



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/5/2026 11:58:55 PM

| General Details                        |   |                            |                   |                         |                   |                 |                     |
|--|---|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID:                             | 520-0016-03310                                    |                            |                   |                         |                   |                 |                     |
| Document:                              | Abstract - 01446073                               |                            |                   |                         |                   |                 |                     |
| Document Date:                         | 06/16/2022  |                            |                   |                         |                   |                 |                     |
| Legal Description Details              |   |                            |                   |                         |                   |                 |                     |
| Plat Name:                             | RICE LAKE   |                            |                   |                         |                   |                 |                     |
|  | Section   | Township                   | Range             | Lot                     | Block             |                 |                     |
|  | 27  | 51                         | 14                | -                       | -                 |                 |                     |
| Description:                           | W 2 AC OF N 1/2 OF NW 1/4 OF NW 1/4 OF NW 1/4     |                            |                   |                         |                   |                 |                     |
| Taxpayer Details                       |   |                            |                   |                         |                   |                 |                     |
| Taxpayer Name                          | ED OMAN CONSTRUCTION LLC                          |                            |                   |                         |                   |                 |                     |
| and Address:                           | 5092 HOWARD GNESEN RD<br>RICE LAKE MN 55803       |                            |                   |                         |                   |                 |                     |
| Owner Details                          |   |                            |                   |                         |                   |                 |                     |
| Owner Name                             | ED OMAN CONSTRUCTION LLC                          |                            |                   |                         |                   |                 |                     |
| Payable 2026 Tax Summary               |   |                            |                   |                         |                   |                 |                     |
|  | 2026 - Net Tax                                    |                            |                   |                         |                   |                 | \$3,508.00          |
|  | 2026 - Special Assessments                        |                            |                   |                         |                   |                 | \$0.00              |
|  | <b>2026 - Total Tax &amp; Special Assessments</b> |                            |                   |                         |                   |                 | <b>\$3,508.00</b>   |
| Current Tax Due (as of 4/4/2026)       |   |                            |                   |                         |                   |                 |                     |
| Due May 15                             |   | Due October 15             |                   |                         | Total Due         |                 |                     |
| 2026 - 1st Half Tax                    | \$1,754.00  | 2026 - 2nd Half Tax        | \$1,754.00        | 2026 - 1st Half Tax Due | \$1,754.00        |                 |                     |
| 2026 - 1st Half Tax Paid               | \$0.00  | 2026 - 2nd Half Tax Paid   | \$0.00            | 2026 - 2nd Half Tax Due | \$1,754.00        |                 |                     |
| <b>2026 - 1st Half Due</b>             | <b>\$1,754.00</b>                                 | <b>2026 - 2nd Half Due</b> | <b>\$1,754.00</b> | <b>2026 - Total Due</b> | <b>\$3,508.00</b> |                 |                     |
| Parcel Details                         |   |                            |                   |                         |                   |                 |                     |
| Property Address:                      | 5092 HOWARD GNESEN 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 |
| 233                                    | 0 - Non Homestead                                 | \$41,200                   | \$128,500         | \$169,700               | \$0               | \$0             | -                   |
| <b>Total:</b>                          |   | <b>\$41,200</b>            | <b>\$128,500</b>  | <b>\$169,700</b>        | <b>\$0</b>        | <b>\$0</b>      | <b>2644</b>         |



