



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 7:06:27 AM

General Details							
Parcel ID:	305-0020-02995						
Document:	Abstract - 764945						
Document Date:	08/02/1999						
Legal Description Details							
Plat Name:	COTTON						
	Section	Township	Range	Lot	Block		
	17	54	17	-	-		
Description:	ELY 600 FT OF LOT 3 LYING N OF WHITEFACE RIVER						
Taxpayer Details							
Taxpayer Name	SOSNOWSKI PETER & DONNA						
and Address:	PO BOX 275						
	COTTON MN 55724						
Owner Details							
Owner Name	SOSNOWSKI DONNA						
Owner Name	SOSNOWSKI PETER M						
Payable 2026 Tax Summary							
	2026 - Net Tax			\$1,973.00			
	2026 - Special Assessments			\$85.00			
	2026 - Total Tax & Special Assessments			\$2,058.00			
Current Tax Due (as of 4/3/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$1,029.00	2026 - 2nd Half Tax	\$1,029.00	2026 - 1st Half Tax Due	\$1,029.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$1,029.00	
	2026 - 1st Half Due	\$1,029.00	2026 - 2nd Half Due	\$1,029.00	2026 - Total Due	\$2,058.00	
Parcel Details							
Property Address:	8000 ARKOLA RD, COTTON MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	SOSNOWSKI, PETER M & DONNA M						
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)	\$51,400	\$218,600	\$270,000	\$0	\$0	-
	Total:	\$51,400	\$218,600	\$270,000	\$0	\$0	2478



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Land Details

Deeded Acres:	8.42
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	1979	1,218	1,218	AVG Quality / 914 Ft ²	1S+ - 1+ STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	4	15	60	BASEMENT
BAS	1	5	24	120	WALKOUT BASEMENT
BAS	1	10	24	240	BASEMENT
BAS	1	21	38	798	WALKOUT BASEMENT
DK	1	0	0	776	POST ON GROUND
DK	1	9	7	63	POST ON GROUND
DK	1	10	15	150	POST ON GROUND
DK	1	10	21	210	POST ON GROUND
OP	1	4	9	36	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
2.0 BATHS	3 BEDROOMS	-		0	C&AIR_COND, ELECTRIC

Improvement 2 Details (AG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1979	572	572	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	22	26	572	FOUNDATION

Improvement 3 Details (DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1999	1,104	1,104	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	24	288	FLOATING SLAB
BAS	1	24	24	576	FLOATING SLAB
WIG	1	10	24	240	-

Improvement 4 Details (WHITE ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	120	120	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	12	120	POST ON GROUND



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Improvement 5 Details (RED ST)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	0	140	140	-	-		
Segment	Story	Width	Length	Area	Foundation		
BAS	1	10	14	140	POST ON GROUND		
Improvement 6 Details (ZBO)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
GAZEBO	0	137	137	-	-		
Segment	Story	Width	Length	Area	Foundation		
BAS	1	0	0	137	POST ON GROUND		
Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
05/1999		\$107,500			129780		
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	\$51,400	\$219,400	\$270,800	\$0	\$0	-
	Total	\$51,400	\$219,400	\$270,800	\$0	\$0	2,486.00
2024 Payable 2025	201	\$50,200	\$210,300	\$260,500	\$0	\$0	-
	Total	\$50,200	\$210,300	\$260,500	\$0	\$0	2,374.00
2023 Payable 2024	201	\$47,900	\$199,000	\$246,900	\$0	\$0	-
	Total	\$47,900	\$199,000	\$246,900	\$0	\$0	2,319.00
2022 Payable 2023	201	\$41,600	\$233,700	\$275,300	\$0	\$0	-
	Total	\$41,600	\$233,700	\$275,300	\$0	\$0	2,628.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$1,779.00	\$85.00	\$1,864.00	\$45,748	\$191,647	\$237,395	
2024	\$2,057.00	\$85.00	\$2,142.00	\$44,986	\$186,895	\$231,881	
2023	\$2,475.00	\$85.00	\$2,560.00	\$39,717	\$223,120	\$262,837	

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