



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 10:38:48 AM

| General Details | | | | | | | |
|--|---|----------------------------|---------------|-------------------------|---------------|--------------|------------------|
| Parcel ID: | 305-0020-01700 | | | | | | |
| Document: | Abstract - 01497015 | | | | | | |
| Document Date: | 10/07/2024 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | COTTON | | | | | | |
| | Section | Township | Range | Lot | Block | | |
| | 10 | 54 | 17 | - | - | | |
| Description: | <p>THAT PART OF NE1/4 OF SE1/4 LYING W OF HWY & BETWEEN TWO LINES DRAWN PARALLEL WITH N LINE OF SAID NE1/4 OF SE1/4 AND 331 FT & 931 FT DISTANT THEREFROM EX PART LYING WITHIN FOLLOWING DESC: COMM AT NE COR OF NW1/4 OF SE1/4 THENCE S00DEG22'27"E ALONG E LINE OF SAID NW1/4 OF SE1/4 828 FT TO PT OF BEG THENCE S88DEG25'33"W 154.88 FT THENCE S25DEG 50'09"W 116 FT THENCE S04DEG46'53"W 391.23 FT TO S LINE OF SAID NW1/4 OF SE1/4 THENCE S88DEG58'40"W ALONG SAID S LINE 1086.29 FT TO W LINE OF SAID NW1/4 OF SE1/4 THENCE N00DEG25'34"W ALONG SAID W LINE 978.42 FT TO A LINE BEARING S88DEG25'33"W FROM A PT ON E LINE OF SAID NW1/4 OF SE1/4 BEING 331 FT S OF NE COR THEREOF THENCE N88DEG25'33"E ALONG SAID LINE 1233.84 FT TO WLY R/W OF STATE HWY #53 THENCE SELY ALONG SAID R/W 528.21 FT TO A LINE WHICH BEARS N88DEG25'33"E FROM PT OF BEG THENCE S88DEG25'33"W 89.16 FT TO PT OF BEG</p> | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name and Address: | <p>NISKA PETER J 9163 HWY 53 PO BOX 213 COTTON MN 55724</p> | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | NISKA PETER J | | | | | | |
| Payable 2026 Tax Summary | | | | | | | |
| | 2026 - Net Tax | | | | | | \$4.00 |
| | 2026 - Special Assessments | | | | | | \$0.00 |
| | 2026 - Total Tax & Special Assessments | | | | | | \$4.00 |
| Current Tax Due (as of 4/3/2026) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2026 - 1st Half Tax | \$2.00 | 2026 - 2nd Half Tax | \$2.00 | 2026 - 1st Half Tax Due | \$2.00 | | |
| 2026 - 1st Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Due | \$2.00 | | |
| 2026 - 1st Half Due | \$2.00 | 2026 - 2nd Half Due | \$2.00 | 2026 - Total Due | \$4.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | - | | | | | | |
| 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 |
| 111 | 0 - Non Homestead | \$400 | \$0 | \$400 | \$0 | \$0 | - |
| Total: | | \$400 | \$0 | \$400 | \$0 | \$0 | 4 |



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| Land Details | | | | | | | |
|--|---------------------|---|---------------------------------|-----------------|---------------------|------------------|------------------|
| Deeded Acres: | 0.15 | | | | | | |
| 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/webPlatsIframe/frmPlatStatPopUp.aspx . If there are any questions, please email PropertyTax@stlouiscountymn.gov . | | | | | | | |
| Sales Reported to the St. Louis County Auditor | | | | | | | |
| Sale Date | | Purchase Price | | | CRV Number | | |
| 09/2022 | | \$25,000 (This is part of a multi parcel sale.) | | | 251686 | | |
| 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 | \$400 | \$0 | \$400 | \$0 | \$0 | - |
| | Total | \$400 | \$0 | \$400 | \$0 | \$0 | 4.00 |
| 2024 Payable 2025 | 111 | \$400 | \$0 | \$400 | \$0 | \$0 | - |
| | Total | \$400 | \$0 | \$400 | \$0 | \$0 | 4.00 |
| 2023 Payable 2024 | 111 | \$400 | \$0 | \$400 | \$0 | \$0 | - |
| | Total | \$400 | \$0 | \$400 | \$0 | \$0 | 4.00 |
| 2022 Payable 2023 | 111 | \$700 | \$0 | \$700 | \$0 | \$0 | - |
| | Total | \$700 | \$0 | \$700 | \$0 | \$0 | 7.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2025 | \$4.00 | \$0.00 | \$4.00 | \$400 | \$0 | \$400 | |
| 2024 | \$4.00 | \$0.00 | \$4.00 | \$400 | \$0 | \$400 | |
| 2023 | \$6.00 | \$0.00 | \$6.00 | \$700 | \$0 | \$700 | |

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