



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 4:37:17 PM

General Details							
Parcel ID:		305-0020-01768					
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 LINE OF HWY #53 WITH S LINE OF SAID FORTY THENCE E ALONG SAID S LINE 366 FT TO A PT THENCE N 288 FT THENCE W TO E LINE OF HWY #53 THENCE IN A SELY DIRECTION ALONG HWY TO PT OF BEG					
Taxpayer Details							
Taxpayer Name and Address:		NORTHERN TIER RETAIL LLC 7800 3RD ST N STE 920 ST PAUL MN 55128					
Owner Details							
Owner Name		NORTHERN TIER RETAIL LLC					
Payable 2026 Tax Summary							
		2026 - Net Tax		\$11,883.00			
		2026 - Special Assessments		\$325.00			
		2026 - Total Tax & Special Assessments		\$12,208.00			
Current Tax Due (as of 4/3/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$6,104.00	2026 - 2nd Half Tax	\$6,104.00	2026 - 1st Half Tax Due	\$6,104.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$6,104.00		
2026 - 1st Half Due	\$6,104.00	2026 - 2nd Half Due	\$6,104.00	2026 - Total Due	\$12,208.00		
Parcel Details							
Property Address:		7521 COMSTOCK 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
233	0 - Non Homestead	\$34,500	\$441,800	\$476,300	\$0	\$0	-
Total:		\$34,500	\$441,800	\$476,300	\$0	\$0	8776



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Land Details

Deeded Acres:	2.42
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 (SPEEDWAY)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.												
CONVENIENCE STORE	1997	1,764	1,764	-	CST - STORE/GAS												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1</td> <td>42</td> <td>42</td> <td>1,764</td> <td>FOUNDATION</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	42	42	1,764	FOUNDATION
Segment	Story	Width	Length	Area	Foundation												
BAS	1	42	42	1,764	FOUNDATION												

Improvement 2 Details (Whse)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.												
WAREHOUSE	1997	3,600	3,600	-	-												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1</td> <td>60</td> <td>60</td> <td>3,600</td> <td>FLOATING SLAB</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	60	60	3,600	FLOATING SLAB
Segment	Story	Width	Length	Area	Foundation												
BAS	1	60	60	3,600	FLOATING SLAB												

Improvement 3 Details (PARKING)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.												
PARKING LOT	0	26,500	26,500	-	A - ASPHALT												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>0</td> <td>0</td> <td>0</td> <td>26,500</td> <td>-</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	0	0	0	26,500	-
Segment	Story	Width	Length	Area	Foundation												
BAS	0	0	0	26,500	-												

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
05/2017	\$770,000	221083

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	\$34,500	\$441,800	\$476,300	\$0	\$0	-
	Total	\$34,500	\$441,800	\$476,300	\$0	\$0	8,776.00
2024 Payable 2025	233	\$33,800	\$423,500	\$457,300	\$0	\$0	-
	Total	\$33,800	\$423,500	\$457,300	\$0	\$0	8,396.00
2023 Payable 2024	233	\$52,800	\$277,600	\$330,400	\$0	\$0	-
	Total	\$52,800	\$277,600	\$330,400	\$0	\$0	5,858.00
2022 Payable 2023	233	\$41,100	\$254,600	\$295,700	\$0	\$0	-
	Total	\$41,100	\$254,600	\$295,700	\$0	\$0	5,164.00



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Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2025	\$10,589.00	\$325.00	\$10,914.00	\$33,800	\$423,500	\$457,300
2024	\$7,795.00	\$325.00	\$8,120.00	\$52,800	\$277,600	\$330,400
2023	\$7,089.00	\$325.00	\$7,414.00	\$41,100	\$254,600	\$295,700

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