36	1,080	FLOATING SLAB

### Improvement 5 Details (AFRAME SLP)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
SLEEPER	0	480	720	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1.5	20	24	480	POST ON GROUND



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Improvement 6 Details (16X20 SLP)						
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.	
SLEEPER	0	320	320	-	-	
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>	
BAS	0	16	20	320	POST ON GROUND	
OPX	0	4	12	48	POST ON GROUND	
Improvement 7 Details (SCREEN HS)						
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.	
SCREEN HOUSE	0	216	216	-	-	
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>	
BAS	0	12	18	216	FLOATING SLAB	
Improvement 8 Details (6X8 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	48	48	-	-	
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>	
BAS	0	6	8	48	POST ON GROUND	
Improvement 9 Details (10X10 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	82	82	-	-	
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>	
BAS	0	0	0	82	POST ON GROUND	
OPX	0	3	6	18	POST ON GROUND	
Improvement 10 Details (7X8 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	56	56	-	-	
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>	
BAS	0	7	8	56	POST ON GROUND	
Improvement 11 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	80	80	-	-	
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>	
BAS	1	8	10	80	POST ON GROUND	
Sales Reported to the St. Louis County Auditor						
Sale Date	Purchase Price			CRV Number		
12/2011	\$345,000			195820		
08/1996	\$35,000			110917		
08/1993	\$29,500			97011		



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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	\$56,700	\$275,800	\$332,500	\$0	\$0	-
	111	\$31,500	\$0	\$31,500	\$0	\$0	-
	<b>Total</b>	<b>\$88,200</b>	<b>\$275,800</b>	<b>\$364,000</b>	<b>\$0</b>	<b>\$0</b>	<b>3,474.00</b>
2024 Payable 2025	201	\$55,400	\$264,500	\$319,900	\$0	\$0	-
	111	\$30,600	\$0	\$30,600	\$0	\$0	-
	<b>Total</b>	<b>\$86,000</b>	<b>\$264,500</b>	<b>\$350,500</b>	<b>\$0</b>	<b>\$0</b>	<b>3,327.00</b>
2023 Payable 2024	201	\$52,800	\$248,500	\$301,300	\$0	\$0	-
	111	\$28,900	\$0	\$28,900	\$0	\$0	-
	<b>Total</b>	<b>\$81,700</b>	<b>\$248,500</b>	<b>\$330,200</b>	<b>\$0</b>	<b>\$0</b>	<b>3,201.00</b>
2022 Payable 2023	201	\$45,900	\$285,300	\$331,200	\$0	\$0	-
	111	\$24,700	\$0	\$24,700	\$0	\$0	-
	<b>Total</b>	<b>\$70,600</b>	<b>\$285,300</b>	<b>\$355,900</b>	<b>\$0</b>	<b>\$0</b>	<b>3,485.00</b>
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$2,651.00	\$85.00	\$2,736.00	\$82,925	\$249,816	\$332,741	
2024	\$2,899.00	\$85.00	\$2,984.00	\$79,926	\$240,151	\$320,077	
2023	\$3,331.00	\$85.00	\$3,416.00	\$69,570	\$278,898	\$348,468	

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