



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 10:25:09 PM

| General Details                        |  |                            |                   |                         |                   |              |                  |
|--|--|----------------------------|-------------------|-------------------------|-------------------|--------------|------------------|
| Parcel ID:                             | 305-0020-04240   |                            |                   |                         |                   |              |                  |
| Document:                              | Abstract - 1341736   |                            |                   |                         |                   |              |                  |
| Document Date:                         | 09/17/2018   |                            |                   |                         |                   |              |                  |
| Legal Description Details              |  |                            |                   |                         |                   |              |                  |
| Plat Name:                             | COTTON   |                            |                   |                         |                   |              |                  |
|  | Section  | Township                   | Range             | Lot                     | Block             |              |                  |
|  | 24   | 54                         | 17                | -                       | -                 |              |                  |
| Description:                           | LOT 3 EX THAT PART WITHIN SW1/4 OF SW1/4 & EX THAT PART WHICH LIES N & E OF THE FOLLOWING DESCRIBED LINE COMM AT SW COR OF LOT 4 THENCE N17DEG57'14"W 735.73 FT THENCE S86DEG45'48"W 132.27 FT THENCE N03DEG14'12"W 100 FT & THERE TERMINATING |                            |                   |                         |                   |              |                  |
| Taxpayer Details                       |  |                            |                   |                         |                   |              |                  |
| Taxpayer Name and Address:             | KARPPINEN KELLY G & ROXANNE L<br>7281 KAUPPI LAKE RD<br>COTTON MN 55724  |                            |                   |                         |                   |              |                  |
| Owner Details                          |  |                            |                   |                         |                   |              |                  |
| Owner Name                             | KARPPINEN KELLY G  |                            |                   |                         |                   |              |                  |
| Owner Name                             | KARPPINEN ROXANNE L  |                            |                   |                         |                   |              |                  |
| Payable 2026 Tax Summary               |  |                            |                   |                         |                   |              |                  |
|  | 2026 - Net Tax   |                            |                   | \$5,493.00              |                   |              |                  |
|  | 2026 - Special Assessments   |                            |                   | \$85.00                 |                   |              |                  |
|  | <b>2026 - Total Tax &amp; Special Assessments</b>  |                            |                   | <b>\$5,578.00</b>       |                   |              |                  |
| Current Tax Due (as of 4/2/2026)       |  |                            |                   |                         |                   |              |                  |
| Due May 15                             |  | Due October 15             |                   |                         | Total Due         |              |                  |
| 2026 - 1st Half Tax                    | \$2,789.00   | 2026 - 2nd Half Tax        | \$2,789.00        | 2026 - 1st Half Tax Due | \$2,789.00        |              |                  |
| 2026 - 1st Half Tax Paid               | \$0.00   | 2026 - 2nd Half Tax Paid   | \$0.00            | 2026 - 2nd Half Tax Due | \$2,789.00        |              |                  |
| <b>2026 - 1st Half Due</b>             | <b>\$2,789.00</b>  | <b>2026 - 2nd Half Due</b> | <b>\$2,789.00</b> | <b>2026 - Total Due</b> | <b>\$5,578.00</b> |              |                  |
| Parcel Details                         |  |                            |                   |                         |                   |              |                  |
| Property Address:                      | 7281 KAUPPI LAKE RD, COTTON MN   |                            |                   |                         |                   |              |                  |
| School District:                       | 2142   |                            |                   |                         |                   |              |                  |
| Tax Increment District:                | -  |                            |                   |                         |                   |              |                  |
| Property/Homesteader:                  | -  |                            |                   |                         |                   |              |                  |
| Assessment Details (2026 Payable 2027) |  |                            |                   |                         |                   |              |                  |
| Class Code<br>(Legend)                 | Homestead Status   | Land EMV                   | Bldg EMV          | Total EMV               | Def Land EMV      | Def Bldg EMV | Net Tax Capacity |
| 151                                    | 0 - Non Homestead  | \$153,000                  | \$377,300         | \$530,300               | \$0               | \$0          | -                |
| <b>Total:</b>                          |  | <b>\$153,000</b>           | <b>\$377,300</b>  | <b>\$530,300</b>        | <b>\$0</b>        | <b>\$0</b>   | <b>5379</b>      |



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## Land Details

|                               |                  |
|-------------------------------|------------------|
| <b>Deeded Acres:</b>          | 8.63             |
| <b>Waterfront:</b>            | KAUPPI           |
| <b>Water Front Feet:</b>      | 1700.00          |
| <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 (NEW CABIN)

| Improvement Type  | Year Built           | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish  | Style Code & Desc. |
|-------------------|----------------------|----------------------------|----------------------------|------------------|--------------------|
| HOUSE             | 2018                 | 1,260                      | 1,680                      | -                | SLB - SLAB         |
| <b>Segment</b>    | <b>Story</b>         | <b>Width</b>               | <b>Length</b>              | <b>Area</b>      | <b>Foundation</b>  |
| BAS               | 1                    | 10                         | 14                         | 140              | FLOATING SLAB      |
| BAS               | 1                    | 20                         | 28                         | 560              | FLOATING SLAB      |
| BAS               | 1.7                  | 20                         | 28                         | 560              | FLOATING SLAB      |
| DK                | 1                    | 0                          | 0                          | 626              | POST ON GROUND     |
| DK                | 1                    | 10                         | 14                         | 140              | POST ON GROUND     |
| DK                | 1                    | 12                         | 16                         | 192              | POST ON GROUND     |
| <b>Bath Count</b> | <b>Bedroom Count</b> | <b>Room Count</b>          | <b>Fireplace Count</b>     | <b>HVAC</b>      |                    |
| 1.5 BATHS         | 2 BEDROOMS           | -                          | 0                          | CENTRAL, PROPANE |                    |

