



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/4/2025 10:09:07 PM

| General Details                                   |                                     |                            |                 |                         |                 |                 |                     |
|---|-------------------------------------|----------------------------|-----------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:  | 405-0010-04790                      |                            |                 |                         |                 |                 |                     |
| Document:   | Abstract - 01435199                 |                            |                 |                         |                 |                 |                     |
| Document Date:                                    | 12/23/2021                          |                            |                 |                         |                 |                 |                     |
| Legal Description Details                         |                                     |                            |                 |                         |                 |                 |                     |
| Plat Name:  | KELSEY                              |                            |                 |                         |                 |                 |                     |
| Section   | Township                            | Range                      | Lot             | Block                   |                 |                 |                     |
| 27  | 54                                  | 18                         | -               | -                       |                 |                 |                     |
| Description:                                      | NW 1/4 OF NW 1/4                    |                            |                 |                         |                 |                 |                     |
| Taxpayer Details                                  |                                     |                            |                 |                         |                 |                 |                     |
| Taxpayer Name                                     | PLATZ MARCUS                        |                            |                 |                         |                 |                 |                     |
| and Address:                                      | 9821 55TH ST<br>CLEAR LAKE MN 55319 |                            |                 |                         |                 |                 |                     |
| Owner Details                                     |                                     |                            |                 |                         |                 |                 |                     |
| Owner Name  | HOUWMANN KEITH                      |                            |                 |                         |                 |                 |                     |
| Owner Name  | PLATZ MARCUS                        |                            |                 |                         |                 |                 |                     |
| Payable 2025 Tax Summary                          |                                     |                            |                 |                         |                 |                 |                     |
| 2025 - Net Tax                                    |                                     |                            | \$779.00        |                         |                 |                 |                     |
| 2025 - Special Assessments                        |                                     |                            | \$85.00         |                         |                 |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |                                     |                            | <b>\$864.00</b> |                         |                 |                 |                     |
| Current Tax Due (as of 5/3/2025)                  |                                     |                            |                 |                         |                 |                 |                     |
| Due May 15  |                                     | Due October 15             |                 |                         | Total Due       |                 |                     |
| 2025 - 1st Half Tax                               | \$432.00                            | 2025 - 2nd Half Tax        | \$432.00        | 2025 - 1st Half Tax Due | \$432.00        |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$0.00                              | 2025 - 2nd Half Tax Paid   | \$0.00          | 2025 - 2nd Half Tax Due | \$432.00        |                 |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$432.00</b>                     | <b>2025 - 2nd Half Due</b> | <b>\$432.00</b> | <b>2025 - Total Due</b> | <b>\$864.00</b> |                 |                     |
| Parcel Details                                    |                                     |                            |                 |                         |                 |                 |                     |
| Property Address:                                 | 8662 CLARENCE HERALD RD, COTTON MN  |                            |                 |                         |                 |                 |                     |
| School District:                                  | 2142                                |                            |                 |                         |                 |                 |                     |
| Tax Increment District:                           | -                                   |                            |                 |                         |                 |                 |                     |
| Property/Homesteader:                             | -                                   |                            |                 |                         |                 |                 |                     |
| Assessment Details (2025 Payable 2026)            |                                     |                            |                 |                         |                 |                 |                     |
| Class Code<br>(Legend)                            | Homestead<br>Status                 | Land<br>EMV                | Bldg<br>EMV     | Total<br>EMV            | Def Land<br>EMV | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 151   | 0 - Non Homestead                   | \$22,400                   | \$44,700        | \$67,100                | \$0             | \$0             | -                   |
| 111   | 0 - Non Homestead                   | \$20,500                   | \$0             | \$20,500                | \$0             | \$0             | -                   |
| Total:  |                                     | <b>\$42,900</b>            | <b>\$44,700</b> | <b>\$87,600</b>         | <b>\$0</b>      | <b>\$0</b>      | <b>876</b>          |



