



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 7:06:32 AM

General Details							
Parcel ID:	305-0020-02956						
Document:	Abstract - 1343524						
Document Date:	10/23/2018						
Legal Description Details							
Plat Name:	COTTON						
Section	Township	Range	Lot	Block			
17	54	17	-	-			
Description:	PART OF LOT 1 COMMENCING AT A POINT 750 FT E OF NW CORNER THENCE S 150 FT THENCE W 100 FT THENCE S TO N SHORE OF WHITEFACE RIVER THENCE NELY ALONG SAID SHORE TO A POINT 300 FT W OF E LINE OF LOT 1 THENCE N TO N LINE THENCE W TO POINT OF BEGINNING						
Taxpayer Details							
Taxpayer Name and Address:	MUSOLF GREGORY & JOY 7916 ARKOLA RD COTTON MN 55724						
Owner Details							
Owner Name	MUSOLF GREGORY						
Owner Name	MUSOLF JOY						
Payable 2026 Tax Summary							
				2026 - Net Tax	\$1,121.00		
				2026 - Special Assessments	\$85.00		
				2026 - Total Tax & Special Assessments	\$1,206.00		
Current Tax Due (as of 4/3/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$603.00	2026 - 2nd Half Tax	\$603.00	2026 - 1st Half Tax Due	\$603.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$603.00		
2026 - 1st Half Due	\$603.00	2026 - 2nd Half Due	\$603.00	2026 - Total Due	\$1,206.00		
Parcel Details							
Property Address:	7916 ARKOLA RD, COTTON MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	MUSOLF, JOY R						
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)	\$50,700	\$141,100	\$191,800	\$0	\$0	-
Total:		\$50,700	\$141,100	\$191,800	\$0	\$0	1625



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 7:06:32 AM

Land Details					
Deeded Acres:	6.70				
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	1,128	1,128	ECO Quality / 500 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	14	140	FOUNDATION
BAS	1	26	38	988	BASEMENT
DK	1	6	37	222	POST ON GROUND
OP	1	6	14	84	FOUNDATION
OP	1	10	14	140	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.75 BATHS	3 BEDROOMS	-		2	C&AIR_COND, GAS
Improvement 2 Details (AG)					
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.
GARAGE	0	520	520	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	20	26	520	FOUNDATION
Improvement 3 Details (DG)					
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.
GARAGE	0	308	308	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	14	22	308	POST ON GROUND
Improvement 4 Details (POLE)					
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.
POLE BUILDING	0	936	936	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	36	936	POST ON GROUND
Sales Reported to the St. Louis County Auditor					
Sale Date	Purchase Price		CRV Number		
10/2018	\$182,000		229276		
11/2016	\$110,000		219094		



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 7:06:32 AM

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	\$50,700	\$141,100	\$191,800	\$0	\$0	-
	Total	\$50,700	\$141,100	\$191,800	\$0	\$0	1,625.00
2024 Payable 2025	201	\$49,600	\$135,200	\$184,800	\$0	\$0	-
	Total	\$49,600	\$135,200	\$184,800	\$0	\$0	1,549.00
2023 Payable 2024	201	\$47,300	\$127,900	\$175,200	\$0	\$0	-
	Total	\$47,300	\$127,900	\$175,200	\$0	\$0	1,537.00
2022 Payable 2023	201	\$41,200	\$151,200	\$192,400	\$0	\$0	-
	Total	\$41,200	\$151,200	\$192,400	\$0	\$0	1,725.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$993.00	\$85.00	\$1,078.00	\$41,570	\$113,312	\$154,882	
2024	\$1,277.00	\$85.00	\$1,362.00	\$41,503	\$112,225	\$153,728	
2023	\$1,535.00	\$85.00	\$1,620.00	\$36,934	\$135,542	\$172,476	

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.