



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 1:15:07 AM

| General Details | | | | | | | |
|--|---|----------------------------|------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID: | 305-0010-01080 | | | | | | |
| Document: | Abstract - 01387407 | | | | | | |
| Document Date: | 07/30/2020 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | COTTON | | | | | | |
| | Section | Township | Range | Lot | Block | | |
| | 7 | 54 | 16 | - | - | | |
| Description: | SE 1/4 OF NW 1/4 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | HILSGEN DANIEL A & MEGAN N | | | | | | |
| and Address: | 9201 MELRUDE RD MELRUDE MN 55766 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | HILSGEN DANIEL A | | | | | | |
| Owner Name | HILSGEN MEGAN N | | | | | | |
| Payable 2026 Tax Summary | | | | | | | |
| | 2026 - Net Tax | | | | | | \$1,295.00 |
| | 2026 - Special Assessments | | | | | | \$85.00 |
| | 2026 - Total Tax & Special Assessments | | | | | | \$1,380.00 |
| Current Tax Due (as of 4/3/2026) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2026 - 1st Half Tax | \$690.00 | 2026 - 2nd Half Tax | \$690.00 | 2026 - 1st Half Tax Due | \$690.00 | | |
| 2026 - 1st Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Due | \$690.00 | | |
| 2026 - 1st Half Due | \$690.00 | 2026 - 2nd Half Due | \$690.00 | 2026 - Total Due | \$1,380.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 9201 MELRUDE RD, COTTON MN | | | | | | |
| School District: | 2142 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | HILSGEN, MEGAN N & DANIEL A | | | | | | |
| Assessment Details (2026 Payable 2027) | | | | | | | |
| 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) | \$37,400 | \$151,700 | \$189,100 | \$0 | \$0 | - |
| 111 | 0 - Non Homestead | \$22,900 | \$0 | \$22,900 | \$0 | \$0 | - |
| Total: | | \$60,300 | \$151,700 | \$212,000 | \$0 | \$0 | 1825 |



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Land Details

| | |
|-------------------------------|-----------------------------|
| Deeded Acres: | 40.00 |
| Waterfront: | - |
| Water Front Feet: | 0.00 |
| 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.

Improvement 1 Details (RESIDENCE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|-------------------|----------------------|----------------------------|----------------------------|------------------------|--------------------|
| MANUFACTURED HOME | 1998 | 1,680 | 1,680 | - | DBL - DBL WIDE |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 28 | 60 | 1,680 | FOUNDATION |
| DK | 0 | 12 | 20 | 240 | POST ON GROUND |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC |
| 1.75 BATHS | 2 BEDROOMS | - | | - | C&AIR_COND, GAS |

Improvement 2 Details (DETACHED)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 1997 | 988 | 988 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 26 | 38 | 988 | FLOATING SLAB |

Improvement 3 Details (POLE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| POLE BUILDING | 2024 | 1,200 | 1,200 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 30 | 40 | 1,200 | FLOATING SLAB |

Improvement 4 Details (GAM)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 240 | 360 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1.5 | 12 | 20 | 240 | POST ON GROUND |

Improvement 5 Details (SCREEN HS)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| SCREEN HOUSE | 0 | 256 | 256 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 16 | 16 | 256 | FLOATING SLAB |

Improvement 6 Details (12X20 ST)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 240 | 240 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 12 | 20 | 240 | POST ON GROUND |



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| Improvement 7 Details (ST WITH LT) | | | | | | | |
|--|---------------------|----------------------------|---------------------------------|------------------|---------------------|------------------|------------------|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | |
| STORAGE BUILDING | 0 | 308 | 308 | - | - | | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 1 | 14 | 22 | 308 | POST ON GROUND | | |
| LT | 1 | 12 | 22 | 264 | POST ON GROUND | | |
| Sales Reported to the St. Louis County Auditor | | | | | | | |
| Sale Date | | Purchase Price | | | CRV Number | | |
| 07/2020 | | \$275,000 | | | 237965 | | |
| Assessment History | | | | | | | |
| Year | Class Code (Legend) | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
| 2025 Payable 2026 | 201 | \$37,400 | \$151,700 | \$189,100 | \$0 | \$0 | - |
| | 111 | \$22,900 | \$0 | \$22,900 | \$0 | \$0 | - |
| | Total | \$60,300 | \$151,700 | \$212,000 | \$0 | \$0 | 1,825.00 |
| 2024 Payable 2025 | 201 | \$36,600 | \$129,000 | \$165,600 | \$0 | \$0 | - |
| | 111 | \$22,300 | \$0 | \$22,300 | \$0 | \$0 | - |
| | Total | \$58,900 | \$129,000 | \$187,900 | \$0 | \$0 | 1,563.00 |
| 2023 Payable 2024 | 201 | \$35,000 | \$122,100 | \$157,100 | \$0 | \$0 | - |
| | 111 | \$21,000 | \$0 | \$21,000 | \$0 | \$0 | - |
| | Total | \$56,000 | \$122,100 | \$178,100 | \$0 | \$0 | 1,550.00 |
| 2022 Payable 2023 | 201 | \$27,900 | \$137,300 | \$165,200 | \$0 | \$0 | - |
| | 111 | \$18,000 | \$0 | \$18,000 | \$0 | \$0 | - |
| | Total | \$45,900 | \$137,300 | \$183,200 | \$0 | \$0 | 1,608.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2025 | \$981.00 | \$85.00 | \$1,066.00 | \$51,906 | \$104,348 | \$156,254 | |
| 2024 | \$1,261.00 | \$85.00 | \$1,346.00 | \$50,853 | \$104,146 | \$154,999 | |
| 2023 | \$1,389.00 | \$85.00 | \$1,474.00 | \$42,122 | \$118,706 | \$160,828 | |

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