



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 11:51:24 PM

General Details							
Parcel ID:	305-0020-04080						
Document:	Abstract - 01402556						
Document Date:	01/19/2021						
Legal Description Details							
Plat Name:	COTTON						
	Section	Township	Range	Lot	Block		
	23	54	17	-	-		
Description:	N1/2 of SW1/4 of SW1/4, EXCEPT Highway right of way; AND EXCEPT part of N1/2 of SW1/4 of SW1/4, beginning at the intersection of south line with east line of Highway No. 53; thence North 115 feet; thence East 238 feet; thence South 115 feet; thence West 238 feet to point of beginning.						
Taxpayer Details							
Taxpayer Name and Address:	S2 RENTAL PROPERTIES OF MN LLC 520 101ST AVE W DULUTH MN 55808						
Owner Details							
Owner Name	S2 RENTAL PROPERTIES OF MN LLC						
Payable 2026 Tax Summary							
	2026 - Net Tax			\$4,250.00			
	2026 - Special Assessments			\$240.00			
	2026 - Total Tax & Special Assessments			\$4,490.00			
Current Tax Due (as of 4/2/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$2,245.00	2026 - 2nd Half Tax	\$2,245.00	2026 - 1st Half Tax Due	\$2,245.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$2,245.00		
2026 - 1st Half Due	\$2,245.00	2026 - 2nd Half Due	\$2,245.00	2026 - Total Due	\$4,490.00		
Parcel Details							
Property Address:	8728 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	\$71,600	\$136,700	\$208,300	\$0	\$0	-
Total:		\$71,600	\$136,700	\$208,300	\$0	\$0	3416



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Land Details						
Deeded Acres:	18.23					
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 (POLE BARN)						
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.	
POLE BUILDING	0	4,400	4,400	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	40	110	4,400	FLOATING SLAB	
Improvement 2 Details (HOTEL)						
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.	
HOTEL	0	2,080	2,080	-	LIM - LIMTD SRVC	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	16	130	2,080	FLOATING SLAB	
Improvement 3 Details (SOUTH BLDG)						
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.	
RETAIL STORE	0	4,884	4,884	-	WHS - WAREHOUSE	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	18	20	360	FLOATING SLAB	
BAS	1	58	78	4,524	FLOATING SLAB	
Improvement 4 Details (PARKING)						
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.	
PARKING LOT	0	17,850	17,850	-	A - ASPHALT	
Segment	Story	Width	Length	Area	Foundation	
BAS	0	0	0	17,850	-	
Sales Reported to the St. Louis County Auditor						
Sale Date	Purchase Price			CRV Number		
01/2021	\$115,000 (This is part of a multi parcel sale.)			241016		
11/2015	\$140,000 (This is part of a multi parcel sale.)			213924		
11/2014	\$140,000 (This is part of a multi parcel sale.)			209075		
11/2014	\$5,000 (This is part of a multi parcel sale.)			209074		



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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	\$71,600	\$136,700	\$208,300	\$0	\$0	-
	Total	\$71,600	\$136,700	\$208,300	\$0	\$0	3,416.00
2024 Payable 2025	233	\$58,500	\$131,000	\$189,500	\$0	\$0	-
	Total	\$58,500	\$131,000	\$189,500	\$0	\$0	3,040.00
2023 Payable 2024	233	\$56,500	\$123,900	\$180,400	\$0	\$0	-
	Total	\$56,500	\$123,900	\$180,400	\$0	\$0	2,858.00
2022 Payable 2023	233	\$48,400	\$99,000	\$147,400	\$0	\$0	-
	Total	\$48,400	\$99,000	\$147,400	\$0	\$0	2,211.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$3,438.00	\$240.00	\$3,678.00	\$58,500	\$131,000	\$189,500	
2024	\$3,484.00	\$240.00	\$3,724.00	\$56,500	\$123,900	\$180,400	
2023	\$2,643.00	\$175.00	\$2,818.00	\$48,400	\$99,000	\$147,400	

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