



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 7:34:34 PM

| General Details | | | | | |
|---------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------------|-------------------------|----------------|
| Parcel ID: | 305-0010-03346 | | | | |
| Document: | Torrens - 1062350.0 | | | | |
| Document Date: | 08/03/2022 | | | | |
| Legal Description Details | | | | | |
| Plat Name: | COTTON | | | | |
| Section | Township | Range | Lot | Block | |
| 20 | 54 | 16 | - | - | |
| Description: | That part of Govt Lot 6, described as follows: Commencing at the Southwest corner of said Govt Lot 6; thence S82deg56'35"E, assigned bearing, along the south line of said Govt Lot 6, a distance of 314.14 feet to the Northerly right of way of Jingwak Boulevard; thence N51deg45'00"E, along said right of way, a distance of 182.42 feet; thence N52deg39'00"E, along said right of way, a distance of 258.29 feet to the point of curve; thence Northeasterly along the arc of a curve with a central angle of 06deg37'23" to the left with a radius of 539.96 feet for a distance of 62.42 feet to the Point of Beginning; thence N47deg25'41"W, a distance of 300.22 feet; thence N79deg04'27"W, a distance of 105 feet, more or less, to the shore line of Strand Lake; thence Northwesterly, along said shore line, a distance of 38 feet, more or less, to the south line of Lot 1, Plat of JINGWAK BEACH FIRST ADDITION; thence N42deg33'11"E, along said south line, a distance of 110 feet, more or less, to the Southeast corner of said Lot 1; thence S47deg26'49"E, along the west line of Lot 2 of said plat, a distance of 424.92 feet to said right of way; thence Southwesterly, a distance of 68.73 feet along a non-tangential curve concave to the Northwest having a radius of 539.96 feet, a central angle of 07deg17'36" and the chord of said curve is 68.68 feet in length and bears S42deg23'39"W to the Point of Beginning. | | | | |
| Taxpayer Details | | | | | |
| Taxpayer Name | MAGNEY DOUGLAS FRED & RATH MONA LEE | | | | |
| and Address: | 115 MARIA AVE ST PAUL MN 55106 | | | | |
| Owner Details | | | | | |
| Owner Name | MAGNEY DOUGLAS FRED | | | | |
| Owner Name | RATH MONA LEE | | | | |
| Payable 2026 Tax Summary | | | | | |
| 2026 - Net Tax | | \$28.00 | | | |
| 2026 - Special Assessments | | \$0.00 | | | |
| 2026 - Total Tax & Special Assessments | | \$28.00 | | | |
| Current Tax Due (as of 4/2/2026) | | | | | |
| Due May 15 | | Due October 15 | | Total Due | |
| 2026 - 1st Half Tax | \$14.00 | 2026 - 2nd Half Tax | \$14.00 | 2026 - 1st Half Tax Due | \$14.00 |
| 2026 - 1st Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Due | \$14.00 |
| 2026 - 1st Half Due | \$14.00 | 2026 - 2nd Half Due | \$14.00 | 2026 - Total Due | \$28.00 |
| Parcel Details | | | | | |
| Property Address: | - | | | | |
| School District: | 2142 | | | | |
| Tax Increment District: | - | | | | |
| Property/Homesteader: | - | | | | |



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| 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 |
| 111 | 0 - Non Homestead | \$3,100 | \$0 | \$3,100 | \$0 | \$0 | - |
| Total: | | \$3,100 | \$0 | \$3,100 | \$0 | \$0 | 31 |

| Land Details | |
|--------------------|--------|
| Deeded Acres: | 0.70 |
| Waterfront: | STRAND |
| Water Front Feet: | 35.00 |
| 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/fmPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

| Sales Reported to the St. Louis County Auditor | |
|------------------------------------------------|--|
| No Sales information reported. | |

| Assessment History | | | | | | | |
|--------------------|------------------------|----------------|------------|----------------|--------------|--------------|------------------|
| Year | Class Code (Legend) | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
| 2025 Payable 2026 | 111 | \$3,100 | \$0 | \$3,100 | \$0 | \$0 | - |
| | Total | \$3,100 | \$0 | \$3,100 | \$0 | \$0 | 31.00 |
| 2024 Payable 2025 | 111 | \$2,800 | \$0 | \$2,800 | \$0 | \$0 | - |
| | Total | \$2,800 | \$0 | \$2,800 | \$0 | \$0 | 28.00 |
| 2023 Payable 2024 | 111 | \$2,700 | \$0 | \$2,700 | \$0 | \$0 | - |
| | Total | \$2,700 | \$0 | \$2,700 | \$0 | \$0 | 27.00 |
| 2022 Payable 2023 | 111 | \$4,200 | \$0 | \$4,200 | \$0 | \$0 | - |
| | Total | \$4,200 | \$0 | \$4,200 | \$0 | \$0 | 42.00 |

| Tax Detail History | | | | | | |
|--------------------|---------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
| 2025 | \$24.00 | \$0.00 | \$24.00 | \$2,800 | \$0 | \$2,800 |
| 2024 | \$24.00 | \$0.00 | \$24.00 | \$2,700 | \$0 | \$2,700 |
| 2023 | \$38.00 | \$0.00 | \$38.00 | \$4,200 | \$0 | \$4,200 |



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