



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 10:22:58 AM

General Details							
Parcel ID:	305-0020-02450						
Document:	Abstract - 00805203						
Document:	Torrens - 694738.0						
Document Date:	12/26/2000						
Legal Description Details							
Plat Name:	COTTON						
	Section	Township	Range	Lot	Block		
	14	54	17	-	-		
Description:	NW1/4 OF SW1/4, EXCEPT Commencing at the Southwest corner of said NW1/4 of SW1/4; thence North 352 feet; thence East at right angles to last line 208 feet; thence South at right angles to last line 352 feet; thence West at right angles to the last described line 208 feet to the point of beginning; AND EXCEPT That part of the E1/2 of NW1/4 of SW1/4, lying East of the West 738 feet; AND EXCEPT Northerly 300 feet of the Westerly 738 feet; AND EXCEPT Southerly 300 feet of the Northerly 600 feet of the Westerly 738 feet; AND EXCEPT Easterly 330 feet of the Westerly 738 feet of the S1/2. **SUBJECT TO HIGHWAY EASEMENT**						
Taxpayer Details							
Taxpayer Name and Address:	LAKE COUNTRY POWER 8535 PARK RIDGE DR MT IRON MN 55768-2059						
Owner Details							
Owner Name	LAKE COUNTRY POWER						
Payable 2026 Tax Summary							
	2026 - Net Tax			\$38,736.00			
	2026 - Special Assessments			\$0.00			
	<b>2026 - Total Tax &amp; Special Assessments</b>			<b>\$38,736.00</b>			
Current Tax Due (as of 4/3/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$19,368.00	2026 - 2nd Half Tax	\$19,368.00	2026 - 1st Half Tax Due	\$19,368.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$19,368.00		
<b>2026 - 1st Half Due</b>	<b>\$19,368.00</b>	<b>2026 - 2nd Half Due</b>	<b>\$19,368.00</b>	<b>2026 - Total Due</b>	<b>\$38,736.00</b>		
Parcel Details							
Property Address:	8962 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
230	0 - Non Homestead	\$21,300	\$0	\$21,300	\$0	\$0	-
270	0 - Non Homestead	\$0	\$1,141,200	\$1,141,200	\$0	\$0	-
421	0 - Non Homestead	\$0	\$197,800	\$197,800	\$0	\$0	-
<b>Total:</b>		<b>\$21,300</b>	<b>\$1,339,000</b>	<b>\$1,360,300</b>	<b>\$0</b>	<b>\$0</b>	<b>27100</b>



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Land Details							
Deeded Acres:	3.53						
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 <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> .							
Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
12/2000		\$3,950,581 (This is part of a multi parcel sale.)			138245		
Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2025 Payable 2026	240	\$21,300	\$0	\$21,300	\$0	\$0	-
	270	\$0	\$1,141,200	\$1,141,200	\$0	\$0	-
	421	\$0	\$197,800	\$197,800	\$0	\$0	-
	<b>Total</b>	<b>\$21,300</b>	<b>\$1,339,000</b>	<b>\$1,360,300</b>	<b>\$0</b>	<b>\$0</b>	<b>27,206.00</b>
2024 Payable 2025	240	\$20,700	\$0	\$20,700	\$0	\$0	-
	270	\$0	\$1,272,200	\$1,272,200	\$0	\$0	-
	421	\$0	\$218,000	\$218,000	\$0	\$0	-
	<b>Total</b>	<b>\$20,700</b>	<b>\$1,490,200</b>	<b>\$1,510,900</b>	<b>\$0</b>	<b>\$0</b>	<b>30,218.00</b>
2023 Payable 2024	240	\$19,600	\$0	\$19,600	\$0	\$0	-
	270	\$0	\$190,900	\$190,900	\$0	\$0	-
	421	\$0	\$25,900	\$25,900	\$0	\$0	-
	<b>Total</b>	<b>\$19,600</b>	<b>\$216,800</b>	<b>\$236,400</b>	<b>\$0</b>	<b>\$0</b>	<b>4,728.00</b>
2022 Payable 2023	240	\$15,900	\$0	\$15,900	\$0	\$0	-
	270	\$0	\$192,600	\$192,600	\$0	\$0	-
	421	\$0	\$27,300	\$27,300	\$0	\$0	-
	<b>Total</b>	<b>\$15,900</b>	<b>\$219,900</b>	<b>\$235,800</b>	<b>\$0</b>	<b>\$0</b>	<b>4,716.00</b>
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$40,348.00	\$0.00	\$40,348.00	\$20,700	\$1,490,200	\$1,510,900	
2024	\$6,796.00	\$0.00	\$6,796.00	\$19,600	\$216,800	\$236,400	
2023	\$7,122.00	\$0.00	\$7,122.00	\$15,900	\$219,900	\$235,800	



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