



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/19/2025 5:20:39 PM

General Details							
Parcel ID:	530-0010-01920						
Document:	Abstract - 01066663						
Document Date:	10/29/2007						
Legal Description Details							
Plat Name:	SOLWAY						
Section	Township	Range	Lot	Block			
10	50	16	-	-			
Description:	SE 1/4 OF SE 1/4 EX RY R OF WAY 1 23/100 ACRES						
Taxpayer Details							
Taxpayer Name	COZZI JOHN O & KATHERINE						
and Address:	4309 MUNGER SHAW RD CLOQUET MN 55720						
Owner Details							
Owner Name	COZZI JOHN O						
Owner Name	COZZI KATHERINE						
Payable 2025 Tax Summary							
2025 - Net Tax				\$1,967.00			
2025 - Special Assessments				\$29.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$1,996.00</b>			
Current Tax Due (as of 9/18/2025)							
Due May 15		Due October 15		Total Due			
2025 - 1st Half Tax	\$998.00	2025 - 2nd Half Tax	\$998.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$998.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$998.00		
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$998.00</b>	<b>2025 - Total Due</b>	<b>\$998.00</b>		
Parcel Details							
Property Address:	4309 MUNGER SHAW RD, CLOQUET MN						
School District:	704						
Tax Increment District:	-						
Property/Homesteader:	COZZI, JOHN O & KATHERINE A						
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
201	1 - Owner Homestead (100.00% total)	\$42,400	\$175,600	\$218,000	\$0	\$0	-
111	0 - Non Homestead	\$4,000	\$0	\$4,000	\$0	\$0	-
801	0 - Non Homestead	\$100	\$0	\$100	\$0	\$0	-
<b>Total:</b>		<b>\$46,500</b>	<b>\$175,600</b>	<b>\$222,100</b>	<b>\$0</b>	<b>\$0</b>	<b>1951</b>



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/19/2025 5:20:39 PM

## Land Details

**Deeded Acres:** 38.77  
**Waterfront:** UNNAMED (10-50-16)  
**Water Front Feet:** -  
**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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1936	1,008	1,386	U Quality / 0 Ft <sup>2</sup>	1S+ - 1+ STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1.2	18	28	504	BASEMENT
BAS	1.5	18	28	504	BASEMENT
DK	0	8	10	80	POST ON GROUND
DK	0	12	16	192	POST ON GROUND
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
1.0 BATH	2 BEDROOMS	-		1	CENTRAL, PROPANE

## Improvement 2 Details (DG 28X28)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	2005	784	784	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	0	28	28	784	FLOATING SLAB

## Improvement 3 Details (ST 12X16+)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	192	192	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	16	192	POST ON GROUND
LT	0	12	19	228	POST ON GROUND

## Improvement 4 Details (ST 8X8)

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

## Improvement 5 Details (ST 12X14)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	168	168	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	12	14	168	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
10/2007	\$170,000	179709



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/19/2025 5:20:39 PM

Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	201	\$42,400	\$175,600	\$218,000	\$0	\$0	-
	111	\$4,000	\$0	\$4,000	\$0	\$0	-
	801	\$100	\$0	\$100	\$0	\$0	-
	Total	\$46,500	\$175,600	\$222,100	\$0	\$0	1,951.00
2023 Payable 2024	201	\$39,100	\$159,200	\$198,300	\$0	\$0	-
	111	\$3,600	\$0	\$3,600	\$0	\$0	-
	801	\$100	\$0	\$100	\$0	\$0	-
	Total	\$42,800	\$159,200	\$202,000	\$0	\$0	1,825.00
2022 Payable 2023	201	\$37,700	\$170,500	\$208,200	\$0	\$0	-
	111	\$10,800	\$0	\$10,800	\$0	\$0	-
	801	\$0	\$0	\$0	\$0	\$0	-
	Total	\$48,500	\$170,500	\$219,000	\$0	\$0	2,005.00
2021 Payable 2022	201	\$36,300	\$159,800	\$196,100	\$0	\$0	-
	111	\$10,300	\$0	\$10,300	\$0	\$0	-
	801	\$0	\$0	\$0	\$0	\$0	-
	Total	\$46,600	\$159,800	\$206,400	\$0	\$0	1,868.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$1,943.00	\$25.00	\$1,968.00	\$38,876	\$143,631	\$182,507	
2023	\$2,237.00	\$25.00	\$2,262.00	\$45,150	\$155,348	\$200,498	
2022	\$2,345.00	\$25.00	\$2,370.00	\$42,974	\$143,835	\$186,809	

**Disclaimer:** St. Louis County makes no representation or warranties, express or implied, with respect to the use or reuse of data provided herewith, regardless of its format or the means of its transmission. THE DATA IS PROVIDED 'AS IS' WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY, SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY OR FITNESS OF THIS DATA FOR ANY PARTICULAR PURPOSE. St. Louis County shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting from the use of these data, even if St. Louis County has been advised of the possibility of such potential loss or damage. These data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.