



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



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

General Details							
Parcel ID:	305-0020-04270						
Document:	Abstract - 1321703						
Document Date:	10/13/2017						
Legal Description Details							
Plat Name:	COTTON						
	Section	Township	Range	Lot	Block		
	24	54	17	-	-		
Description:	THAT PART OF LOTS 3 AND 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 & 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 W FROM PT OF BEG THENCE S36DEG10'18"E 193 FT TO PT OF BEG						
Taxpayer Details							
Taxpayer Name	AUSTINSON BO D & BRIANNA						
and Address:	7205 KAUPPI LK RD COTTON MN 55724						
Owner Details							
Owner Name	AUSTINSON BO D						
Owner Name	AUSTINSON BRIANNA						
Payable 2026 Tax Summary							
	2026 - Net Tax			\$1,417.00			
	2026 - Special Assessments			\$85.00			
	2026 - Total Tax & Special Assessments			\$1,502.00			
Current Tax Due (as of 4/2/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$751.00	2026 - 2nd Half Tax	\$751.00	2026 - 1st Half Tax Due	\$751.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$751.00	
	2026 - 1st Half Due	\$751.00	2026 - 2nd Half Due	\$751.00	2026 - Total Due	\$1,502.00	
Parcel Details							
Property Address:	7205 KAUPPI LAKE RD, COTTON MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	AUSTINSON, BO D & BRIANNA						
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)	\$85,300	\$133,900	\$219,200	\$0	\$0	-
	Total:	\$85,300	\$133,900	\$219,200	\$0	\$0	1924



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Land Details							
Deeded Acres:	2.70						
Waterfront:	KAUPPI						
Water Front Feet:	330.00						
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 .							
Improvement 1 Details (NEW GARAGE)							
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.		
GARAGE	2017	2,400	3,480	-	DETACHED		
Segment	Story	Width	Length	Area	Foundation		
BAS	1	22	60	1,320	FLOATING SLAB		
BAS	2	18	60	1,080	FLOATING SLAB		
Improvement 2 Details (24X26 DG)							
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.		
GARAGE	0	624	624	-	DETACHED		
Segment	Story	Width	Length	Area	Foundation		
BAS	1	24	26	624	FLOATING SLAB		
LT	1	13	22	286	POST ON GROUND		
Sales Reported to the St. Louis County Auditor							
Sale Date	Purchase Price			CRV Number			
08/2008	\$240,000			183204			
12/2004	\$220,000			163044			
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	\$85,300	\$133,900	\$219,200	\$0	\$0	-
	Total	\$85,300	\$133,900	\$219,200	\$0	\$0	1,924.00
2024 Payable 2025	201	\$85,300	\$133,900	\$219,200	\$0	\$0	-
	Total	\$85,300	\$133,900	\$219,200	\$0	\$0	1,924.00
2023 Payable 2024	201	\$81,500	\$119,600	\$201,100	\$0	\$0	-
	Total	\$81,500	\$119,600	\$201,100	\$0	\$0	1,820.00
2022 Payable 2023	201	\$88,400	\$233,800	\$322,200	\$0	\$0	-
	Total	\$88,400	\$233,800	\$322,200	\$0	\$0	3,140.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$1,351.00	\$85.00	\$1,436.00	\$74,862	\$117,516	\$192,378	
2024	\$1,559.00	\$85.00	\$1,644.00	\$73,743	\$108,216	\$181,959	
2023	\$3,007.00	\$85.00	\$3,092.00	\$86,139	\$227,819	\$313,958	



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