



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 8/17/2025 7:49:09 PM

General Details							
Parcel ID:	305-0020-06020						
Document:	Torrens - 1073425.0						
Document Date:	10/06/2023						
Legal Description Details							
Plat Name:	COTTON						
Section	Township	Range	Lot	Block			
35	54	17	-	-			
Description:	THAT PART OF NW 1/4 OF SW 1/4 LYING E OF STATE HIGHWAY NO 11						
Taxpayer Details							
Taxpayer Name	LARSON ERIC						
and Address:	10249 5TH AVE S BLOOMINGTON MN 55420						
Owner Details							
Owner Name	LARSON ERIC						
Payable 2025 Tax Summary							
2025 - Net Tax			\$539.00				
2025 - Special Assessments			\$85.00				
2025 - Total Tax & Special Assessments			\$624.00				
Current Tax Due (as of 8/16/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$312.00	2025 - 2nd Half Tax	\$312.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$312.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$312.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$312.00	2025 - Total Due	\$312.00		
Parcel Details							
Property Address:	8456 HWY 53, COTTON MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	-						
Assessment Details (2025 Payable 2026)							
Class Code (Legend)	Homestead Status	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
151	0 - Non Homestead	\$31,400	\$20,600	\$52,000	\$0	\$0	-
111	0 - Non Homestead	\$8,900	\$0	\$8,900	\$0	\$0	-
Total:		\$40,300	\$20,600	\$60,900	\$0	\$0	609



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Land Details

Deeded Acres:	27.73
Waterfront:	-
Water Front Feet:	0.00
Water Code & Desc:	-
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.

Improvement 1 Details (SHACK)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1999	384	384	-	HSK - HUNT SHACK
Segment	Story	Width	Length	Area	Foundation
BAS	0	16	24	384	POST ON GROUND
DK	0	4	16	64	POST ON GROUND
DK	0	10	16	160	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
0.0 BATHS	2 BEDROOMS	-	0	STOVE/SPCE, WOOD	

Improvement 2 Details (SAUNA)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
SAUNA	2002	96	96	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	8	12	96	POST ON GROUND

Improvement 3 Details (CARGO POD)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	320	320	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	40	320	POST ON GROUND

Improvement 4 Details (8X8 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	64	64	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	8	64	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
10/2023	\$118,000 (This is part of a multi parcel sale.)	256255
07/2000	\$8,000 (This is part of a multi parcel sale.)	135887



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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
2024 Payable 2025	151	\$30,700	\$19,800	\$50,500	\$0	\$0	-
	111	\$8,600	\$0	\$8,600	\$0	\$0	-
	Total	\$39,300	\$19,800	\$59,100	\$0	\$0	591.00
2023 Payable 2024	151	\$24,100	\$18,700	\$42,800	\$0	\$0	-
	111	\$8,200	\$0	\$8,200	\$0	\$0	-
	Total	\$32,300	\$18,700	\$51,000	\$0	\$0	510.00
2022 Payable 2023	151	\$20,300	\$25,400	\$45,700	\$0	\$0	-
	111	\$7,000	\$0	\$7,000	\$0	\$0	-
	Total	\$27,300	\$25,400	\$52,700	\$0	\$0	527.00
2021 Payable 2022	151	\$15,400	\$22,100	\$37,500	\$0	\$0	-
	111	\$6,200	\$0	\$6,200	\$0	\$0	-
	Total	\$21,600	\$22,100	\$43,700	\$0	\$0	437.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$479.00	\$85.00	\$564.00	\$32,300	\$18,700	\$51,000	
2023	\$523.00	\$85.00	\$608.00	\$27,300	\$25,400	\$52,700	
2022	\$493.00	\$85.00	\$578.00	\$21,600	\$22,100	\$43,700	

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