



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 10:38:47 AM

General Details	
Parcel ID:	305-0020-01712
Document:	Abstract - 01497015
Document Date:	10/07/2024

Legal Description Details				
Plat Name:	COTTON			
Section	Township	Range	Lot	Block
10	54	17	-	-
Description:	PART OF NW1/4 OF SE1/4 LYING SLY OF A LINE COMM AT NE COR THENCE SLY ALONG E LINE 331 FT TO PT OF BEG THENCE RT 88DEG48'00" WLY TO W LINE OF SAID NW1/4 OF SE1/4 EX THAT PART OF NW1/4 OF SE1/4 BEG 331 FT S OF NE COR RUNNING THENCE S 608 FT THENCE W 670 FT THENCE N 600 FT THENCE ELY TO PT OF BEG & EX ALL THAT PART OF NW1/4 OF SE1/4 LYING WITHIN DESC: COMMENCING AT NE COR OF SAID 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			

Taxpayer Details	
Taxpayer Name	NISKA PETER J
and Address:	9163 HWY 53 PO BOX 213 COTTON MN 55724

Owner Details	
Owner Name	NISKA PETER J

Payable 2026 Tax Summary	
2026 - Net Tax	\$1,558.00
2026 - Special Assessments	\$0.00
2026 - Total Tax & Special Assessments	\$1,558.00

Current Tax Due (as of 4/3/2026)					
Due May 15		Due October 15		Total Due	
2026 - 1st Half Tax	\$779.00	2026 - 2nd Half Tax	\$779.00	2026 - 1st Half Tax Due	\$779.00
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$779.00
2026 - 1st Half Due	\$779.00	2026 - 2nd Half Due	\$779.00	2026 - Total Due	\$1,558.00

Parcel Details	
Property Address:	9163 HWY 53, 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
233	0 - Non Homestead	\$20,200	\$70,000	\$90,200	\$0	\$0	-
Total:		\$20,200	\$70,000	\$90,200	\$0	\$0	1353



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Land Details							
Deeded Acres:	2.14						
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 .							
Improvement 1 Details (BUS GARAGE)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
UTILITY	0	5,200	5,200	-	LT - LT UTILITY		
Segment	Story	Width	Length	Area	Foundation		
BAS	1	50	104	5,200	PIERS AND FOOTINGS		
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	233	\$20,200	\$70,000	\$90,200	\$0	\$0	-
	Total	\$20,200	\$70,000	\$90,200	\$0	\$0	1,353.00
2024 Payable 2025	233	\$19,700	\$67,000	\$86,700	\$0	\$0	-
	Total	\$19,700	\$67,000	\$86,700	\$0	\$0	1,301.00
2023 Payable 2024	233	\$18,600	\$63,400	\$82,000	\$0	\$0	-
	Total	\$18,600	\$63,400	\$82,000	\$0	\$0	1,230.00
2022 Payable 2023	710	\$12,700	\$23,100	\$35,800	\$0	\$0	-
	Total	\$12,700	\$23,100	\$35,800	\$0	\$0	0.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$1,378.00	\$0.00	\$1,378.00	\$19,700	\$67,000	\$86,700	
2024	\$1,426.00	\$0.00	\$1,426.00	\$18,600	\$63,400	\$82,000	
2023	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	



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