



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 5:35:09 AM

| General Details | | | | | | | |
|--|---|-------------------|----------------------------|-------------------|-------------------------|-------------------|---------------------|
| Parcel ID: | 305-0020-03110 | | | | | | |
| Document: | Abstract - 886620 | | | | | | |
| Document Date: | - | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | COTTON | | | | | | |
| | Section | Township | Range | Lot | Block | | |
| | 18 | 54 | 17 | - | - | | |
| Description: | NE1/4 OF NE1/4 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | JOHNSON LEIF | | | | | | |
| and Address: | 5591 HALIE RD DULUTH MN 55810 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | JOHNSON LEIF & ANGIE | | | | | | |
| Payable 2026 Tax Summary | | | | | | | |
| | 2026 - Net Tax | | | | | | \$2,479.00 |
| | 2026 - Special Assessments | | | | | | \$85.00 |
| | 2026 - Total Tax & Special Assessments | | | | | | \$2,564.00 |
| Current Tax Due (as of 4/3/2026) | | | | | | | |
| | Due May 15 | | Due October 15 | | Total Due | | |
| | 2026 - 1st Half Tax | \$1,282.00 | 2026 - 2nd Half Tax | \$1,282.00 | 2026 - 1st Half Tax Due | \$1,282.00 | |
| | 2026 - 1st Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Due | \$1,282.00 | |
| | 2026 - 1st Half Due | \$1,282.00 | 2026 - 2nd Half Due | \$1,282.00 | 2026 - Total Due | \$2,564.00 | |
| Parcel Details | | | | | | | |
| Property Address: | 8124 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 | \$34,900 | \$193,800 | \$228,700 | \$0 | \$0 | - |
| 111 | 0 - Non Homestead | \$21,000 | \$0 | \$21,000 | \$0 | \$0 | - |
| | Total: | \$55,900 | \$193,800 | \$249,700 | \$0 | \$0 | 2497 |



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Land Details

| | |
|-------------------------------|------------------|
| Deeded Acres: | 40.00 |
| Waterfront: | - |
| Water Front Feet: | 0.00 |
| Water Code & Desc: | W - DRILLED WELL |
| Gas Code & Desc: | - |
| Sewer Code & Desc: | H - HOLDING TANK |
| 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 (2003 SFD)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | | | | | | | | | | | | | | | | | | | | | | | |
|--|----------------------|----------------------------|----------------------------|------------------------|--------------------|---------|-------|-------|--------|------|------------|-----|---|----|----|-----|------------|-----|---|----|----|-----|------------|----|---|----|----|-----|----------------|
| HOUSE | 2003 | 1,456 | 1,456 | - | RAM - RAMBL/RNCH | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1</td> <td>20</td> <td>28</td> <td>560</td> <td>FOUNDATION</td> </tr> <tr> <td>BAS</td> <td>1</td> <td>32</td> <td>28</td> <td>896</td> <td>FOUNDATION</td> </tr> <tr> <td>DK</td> <td>1</td> <td>10</td> <td>28</td> <td>280</td> <td>POST ON GROUND</td> </tr> </tbody> </table> | | | | | | Segment | Story | Width | Length | Area | Foundation | BAS | 1 | 20 | 28 | 560 | FOUNDATION | BAS | 1 | 32 | 28 | 896 | FOUNDATION | DK | 1 | 10 | 28 | 280 | POST ON GROUND |
| Segment | Story | Width | Length | Area | Foundation | | | | | | | | | | | | | | | | | | | | | | | | |
| BAS | 1 | 20 | 28 | 560 | FOUNDATION | | | | | | | | | | | | | | | | | | | | | | | | |
| BAS | 1 | 32 | 28 | 896 | FOUNDATION | | | | | | | | | | | | | | | | | | | | | | | | |
| DK | 1 | 10 | 28 | 280 | POST ON GROUND | | | | | | | | | | | | | | | | | | | | | | | | |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.25 BATHS | 3 BEDROOMS | - | | 0 | C&AIR_COND, GAS | | | | | | | | | | | | | | | | | | | | | | | | |

Improvement 2 Details (2013 DG)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | | | | | | | | | | | |
|--|------------|----------------------------|----------------------------|-----------------|--------------------|---------|-------|-------|--------|------|------------|-----|-----|----|----|-------|---|
| GARAGE | 2013 | 1,320 | 1,980 | - | DETACHED | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1.5</td> <td>30</td> <td>44</td> <td>1,320</td> <td>-</td> </tr> </tbody> </table> | | | | | | Segment | Story | Width | Length | Area | Foundation | BAS | 1.5 | 30 | 44 | 1,320 | - |
| Segment | Story | Width | Length | Area | Foundation | | | | | | | | | | | | |
| BAS | 1.5 | 30 | 44 | 1,320 | - | | | | | | | | | | | | |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 01/2003 | \$19,000 | 150827 |

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 | \$34,900 | \$193,800 | \$228,700 | \$0 | \$0 | - |
| | 111 | \$21,000 | \$0 | \$21,000 | \$0 | \$0 | - |
| | Total | \$55,900 | \$193,800 | \$249,700 | \$0 | \$0 | 2,497.00 |
| 2024 Payable 2025 | 151 | \$34,100 | \$185,600 | \$219,700 | \$0 | \$0 | - |
| | 111 | \$20,400 | \$0 | \$20,400 | \$0 | \$0 | - |
| | Total | \$54,500 | \$185,600 | \$240,100 | \$0 | \$0 | 2,401.00 |
| 2023 Payable 2024 | 151 | \$32,500 | \$175,600 | \$208,100 | \$0 | \$0 | - |
| | 111 | \$19,300 | \$0 | \$19,300 | \$0 | \$0 | - |
| | Total | \$51,800 | \$175,600 | \$227,400 | \$0 | \$0 | 2,274.00 |
| 2022 Payable 2023 | 151 | \$25,400 | \$183,900 | \$209,300 | \$0 | \$0 | - |
| | 111 | \$16,500 | \$0 | \$16,500 | \$0 | \$0 | - |
| | Total | \$41,900 | \$183,900 | \$225,800 | \$0 | \$0 | 2,258.00 |



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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 | \$2,287.00 | \$85.00 | \$2,372.00 | \$54,500 | \$185,600 | \$240,100 |
| 2024 | \$2,239.00 | \$85.00 | \$2,324.00 | \$51,800 | \$175,600 | \$227,400 |
| 2023 | \$2,355.00 | \$85.00 | \$2,440.00 | \$41,900 | \$183,900 | \$225,800 |

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