



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 4:01:42 AM

| General Details | | | | | | | |
|--|--|--|------------------|-------------------------|-------------------|--------------|------------------|
| Parcel ID: | | 305-0020-03912 | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | | COTTON | | | | | |
| | Section | Township | Range | Lot | Block | | |
| | 22 | 54 | 17 | - | - | | |
| Description: | | That part of SE1/4 of SE1/4, described as follows: Beginning 452 feet North of the Southeast corner and on a point on the Westerly right of way line of Old Highway #53; thence Northerly 312 feet; thence Westerly 208 feet; thence Southerly 312 feet; thence Easterly 208 feet to the Point of Beginning, EXCEPT highway right of way. AND N1/2 of SE1/4 of SE1/4, EXCEPT Southerly 104 feet of the Easterly 208 feet; AND EXCEPT Highway Right of Way. | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | | FRYE MICHAEL B | | | | | |
| and Address: | | 8729 HWY 53 COTTON MN 55724 | | | | | |
| Owner Details | | | | | | | |
| Owner Name | | FRYE MICHAEL B | | | | | |
| Payable 2026 Tax Summary | | | | | | | |
| | | 2026 - Net Tax | | \$1,813.00 | | | |
| | | 2026 - Special Assessments | | \$85.00 | | | |
| | | 2026 - Total Tax & Special Assessments | | \$1,898.00 | | | |
| Current Tax Due (as of 4/3/2026) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2026 - 1st Half Tax | \$949.00 | 2026 - 2nd Half Tax | \$949.00 | 2026 - 1st Half Tax Due | \$949.00 | | |
| 2026 - 1st Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Due | \$949.00 | | |
| 2026 - 1st Half Due | \$949.00 | 2026 - 2nd Half Due | \$949.00 | 2026 - Total Due | \$1,898.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | | 8729 HWY 53, COTTON MN | | | | | |
| School District: | | 2142 | | | | | |
| Tax Increment District: | | - | | | | | |
| Property/Homesteader: | | FRYE, MICHAEL B | | | | | |
| 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) | \$41,500 | \$214,500 | \$256,000 | \$0 | \$0 | - |
| Total: | | \$41,500 | \$214,500 | \$256,000 | \$0 | \$0 | 2325 |



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Land Details

| | |
|-------------------------------|-----------------------------|
| Deeded Acres: | 17.56 |
| 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 | 0 | 2,016 | 2,016 | - | RAM - RAMBL/RNCH | | | | | | |
| | | Segment | | Story | | | | | | | |
| | | Width | Length | Area | Foundation | | | | | | |
| | | BAS | 1 | 36 | 56 | 2,016 | FLOATING SLAB | | | | |
| | | Bath Count | | Bedroom Count | | Room Count | | Fireplace Count | | HVAC | |
| | | 2.25 BATHS | | 3 BEDROOMS | | - | | 0 | | CENTRAL, GAS | |

Improvement 2 Details (DETACHED)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|-----|---------------|
| GARAGE | 0 | 832 | 832 | - | DETACHED | | |
| | | Segment | | Story | | | |
| | | Width | Length | Area | Foundation | | |
| | | BAS | 1 | 26 | 32 | 832 | FLOATING SLAB |

Improvement 3 Details (NEW 2007)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|-------|---------------|
| GARAGE | 2007 | 1,856 | 1,856 | - | DETACHED | | |
| | | Segment | | Story | | | |
| | | Width | Length | Area | Foundation | | |
| | | BAS | 1 | 32 | 58 | 1,856 | FLOATING SLAB |

Improvement 4 Details (VINYL ST)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|-----|---------------|
| STORAGE BUILDING | 0 | 288 | 288 | - | - | | |
| | | Segment | | Story | | | |
| | | Width | Length | Area | Foundation | | |
| | | BAS | 1 | 12 | 24 | 288 | FLOATING SLAB |

Improvement 5 Details (GAMBREL)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|-----|---------------|
| STORAGE BUILDING | 0 | 112 | 112 | - | - | | |
| | | Segment | | Story | | | |
| | | Width | Length | Area | Foundation | | |
| | | BAS | 0 | 7 | 16 | 112 | FLOATING SLAB |

Improvement 6 Details (BEHIND DG)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|----|----------------|
| STORAGE BUILDING | 0 | 96 | 96 | - | - | | |
| | | Segment | | Story | | | |
| | | Width | Length | Area | Foundation | | |
| | | BAS | 0 | 8 | 12 | 96 | POST ON GROUND |



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| Improvement 7 Details (BEHIND DG) | | | | | | | |
|--|------------------------|---|---------------------------------|------------------|---------------------|------------------|------------------|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | |
| STORAGE BUILDING | 0 | 48 | 48 | - | - | | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 0 | 6 | 8 | 48 | POST ON GROUND | | |
| Improvement 8 Details (BY VINYL) | | | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | |
| STORAGE BUILDING | 0 | 80 | 80 | - | - | | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 0 | 8 | 10 | 80 | POST ON GROUND | | |
| Improvement 9 Details (PATIO) | | | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | |
| | 0 | 906 | 906 | - | TLE - TILE | | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 0 | 0 | 0 | 906 | - | | |
| Improvement 10 Details (MH STORAGE) | | | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | |
| STORAGE BUILDING | 1968 | 600 | 600 | - | - | | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 0 | 12 | 50 | 600 | POST ON GROUND | | |
| Sales Reported to the St. Louis County Auditor | | | | | | | |
| Sale Date | | Purchase Price | | CRV Number | | | |
| 07/1996 | | \$21,725 (This is part of a multi parcel sale.) | | 110765 | | | |
| 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 | \$41,500 | \$214,500 | \$256,000 | \$0 | \$0 | - |
| | Total | \$41,500 | \$214,500 | \$256,000 | \$0 | \$0 | 2,325.00 |
| 2024 Payable 2025 | 201 | \$40,600 | \$205,600 | \$246,200 | \$0 | \$0 | - |
| | Total | \$40,600 | \$205,600 | \$246,200 | \$0 | \$0 | 2,218.00 |
| 2023 Payable 2024 | 201 | \$38,800 | \$194,500 | \$233,300 | \$0 | \$0 | - |
| | Total | \$38,800 | \$194,500 | \$233,300 | \$0 | \$0 | 2,171.00 |
| 2022 Payable 2023 | 201 | \$31,100 | \$249,600 | \$280,700 | \$0 | \$0 | - |
| | Total | \$31,100 | \$249,600 | \$280,700 | \$0 | \$0 | 2,687.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2025 | \$1,631.00 | \$85.00 | \$1,716.00 | \$36,578 | \$185,230 | \$221,808 | |
| 2024 | \$1,909.00 | \$85.00 | \$1,994.00 | \$36,099 | \$180,958 | \$217,057 | |
| 2023 | \$2,537.00 | \$85.00 | \$2,622.00 | \$29,773 | \$238,950 | \$268,723 | |



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