



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 10:23:21 AM

| General Details | | | | | | | |
|--|---|----------------------------|------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID: | 305-0020-02395 | | | | | | |
| Document: | Abstract - 01155105 | | | | | | |
| Document Date: | 01/10/2011 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | COTTON | | | | | | |
| | Section | Township | Range | Lot | Block | | |
| | 14 | 54 | 17 | - | - | | |
| Description: | NLY 550 FT OF LOT 3 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | LARSON GREG ALAN & STEPHANIE A | | | | | | |
| and Address: | 7408 COMSTOCK LAKE RD COTTON MN 55724 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | LARSON GREG ALAN | | | | | | |
| Owner Name | LARSON STEPHANIE A | | | | | | |
| Payable 2026 Tax Summary | | | | | | | |
| | 2026 - Net Tax | | | | | | \$1,399.00 |
| | 2026 - Special Assessments | | | | | | \$85.00 |
| | 2026 - Total Tax & Special Assessments | | | | | | \$1,484.00 |
| Current Tax Due (as of 4/3/2026) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2026 - 1st Half Tax | \$742.00 | 2026 - 2nd Half Tax | \$742.00 | 2026 - 1st Half Tax Due | \$742.00 | | |
| 2026 - 1st Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Due | \$742.00 | | |
| 2026 - 1st Half Due | \$742.00 | 2026 - 2nd Half Due | \$742.00 | 2026 - Total Due | \$1,484.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 7408 COMSTOCK LAKE RD, COTTON MN | | | | | | |
| School District: | 2142 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | LARSON, GREGORY A | | | | | | |
| 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) | \$50,200 | \$167,500 | \$217,700 | \$0 | \$0 | - |
| Total: | | \$50,200 | \$167,500 | \$217,700 | \$0 | \$0 | 1907 |



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 10:23:21 AM

Land Details

| | |
|-------------------------------|------------------|
| Deeded Acres: | 8.33 |
| Waterfront: | - |
| Water Front Feet: | 0.00 |
| 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.

Improvement 1 Details (RESIDENCE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|-------------------|----------------------|----------------------------|----------------------------|-------------------------------|--------------------|
| HOUSE | 0 | 840 | 1,290 | U Quality / 0 Ft ² | 1S+ - 1+ STORY |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 8 | 30 | 240 | BASEMENT |
| BAS | 1.7 | 20 | 30 | 600 | BASEMENT |
| DK | 0 | 12 | 33 | 396 | POST ON GROUND |
| DK | 1 | 5 | 24 | 120 | POST ON GROUND |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC |
| 1.0 BATH | 3 BEDROOMS | - | | 0 | C&AIR_COND, GAS |

Improvement 2 Details (GARAGE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 0 | 720 | 720 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 20 | 36 | 720 | POST ON GROUND |

Improvement 3 Details (30X40 POLE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| POLE BUILDING | 0 | 1,200 | 1,200 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 30 | 40 | 1,200 | FLOATING SLAB |

Improvement 4 Details (42X44 POLE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| POLE BUILDING | 0 | 1,848 | 1,848 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 42 | 44 | 1,848 | POST ON GROUND |
| LT | 0 | 10 | 24 | 240 | POST ON GROUND |

Improvement 5 Details (SAUNA)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| SAUNA | 0 | 231 | 231 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 11 | 21 | 231 | POST ON GROUND |



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 10:23:21 AM

| Improvement 6 Details (10X16 ST) | | | | | |
|----------------------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | 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 7 Details (TRAVEL TRL) | | | | | |
|------------------------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
| SLEEPER | 0 | 200 | 200 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 10 | 20 | 200 | POST ON GROUND |

| Improvement 8 Details (8X10 ST) | | | | | |
|---------------------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
| STORAGE BUILDING | 0 | 80 | 80 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 8 | 10 | 80 | POST ON GROUND |

| Improvement 9 Details (WOODSHED) | | | | | |
|----------------------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
| STORAGE BUILDING | 0 | 128 | 128 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 8 | 16 | 128 | POST ON GROUND |

| Sales Reported to the St. Louis County Auditor | | |
|--|--|------------|
| Sale Date | Purchase Price | CRV Number |
| 05/2003 | \$185,000 (This is part of a multi parcel sale.) | 152225 |
| 05/1999 | \$137,000 (This is part of a multi parcel sale.) | 128596 |

| 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 | \$50,200 | \$167,500 | \$217,700 | \$0 | \$0 | - |
| | Total | \$50,200 | \$167,500 | \$217,700 | \$0 | \$0 | 1,907.00 |
| 2024 Payable 2025 | 201 | \$49,000 | \$160,400 | \$209,400 | \$0 | \$0 | - |
| | Total | \$49,000 | \$160,400 | \$209,400 | \$0 | \$0 | 1,817.00 |
| 2023 Payable 2024 | 201 | \$46,800 | \$151,700 | \$198,500 | \$0 | \$0 | - |
| | Total | \$46,800 | \$151,700 | \$198,500 | \$0 | \$0 | 1,791.00 |
| 2022 Payable 2023 | 201 | \$40,100 | \$168,200 | \$208,300 | \$0 | \$0 | - |
| | Total | \$40,100 | \$168,200 | \$208,300 | \$0 | \$0 | 1,898.00 |

| Tax Detail History | | | | | | |
|--------------------|------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
| 2025 | \$1,249.00 | \$85.00 | \$1,334.00 | \$42,517 | \$139,179 | \$181,696 |
| 2024 | \$1,531.00 | \$85.00 | \$1,616.00 | \$42,232 | \$136,893 | \$179,125 |
| 2023 | \$1,715.00 | \$85.00 | \$1,800.00 | \$36,540 | \$153,267 | \$189,807 |



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 10:23:21 AM

Disclaimer: St. Louis County makes no representation or warranties, express or implied, with respect to the use or reuse of data provided herewith, regardless of its format or the means of its transmission. THE DATA IS PROVIDED 'AS IS' WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY, SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY OR FITNESS OF THIS DATA FOR ANY PARTICULAR PURPOSE. St. Louis County shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting from the use of these data, even if St. Louis County has been advised of the possibility of such potential loss or damage. These data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.