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## Land Details

Deeded Acres: 40.00  
Waterfront: -  
Water Front Feet: 0.00  
Water Code & Desc: -  
Gas Code & Desc: -  
Sewer Code & Desc: -  
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 (CABIN)

| Improvement Type | Year Built    | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish  | Style Code & Desc. |
|------------------|---------------|----------------------------|----------------------------|------------------|--------------------|
| HOUSE            | 2013          | 576                        | 576                        | -                | CAB - CABIN        |
| Segment          | Story         | Width                      | Length                     | Area             | Foundation         |
| BAS              | 1             | 24                         | 24                         | 576              | PIERS AND FOOTINGS |
| DK               | 1             | 8                          | 24                         | 192              | POST ON GROUND     |
| Bath Count       | Bedroom Count | Room Count                 | Fireplace Count            | HVAC             |                    |
| 0.0 BATHS        | -             | -                          | -                          | STOVE/SPCE, WOOD |                    |

## Improvement 2 Details (METAL SHED)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 2013       | 80                         | 80                         | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 8                          | 10                         | 80              | POST ON GROUND     |
| DKX              | 1          | 4                          | 8                          | 32              | POST ON GROUND     |

## Improvement 3 Details (UNFIN 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          | 96                         | 96                         | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 8                          | 12                         | 96              | PIERS AND FOOTINGS |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price                                  | CRV Number |
|-----------|---|------------|
| 09/2007   | \$28,000  | 179253     |
| 10/2002   | \$67,500 (This is part of a multi parcel sale.) | 149387     |
| 10/2000   | \$57,500 (This is part of a multi parcel sale.) | 137576     |



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| Assessment History |                        |                     |                                 |                 |                     |                  |                  |
|--------------------|------------------------|---------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Year               | Class Code<br>(Legend) | Land EMV            | Bldg EMV                        | Total EMV       | Def Land EMV        | Def Bldg EMV     | Net Tax Capacity |
| 2024 Payable 2025  | 151                    | \$22,400            | \$40,700                        | \$63,100        | \$0                 | \$0              | -                |
|                    | 111                    | \$20,500            | \$0                             | \$20,500        | \$0                 | \$0              | -                |
|                    | Total                  | \$42,900            | \$40,700                        | \$83,600        | \$0                 | \$0              | 836.00           |
| 2023 Payable 2024  | 151                    | \$20,200            | \$26,000                        | \$46,200        | \$0                 | \$0              | -                |
|                    | 111                    | \$9,800             | \$0                             | \$9,800         | \$0                 | \$0              | -                |
|                    | Total                  | \$30,000            | \$26,000                        | \$56,000        | \$0                 | \$0              | 560.00           |
| 2022 Payable 2023  | 151                    | \$18,700            | \$23,500                        | \$42,200        | \$0                 | \$0              | -                |
|                    | 111                    | \$8,900             | \$0                             | \$8,900         | \$0                 | \$0              | -                |
|                    | Total                  | \$27,600            | \$23,500                        | \$51,100        | \$0                 | \$0              | 511.00           |
| 2021 Payable 2022  | 151                    | \$17,400            | \$21,400                        | \$38,800        | \$0                 | \$0              | -                |
|                    | 111                    | \$8,100             | \$0                             | \$8,100         | \$0                 | \$0              | -                |
|                    | Total                  | \$25,500            | \$21,400                        | \$46,900        | \$0                 | \$0              | 469.00           |
| Tax Detail History |                        |                     |                                 |                 |                     |                  |                  |
| Tax Year           | Tax                    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024               | \$549.00               | \$85.00             | \$634.00                        | \$30,000        | \$26,000            | \$56,000         |                  |
| 2023               | \$515.00               | \$85.00             | \$600.00                        | \$27,600        | \$23,500            | \$51,100         |                  |
| 2022               | \$543.00               | \$85.00             | \$628.00                        | \$25,500        | \$21,400            | \$46,900         |                  |

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