



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 11:52:20 PM

General Details							
Parcel ID:	305-0020-04203						
Document:	Abstract - 01279980						
Document Date:	02/24/2016						
Legal Description Details							
Plat Name:	COTTON						
	Section	Township	Range	Lot	Block		
	24	54	17	-	-		
Description:	THAT PART OF NW1/4 OF NW1/4 & LOT 2 COMM AT NE COR OF NW1/4 OF NW1/4 THENCE S00DEG44'05"W ALONG E LINE 1150.16 FT TO S LINE OF NLY 1150 FT OF NW1/4 OF NW1/4 THENCE S89DEG45'53"W ALONG SAID S LINE 300.04 FT TO W LINE OF E 300 FT OF NW1/4 OF NW1/4 THENCE S00DEG44'05"W ALONG SAID W LINE & THE W LINE OF E 300 FT OF LOT 2 200.03 FT TO PT OF BEG THENCE CONT S00DEG44'05"W ALONG SAID W LINE 278.95 FT TO PT "A" THENCE FROM PT OF BEG S89DEG45'53"W 300.04 FT TO W LINE OF E 600 FT OF NW1/4 OF NW1/4 & LOT 2 THENCE S00DEG44'05"W ALONG SAID W LINE 361.03 FT THENCE S31DEG39'58"E 140 FT MORE OR LESS TO SHORE OF KAUPPI LAKE THENCE ELY ALONG SAID SHORE 320 FT MORE OR LESS TO A PT THAT BEARS S31DEG39'58"E FROM PT "A" THENCE N31DEG39'58"W 98 FT MORE OR LESS TO PT "A" & THERE TERMINATING						
Taxpayer Details							
Taxpayer Name and Address:	KILBOURN STEVEN 8871 LYNN LANE COTTON MN 55724						
Owner Details							
Owner Name	KILBOURN BRANDI L						
Owner Name	KILBOURN STEVEN						
Payable 2026 Tax Summary							
	2026 - Net Tax			\$2,497.00			
	2026 - Special Assessments			\$85.00			
	<b>2026 - Total Tax &amp; Special Assessments</b>			<b>\$2,582.00</b>			
Current Tax Due (as of 4/2/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$1,291.00	2026 - 2nd Half Tax	\$1,291.00	2026 - 1st Half Tax Due	\$1,291.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$1,291.00	
	<b>2026 - 1st Half Due</b>	<b>\$1,291.00</b>	<b>2026 - 2nd Half Due</b>	<b>\$1,291.00</b>	<b>2026 - Total Due</b>	<b>\$2,582.00</b>	
Parcel Details							
Property Address:	8871 LYNN LN, COTTON MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	KILBOURN, STEVEN J BRANDI L						
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)	\$65,500	\$253,800	\$319,300	\$0	\$0	-
	<b>Total:</b>	<b>\$65,500</b>	<b>\$253,800</b>	<b>\$319,300</b>	<b>\$0</b>	<b>\$0</b>	<b>3015</b>



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Land Details	
Deeded Acres:	3.03
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](mailto:PropertyTax@stlouiscountymn.gov).

Improvement 1 Details (RESIDENCE)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	0	1,680	1,680	-	RAM - RAMBL/RNCH
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	24	30	720	FLOATING SLAB
BAS	1	24	40	960	FLOATING SLAB
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
1.75 BATHS	4 BEDROOMS	-		0	CENTRAL, ELECTRIC

Improvement 2 Details (GARAGE)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	0	720	720	-	DETACHED
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	0	24	30	720	FLOATING SLAB

Sales Reported to the St. Louis County Auditor		
Sale Date	Purchase Price	CRV Number
02/2016	\$134,900	214704
07/2004	\$250,000	160003

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	\$65,500	\$253,800	\$319,300	\$0	\$0	-
	<b>Total</b>	<b>\$65,500</b>	<b>\$253,800</b>	<b>\$319,300</b>	<b>\$0</b>	<b>\$0</b>	<b>3,015.00</b>
2024 Payable 2025	201	\$65,500	\$253,800	\$319,300	\$0	\$0	-
	<b>Total</b>	<b>\$65,500</b>	<b>\$253,800</b>	<b>\$319,300</b>	<b>\$0</b>	<b>\$0</b>	<b>3,015.00</b>
2023 Payable 2024	201	\$62,700	\$226,600	\$289,300	\$0	\$0	-
	<b>Total</b>	<b>\$62,700</b>	<b>\$226,600</b>	<b>\$289,300</b>	<b>\$0</b>	<b>\$0</b>	<b>2,781.00</b>
2022 Payable 2023	201	\$66,200	\$167,700	\$233,900	\$0	\$0	-
	<b>Total</b>	<b>\$66,200</b>	<b>\$167,700</b>	<b>\$233,900</b>	<b>\$0</b>	<b>\$0</b>	<b>2,177.00</b>



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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	\$2,391.00	\$85.00	\$2,476.00	\$61,846	\$239,641	\$301,487
2024	\$2,519.00	\$85.00	\$2,604.00	\$60,272	\$217,825	\$278,097
2023	\$2,005.00	\$85.00	\$2,090.00	\$61,618	\$156,093	\$217,711

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