



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 4:36:25 PM

General Details							
Parcel ID:	305-0020-01761						
Document:	Torrens - 1065888.0						
Document Date:	02/01/2023						
Legal Description Details							
Plat Name:	COTTON						
	Section	Township	Range	Lot	Block		
	10	54	17	-	-		
Description:	THAT PART OF SE1/4 OF SE1/4 BEG AT INTERSECTION OF E R/W LINE OF HWY #53 WITH N LINE OF SAID FORTY THENCE E ALONG N LINE OF SAID FORTY 366 FT THENCE S 90 DEG 220 FT THENCE W 90 DEG TO E R/W OF HWY #53 THENCE NWLY ALONG E R/W TO PT OF BEG						
Taxpayer Details							
Taxpayer Name and Address:	WEST DULUTH DISTRIBUTION CO 9146 US HWY 53 N COTTON MN 55724						
Owner Details							
Owner Name	WEST DULUTH DISTRIBUTION CO						
Payable 2026 Tax Summary							
	2026 - Net Tax			\$2,549.00			
	2026 - Special Assessments			\$175.00			
	<b>2026 - Total Tax &amp; Special Assessments</b>			<b>\$2,724.00</b>			
Current Tax Due (as of 4/3/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$1,362.00	2026 - 2nd Half Tax	\$1,362.00	2026 - 1st Half Tax Due	\$1,362.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$1,362.00		
<b>2026 - 1st Half Due</b>	<b>\$1,362.00</b>	<b>2026 - 2nd Half Due</b>	<b>\$1,362.00</b>	<b>2026 - Total Due</b>	<b>\$2,724.00</b>		
Parcel Details							
Property Address:	9146 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	\$27,900	\$119,600	\$147,500	\$0	\$0	-
<b>Total:</b>		<b>\$27,900</b>	<b>\$119,600</b>	<b>\$147,500</b>	<b>\$0</b>	<b>\$0</b>	<b>2213</b>



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Land Details							
Deeded Acres:	1.79						
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 <a href="https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx">https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx</a> . If there are any questions, please email <a href="mailto:PropertyTax@stlouiscountymn.gov">PropertyTax@stlouiscountymn.gov</a> .							
Improvement 1 Details (SKEETERZ)							
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.		
RESTAURANT	1988	2,400	2,400	-	RES - RESTAURANT		
Segment	Story	Width	Length	Area	Foundation		
BAS	1	40	60	2,400	FLOATING SLAB		
Improvement 2 Details (SHED)							
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	0	60	60	-	-		
Segment	Story	Width	Length	Area	Foundation		
BAS	1	6	10	60	FLOATING SLAB		
Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
02/2023		\$145,000			253117		
02/2005		\$110,000			163986		
06/2002		\$98,000			147344		
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	\$27,900	\$119,600	\$147,500	\$0	\$0	-
	<b>Total</b>	<b>\$27,900</b>	<b>\$119,600</b>	<b>\$147,500</b>	<b>\$0</b>	<b>\$0</b>	<b>2,213.00</b>
2024 Payable 2025	233	\$27,400	\$114,700	\$142,100	\$0	\$0	-
	<b>Total</b>	<b>\$27,400</b>	<b>\$114,700</b>	<b>\$142,100</b>	<b>\$0</b>	<b>\$0</b>	<b>2,132.00</b>
2023 Payable 2024	233	\$26,300	\$108,500	\$134,800	\$0	\$0	-
	<b>Total</b>	<b>\$26,300</b>	<b>\$108,500</b>	<b>\$134,800</b>	<b>\$0</b>	<b>\$0</b>	<b>2,022.00</b>
2022 Payable 2023	233	\$20,400	\$143,500	\$163,900	\$0	\$0	-
	<b>Total</b>	<b>\$20,400</b>	<b>\$143,500</b>	<b>\$163,900</b>	<b>\$0</b>	<b>\$0</b>	<b>2,528.00</b>
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$2,259.00	\$175.00	\$2,434.00	\$27,400	\$114,700	\$142,100	
2024	\$2,345.00	\$175.00	\$2,520.00	\$26,300	\$108,500	\$134,800	
2023	\$3,110.00	\$240.00	\$3,350.00	\$20,400	\$143,500	\$163,900	



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