



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 10:22:18 AM

General Details							
Parcel ID:	305-0020-02400						
Document:	Abstract - 01286543						
Document Date:	06/03/2016						
Legal Description Details							
Plat Name:	COTTON						
	Section	Township	Range	Lot	Block		
	14	54	17	-	-		
Description:	LOT 4						
Taxpayer Details							
Taxpayer Name	LAFAVE BRANDON J & KAYLYNN K						
and Address:	7438 CORNSTOCK LK RD COTTON MN 55724						
Owner Details							
Owner Name	LAFAVE BRANDON J						
Owner Name	LAFAVE KAYLYNN K						
Payable 2026 Tax Summary							
	2026 - Net Tax						\$2,279.00
	2026 - Special Assessments						\$85.00
	2026 - Total Tax & Special Assessments						\$2,364.00
Current Tax Due (as of 4/3/2026)							
	Due May 15		Due October 15		Total Due		
2026 - 1st Half Tax	\$1,182.00	2026 - 2nd Half Tax	\$1,182.00	2026 - 1st Half Tax Due	\$1,182.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$1,182.00		
2026 - 1st Half Due	\$1,182.00	2026 - 2nd Half Due	\$1,182.00	2026 - Total Due	\$2,364.00		
Parcel Details							
Property Address:	7438 COMSTOCK LAKE RD, COTTON MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	LAFAVE, BRANDON J & KAYLYNN K						
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)	\$55,000	\$214,700	\$269,700	\$0	\$0	-
111	0 - Non Homestead	\$35,900	\$0	\$35,900	\$0	\$0	-
	Total:	\$90,900	\$214,700	\$305,600	\$0	\$0	2833



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Land Details

Deeded Acres:	47.25
Waterfront:	-
Water Front Feet:	0.00
Water Code & Desc:	W - DRILLED WELL
Gas Code & Desc:	-
Sewer Code & Desc:	S - ON-SITE SANITARY SYSTEM
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	1,560	1,560	U Quality / 0 Ft ²	SL - SPLT LEVEL
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	28	672	BASEMENT
BAS	1	24	37	888	BASEMENT
DK	0	12	20	240	PIERS AND FOOTINGS
OP	0	4	6	24	FLOATING SLAB
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.75 BATHS	3 BEDROOMS	-		0	CENTRAL, GAS

Improvement 2 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	1,260	1,260	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	42	1,260	FLOATING SLAB

Improvement 3 Details (BARN)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
BARN	0	1,056	1,056	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	44	1,056	POST ON GROUND

Improvement 4 Details (POLE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
POLE BUILDING	0	4,200	4,200	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	42	100	4,200	POST ON GROUND

Improvement 5 Details (LOADING ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	336	336	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	14	24	336	POST ON GROUND



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Improvement 6 Details (QUONSET)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	0	1,008	1,008	-	-		
Segment	Story	Width	Length	Area	Foundation		
BAS	0	24	42	1,008	POST ON GROUND		
Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
06/2016		\$225,000			216029		
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	\$55,000	\$214,700	\$269,700	\$0	\$0	-
	111	\$35,900	\$0	\$35,900	\$0	\$0	-
	Total	\$90,900	\$214,700	\$305,600	\$0	\$0	2,833.00
2024 Payable 2025	201	\$53,700	\$205,700	\$259,400	\$0	\$0	-
	111	\$35,000	\$0	\$35,000	\$0	\$0	-
	Total	\$88,700	\$205,700	\$294,400	\$0	\$0	2,712.00
2023 Payable 2024	201	\$51,200	\$194,700	\$245,900	\$0	\$0	-
	111	\$33,000	\$0	\$33,000	\$0	\$0	-
	Total	\$84,200	\$194,700	\$278,900	\$0	\$0	2,638.00
2022 Payable 2023	201	\$43,800	\$233,700	\$277,500	\$0	\$0	-
	111	\$28,200	\$0	\$28,200	\$0	\$0	-
	Total	\$72,000	\$233,700	\$305,700	\$0	\$0	2,934.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$2,061.00	\$85.00	\$2,146.00	\$83,896	\$187,300	\$271,196	
2024	\$2,331.00	\$85.00	\$2,416.00	\$81,054	\$182,737	\$263,791	
2023	\$2,753.00	\$85.00	\$2,838.00	\$70,064	\$223,371	\$293,435	

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