



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 5:35:40 AM

General Details							
Parcel ID:	305-0020-03240						
Document:	Torrens - 950782.0						
Document Date:	10/28/2014						
Legal Description Details							
Plat Name:	COTTON						
	Section	Township	Range	Lot	Block		
	18	54	17	-	-		
Description:	LOT 6 EX W 1/2						
Taxpayer Details							
Taxpayer Name	KOWARSCH EUGENE JR/ALANDER-KOWARSCH						
and Address:	MARY ANN 8176 GLEN JUNCTION RD COTTON MN 55724						
Owner Details							
Owner Name	ALANDER-KOWARSCH MARY ANN						
Owner Name	KOWARSCH EUGENE JR						
Payable 2026 Tax Summary							
	2026 - Net Tax						\$2,311.00
	2026 - Special Assessments						\$85.00
	2026 - Total Tax & Special Assessments						\$2,396.00
Current Tax Due (as of 4/3/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$1,198.00	2026 - 2nd Half Tax	\$1,198.00	2026 - 1st Half Tax Due	\$1,198.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$1,198.00	
	2026 - 1st Half Due	\$1,198.00	2026 - 2nd Half Due	\$1,198.00	2026 - Total Due	\$2,396.00	
Parcel Details							
Property Address:	8176 GLEN JUNCTION RD, COTTON MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	KOWARSCH, EUGENE JR & MARY ANN						
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)	\$55,400	\$246,700	\$302,100	\$0	\$0	-
	Total:	\$55,400	\$246,700	\$302,100	\$0	\$0	2827



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Land Details

Deeded Acres:	11.34
Waterfront:	-
Water Front Feet:	0.00
Water Code & Desc:	W - DRILLED WELL
Gas Code & Desc:	-
Sewer Code & Desc:	M - MOUND
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	0	1,344	1,584	-	1S+ - 1+ STORY																																				
<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>8</td> <td>20</td> <td>160</td> <td>FOUNDATION</td> </tr> <tr> <td>BAS</td> <td>1</td> <td>22</td> <td>32</td> <td>704</td> <td>FOUNDATION</td> </tr> <tr> <td>BAS</td> <td>1.5</td> <td>20</td> <td>24</td> <td>480</td> <td>FOUNDATION</td> </tr> <tr> <td>DK</td> <td>0</td> <td>6</td> <td>8</td> <td>48</td> <td>POST ON GROUND</td> </tr> <tr> <td>OP</td> <td>1</td> <td>8</td> <td>32</td> <td>256</td> <td>PIERS AND FOOTINGS</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	8	20	160	FOUNDATION	BAS	1	22	32	704	FOUNDATION	BAS	1.5	20	24	480	FOUNDATION	DK	0	6	8	48	POST ON GROUND	OP	1	8	32	256	PIERS AND FOOTINGS
Segment	Story	Width	Length	Area	Foundation																																				
BAS	1	8	20	160	FOUNDATION																																				
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DK	0	6	8	48	POST ON GROUND																																				
OP	1	8	32	256	PIERS AND FOOTINGS																																				
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC																																				
2.0 BATHS	2 BEDROOMS	-		1	CENTRAL,																																				

Improvement 2 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.												
GARAGE	0	1,536	1,920	-	DETACHED												
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Segment	Story	Width	Length	Area	Foundation												
BAS	1.2	32	48	1,536	FLOATING SLAB												

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
10/2014	\$50,000	208224
05/2003	\$18,500	155663

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	\$55,400	\$246,700	\$302,100	\$0	\$0	-
	Total	\$55,400	\$246,700	\$302,100	\$0	\$0	2,827.00
2024 Payable 2025	201	\$54,100	\$236,300	\$290,400	\$0	\$0	-
	Total	\$54,100	\$236,300	\$290,400	\$0	\$0	2,700.00
2023 Payable 2024	201	\$51,600	\$223,400	\$275,000	\$0	\$0	-
	Total	\$51,600	\$223,400	\$275,000	\$0	\$0	2,625.00
2022 Payable 2023	201	\$44,200	\$55,200	\$99,400	\$0	\$0	-
	Total	\$44,200	\$55,200	\$99,400	\$0	\$0	711.00



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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	\$2,091.00	\$85.00	\$2,176.00	\$50,297	\$219,689	\$269,986
2024	\$2,363.00	\$85.00	\$2,448.00	\$49,256	\$213,254	\$262,510
2023	\$481.00	\$85.00	\$566.00	\$31,619	\$39,487	\$71,106

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