



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 9:42:56 PM

| General Details                        |                                                   |                   |                            |                   |                         |                   |                     |
|----------------------------------------|---------------------------------------------------|-------------------|----------------------------|-------------------|-------------------------|-------------------|---------------------|
| Parcel ID:                             | 520-0012-01260                                    |                   |                            |                   |                         |                   |                     |
| Document:                              | Abstract - 01429991                               |                   |                            |                   |                         |                   |                     |
| Document Date:                         | 10/04/2021                                        |                   |                            |                   |                         |                   |                     |
| Legal Description Details              |                                                   |                   |                            |                   |                         |                   |                     |
| Plat Name:                             | RICE LAKE                                         |                   |                            |                   |                         |                   |                     |
|                                        | Section                                           | Township          | Range                      | Lot               | Block                   |                   |                     |
|                                        | 15                                                | 51                | 14                         | -                 | -                       |                   |                     |
| Description:                           | S 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4                |                   |                            |                   |                         |                   |                     |
| Taxpayer Details                       |                                                   |                   |                            |                   |                         |                   |                     |
| Taxpayer Name                          | OLEAN LORI E & TODD J                             |                   |                            |                   |                         |                   |                     |
| and Address:                           | 5451 ARNOLD RD<br>RICE LAKE MN 55803              |                   |                            |                   |                         |                   |                     |
| Owner Details                          |                                                   |                   |                            |                   |                         |                   |                     |
| Owner Name                             | OLEAN LORI ELIZABETH                              |                   |                            |                   |                         |                   |                     |
| Owner Name                             | OLEAN TODD JEFFERY                                |                   |                            |                   |                         |                   |                     |
| Payable 2026 Tax Summary               |                                                   |                   |                            |                   |                         |                   |                     |
|                                        | 2026 - Net Tax                                    |                   |                            |                   |                         |                   | \$5,168.00          |
|                                        | 2026 - Special Assessments                        |                   |                            |                   |                         |                   | \$34.00             |
|                                        | <b>2026 - Total Tax &amp; Special Assessments</b> |                   |                            |                   |                         |                   | <b>\$5,202.00</b>   |
| Current Tax Due (as of 4/3/2026)       |                                                   |                   |                            |                   |                         |                   |                     |
|                                        | Due May 15                                        |                   | Due October 15             |                   | Total Due               |                   |                     |
|                                        | 2026 - 1st Half Tax                               | \$2,601.00        | 2026 - 2nd Half Tax        | \$2,601.00        | 2026 - 1st Half Tax Due | \$2,601.00        |                     |
|                                        | 2026 - 1st Half Tax Paid                          | \$0.00            | 2026 - 2nd Half Tax Paid   | \$0.00            | 2026 - 2nd Half Tax Due | \$2,601.00        |                     |
|                                        | <b>2026 - 1st Half Due</b>                        | <b>\$2,601.00</b> | <b>2026 - 2nd Half Due</b> | <b>\$2,601.00</b> | <b>2026 - Total Due</b> | <b>\$5,202.00</b> |                     |
| Parcel Details                         |                                                   |                   |                            |                   |                         |                   |                     |
| Property Address:                      | 5451 ARNOLD RD, RICE LAKE MN                      |                   |                            |                   |                         |                   |                     |
| School District:                       | 709                                               |                   |                            |                   |                         |                   |                     |
| Tax Increment District:                | -                                                 |                   |                            |                   |                         |                   |                     |
| Property/Homesteader:                  | -                                                 |                   |                            |                   |                         |                   |                     |
| Assessment Details (2026 Payable 2027) |                                                   |                   |                            |                   |                         |                   |                     |
| Class Code<br>(Legend)                 | Homestead<br>Status                               | Land<br>EMV       | Bldg<br>EMV                | Total<br>EMV      | Def Land<br>EMV         | Def Bldg<br>EMV   | Net Tax<br>Capacity |
| 204                                    | 0 - Non Homestead                                 | \$83,400          | \$306,800                  | \$390,200         | \$0                     | \$0               | -                   |
|                                        | <b>Total:</b>                                     | <b>\$83,400</b>   | <b>\$306,800</b>           | <b>\$390,200</b>  | <b>\$0</b>              | <b>\$0</b>        | <b>3902</b>         |



