

<b>Property Card</b>	Parcel ID Number 02-51350-01-011
----------------------	----------------------------------

<b>Owner Information</b>
Fee Owner NICOLLET CORPORATE LLC
Mailing Address % WELLINGTON MANAGEMENT INC 1625 ENERGY PARK DR STE 100 SAINT PAUL MN 55108



<b>Property Address</b>
Address 12270 NICOLLET AVE S
Municipality BURNSVILLE

Parcel Information	
Sale Date	Total Acres 2.30
Sale Value \$0.00	R/W Acres
Uses INDUSTRIAL	Water Acres
	Plat NICOLLET BUSINESS CAMPUS
	Lot and Block 1 1
	Tax Description LOT 1 BLK 1 EX PT LYING N'LY OF LINE COM W'LY MOST COR S 17D54M49S E ON SW'LY LINE 161.68 FT S 72D41M13S E 402.46 FT TO E'LY LINE & THERE TERM

2021 Building Characteristics (payable 2022)*			
Building Type WHSE,BUSCR	Year Built 1989	Bedrooms 0	
Building Style	Foundation Sq Ft NOT APPL	Bathrooms 0.00	
Frame C-CONCRETE	Above Grade Sq Ft	Garage Sq Ft	
Multiple Buildings	Finished Sq Ft 17,183	Other Garage	

Miscellaneous Information					
School District 191	Watershed District LOWER MINNESOTA RIVER	Homestead NON HOMESTEAD	Green Acres	Ag Preserve	Open Space

Assessor Valuation		
	Taxable	Estimated
2021 Land Values (payable 2022)	\$447,000.00	\$447,000.00
2021 Building Values (payable 2022)*	\$987,000.00	\$987,000.00
2021 Total Values (payable 2022)*	\$1,434,000.00	\$1,434,000.00
2020 Total Values (payable 2021)*	\$1,381,700.00	\$1,381,700.00

Property Tax Information		
Net Tax (payable 2021) \$43,225.10	Special Assessments (2021) \$402.90	Total Tax & Assessments (2021) \$43,628.00

\* Manufactured Homes Payable the Same Year as Assessment.

**Disclaimer:** Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal

**Property Card**

Parcel ID Number 02-51350-01-011

document and should not be substituted for a title search, appraisal, survey, or for zoning verification.