



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/26/2026 1:11:43 PM

| General Details                        |   |                 |                            |                   |                         |                 |                     |
|--|---|-----------------|----------------------------|-------------------|-------------------------|-----------------|---------------------|
| Parcel ID:                             | 305-0043-00060                                    |                 |                            |                   |                         |                 |                     |
| Document:                              | Torrens - 1077976.0                               |                 |                            |                   |                         |                 |                     |
| Document Date:                         | 03/11/2024  |                 |                            |                   |                         |                 |                     |
| Legal Description Details              |   |                 |                            |                   |                         |                 |                     |
| Plat Name:                             | REINKES SHORE LOTS                                |                 |                            |                   |                         |                 |                     |
|  | Section   | Township        | Range                      | Lot               | Block                   |                 |                     |
|  | -   | -               | -                          | 0006              | 001                     |                 |                     |
| Description:                           | LOT: 0006 BLOCK:001                               |                 |                            |                   |                         |                 |                     |
| Taxpayer Details                       |   |                 |                            |                   |                         |                 |                     |
| Taxpayer Name                          | WAGNER NANCY &                                    |                 |                            |                   |                         |                 |                     |
| and Address:                           | HEIKKILA JEFFERY & JACQUELINE                     |                 |                            |                   |                         |                 |                     |
|  | 5775 WILDLIFE TRL                                 |                 |                            |                   |                         |                 |                     |
|  | DULUTH MN 55803                                   |                 |                            |                   |                         |                 |                     |
| Owner Details                          |   |                 |                            |                   |                         |                 |                     |
| Owner Name                             | HEIKKILA JACQUELINE                               |                 |                            |                   |                         |                 |                     |
| Owner Name                             | HEIKKILA JEFFERY                                  |                 |                            |                   |                         |                 |                     |
| Owner Name                             | WAGNER NANCY                                      |                 |                            |                   |                         |                 |                     |
| Payable 2026 Tax Summary               |   |                 |                            |                   |                         |                 |                     |
|  | 2026 - Net Tax                                    |                 |                            | \$1,789.00        |                         |                 |                     |
|  | 2026 - Special Assessments                        |                 |                            | \$85.00           |                         |                 |                     |
|  | <b>2026 - Total Tax &amp; Special Assessments</b> |                 |                            | <b>\$1,874.00</b> |                         |                 |                     |
| Current Tax Due (as of 5/25/2026)      |   |                 |                            |                   |                         |                 |                     |
|  | Due May 15  |                 | Due October 15             |                   | Total Due               |                 |                     |
|  | 2026 - 1st Half Tax                               | \$937.00        | 2026 - 2nd Half Tax        | \$937.00          | 2026 - 1st Half Tax Due | \$0.00          |                     |
|  | 2026 - 1st Half Tax Paid                          | \$937.00        | 2026 - 2nd Half Tax Paid   | \$937.00          | 2026 - 2nd Half Tax Due | \$0.00          |                     |
|  | <b>2026 - 1st Half Due</b>                        | <b>\$0.00</b>   | <b>2026 - 2nd Half Due</b> | <b>\$0.00</b>     | <b>2026 - Total Due</b> | <b>\$0.00</b>   |                     |
| Parcel Details                         |   |                 |                            |                   |                         |                 |                     |
| Property Address:                      | 6762 REINKE RD, COTTON MN                         |                 |                            |                   |                         |                 |                     |
| School District:                       | 2142  |                 |                            |                   |                         |                 |                     |
| Tax Increment District:                | -   |                 |                            |                   |                         |                 |                     |
| Property/Homesteader:                  | -   |                 |                            |                   |                         |                 |                     |
| Assessment Details (2026 Payable 2027) |   |                 |                            |                   |                         |                 |                     |
| 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                                 | \$72,300        | \$106,900                  | \$179,200         | \$0                     | \$0             | -                   |
|  | <b>Total:</b>                                     | <b>\$72,300</b> | <b>\$106,900</b>           | <b>\$179,200</b>  | <b>\$0</b>              | <b>\$0</b>      | <b>1792</b>         |



