



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 10:38:40 AM

General Details							
Parcel ID:	305-0020-01713						
Document:	Abstract - 1188053						
Document Date:	05/16/2012						
Legal Description Details							
Plat Name:	COTTON						
Section	Township	Range	Lot	Block			
10	54	17	-	-			
Description:	ALL THAT PART OF NW1/4 OF SE1/4 & NE1/4 OF SE1/4 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	OLD SCHOOL LIVES INC						
and Address:	9165 HWY 53 PO BOX 156 COTTON MN 55724						
Owner Details							
Owner Name	OLD SCHOOL LIVES INC						
Payable 2026 Tax Summary							
2026 - Net Tax				\$2,275.00			
2026 - Special Assessments				\$175.00			
2026 - Total Tax & Special Assessments				\$2,450.00			
Current Tax Due (as of 4/3/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$1,225.00	2026 - 2nd Half Tax	\$1,225.00	2026 - 1st Half Tax Due	\$1,225.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$1,225.00		
2026 - 1st Half Due	\$1,225.00	2026 - 2nd Half Due	\$1,225.00	2026 - Total Due	\$2,450.00		
Parcel Details							
Property Address:	9165 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	\$38,200	\$65,000	\$103,200	\$0	\$0	-
233	0 - Non Homestead	\$5,100	\$8,700	\$13,800	\$0	\$0	-
205	0 - Non Homestead	\$7,600	\$13,000	\$20,600	\$0	\$0	-
Total:		\$50,900	\$86,700	\$137,600	\$0	\$0	2013



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Land Details

Deeded Acres:	27.70
Waterfront:	-
Water Front Feet:	0.00
Water Code & Desc:	W - DRILLED WELL
Gas Code & Desc:	-
Sewer Code & Desc:	S - ON-SITE SANITARY SYSTEM
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 (SCHOOL)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
SCHOOL	1925	53,421	60,549	-	HI - HIGH SCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	9	CANTILEVER
BAS	1	0	0	90	FOUNDATION
BAS	1	0	0	1,995	FOUNDATION
BAS	1	0	0	3,439	FOUNDATION
BAS	1	0	0	4,504	BASEMENT
BAS	1	0	0	8,300	FOUNDATION
BAS	1	0	0	27,956	FOUNDATION
BAS	2	0	0	228	BASEMENT
BAS	2	0	0	1,544	BASEMENT
BAS	2	0	0	5,356	BASEMENT
BMT	1	0	0	28	FOUNDATION
BMT	1	0	0	175	FOUNDATION
BMT	1	0	0	228	FOUNDATION
BMT	1	0	0	1,544	FOUNDATION
BMT	1	0	0	4,504	FOUNDATION
BMT	1	0	0	5,356	FOUNDATION
OP	1	0	0	63	FLOATING SLAB
OP	1	0	0	63	FOUNDATION
OP	1	0	0	64	FOUNDATION

Improvement 2 Details (POLE BLDG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
POLE BUILDING	0	450	450	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	15	30	450	FLOATING SLAB

Improvement 3 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	1,104	1,104	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	46	1,104	FLOATING SLAB



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Improvement 4 Details (SHED)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	80	80	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	10	80	FLOATING SLAB
Improvement 5 Details (SHED)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	64	64	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	8	64	FLOATING SLAB
Improvement 6 Details (SHED)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	48	48	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	6	8	48	POST ON GROUND
Improvement 7 Details (ZBO)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GAZEBO	0	118	118	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	118	POST ON GROUND
Improvement 8 Details (DUGOUT)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
LEAN TO	0	160	160	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	20	160	POST ON GROUND
Improvement 9 Details (DUGOUT)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
LEAN TO	0	160	160	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	20	160	POST ON GROUND
Improvement 10 Details (BEHIND GYM)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	120	120	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	12	120	FLOATING SLAB
Improvement 11 Details (PARKING)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
PARKING LOT	0	35,800	35,800	-	A - ASPHALT
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	35,800	-
Sales Reported to the St. Louis County Auditor					
Sale Date	Purchase Price		CRV Number		
05/2012	\$7,500		197308		



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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	\$38,200	\$65,000	\$103,200	\$0	\$0	-
	233	\$5,100	\$8,700	\$13,800	\$0	\$0	-
	205	\$7,600	\$13,000	\$20,600	\$0	\$0	-
	Total	\$50,900	\$86,700	\$137,600	\$0	\$0	2,013.00
2024 Payable 2025	730	\$37,300	\$63,000	\$100,300	\$0	\$0	-
	233	\$5,000	\$8,400	\$13,400	\$0	\$0	-
	205	\$7,500	\$12,600	\$20,100	\$0	\$0	-
	Total	\$49,800	\$84,000	\$133,800	\$0	\$0	452.00
2023 Payable 2024	730	\$35,600	\$60,500	\$96,100	\$0	\$0	-
	233	\$4,700	\$8,100	\$12,800	\$0	\$0	-
	205	\$7,100	\$12,100	\$19,200	\$0	\$0	-
	Total	\$47,400	\$80,700	\$128,100	\$0	\$0	432.00
2022 Payable 2023	730	\$27,900	\$47,500	\$75,400	\$0	\$0	-
	233	\$10,600	\$9,000	\$19,600	\$0	\$0	-
	205	\$0	\$600	\$600	\$0	\$0	-
	Total	\$38,500	\$57,100	\$95,600	\$0	\$0	302.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2025	\$449.00	\$175.00	\$624.00	\$12,500	\$21,000	\$33,500
2024	\$459.00	\$175.00	\$634.00	\$11,800	\$20,200	\$32,000
2023	\$359.00	\$125.00	\$484.00	\$10,600	\$9,600	\$20,200

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