



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/18/2025 5:49:28 PM

General Details							
Parcel ID:	520-0015-00133						
Document:	Abstract - 01452310						
Document Date:	08/12/2022						
Legal Description Details							
Plat Name:	RICE LAKE						
Section	Township	Range	Lot	Block			
20	51	14	-	-			
Description:	W1/2 OF E1/2 OF N1/2 OF NW1/4 OF NW1/4 & ELY 222 FT OF W1/2 OF N1/2 OF NW1/4 OF NW1/4 EX COMM AT NW CORNER OF SAID SECTION 20; THENCE 633.37 FT ALONG W LINE OF SAID SECTION 20 ON AN ASSIGNED BEARING OF S0DEG45'29"E TO SW CORNER OF SAID N1/2 OF NW1/4 OF NW1/4; THENCE N89DEG42'13"E ALONG S LINE OF SAID N1/2 585.36 FT TO THE POINT OF BEGINNING; THENCE N0DEG17'47"W 20.51 FT; THENCE N89DEG42'13"E 99.52 FT; THENCE S0DEG17'47"E 20.51 FT TO S LINE OF SAID N1/2; THENCE S89DEG42'13"W ALONG S LINE OF SAID N1/2 TO POINT OF BEGINNING						
Taxpayer Details							
Taxpayer Name and Address:	CHOQUETTE RENEE & ZIKA JOHN JR 4474 W BEYER RD DULUTH MN 55803						
Owner Details							
Owner Name	CHOQUETTE RENEE						
Owner Name	ZIKA JOHN JR						
Payable 2025 Tax Summary							
2025 - Net Tax				\$4,703.00			
2025 - Special Assessments				\$29.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$4,732.00</b>			
Current Tax Due (as of 9/17/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,366.00	2025 - 2nd Half Tax	\$2,366.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$2,366.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$2,366.00		
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$2,366.00</b>	<b>2025 - Total Due</b>	<b>\$2,366.00</b>		
Parcel Details							
Property Address:	4474 BEYER RD W, RICE LAKE MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	ZIKA JR,JOHN R & CHOQUETTE,RENEE M						
Assessment Details (2025 Payable 2026)							
Class Code (Legend)	Homestead Status	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
201	1 - Owner Homestead (100.00% total)	\$85,500	\$293,300	\$378,800	\$0	\$0	-
Total:		\$85,500	\$293,300	\$378,800	\$0	\$0	3663



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## Land Details

Deeded Acres:	8.32
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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (SLAB)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1996	2,107	2,107	-	SLB - SLAB
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	2,107	FLOATING SLAB
DK	1	12	36	432	POST ON GROUND
OP	1	0	0	205	FLOATING SLAB
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.0 BATHS	3 BEDROOMS	-	0	CENTRAL, ELECTRIC	

## Improvement 2 Details (GABLE ST)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1999	144	144	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	12	144	POST ON GROUND
LT	1	6	12	72	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	375	375	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	15	25	375	POST ON GROUND
LT	1	10	15	150	POST ON GROUND

## Improvement 4 Details (BOILER)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	2012	80	80	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	10	80	FLOATING SLAB

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/2022	\$390,000	251152
11/2016	\$264,200	218766
12/2012	\$2,000	200081
11/2009	\$189,900	188111



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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
2024 Payable 2025	201	\$85,500	\$293,300	\$378,800	\$0	\$0	-
	Total	\$85,500	\$293,300	\$378,800	\$0	\$0	3,663.00
2023 Payable 2024	201	\$85,500	\$293,300	\$378,800	\$0	\$0	-
	Total	\$85,500	\$293,300	\$378,800	\$0	\$0	3,757.00
2022 Payable 2023	201	\$81,700	\$253,100	\$334,800	\$0	\$0	-
	Total	\$81,700	\$253,100	\$334,800	\$0	\$0	3,277.00
2021 Payable 2022	201	\$42,300	\$223,200	\$265,500	\$0	\$0	-
	Total	\$42,300	\$223,200	\$265,500	\$0	\$0	2,522.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$4,983.00	\$25.00	\$5,008.00	\$84,789	\$290,863	\$375,652	
2023	\$4,623.00	\$25.00	\$4,648.00	\$79,965	\$247,727	\$327,692	
2022	\$4,015.00	\$25.00	\$4,040.00	\$40,174	\$211,981	\$252,155	

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