



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/6/2026 3:53:35 AM

General Details							
Parcel ID:		305-0020-02573					
Legal Description Details							
Plat Name:		COTTON					
Section	Township	Range	Lot	Block			
15	54	17	-	-			
Description:		That part of the NE1/4 of NE1/4 described as: Commencing at the Northwest corner of the NE1/4 of NE1/4; thence East long the North line of the NE1/4 of NE1/4 175.85 feet to the Point of Beginning; thence on a line bearing S06DEG17'E 261.57 feet; thence on a line bearing East and parallel to the North line of the NE1/4 of NE1/4 138 feet to the Westerly right of way line of the Frontage Road (old State Highway North 53); thence along the Westerly line of the Frontage Road bearing N06DEG17'W 261.57 feet to the North line of NE1/4 of NE1/4; thence West along the North line of NE1/4 of NE1/4 138 feet to the Point of Beginning					
Taxpayer Details							
Taxpayer Name		MELRUDE BOYS LLC					
and Address:		LANE KLOSS 6818 PAULSON RD COTTON MN 55724					
Owner Details							
Owner Name		HELANDER RICKY LEE					
Payable 2026 Tax Summary							
2026 - Net Tax					\$3,038.00		
2026 - Special Assessments					\$240.00		
2026 - Total Tax & Special Assessments					\$3,278.00		
Current Tax Due (as of 4/5/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$1,639.00	2026 - 2nd Half Tax	\$1,639.00	2026 - 1st Half Tax Due	\$1,639.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$1,639.00		
2026 - 1st Half Due	\$1,639.00	2026 - 2nd Half Due	\$1,639.00	2026 - Total Due	\$3,278.00		
Parcel Details							
Property Address:		9095 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	\$31,600	\$134,100	\$165,700	\$0	\$0	-
Total:		\$31,600	\$134,100	\$165,700	\$0	\$0	2564



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Land Details						
Deeded Acres:	0.83					
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 (LAKELAND)						
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.	
UTILITY	1995	5,910	5,910	-	LT - LT UTILITY	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	40	60	2,400	FLOATING SLAB	
BAS	1	45	78	3,510	FLOATING SLAB	
Improvement 2 Details (8X40 CONEX)						
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	0	320	320	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	8	40	320	POST ON GROUND	
Improvement 3 Details (8X40 CONEX)						
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	0	320	320	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	8	40	320	POST ON GROUND	
Improvement 4 Details (8X20 CONEX)						
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	0	160	160	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	8	20	160	POST ON GROUND	
Improvement 5 Details (8X20 CONEX)						
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	0	160	160	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	8	20	160	POST ON GROUND	
Improvement 6 Details (8X20 CONEX)						
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	0	160	160	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	8	20	160	POST ON GROUND	



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Improvement 7 Details (8X20 CONEX)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	160	160	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	20	160	POST ON GROUND

Improvement 8 Details (8X20 CONEX)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	160	160	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	20	160	POST ON GROUND

Improvement 9 Details (8X20 CONEX)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	160	160	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	20	160	POST ON GROUND

Improvement 10 Details (8X20 CONEX)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	160	160	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	20	160	POST ON GROUND

Improvement 11 Details (8X20 CONEX)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	160	160	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	20	160	POST ON GROUND

Improvement 12 Details (8X20 CONEX)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	160	160	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	20	160	POST ON GROUND

Improvement 13 Details (8X20 CONEX)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	160	160	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	20	160	POST ON GROUND

Improvement 14 Details (8X20 CONEX)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	160	160	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	20	160	POST ON GROUND



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Sales Reported to the St. Louis County Auditor							
Sale Date	Purchase Price	CRV Number					
01/2026	\$400,000	272446					
09/1998	\$29,000	125487					
01/1998	\$44,000	119858					
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	\$31,600	\$134,100	\$165,700	\$0	\$0	-
	Total	\$31,600	\$134,100	\$165,700	\$0	\$0	2,564.00
2024 Payable 2025	233	\$31,000	\$128,500	\$159,500	\$0	\$0	-
	Total	\$31,000	\$128,500	\$159,500	\$0	\$0	2,440.00
2023 Payable 2024	233	\$29,700	\$121,600	\$151,300	\$0	\$0	-
	Total	\$29,700	\$121,600	\$151,300	\$0	\$0	2,276.00
2022 Payable 2023	233	\$24,000	\$68,200	\$92,200	\$0	\$0	-
	Total	\$24,000	\$68,200	\$92,200	\$0	\$0	1,383.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$2,638.00	\$240.00	\$2,878.00	\$31,000	\$128,500	\$159,500	
2024	\$2,646.00	\$240.00	\$2,886.00	\$29,700	\$121,600	\$151,300	
2023	\$1,653.00	\$125.00	\$1,778.00	\$24,000	\$68,200	\$92,200	

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