



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 7:03:24 AM

General Details							
Parcel ID:		305-0020-02850					
Legal Description Details							
Plat Name:		COTTON					
	Section	Township	Range	Lot	Block		
	16	54	17	-	-		
Description:		LOT 3					
Taxpayer Details							
Taxpayer Name		REGENFUSS CHARLES LEE					
and Address:		6201 BAYRIDGE RD MOUND MN 55364					
Owner Details							
Owner Name		REGENFUSS CHARLES L ETAL					
Payable 2026 Tax Summary							
		2026 - Net Tax			\$571.00		
		2026 - Special Assessments			\$85.00		
		2026 - Total Tax & Special Assessments			\$656.00		
Current Tax Due (as of 4/3/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$328.00	2026 - 2nd Half Tax	\$328.00	2026 - 1st Half Tax Due	\$328.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$328.00		
2026 - 1st Half Due	\$328.00	2026 - 2nd Half Due	\$328.00	2026 - Total Due	\$656.00		
Parcel Details							
Property Address:		7838 ARKOLA RD, COTTON MN					
School District:		2142					
Tax Increment District:		-					
Property/Homesteader:		-					
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
151	0 - Non Homestead	\$27,400	\$10,300	\$37,700	\$0	\$0	-
111	0 - Non Homestead	\$23,300	\$0	\$23,300	\$0	\$0	-
Total:		\$50,700	\$10,300	\$61,000	\$0	\$0	610



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Land Details					
Deeded Acres:	55.75				
Waterfront:	-				
Water Front Feet:	0.00				
Water Code & Desc:	-				
Gas Code & Desc:	-				
Sewer Code & Desc:	-				
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 (SGL)					
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.
MANUFACTURED HOME	1970	696	696	-	SGL - SGL WIDE
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	58	696	POST ON GROUND
CW	1	5	12	60	POST ON GROUND
SP	1	6	16	96	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
0 BATH	2 BEDROOMS	-	-	STOVE/SPCE, WOOD	
Improvement 2 Details (SAUNA)					
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.
SAUNA	0	224	224	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	14	16	224	POST ON GROUND
OPX	1	4	14	56	POST ON GROUND
Improvement 3 Details (14X20)					
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	280	280	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	14	20	280	POST ON GROUND
Improvement 4 Details (WOODSHED)					
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	48	48	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	6	8	48	POST ON GROUND
Sales Reported to the St. Louis County Auditor					
Sale Date	Purchase Price		CRV Number		
02/1993	\$16,000		89248		



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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	151	\$27,400	\$10,300	\$37,700	\$0	\$0	-
	111	\$23,300	\$0	\$23,300	\$0	\$0	-
	Total	\$50,700	\$10,300	\$61,000	\$0	\$0	610.00
2024 Payable 2025	151	\$26,700	\$9,800	\$36,500	\$0	\$0	-
	111	\$22,700	\$0	\$22,700	\$0	\$0	-
	Total	\$49,400	\$9,800	\$59,200	\$0	\$0	592.00
2023 Payable 2024	151	\$25,200	\$9,300	\$34,500	\$0	\$0	-
	111	\$21,400	\$0	\$21,400	\$0	\$0	-
	Total	\$46,600	\$9,300	\$55,900	\$0	\$0	559.00
2022 Payable 2023	151	\$22,100	\$12,100	\$34,200	\$0	\$0	-
	111	\$18,300	\$0	\$18,300	\$0	\$0	-
	Total	\$40,400	\$12,100	\$52,500	\$0	\$0	525.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$527.00	\$85.00	\$612.00	\$49,400	\$9,800	\$59,200	
2024	\$513.00	\$85.00	\$598.00	\$46,600	\$9,300	\$55,900	
2023	\$509.00	\$85.00	\$594.00	\$40,400	\$12,100	\$52,500	

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