



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/6/2026 4:36:46 AM

General Details							
Parcel ID:	520-0016-01620						
Document:	Abstract - 00700729						
Document Date:	10/27/1997						
Legal Description Details							
Plat Name:	RICE LAKE						
	Section	Township	Range	Lot	Block		
	23	51	14	-	-		
Description:	East 15 acres of South 50 acres of W1/2 of SE1/4 EXCEPT Southerly 575 feet						
Taxpayer Details							
Taxpayer Name	MCMANN TIMOTHY C & MERLYN						
and Address:	5131 REED RD DULUTH MN 55803						
Owner Details							
Owner Name	MCMANN MERLYN						
Owner Name	MCMANN TIMOTHY C						
Payable 2026 Tax Summary							
	2026 - Net Tax						\$4,120.00
	2026 - Special Assessments						\$34.00
	2026 - Total Tax & Special Assessments						\$4,154.00
Current Tax Due (as of 4/5/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$2,077.00	2026 - 2nd Half Tax	\$2,077.00	2026 - 1st Half Tax Due	\$2,077.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$2,077.00	
	2026 - 1st Half Due	\$2,077.00	2026 - 2nd Half Due	\$2,077.00	2026 - Total Due	\$4,154.00	
Parcel Details							
Property Address:	5131 REID RD, RICE LAKE MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	MCMANN, TIMOTHY & MERLYNN						
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	1 - Owner Homestead (100.00% total)	\$74,900	\$251,800	\$326,700	\$0	\$0	-
	Total:	\$74,900	\$251,800	\$326,700	\$0	\$0	3096



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Land Details

Deeded Acres:	9.71
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 (SFD)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1995	1,120	1,285	-	1S+ - 1+ STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	462	FLOATING SLAB
BAS	1.2	0	0	658	FLOATING SLAB
DK	1	12	28	336	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.5 BATHS	3 BEDROOMS	-	0	C&AIR_EXCH, PROPANE	

Improvement 2 Details (DETACHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1997	936	936	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	36	936	FLOATING SLAB

Improvement 3 Details (POLE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
POLE BUILDING	1980	3,200	3,200	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	40	80	3,200	POST ON GROUND

Improvement 4 Details (LOADING)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	96	96	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	12	96	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
10/1997	\$100,000	119364
07/1988	\$0	86903



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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	201	\$74,900	\$251,800	\$326,700	\$0	\$0	-
	Total	\$74,900	\$251,800	\$326,700	\$0	\$0	3,096.00
2024 Payable 2025	201	\$74,400	\$251,800	\$326,200	\$0	\$0	-
	Total	\$74,400	\$251,800	\$326,200	\$0	\$0	3,090.00
2023 Payable 2024	201	\$70,600	\$232,600	\$303,200	\$0	\$0	-
	Total	\$70,600	\$232,600	\$303,200	\$0	\$0	2,932.00
2022 Payable 2023	201	\$70,600	\$209,800	\$280,400	\$0	\$0	-
	Total	\$70,600	\$209,800	\$280,400	\$0	\$0	2,684.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$3,975.00	\$29.00	\$4,004.00	\$70,479	\$238,529	\$309,008	
2024	\$3,897.00	\$25.00	\$3,922.00	\$68,283	\$224,965	\$293,248	
2023	\$3,795.00	\$25.00	\$3,820.00	\$67,578	\$200,818	\$268,396	

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