



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/25/2025 7:17:34 PM

General Details							
Parcel ID:	305-0040-00235						
Document:	Torrens - 834372.0						
Document Date:	02/27/2007						
Legal Description Details							
Plat Name:	NISOU LAKES						
Section	Township	Range	Lot	Block			
-	-	-	-	001			
Description:	ELY 1/2 OF LOT 28 AND ALL OF LOT 29						
Taxpayer Details							
Taxpayer Name	VAN DEUSEN SUZANNE M & DAVID						
and Address:	2017 WHEELER AVE						
	ROSEVILLE MN 55113						
Owner Details							
Owner Name	VAN DEUSEN DAVID						
Owner Name	VAN DEUSEN SUZANNE M						
Payable 2025 Tax Summary							
2025 - Net Tax				\$1,695.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$1,780.00			
Current Tax Due (as of 4/24/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$890.00	2025 - 2nd Half Tax	\$890.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$890.00	2025 - 2nd Half Tax Paid	\$890.00	2025 - 2nd Half Tax Due	\$0.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$0.00	2025 - Total Due	\$0.00		
Parcel Details							
Property Address:	8376 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	\$56,700	\$137,500	\$194,200	\$0	\$0	-
Total:		\$56,700	\$137,500	\$194,200	\$0	\$0	1942



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Land Details

Deeded Acres: 0.00
Waterfront: ROSE
Water Front Feet: 95.00
Water Code & Desc: -
Gas Code & Desc: -
Sewer Code & Desc: H - HOLDING TANK
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/frnPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (CABIN)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	0	879	879	-	CAB - CABIN
Segment	Story	Width	Length	Area	Foundation
BAS	1	1	10	10	POST ON GROUND
BAS	1	11	22	242	POST ON GROUND
BAS	1	19	33	627	POST ON GROUND
DK	0	6	7	42	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
0.5 BATH	2 BEDROOMS	-		0	STOVE/SPCE, GAS

Improvement 2 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	576	576	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	24	576	FLOATING SLAB

Improvement 3 Details (PATIO)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	252	252	-	PLN - PLAIN SLAB
Segment	Story	Width	Length	Area	Foundation
BAS	0	14	18	252	-

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
03/2007	\$70,000 (This is part of a multi parcel sale.)	176113

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	\$51,700	\$125,200	\$176,900	\$0	\$0	-
	Total	\$51,700	\$125,200	\$176,900	\$0	\$0	1,769.00
2023 Payable 2024	151	\$49,500	\$112,200	\$161,700	\$0	\$0	-
	Total	\$49,500	\$112,200	\$161,700	\$0	\$0	1,617.00
2022 Payable 2023	151	\$64,600	\$96,100	\$160,700	\$0	\$0	-
	Total	\$64,600	\$96,100	\$160,700	\$0	\$0	1,607.00



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2021 Payable 2022	151	\$59,400	\$85,400	\$144,800	\$0	\$0	-
	Total	\$59,400	\$85,400	\$144,800	\$0	\$0	1,448.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$1,601.00	\$85.00	\$1,686.00	\$49,500	\$112,200	\$161,700	
2023	\$1,681.00	\$85.00	\$1,766.00	\$64,600	\$96,100	\$160,700	
2022	\$1,725.00	\$85.00	\$1,810.00	\$59,400	\$85,400	\$144,800	

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