



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/6/2026 4:25:43 AM

| General Details  |  |                 |                  |                  |              |              |                  |
|--|--|-----------------|------------------|------------------|--------------|--------------|------------------|
| Parcel ID:   | 520-0016-02626   |                 |                  |                  |              |              |                  |
| Legal Description Details  |  |                 |                  |                  |              |              |                  |
| Plat Name:   | RICE LAKE  |                 |                  |                  |              |              |                  |
|  | Section  | Township        | Range            | Lot              | Block        |              |                  |
|  | 26   | 51              | 14               | -                | -            |              |                  |
| Description:   | S1/2 OF SW1/4 OF NW1/4 OF NW1/4 EX N 12 FT & EX S 200 FT & EX SLY 12 FT OF ELY 145 FT OF WLY 325 FT LYING N OF S 200 FT & INC NLY 12 FT OF ELY 145 FT OF WLY 180 FT OF NLY 100 FT OF SLY 200 FT OF S1/2 OF SW1/4 OF NW1/4 OF NW1/4 |                 |                  |                  |              |              |                  |
| Taxpayer Details   |  |                 |                  |                  |              |              |                  |
| Taxpayer Name and Address:   | HINZMANN FREDERICK A JR<br>5056 ARNOLD RD<br>DULUTH MN 55803   |                 |                  |                  |              |              |                  |
| Owner Details  |  |                 |                  |                  |              |              |                  |
| Owner Name   | HINZMANN FREDERICK A JR  |                 |                  |                  |              |              |                  |
| Parcel Details   |  |                 |                  |                  |              |              |                  |
| Property Address:  | 5056 ARNOLD RD, RICE LAKE MN   |                 |                  |                  |              |              |                  |
| School District:   | 709  |                 |                  |                  |              |              |                  |
| Tax Increment District:  | -  |                 |                  |                  |              |              |                  |
| Property/Homesteader:  | HINZMANN, FREDERICK A & NANCY A  |                 |                  |                  |              |              |                  |
| Assessment Details (2026 Payable 2027)   |  |                 |                  |                  |              |              |                  |
| Class Code<br>(Legend)   | Homestead Status   | Land EMV        | Bldg EMV         | Total EMV        | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
| 201  | 1 - Owner Homestead<br>(100.00% total)   | \$49,000        | \$193,500        | \$242,500        | \$0          | \$0          | -                |
| <b>Total:</b>  |  | <b>\$49,000</b> | <b>\$193,500</b> | <b>\$242,500</b> | <b>\$0</b>   | <b>\$0</b>   | <b>2178</b>      |
| Land Details   |  |                 |                  |                  |              |              |                  |
| Deeded Acres:  | 1.80   |                 |                  |                  |              |              |                  |
| Waterfront:  | -  |                 |                  |                  |              |              |                  |
| Water Front Feet:  | 0.00   |                 |                  |                  |              |              |                  |
| Water Code & Desc:   | P - PUBLIC   |                 |                  |                  |              |              |                  |
| 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 <a href="https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx">https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx</a> . If there are any questions, please email <a href="mailto:PropertyTax@stlouiscountymn.gov">PropertyTax@stlouiscountymn.gov</a> . |  |                 |                  |                  |              |              |                  |



