



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 12:19:13 PM

General Details							
Parcel ID:	661-0010-00660						
Document:	Abstract - 01475544						
Document Date:	09/29/2023						
Legal Description Details							
Plat Name:	UNORGANIZED 54-15						
	Section	Township	Range	Lot	Block		
	5	54	15	-	-		
Description:	Govt Lot 2, EXCEPT the Westerly 348.48 feet of Southerly 250 feet; AND EXCEPT that portion thereof that lies South and East of the centerline of existing Comstock Lake Road.						
Taxpayer Details							
Taxpayer Name and Address:	WALSTROM RYAN & ADLA BRITTON 1409 FOREST ST SAINT PAUL MN 55106						
Owner Details							
Owner Name	BRITTON ADLA A						
Owner Name	WALSTROM RYAN						
Payable 2026 Tax Summary							
	2026 - Net Tax			\$977.00			
	2026 - Special Assessments			\$85.00			
	<b>2026 - Total Tax &amp; Special Assessments</b>			<b>\$1,062.00</b>			
Current Tax Due (as of 4/3/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$531.00	2026 - 2nd Half Tax	\$531.00	2026 - 1st Half Tax Due	\$531.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$531.00		
<b>2026 - 1st Half Due</b>	<b>\$531.00</b>	<b>2026 - 2nd Half Due</b>	<b>\$531.00</b>	<b>2026 - Total Due</b>	<b>\$1,062.00</b>		
Parcel Details							
Property Address:	5653 COMSTOCK LAKE RD, 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	\$32,700	\$38,600	\$71,300	\$0	\$0	-
111	0 - Non Homestead	\$27,700	\$0	\$27,700	\$0	\$0	-
<b>Total:</b>		<b>\$60,400</b>	<b>\$38,600</b>	<b>\$99,000</b>	<b>\$0</b>	<b>\$0</b>	<b>990</b>



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## Land Details

<b>Deeded Acres:</b>	40.77
<b>Waterfront:</b>	-
<b>Water Front Feet:</b>	0.00
<b>Water Code &amp; Desc:</b>	-
<b>Gas Code &amp; Desc:</b>	-
<b>Sewer Code &amp; Desc:</b>	-
<b>Lot Width:</b>	0.00
<b>Lot Depth:</b>	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	1983	468	702	-	1S+ - 1+ STORY																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1.5</td> <td>18</td> <td>26</td> <td>468</td> <td>POST ON GROUND</td> </tr> <tr> <td>DK</td> <td>0</td> <td>8</td> <td>12</td> <td>96</td> <td>POST ON GROUND</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1.5	18	26	468	POST ON GROUND	DK	0	8	12	96	POST ON GROUND
Segment	Story	Width	Length	Area	Foundation																		
BAS	1.5	18	26	468	POST ON GROUND																		
DK	0	8	12	96	POST ON GROUND																		
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>																		
0.0 BATHS	2 BEDROOMS	3 ROOMS		0	STOVE/SPCE, WOOD																		

## Improvement 2 Details (RED ST)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.												
STORAGE BUILDING	1980	252	252	-	-												
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Segment	Story	Width	Length	Area	Foundation												
BAS	1	14	18	252	POST ON GROUND												

## Improvement 3 Details (OPEN ST)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.												
STORAGE BUILDING	1980	364	364	-	-												
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Segment	Story	Width	Length	Area	Foundation												
BAS	1	14	26	364	POST ON GROUND												

## Improvement 4 Details (WOODSHED)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.												
STORAGE BUILDING	1980	25	25	-	-												
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Segment	Story	Width	Length	Area	Foundation												
BAS	1	5	5	25	POST ON GROUND												

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
09/2023	\$174,500 (This is part of a multi parcel sale.)	256143
02/2022	\$25,000	247984
12/2020	\$45,000	240461
09/1994	\$7,000	99767



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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
2025 Payable 2026	151	\$32,700	\$38,600	\$71,300	\$0	\$0	-
	111	\$27,700	\$0	\$27,700	\$0	\$0	-
	<b>Total</b>	<b>\$60,400</b>	<b>\$38,600</b>	<b>\$99,000</b>	<b>\$0</b>	<b>\$0</b>	<b>990.00</b>
2024 Payable 2025	151	\$29,800	\$35,200	\$65,000	\$0	\$0	-
	111	\$25,100	\$0	\$25,100	\$0	\$0	-
	<b>Total</b>	<b>\$54,900</b>	<b>\$35,200</b>	<b>\$90,100</b>	<b>\$0</b>	<b>\$0</b>	<b>901.00</b>
2023 Payable 2024	151	\$28,400	\$14,400	\$42,800	\$0	\$0	-
	111	\$23,800	\$0	\$23,800	\$0	\$0	-
	<b>Total</b>	<b>\$52,200</b>	<b>\$14,400</b>	<b>\$66,600</b>	<b>\$0</b>	<b>\$0</b>	<b>666.00</b>
2022 Payable 2023	151	\$27,000	\$13,700	\$40,700	\$0	\$0	-
	111	\$25,700	\$0	\$25,700	\$0	\$0	-
	<b>Total</b>	<b>\$52,700</b>	<b>\$13,700</b>	<b>\$66,400</b>	<b>\$0</b>	<b>\$0</b>	<b>664.00</b>
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$837.00	\$85.00	\$922.00	\$54,900	\$35,200	\$90,100	
2024	\$563.00	\$85.00	\$648.00	\$52,200	\$14,400	\$66,600	
2023	\$603.00	\$85.00	\$688.00	\$52,700	\$13,700	\$66,400	

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