## 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           | 2023         | 1,800                      | 1,800                      | -               | DETACHED           |
| <b>Segment</b>   | <b>Story</b> | <b>Width</b>               | <b>Length</b>              | <b>Area</b>     | <b>Foundation</b>  |
| BAS              | 1            | 32                         | 40                         | 1,280           | FLOATING SLAB      |
| DKX              | 1            | 0                          | 0                          | 384             | POST ON GROUND     |

## Improvement 3 Details (OLD SFDQ)

| Improvement Type  | Year Built           | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|-------------------|----------------------|----------------------------|----------------------------|-----------------|--------------------|
| HOUSE             | 0                    | 667                        | 667                        | -               | CAB - CABIN        |
| <b>Segment</b>    | <b>Story</b>         | <b>Width</b>               | <b>Length</b>              | <b>Area</b>     | <b>Foundation</b>  |
| BAS               | 1                    | 23                         | 29                         | 667             | POST ON GROUND     |
| <b>Bath Count</b> | <b>Bedroom Count</b> | <b>Room Count</b>          | <b>Fireplace Count</b>     | <b>HVAC</b>     |                    |
| 0.0 BATHS         | 1 BEDROOM            | -                          | 0                          | NONE,           |                    |

## Improvement 4 Details (8X12 ST)

| Improvement Type | Year Built   | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0            | 96                         | 96                         | -               | -                  |
| <b>Segment</b>   | <b>Story</b> | <b>Width</b>               | <b>Length</b>              | <b>Area</b>     | <b>Foundation</b>  |
| BAS              | 1            | 8                          | 12                         | 96              | FLOATING SLAB      |



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| Improvement 5 Details (OLD LOG)                |                        |                            |                                 |                  |                     |                  |                  |
|--|------------------------|----------------------------|---------------------------------|------------------|---------------------|------------------|------------------|
| Improvement Type                               | Year Built             | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup>      | Basement Finish  | Style Code & Desc.  |                  |                  |
| SLEEPER  | 0                      | 453                        | 453                             | -                | -                   |                  |                  |
| Segment  | Story                  | Width                      | Length                          | Area             | Foundation          |                  |                  |
| BAS  | 0                      | 9                          | 22                              | 198              | PIERS AND FOOTINGS  |                  |                  |
| BAS  | 0                      | 15                         | 17                              | 255              | PIERS AND FOOTINGS  |                  |                  |
| Sales Reported to the St. Louis County Auditor |                        |                            |                                 |                  |                     |                  |                  |
| Sale Date                                      |                        | Purchase Price             |                                 |                  | CRV Number          |                  |                  |
| 09/2018  |                        | \$145,000                  |                                 |                  | 228746              |                  |                  |
| Assessment History                             |                        |                            |                                 |                  |                     |                  |                  |
| Year   | Class Code<br>(Legend) | Land EMV                   | Bldg EMV                        | Total EMV        | Def Land EMV        | Def Bldg EMV     | Net Tax Capacity |
| 2025 Payable 2026                              | 151                    | \$153,000                  | \$380,400                       | \$533,400        | \$0                 | \$0              | -                |
|  | <b>Total</b>           | <b>\$153,000</b>           | <b>\$380,400</b>                | <b>\$533,400</b> | <b>\$0</b>          | <b>\$0</b>       | <b>5,418.00</b>  |
| 2024 Payable 2025                              | 151                    | \$153,000                  | \$374,300                       | \$527,300        | \$0                 | \$0              | -                |
|  | <b>Total</b>           | <b>\$153,000</b>           | <b>\$374,300</b>                | <b>\$527,300</b> | <b>\$0</b>          | <b>\$0</b>       | <b>5,341.00</b>  |
| 2023 Payable 2024                              | 151                    | \$145,800                  | \$255,900                       | \$401,700        | \$0                 | \$0              | -                |
|  | <b>Total</b>           | <b>\$145,800</b>           | <b>\$255,900</b>                | <b>\$401,700</b> | <b>\$0</b>          | <b>\$0</b>       | <b>4,017.00</b>  |
| 2022 Payable 2023                              | 151                    | \$133,100                  | \$155,500                       | \$288,600        | \$0                 | \$0              | -                |
|  | <b>Total</b>           | <b>\$133,100</b>           | <b>\$155,500</b>                | <b>\$288,600</b> | <b>\$0</b>          | <b>\$0</b>       | <b>2,886.00</b>  |
| Tax Detail History                             |                        |                            |                                 |                  |                     |                  |                  |
| Tax Year                                       | Tax                    | Special Assessments        | Total Tax & Special Assessments | Taxable Land MV  | Taxable Building MV | Total Taxable MV |                  |
| 2025   | \$5,209.00             | \$85.00                    | \$5,294.00                      | \$153,000        | \$374,300           | \$527,300        |                  |
| 2024   | \$4,049.00             | \$85.00                    | \$4,134.00                      | \$145,800        | \$255,900           | \$401,700        |                  |
| 2023   | \$3,063.00             | \$85.00                    | \$3,148.00                      | \$133,100        | \$155,500           | \$288,600        |                  |

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