



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 7:04:07 AM

General Details							
Parcel ID:	305-0020-02840						
Document:	Abstract - 01491195						
Document Date:	06/17/2024						
Legal Description Details							
Plat Name:	COTTON						
	Section	Township	Range	Lot	Block		
	16	54	17	-	-		
Description:	Govt Lot 2, EXCEPT West 100 feet lying Northwesterly of White Face River.						
Taxpayer Details							
Taxpayer Name	RANDS GENE R AND LOUANN M						
and Address:	7864 ARKOLA RD						
	COTTON MN 55724						
Owner Details							
Owner Name	RANDS CHRISTOPHER LEE						
Owner Name	TUTHILL AMY LEIGH						
Payable 2026 Tax Summary							
	2026 - Net Tax						\$1,883.00
	2026 - Special Assessments						\$85.00
	2026 - Total Tax & Special Assessments						\$1,968.00
Current Tax Due (as of 4/3/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$984.00	2026 - 2nd Half Tax	\$984.00	2026 - 1st Half Tax Due	\$984.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$984.00		
2026 - 1st Half Due	\$984.00	2026 - 2nd Half Due	\$984.00	2026 - Total Due	\$1,968.00		
Parcel Details							
Property Address:	7864 ARKOLA RD, COTTON MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	RANDS, GENE R & LOUANN						
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)	\$51,800	\$198,900	\$250,700	\$0	\$0	-
111	0 - Non Homestead	\$14,300	\$0	\$14,300	\$0	\$0	-
Total:		\$66,100	\$198,900	\$265,000	\$0	\$0	2410



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Land Details					
Deeded Acres:	18.29				
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 (HOUSE)					
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.
HOUSE	0	1,246	1,246	-	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	14	112	FOUNDATION
BAS	1	27	42	1,134	FOUNDATION
OP	0	8	28	224	FOUNDATION
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	2 BEDROOMS	-	0	CENTRAL, ELECTRIC	
Improvement 2 Details (30X30 DG)					
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.
GARAGE	0	1,800	2,025	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1.7	30	30	900	FLOATING SLAB
DKX	0	8	8	64	POST ON GROUND
LAG	.5	30	30	900	-
Improvement 3 Details (24X24 DG)					
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.
GARAGE	0	576	576	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	24	576	POST ON GROUND
Improvement 4 Details (30X36 PB)					
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.
POLE BUILDING	0	1,080	1,080	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	36	1,080	POST ON GROUND
Improvement 5 Details (28X40 BN)					
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.
BARN	0	1,120	1,120	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	40	1,120	POST ON GROUND
LT	0	10	40	400	POST ON GROUND



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Improvement 6 Details (30X50 PB)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
POLE BUILDING	0	1,500	1,500	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	30	50	1,500	POST ON GROUND

Improvement 7 Details (6X10 ST)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	60	60	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	6	10	60	POST ON GROUND

Improvement 8 Details (SLAB PATIO)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	790	790	-	PLN - PLAIN SLAB
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	790	-

Improvement 9 Details (SAUNA)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
SAUNA	0	192	192	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	16	192	FLOATING SLAB

Sales Reported to the St. Louis County Auditor

No Sales information reported.

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	\$51,800	\$198,900	\$250,700	\$0	\$0	-
	111	\$14,300	\$0	\$14,300	\$0	\$0	-
	Total	\$66,100	\$198,900	\$265,000	\$0	\$0	2,410.00
2024 Payable 2025	201	\$50,700	\$190,500	\$241,200	\$0	\$0	-
	111	\$14,000	\$0	\$14,000	\$0	\$0	-
	Total	\$64,700	\$190,500	\$255,200	\$0	\$0	2,304.00
2023 Payable 2024	201	\$48,300	\$180,300	\$228,600	\$0	\$0	-
	111	\$13,200	\$0	\$13,200	\$0	\$0	-
	Total	\$61,500	\$180,300	\$241,800	\$0	\$0	2,251.00
2022 Payable 2023	201	\$41,400	\$198,000	\$239,400	\$0	\$0	-
	111	\$11,400	\$0	\$11,400	\$0	\$0	-
	Total	\$52,800	\$198,000	\$250,800	\$0	\$0	2,351.00



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Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2025	\$1,697.00	\$85.00	\$1,782.00	\$59,478	\$170,880	\$230,358
2024	\$1,971.00	\$85.00	\$2,056.00	\$57,979	\$167,155	\$225,134
2023	\$2,171.00	\$85.00	\$2,256.00	\$50,086	\$185,020	\$235,106

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