



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 8:44:07 PM

General Details	
Parcel ID:	305-0010-03570
Document:	Torrens - 284205
Document Date:	07/30/1999

Legal Description Details				
Plat Name:	COTTON			
Section	Township	Range	Lot	Block
22	54	16	-	-
Description:	<p>NE1/4 of NW1/4, EXCEPT that part of the Southerly 100 feet of the W1/2 of said NE1/4 of NW1/4, lying Westerly of the Easterly 200 feet thereof; AND EXCEPT the Southerly 300 feet of the Easterly 534 feet of said NE1/4 of NW1/4 thereof; AND EXCEPT part of NE1/4 of of NW1/4, Commencing at the NW 16th corner of the NW1/4 of Section 22; thence N00deg10'27"E, along the west line of the NE1/4 of NW1/4, a distance of 100 feet; thence continue N00deg10'27"E, a distance of 18.71 feet to the center line of the Pioneer Lake Road, as built; thence N84deg17'29"E, along the center line of the Pioneer Lake Road, a distance of 251.32 feet to the Point of Beginning for the property to be described; thence N82deg43'28"E, along said road center line, a distance of 215.25 feet; thence S00deg04'42"W, leaving a said road, a distance of 88.66 feet; thence S89deg42'53"W, a distance of 15.00 feet; thence N00deg04'42"E, a distance of 20.00 feet; thence S89deg42'53"W, a distance of 198.56 feet; thence N00deg10'27"E, a distance of 42.47 feet to the Point of Beginning on the center line of the Pioneer Lake Road, as built; AND EXCEPT that part of W1/2 of NE1/4 of NW1/4, lying South of the centerline of Pioneer Lake Road, described as follows: Commencing at the Southwest corner of NE1/4 of NW1/4 of said Section 22; thence on an assumed bearing of N00deg10'27"E, along the west line of NE1/4 of NW1/4 of said Section 22 for a distance of 100 feet; thence continue N00deg10'27"E, along said west line, 18.71 feet to the centerline of said Pioneer Lake Road; thence N84deg17'29"E, along said centerline, 251.32 feet to the east line of the Westerly 250 feet of said W1/2 of NE1/4 of NW1/4, said point being the Point of Beginning of the parcel herein described; thence S00dege10'27"W, along said east line, 42.47 feet to the north line of the Southerly 100 feet of said W1/2 of NE1/4 of NW1/4; thence S89deg42'53"W, along said north line, 160.01 feet to the east line of the Westerly 90 feet of said W1/2 of NE1/4 of NW1/4; thence N00deg10'27"E, along said east line, 27.26 feet to the centerline of said Pioneer Lake Road; thence N84deg17'29"E, along said centerline, 160.85 feet to the Point of Beginning.</p>			

Taxpayer Details	
Taxpayer Name	MAKOWSKI CLETUS & KAREN
and Address:	6406 PIONEER LAKE RD COTTON MN 55724

Owner Details	
Owner Name	MAKOWSKI CLETUS E
Owner Name	MAKOWSKI KAREN BETH

Payable 2026 Tax Summary	
2026 - Net Tax	\$381.00
2026 - Special Assessments	\$35.00
2026 - Total Tax & Special Assessments	\$416.00

Current Tax Due (as of 4/2/2026)					
Due May 15		Due October 15		Total Due	
2026 - 1st Half Tax	\$208.00	2026 - 2nd Half Tax	\$208.00	2026 - 1st Half Tax Due	\$208.00
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$208.00
2026 - 1st Half Due	\$208.00	2026 - 2nd Half Due	\$208.00	2026 - Total Due	\$416.00



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Parcel Details							
Property Address:	6406 PIONEER LAKE RD, COTTON MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	-						
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
151	0 - Non Homestead	\$19,000	\$8,200	\$27,200	\$0	\$0	-
111	0 - Non Homestead	\$13,300	\$0	\$13,300	\$0	\$0	-
Total:		\$32,300	\$8,200	\$40,500	\$0	\$0	405
Land Details							
Deeded Acres:	34.85						
Waterfront:	-						
Water Front Feet:	0.00						
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/webPlatIframe/frmPlatStatPopUp.aspx . If there are any questions, please email PropertyTax@stlouiscountymn.gov .							
Improvement 1 Details (POLE BLDG)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
POLE BUILDING	2007	1,080	1,080	-	-		
Segment	Story	Width	Length	Area	Foundation		
BAS	1	27	40	1,080	POST ON GROUND		
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	151	\$19,000	\$8,200	\$27,200	\$0	\$0	-
	111	\$13,300	\$0	\$13,300	\$0	\$0	-
	Total	\$32,300	\$8,200	\$40,500	\$0	\$0	405.00
2024 Payable 2025	151	\$18,500	\$7,900	\$26,400	\$0	\$0	-
	111	\$13,000	\$0	\$13,000	\$0	\$0	-
	Total	\$31,500	\$7,900	\$39,400	\$0	\$0	394.00
2023 Payable 2024	151	\$17,500	\$7,500	\$25,000	\$0	\$0	-
	111	\$12,200	\$0	\$12,200	\$0	\$0	-
	Total	\$29,700	\$7,500	\$37,200	\$0	\$0	372.00
2022 Payable 2023	151	\$14,100	\$8,700	\$22,800	\$0	\$0	-
	111	\$10,300	\$0	\$10,300	\$0	\$0	-
	Total	\$24,400	\$8,700	\$33,100	\$0	\$0	331.00



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Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2025	\$353.00	\$25.00	\$378.00	\$31,500	\$7,900	\$39,400
2024	\$343.00	\$25.00	\$368.00	\$29,700	\$7,500	\$37,200
2023	\$323.00	\$25.00	\$348.00	\$24,400	\$8,700	\$33,100

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