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## Land Details

|                               |                             |
|-------------------------------|-----------------------------|
| <b>Deeded Acres:</b>          | 10.00                       |
| <b>Waterfront:</b>            | -                           |
| <b>Water Front Feet:</b>      | 0.00                        |
| <b>Water Code &amp; Desc:</b> | W - DRILLED WELL            |
| <b>Gas Code &amp; Desc:</b>   | -                           |
| <b>Sewer Code &amp; Desc:</b> | S - ON-SITE SANITARY SYSTEM |
| <b>Lot Width:</b>             | 0.00                        |
| <b>Lot Depth:</b>             | 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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (MODULAR)

| Improvement Type  | Year Built           | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish                    | Style Code & Desc.  |
|-------------------|----------------------|----------------------------|----------------------------|------------------------------------|---------------------|
| HOUSE             | 1972                 | 1,846                      | 1,846                      | AVG Quality / 1248 Ft <sup>2</sup> | MOD - MODULAR       |
| <b>Segment</b>    | <b>Story</b>         | <b>Width</b>               | <b>Length</b>              | <b>Area</b>                        | <b>Foundation</b>   |
| BAS               | 1                    | 0                          | 0                          | 598                                | FOUNDATION          |
| BAS               | 1                    | 24                         | 52                         | 1,248                              | WALKOUT BASEMENT    |
| DK                | 1                    | 10                         | 16                         | 160                                | PIERS AND FOOTINGS  |
| DK                | 1                    | 10                         | 22                         | 220                                | PIERS AND FOOTINGS  |
| SP                | 1                    | 0                          | 0                          | 122                                | FLOATING SLAB       |
| <b>Bath Count</b> | <b>Bedroom Count</b> | <b>Room Count</b>          |                            | <b>Fireplace Count</b>             | <b>HVAC</b>         |
| 2.25 BATHS        | -                    | -                          |                            | 1                                  | C&AIR_COND, PROPANE |

## Improvement 2 Details (DETACHED)

| Improvement Type | Year Built   | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 1994         | 1,152                      | 1,728                      | -               | DETACHED           |
| <b>Segment</b>   | <b>Story</b> | <b>Width</b>               | <b>Length</b>              | <b>Area</b>     | <b>Foundation</b>  |
| BAS              | 1            | 24                         | 24                         | 576             | FLOATING SLAB      |
| BAS              | 2            | 24                         | 24                         | 576             | FLOATING SLAB      |
| OPX              | 1            | 4                          | 7                          | 28              | POST ON GROUND     |

## Improvement 3 Details (STORAGE)

| Improvement Type | Year Built   | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0            | 60                         | 60                         | -               | -                  |
| <b>Segment</b>   | <b>Story</b> | <b>Width</b>               | <b>Length</b>              | <b>Area</b>     | <b>Foundation</b>  |
| BAS              | 1            | 6                          | 10                         | 60              | POST ON GROUND     |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 10/2021   | \$390,000      | 246115     |
| 04/1999   | \$3,471        | 127439     |
| 06/1992   | \$0            | 84054      |
| 05/1992   | \$50,000       | 84055      |



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| Assessment History |                        |                     |                                 |                  |                     |                  |                  |
|--------------------|------------------------|---------------------|---------------------------------|------------------|---------------------|------------------|------------------|
| Year               | Class Code<br>(Legend) | Land EMV            | Bldg EMV                        | Total EMV        | Def Land EMV        | Def Bldg EMV     | Net Tax Capacity |
| 2025 Payable 2026  | 204                    | \$83,400            | \$306,800                       | \$390,200        | \$0                 | \$0              | -                |
|                    | <b>Total</b>           | <b>\$83,400</b>     | <b>\$306,800</b>                | <b>\$390,200</b> | <b>\$0</b>          | <b>\$0</b>       | <b>3,902.00</b>  |
| 2024 Payable 2025  | 204                    | \$83,400            | \$306,800                       | \$390,200        | \$0                 | \$0              | -                |
|                    | <b>Total</b>           | <b>\$83,400</b>     | <b>\$306,800</b>                | <b>\$390,200</b> | <b>\$0</b>          | <b>\$0</b>       | <b>3,902.00</b>  |
| 2023 Payable 2024  | 204                    | \$83,400            | \$306,800                       | \$390,200        | \$0                 | \$0              | -                |
|                    | <b>Total</b>           | <b>\$83,400</b>     | <b>\$306,800</b>                | <b>\$390,200</b> | <b>\$0</b>          | <b>\$0</b>       | <b>3,902.00</b>  |
| 2022 Payable 2023  | 204                    | \$79,700            | \$294,600                       | \$374,300        | \$0                 | \$0              | -                |
|                    | <b>Total</b>           | <b>\$79,700</b>     | <b>\$294,600</b>                | <b>\$374,300</b> | <b>\$0</b>          | <b>\$0</b>       | <b>3,743.00</b>  |
| Tax Detail History |                        |                     |                                 |                  |                     |                  |                  |
| Tax Year           | Tax                    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV  | Taxable Building MV | Total Taxable MV |                  |
| 2025               | \$4,995.00             | \$29.00             | \$5,024.00                      | \$83,400         | \$306,800           | \$390,200        |                  |
| 2024               | \$5,171.00             | \$25.00             | \$5,196.00                      | \$83,400         | \$306,800           | \$390,200        |                  |
| 2023               | \$5,271.00             | \$25.00             | \$5,296.00                      | \$79,700         | \$294,600           | \$374,300        |                  |

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