



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 10:24:37 PM

General Details							
Parcel ID:	305-0020-04204						
Document:	Abstract - 1033575						
Document Date:	10/23/2006						
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 & PT OF BEG 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 & W LINE OF E 300 FT OF LOT 2 478.98 FT THENCE S31DEG39'58" E 98 FT MORE OR LESS TO SHORE OF KAUPPI LAKE THENCE NELY ALONG SHORE 300 FT MORE OR LESS TO E LINE OF LOT 2 THENCE N00DEG44'05"E ALONG SAID E LINE & E LINE OF NW1/4 OF NW1/4 400 FT MORE OR LESS TO PT OF BEG						
Taxpayer Details							
Taxpayer Name and Address:	NADEAU THOMAS L & DEBRA 8853 LYNN LANE COTTON MN 55724						
Owner Details							
Owner Name	NADEAU DEBRA						
Owner Name	NADEAU THOMAS L						
Payable 2026 Tax Summary							
				2026 - Net Tax	\$3,061.00		
				2026 - Special Assessments	\$85.00		
				<b>2026 - Total Tax &amp; Special Assessments</b>	<b>\$3,146.00</b>		
Current Tax Due (as of 4/2/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$1,573.00	2026 - 2nd Half Tax	\$1,573.00	2026 - 1st Half Tax Due	\$1,573.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$1,573.00		
<b>2026 - 1st Half Due</b>	<b>\$1,573.00</b>	<b>2026 - 2nd Half Due</b>	<b>\$1,573.00</b>	<b>2026 - Total Due</b>	<b>\$3,146.00</b>		
Parcel Details							
Property Address:	8853 LYNN LN, COTTON MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	NADEAU, THOMAS L & DEBRA A						
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)	\$54,000	\$317,600	\$371,600	\$0	\$0	-
<b>Total:</b>		<b>\$54,000</b>	<b>\$317,600</b>	<b>\$371,600</b>	<b>\$0</b>	<b>\$0</b>	<b>3585</b>



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## Land Details

<b>Deeded Acres:</b>	3.97
<b>Waterfront:</b>	-
<b>Water Front Feet:</b>	0.00
<b>Water Code &amp; Desc:</b>	W - DRILLED WELL
<b>Gas Code &amp; Desc:</b>	-
<b>Sewer Code &amp; Desc:</b>	M - MOUND
<b>Lot Width:</b>	0.00
<b>Lot Depth:</b>	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	2,240	2,240	-	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>28</td> <td>80</td> <td>2,240</td> <td>FLOATING SLAB</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	28	80	2,240	FLOATING SLAB
Segment	Story	Width	Length	Area	Foundation												
BAS	1	28	80	2,240	FLOATING SLAB												
<b>Bath Count</b>		<b>Bedroom Count</b>		<b>Room Count</b>		<b>Fireplace Count</b>		<b>HVAC</b>									
2.0 BATHS		3 BEDROOMS		-		0		CENTRAL, GAS									

## Improvement 2 Details (DETACHED)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.												
GARAGE	0	1,900	1,900	-	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>0</td> <td>38</td> <td>50</td> <td>1,900</td> <td>FLOATING SLAB</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	0	38	50	1,900	FLOATING SLAB
Segment	Story	Width	Length	Area	Foundation												
BAS	0	38	50	1,900	FLOATING SLAB												

## Improvement 3 Details (DK)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.																		
	0	252	252	-	-																		
<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>0</td> <td>2</td> <td>14</td> <td>28</td> <td>PIERS AND FOOTINGS</td> </tr> <tr> <td>BAS</td> <td>0</td> <td>14</td> <td>16</td> <td>224</td> <td>PIERS AND FOOTINGS</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	0	2	14	28	PIERS AND FOOTINGS	BAS	0	14	16	224	PIERS AND FOOTINGS
Segment	Story	Width	Length	Area	Foundation																		
BAS	0	2	14	28	PIERS AND FOOTINGS																		
BAS	0	14	16	224	PIERS AND FOOTINGS																		

## Sales Reported to the St. Louis County Auditor

No Sales information reported.

## 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	\$54,000	\$317,600	\$371,600	\$0	\$0	-
	<b>Total</b>	<b>\$54,000</b>	<b>\$317,600</b>	<b>\$371,600</b>	<b>\$0</b>	<b>\$0</b>	<b>3,585.00</b>
2024 Payable 2025	201	\$54,000	\$317,600	\$371,600	\$0	\$0	-
	<b>Total</b>	<b>\$54,000</b>	<b>\$317,600</b>	<b>\$371,600</b>	<b>\$0</b>	<b>\$0</b>	<b>3,585.00</b>
2023 Payable 2024	201	\$51,700	\$283,600	\$335,300	\$0	\$0	-
	<b>Total</b>	<b>\$51,700</b>	<b>\$283,600</b>	<b>\$335,300</b>	<b>\$0</b>	<b>\$0</b>	<b>3,282.00</b>
2022 Payable 2023	201	\$63,600	\$199,400	\$263,000	\$0	\$0	-
	<b>Total</b>	<b>\$63,600</b>	<b>\$199,400</b>	<b>\$263,000</b>	<b>\$0</b>	<b>\$0</b>	<b>2,494.00</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	\$2,933.00	\$85.00	\$3,018.00	\$52,095	\$306,399	\$358,494
2024	\$3,019.00	\$85.00	\$3,104.00	\$50,611	\$277,626	\$328,237
2023	\$2,335.00	\$85.00	\$2,420.00	\$60,318	\$189,112	\$249,430

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