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| Improvement 1 Details (HOUSE)                  |                     |                            |                                 |                                   |                                 |                  |                  |
|--|---------------------|----------------------------|---------------------------------|-----------------------------------|---------------------------------|------------------|------------------|
| Improvement Type                               | Year Built          | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup>      | Basement Finish                   | Style Code & Desc.              |                  |                  |
| HOUSE  | 1978                | 1,024                      | 1,024                           | ECO Quality / 756 Ft <sup>2</sup> | RAM - RAMBL/RNCH                |                  |                  |
| Segment  | Story               | Width                      | Length                          | Area                              | Foundation                      |                  |                  |
| BAS  | 1                   | 4                          | 22                              | 88                                | BASEMENT WITH EXTERIOR ENTRANCE |                  |                  |
| BAS  | 1                   | 18                         | 24                              | 432                               | BASEMENT WITH EXTERIOR ENTRANCE |                  |                  |
| BAS  | 1                   | 18                         | 28                              | 504                               | BASEMENT WITH EXTERIOR ENTRANCE |                  |                  |
| DK   | 1                   | 10                         | 20                              | 200                               | POST ON GROUND                  |                  |                  |
| OP   | 1                   | 0                          | 0                               | 32                                | FOUNDATION                      |                  |                  |
| Bath Count                                     | Bedroom Count       | Room Count                 | Fireplace Count                 | HVAC                              |                                 |                  |                  |
| 2.25 BATHS                                     | 3 BEDROOMS          | -                          | 0                               | CENTRAL, PROPANE                  |                                 |                  |                  |
| Improvement 2 Details (AG 20X24)               |                     |                            |                                 |                                   |                                 |                  |                  |
| Improvement Type                               | Year Built          | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup>      | Basement Finish                   | Style Code & Desc.              |                  |                  |
| GARAGE   | 1978                | 480                        | 480                             | -                                 | ATTACHED                        |                  |                  |
| Segment  | Story               | Width                      | Length                          | Area                              | Foundation                      |                  |                  |
| BAS  | 1                   | 20                         | 24                              | 480                               | FOUNDATION                      |                  |                  |
| Improvement 3 Details (ST 10X16)               |                     |                            |                                 |                                   |                                 |                  |                  |
| Improvement Type                               | Year Built          | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup>      | Basement Finish                   | Style Code & Desc.              |                  |                  |
| STORAGE BUILDING                               | 0                   | 160                        | 160                             | -                                 | -                               |                  |                  |
| Segment  | Story               | Width                      | Length                          | Area                              | Foundation                      |                  |                  |
| BAS  | 1                   | 10                         | 16                              | 160                               | POST ON GROUND                  |                  |                  |
| Sales Reported to the St. Louis County Auditor |                     |                            |                                 |                                   |                                 |                  |                  |
| Sale Date                                      | Purchase Price      |                            |                                 | CRV Number                        |                                 |                  |                  |
| 01/1992  | \$67,000            |                            |                                 | 82568                             |                                 |                  |                  |
| 01/1984  | \$0                 |                            |                                 | 82567                             |                                 |                  |                  |
| 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                 | \$49,000                   | \$193,500                       | \$242,500                         | \$0                             | \$0              | -                |
|  | <b>Total</b>        | <b>\$49,000</b>            | <b>\$193,500</b>                | <b>\$242,500</b>                  | <b>\$0</b>                      | <b>\$0</b>       | <b>2,178.00</b>  |
| 2024 Payable 2025                              | 201                 | \$48,700                   | \$193,500                       | \$242,200                         | \$0                             | \$0              | -                |
|  | <b>Total</b>        | <b>\$48,700</b>            | <b>\$193,500</b>                | <b>\$242,200</b>                  | <b>\$0</b>                      | <b>\$0</b>       | <b>2,174.00</b>  |
| 2023 Payable 2024                              | 201                 | \$46,400                   | \$178,900                       | \$225,300                         | \$0                             | \$0              | -                |
|  | <b>Total</b>        | <b>\$46,400</b>            | <b>\$178,900</b>                | <b>\$225,300</b>                  | <b>\$0</b>                      | <b>\$0</b>       | <b>2,083.00</b>  |
| 2022 Payable 2023                              | 201                 | \$46,400                   | \$161,300                       | \$207,700                         | \$0                             | \$0              | -                |
|  | <b>Total</b>        | <b>\$46,400</b>            | <b>\$161,300</b>                | <b>\$207,700</b>                  | <b>\$0</b>                      | <b>\$0</b>       | <b>1,892.00</b>  |
| Tax Detail History                             |                     |                            |                                 |                                   |                                 |                  |                  |
| Tax Year                                       | Tax                 | Special Assessments        | Total Tax & Special Assessments | Taxable Land MV                   | Taxable Building MV             | Total Taxable MV |                  |
| 2025   | \$2,811.00          | \$29.00                    | \$2,840.00                      | \$43,723                          | \$173,725                       | \$217,448        |                  |
| 2024   | \$2,781.00          | \$25.00                    | \$2,806.00                      | \$42,907                          | \$165,430                       | \$208,337        |                  |
| 2023   | \$2,687.00          | \$25.00                    | \$2,712.00                      | \$42,257                          | \$146,896                       | \$189,153        |                  |



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