



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 10:25:15 PM

General Details							
Parcel ID:		305-0020-04251					
Legal Description Details							
Plat Name:		COTTON					
Section	Township	Range	Lot	Block			
24	54	17	-	-			
Description:		<p>THAT PART OF LOTS 3 AND 4 WHICH LIES S &amp; W OF THE FOLLOWING DESCRIBED LINE COMM AT SW COR OF LOT 4 THENCE N89DEG52'07"E ALONG S LINE OF LOT 4 459.60 FT THENCE N26DEG00'34"W 1143.88 FT THENCE N36DEG10'18"W 200 FT MORE OR LESS TO SHORE OF KAUPPI LAKE AND WHICH LIES N &amp; 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 N03DEG 14'12"W 100 FT &amp; THERE TERMINATING EX THAT PART OF LOTS 3 &amp; 4 COMM AT SW COR OF LOT 4 THENCE N89DEG52'07"E ALONG S LINE OF LOT 4 459.60 FT THENCE N26DEG00'34"W 1143.88 FT &amp; PT OF BEG THENCE S26DEG00'34"E 298.92 FT THENCE S45DEG40'19"W 249.35 FT THENCE N25DEG 54'37"W 182.53 FT THENCE N40DEG14'19"W 195 FT MORE OR LESS TO SHORE OF KAUPPI LAKE THENCE NELY ALONG SHORE 318 FT MORE OR LESS TO A LINE WHICH BEARS N36DEG10'18"E FOR PT OF BEG THENCE S36DEG10'18"E 193 FT TO PT OF BEG &amp; EX THAT PART OF LOTS 3 &amp; 4 COMM AT SW COR OF LOT 4 THENCE N89DEG52'07"E ALONG S LINE OF LOT 4 459.60 FT THENCE N26DEG00'34"W 351.5 FT TO PT OF BEG THENCE N26DEG00'34"W 493.45 FT THENCE S45DEG40'19"W 249.35 FT THENCE S25DEG54'37"E 300 FT THENCE N89DEG52'07"E 263.67 FT TO PT OF BEG</p>					
Taxpayer Details							
Taxpayer Name and Address:		MASON DANIEL S & BONNIE 7243 KAUPPI LAKE RD COTTON MN 55724					
Owner Details							
Owner Name		MASON DANIEL S ETAL					
Payable 2026 Tax Summary							
2026 - Net Tax		\$2,941.00					
2026 - Special Assessments		\$85.00					
<b>2026 - Total Tax &amp; Special Assessments</b>		<b>\$3,026.00</b>					
Current Tax Due (as of 4/2/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$1,513.00	2026 - 2nd Half Tax	\$1,513.00	2026 - 1st Half Tax Due	\$1,513.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$1,513.00		
<b>2026 - 1st Half Due</b>	<b>\$1,513.00</b>	<b>2026 - 2nd Half Due</b>	<b>\$1,513.00</b>	<b>2026 - Total Due</b>	<b>\$3,026.00</b>		
Parcel Details							
Property Address:		7243 KAUPPI LAKE RD, COTTON MN					
School District:		2142					
Tax Increment District:		-					
Property/Homesteader:		MASON, DANIEL L & BONNIE 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)	\$64,000	\$296,500	\$360,500	\$0	\$0	-
<b>Total:</b>		<b>\$64,000</b>	<b>\$296,500</b>	<b>\$360,500</b>	<b>\$0</b>	<b>\$0</b>	<b>3464</b>



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## Land Details

**Deeded Acres:** 3.11  
**Waterfront:** KAUPPI  
**Water Front Feet:** 190.00  
**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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (NEW HOUSE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	2003	1,418	1,418	-	SLB - SLAB
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	0	0	423	FLOATING SLAB
BAS	1	22	26	572	FLOATING SLAB
DK	1	0	0	447	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	C&AIR_COND, ELECTRIC

## 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	1,120	1,120	-	DETACHED
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	28	40	1,120	FLOATING SLAB

## Improvement 3 Details (10X12 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	120	120	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	10	12	120	FLOATING SLAB

## Improvement 4 Details (ST WITH LT)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	240	240	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	12	20	240	POST ON GROUND
LT	1	9	20	180	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

No Sales information reported.



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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	\$64,000	\$296,500	\$360,500	\$0	\$0	-
	<b>Total</b>	<b>\$64,000</b>	<b>\$296,500</b>	<b>\$360,500</b>	<b>\$0</b>	<b>\$0</b>	<b>3,464.00</b>
2024 Payable 2025	201	\$64,000	\$296,500	\$360,500	\$0	\$0	-
	<b>Total</b>	<b>\$64,000</b>	<b>\$296,500</b>	<b>\$360,500</b>	<b>\$0</b>	<b>\$0</b>	<b>3,464.00</b>
2023 Payable 2024	201	\$61,200	\$264,700	\$325,900	\$0	\$0	-
	<b>Total</b>	<b>\$61,200</b>	<b>\$264,700</b>	<b>\$325,900</b>	<b>\$0</b>	<b>\$0</b>	<b>3,180.00</b>
2022 Payable 2023	201	\$77,200	\$186,800	\$264,000	\$0	\$0	-
	<b>Total</b>	<b>\$77,200</b>	<b>\$186,800</b>	<b>\$264,000</b>	<b>\$0</b>	<b>\$0</b>	<b>2,505.00</b>
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$2,819.00	\$85.00	\$2,904.00	\$61,496	\$284,899	\$346,395	
2024	\$2,917.00	\$85.00	\$3,002.00	\$59,715	\$258,276	\$317,991	
2023	\$2,347.00	\$85.00	\$2,432.00	\$73,258	\$177,262	\$250,520	

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