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## Land Details

|                    |                             |
|--------------------|-----------------------------|
| Deeded Acres:      | 0.00                        |
| Waterfront:        | STRAND                      |
| Water Front Feet:  | 205.00                      |
| 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](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             | 0                    | 840                        | 1,470                      | -                      | 1S+ - 1+ STORY     |
| <b>Segment</b>    | <b>Story</b>         | <b>Width</b>               | <b>Length</b>              | <b>Area</b>            | <b>Foundation</b>  |
| BAS               | 1.7                  | 28                         | 30                         | 840                    | SHALLOW FOUNDATION |
| DK                | 0                    | 8                          | 8                          | 64                     | 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           | -                          |                            | 0                      | CENTRAL, GAS       |

## Improvement 2 Details (SLEEPER)

| Improvement Type | Year Built   | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| SLEEPER          | 0            | 144                        | 144                        | -               | -                  |
| <b>Segment</b>   | <b>Story</b> | <b>Width</b>               | <b>Length</b>              | <b>Area</b>     | <b>Foundation</b>  |
| BAS              | 1            | 12                         | 12                         | 144             | FLOATING SLAB      |
| SPX              | 1            | 8                          | 12                         | 96              | POST ON GROUND     |

## Improvement 3 Details (7X10 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            | 70                         | 70                         | -               | -                  |
| <b>Segment</b>   | <b>Story</b> | <b>Width</b>               | <b>Length</b>              | <b>Area</b>     | <b>Foundation</b>  |
| BAS              | 1            | 7                          | 10                         | 70              | POST ON GROUND     |

## Improvement 4 Details (8X12 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                         | -               | -                  |
| <b>Segment</b>   | <b>Story</b> | <b>Width</b>               | <b>Length</b>              | <b>Area</b>     | <b>Foundation</b>  |
| BAS              | 1            | 8                          | 12                         | 96              | POST ON GROUND     |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 03/2024   | \$191,000      | 257992     |
| 04/2004   | \$191,000      | 158087     |



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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                 | \$72,300            | \$106,900                       | \$179,200        | \$0                 | \$0              | -                |
|                    | <b>Total</b>        | <b>\$72,300</b>     | <b>\$106,900</b>                | <b>\$179,200</b> | <b>\$0</b>          | <b>\$0</b>       | <b>1,792.00</b>  |
| 2024 Payable 2025  | 151                 | \$66,400            | \$97,400                        | \$163,800        | \$0                 | \$0              | -                |
|                    | <b>Total</b>        | <b>\$66,400</b>     | <b>\$97,400</b>                 | <b>\$163,800</b> | <b>\$0</b>          | <b>\$0</b>       | <b>1,638.00</b>  |
| 2023 Payable 2024  | 151                 | \$63,700            | \$87,200                        | \$150,900        | \$0                 | \$0              | -                |
|                    | <b>Total</b>        | <b>\$63,700</b>     | <b>\$87,200</b>                 | <b>\$150,900</b> | <b>\$0</b>          | <b>\$0</b>       | <b>1,509.00</b>  |
| 2022 Payable 2023  | 151                 | \$94,800            | \$86,300                        | \$181,100        | \$0                 | \$0              | -                |
|                    | <b>Total</b>        | <b>\$94,800</b>     | <b>\$86,300</b>                 | <b>\$181,100</b> | <b>\$0</b>          | <b>\$0</b>       | <b>1,811.00</b>  |
| Tax Detail History |                     |                     |                                 |                  |                     |                  |                  |
| Tax Year           | Tax                 | Special Assessments | Total Tax & Special Assessments | Taxable Land MV  | Taxable Building MV | Total Taxable MV |                  |
| 2025               | \$1,565.00          | \$85.00             | \$1,650.00                      | \$66,400         | \$97,400            | \$163,800        |                  |
| 2024               | \$1,491.00          | \$25.00             | \$1,516.00                      | \$63,700         | \$87,200            | \$150,900        |                  |
| 2023               | \$1,902.00          | \$0.00              | \$1,902.00                      | \$94,800         | \$86,300            | \$181,100        |                  |

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