



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/25/2025 1:18:01 PM

General Details							
Parcel ID:	305-0040-00090						
Document:	Torrens - 1013748.0						
Document Date:	08/13/2019						
Legal Description Details							
Plat Name:	NISOU LAKES						
Section	Township	Range	Lot	Block			
-	-	-	0020	001			
Description:	W 1/2						
Taxpayer Details							
Taxpayer Name	SHEPHERD CAMERON						
and Address:	8344 W ROSE LAKE DR COTTON MN 55724						
Owner Details							
Owner Name	SHEPHERD CAMERON						
Payable 2025 Tax Summary							
2025 - Net Tax			\$2,355.00				
2025 - Special Assessments			\$85.00				
2025 - Total Tax & Special Assessments			\$2,440.00				
Current Tax Due (as of 4/24/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,220.00	2025 - 2nd Half Tax	\$1,220.00		2025 - 1st Half Tax Due	\$1,220.00	
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00		2025 - 2nd Half Tax Due	\$1,220.00	
2025 - 1st Half Due	\$1,220.00	2025 - 2nd Half Due	\$1,220.00		2025 - Total Due	\$2,440.00	
Parcel Details							
Property Address:	8344 W ROSE LAKE DR, 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	\$39,000	\$228,200	\$267,200	\$0	\$0	-
Total:		\$39,000	\$228,200	\$267,200	\$0	\$0	2672



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Land Details

Deeded Acres: 0.00
Waterfront: ROSE
Water Front Feet: 40.00
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.

Improvement 1 Details (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1988	1,232	1,232	-	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	14	24	336	FLOATING SLAB
BAS	1	28	32	896	FLOATING SLAB
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
0.75 BATH	2 BEDROOMS	-	1	C&AIR_COND, GAS	

Improvement 2 Details (DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	528	528	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	22	24	528	-

Improvement 3 Details (10X12 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	120	120	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	10	12	120	POST ON GROUND

Improvement 4 Details (6X8 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	48	48	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	6	8	48	POST ON GROUND

Improvement 5 Details (PATIO)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	280	280	-	PLN - PLAIN SLAB
Segment	Story	Width	Length	Area	Foundation
BAS	0	10	28	280	-

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/2019	\$235,000	233247
08/2008	\$139,900	183136



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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	\$36,200	\$207,800	\$244,000	\$0	\$0	-
	Total	\$36,200	\$207,800	\$244,000	\$0	\$0	2,440.00
2023 Payable 2024	151	\$34,900	\$186,200	\$221,100	\$0	\$0	-
	Total	\$34,900	\$186,200	\$221,100	\$0	\$0	2,211.00
2022 Payable 2023	204	\$33,700	\$159,000	\$192,700	\$0	\$0	-
	Total	\$33,700	\$159,000	\$192,700	\$0	\$0	1,927.00
2021 Payable 2022	204	\$31,900	\$141,300	\$173,200	\$0	\$0	-
	Total	\$31,900	\$141,300	\$173,200	\$0	\$0	1,732.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$2,207.00	\$85.00	\$2,292.00	\$34,900	\$186,200	\$221,100	
2023	\$2,019.00	\$85.00	\$2,104.00	\$33,700	\$159,000	\$192,700	
2022	\$2,049.00	\$85.00	\$2,134.00	\$31,900	\$141,300	\$173,200	

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