



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/6/2026 12:01:31 AM

General Details							
Parcel ID:		520-0016-01000					
Legal Description Details							
Plat Name:		RICE LAKE					
Section	Township	Range	Lot	Block			
23	51	14	-	-			
Description:		S 1/2 OF NW 1/4 OF NW 1/4 OF NW 1/4					
Taxpayer Details							
Taxpayer Name and Address:		VALENTINE JAMES M JR & CATHY 5950 ELDE RD COTTON MN 55724					
Owner Details							
Owner Name		VALENTINE JAMES M JR ETUX					
Payable 2026 Tax Summary							
		2026 - Net Tax			\$2,336.00		
		2026 - Special Assessments			\$34.00		
		<b>2026 - Total Tax &amp; Special Assessments</b>			<b>\$2,370.00</b>		
Current Tax Due (as of 4/5/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$1,185.00	2026 - 2nd Half Tax	\$1,185.00	2026 - 1st Half Tax Due	\$1,185.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$1,185.00		
<b>2026 - 1st Half Due</b>	<b>\$1,185.00</b>	<b>2026 - 2nd Half Due</b>	<b>\$1,185.00</b>	<b>2026 - Total Due</b>	<b>\$2,370.00</b>		
Parcel Details							
Property Address:		5284 ARNOLD RD, RICE LAKE MN					
School District:		709					
Tax Increment District:		-					
Property/Homesteader:		HUNTER CARA D					
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
201	3 - Relative Homestead (100.00% total)	\$66,200	\$136,100	\$202,300	\$0	\$0	-
<b>Total:</b>		<b>\$66,200</b>	<b>\$136,100</b>	<b>\$202,300</b>	<b>\$0</b>	<b>\$0</b>	<b>1740</b>



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## Land Details

<b>Deeded Acres:</b>	5.00
<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 (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1955	992	992	ECO Quality / 496 Ft <sup>2</sup>	BNG - BUNGALOW
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	12	24	288	BASEMENT
BAS	1	22	32	704	BASEMENT
DK	1	8	20	160	POST ON GROUND
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
1.0 BATH	4 BEDROOMS	-		0	CENTRAL, 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	0	864	864	-	DETACHED
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	24	36	864	FLOATING SLAB

## 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	96	96	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	8	12	96	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
01/1985	\$0	92238

## Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2025 Payable 2026	201	\$66,200	\$136,100	\$202,300	\$0	\$0	-
	<b>Total</b>	<b>\$66,200</b>	<b>\$136,100</b>	<b>\$202,300</b>	<b>\$0</b>	<b>\$0</b>	<b>1,740.00</b>
2024 Payable 2025	201	\$65,700	\$136,100	\$201,800	\$0	\$0	-
	<b>Total</b>	<b>\$65,700</b>	<b>\$136,100</b>	<b>\$201,800</b>	<b>\$0</b>	<b>\$0</b>	<b>1,734.00</b>
2023 Payable 2024	201	\$62,400	\$125,600	\$188,000	\$0	\$0	-
	<b>Total</b>	<b>\$62,400</b>	<b>\$125,600</b>	<b>\$188,000</b>	<b>\$0</b>	<b>\$0</b>	<b>1,677.00</b>



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2022 Payable 2023	201	\$62,400	\$113,400	\$175,800	\$0	\$0	-
	<b>Total</b>	<b>\$62,400</b>	<b>\$113,400</b>	<b>\$175,800</b>	<b>\$0</b>	<b>\$0</b>	<b>1,544.00</b>

## Tax Detail History

Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2025	\$2,251.00	\$29.00	\$2,280.00	\$56,458	\$116,954	\$173,412
2024	\$2,247.00	\$25.00	\$2,272.00	\$55,656	\$112,024	\$167,680
2023	\$2,201.00	\$25.00	\$2,226.00	\$54,798	\$99,584	\$154,382

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