



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 8:51:00 PM

General Details							
Parcel ID:	305-0010-03557						
Document:	Abstract - 00666799						
Document Date:	08/14/1996						
Legal Description Details							
Plat Name:	COTTON						
	Section	Township	Range	Lot	Block		
	22	54	16	-	-		
Description:	PART OF SW 1/4 OF NE 1/4 BEG AT NE CORNER THENCE W 508 FT THENCE S 560 FT TO LAKE THENCE NELY 260 FT ALONG SHORE THENCE NELY 350 FT ALONG CREEK THENCE N 208 FT TO POINT OF BEGINNING						
Taxpayer Details							
Taxpayer Name and Address:	SHEARER KEVIN ETUX 6362 PIONEER LAKE RD COTTON MN 55724						
Owner Details							
Owner Name	SHEARER CAROLYN L						
Owner Name	SHEARER KEVIN						
Payable 2026 Tax Summary							
	2026 - Net Tax			\$2,779.00			
	2026 - Special Assessments			\$85.00			
	<b>2026 - Total Tax &amp; Special Assessments</b>			<b>\$2,864.00</b>			
Current Tax Due (as of 4/2/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$1,432.00	2026 - 2nd Half Tax	\$1,432.00	2026 - 1st Half Tax Due	\$1,432.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$1,432.00		
<b>2026 - 1st Half Due</b>	<b>\$1,432.00</b>	<b>2026 - 2nd Half Due</b>	<b>\$1,432.00</b>	<b>2026 - Total Due</b>	<b>\$2,864.00</b>		
Parcel Details							
Property Address:	6362 PIONEER LAKE RD, COTTON MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	SHERER, KEVEN M & CAROLYN L						
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)	\$82,600	\$262,900	\$345,500	\$0	\$0	-
<b>Total:</b>		<b>\$82,600</b>	<b>\$262,900</b>	<b>\$345,500</b>	<b>\$0</b>	<b>\$0</b>	<b>3300</b>



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 8:51:00 PM

## Land Details

<b>Deeded Acres:</b>	4.89
<b>Waterfront:</b>	PIONEER
<b>Water Front Feet:</b>	380.00
<b>Water Code &amp; Desc:</b>	W - DRILLED WELL
<b>Gas Code &amp; Desc:</b>	-
<b>Sewer Code &amp; Desc:</b>	S - ON-SITE SANITARY SYSTEM
<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 (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1976	1,400	1,400	-	RAM - RAMBL/RNCH
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	6	26	156	FOUNDATION
BAS	1	10	10	100	FOUNDATION
BAS	1	16	26	416	FOUNDATION
BAS	1	26	28	728	FOUNDATION
CW	0	16	16	256	POST ON GROUND
DK	0	6	9	54	POST ON GROUND
DK	0	8	10	80	POST ON GROUND
DK	0	12	12	144	POST ON GROUND
DK	0	12	40	480	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	3 BEDROOMS	-	0	CENTRAL, GAS	

## Improvement 2 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1976	780	780	-	DETACHED
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	0	26	30	780	FLOATING SLAB
LT	0	5	16	80	POST ON GROUND
LT	0	8	16	128	POST ON GROUND

## Improvement 3 Details (BY DG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	88	88	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	0	8	11	88	FLOATING SLAB

## Improvement 4 Details (LQ BY LAKE)

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	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	0	8	8	64	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/1996	\$30,000	110949



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 8:51:00 PM

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	\$82,600	\$262,900	\$345,500	\$0	\$0	-
	<b>Total</b>	<b>\$82,600</b>	<b>\$262,900</b>	<b>\$345,500</b>	<b>\$0</b>	<b>\$0</b>	<b>3,300.00</b>
2024 Payable 2025	201	\$82,600	\$262,900	\$345,500	\$0	\$0	-
	<b>Total</b>	<b>\$82,600</b>	<b>\$262,900</b>	<b>\$345,500</b>	<b>\$0</b>	<b>\$0</b>	<b>3,300.00</b>
2023 Payable 2024	201	\$78,900	\$234,700	\$313,600	\$0	\$0	-
	<b>Total</b>	<b>\$78,900</b>	<b>\$234,700</b>	<b>\$313,600</b>	<b>\$0</b>	<b>\$0</b>	<b>3,046.00</b>
2022 Payable 2023	201	\$81,900	\$184,000	\$265,900	\$0	\$0	-
	<b>Total</b>	<b>\$81,900</b>	<b>\$184,000</b>	<b>\$265,900</b>	<b>\$0</b>	<b>\$0</b>	<b>2,526.00</b>
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$2,663.00	\$85.00	\$2,748.00	\$78,905	\$251,140	\$330,045	
2024	\$2,783.00	\$85.00	\$2,868.00	\$76,632	\$227,952	\$304,584	
2023	\$2,369.00	\$85.00	\$2,454.00	\$77,801	\$174,790	\$252,591	

**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.