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| Land Details   |                             |  |                                  |                        |                               |                     |                         |
|--|-----------------------------|--|----------------------------------|------------------------|-------------------------------|---------------------|-------------------------|
| <b>Deeded Acres:</b>   | 2.00                        |  |                                  |                        |                               |                     |                         |
| <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 <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> . |                             |  |                                  |                        |                               |                     |                         |
| Improvement 1 Details (OFFICE)   |                             |  |                                  |                        |                               |                     |                         |
| <b>Improvement Type</b>  | <b>Year Built</b>           | <b>Main Floor Ft<sup>2</sup></b>                 | <b>Gross Area Ft<sup>2</sup></b> | <b>Basement Finish</b> | <b>Style Code &amp; Desc.</b> |                     |                         |
| RETAIL STORE   | 1977                        | 3,500  | 3,500                            | -                      | WHS - WAREHOUSE               |                     |                         |
| <b>Segment</b>   | <b>Story</b>                | <b>Width</b>                                     | <b>Length</b>                    | <b>Area</b>            | <b>Foundation</b>             |                     |                         |
| BAS  | 1                           | 0  | 0                                | 1,569                  | FOUNDATION                    |                     |                         |
| BAS  | 1                           | 0  | 0                                | 1,931                  | FOUNDATION                    |                     |                         |
| Improvement 2 Details (SEMI ST)  |                             |  |                                  |                        |                               |                     |                         |
| <b>Improvement Type</b>  | <b>Year Built</b>           | <b>Main Floor Ft<sup>2</sup></b>                 | <b>Gross Area Ft<sup>2</sup></b> | <b>Basement Finish</b> | <b>Style Code &amp; Desc.</b> |                     |                         |
| STORAGE BUILDING   | 0                           | 320  | 320                              | -                      | -                             |                     |                         |
| <b>Segment</b>   | <b>Story</b>                | <b>Width</b>                                     | <b>Length</b>                    | <b>Area</b>            | <b>Foundation</b>             |                     |                         |
| BAS  | 1                           | 8  | 40                               | 320                    | POST ON GROUND                |                     |                         |
| Sales Reported to the St. Louis County Auditor   |                             |  |                                  |                        |                               |                     |                         |
| <b>Sale Date</b>   |                             | <b>Purchase Price</b>                            |                                  |                        | <b>CRV Number</b>             |                     |                         |
| 06/2022  |                             | \$330,000 (This is part of a multi parcel sale.) |                                  |                        | 249636                        |                     |                         |
| 03/2014  |                             | \$85,000 (This is part of a multi parcel sale.)  |                                  |                        | 205266                        |                     |                         |
| 02/2005  |                             | \$120,000 (This is part of a multi parcel sale.) |                                  |                        | 163622                        |                     |                         |
| 07/2001  |                             | \$120,000 (This is part of a multi parcel sale.) |                                  |                        | 141877                        |                     |                         |
| Assessment History   |                             |  |                                  |                        |                               |                     |                         |
| <b>Year</b>  | <b>Class Code (Legend)</b>  | <b>Land EMV</b>                                  | <b>Bldg EMV</b>                  | <b>Total EMV</b>       | <b>Def Land EMV</b>           | <b>Def Bldg EMV</b> | <b>Net Tax Capacity</b> |
| 2025 Payable 2026  | 233                         | \$41,200   | \$128,500                        | \$169,700              | \$0                           | \$0                 | -                       |
|  | <b>Total</b>                | <b>\$41,200</b>                                  | <b>\$128,500</b>                 | <b>\$169,700</b>       | <b>\$0</b>                    | <b>\$0</b>          | <b>2,644.00</b>         |
| 2024 Payable 2025  | 233                         | \$41,200   | \$128,500                        | \$169,700              | \$0                           | \$0                 | -                       |
|  | <b>Total</b>                | <b>\$41,200</b>                                  | <b>\$128,500</b>                 | <b>\$169,700</b>       | <b>\$0</b>                    | <b>\$0</b>          | <b>2,644.00</b>         |
| 2023 Payable 2024  | 233                         | \$39,900   | \$121,100                        | \$161,000              | \$0                           | \$0                 | -                       |
|  | <b>Total</b>                | <b>\$39,900</b>                                  | <b>\$121,100</b>                 | <b>\$161,000</b>       | <b>\$0</b>                    | <b>\$0</b>          | <b>2,470.00</b>         |
| 2022 Payable 2023  | 233                         | \$38,300   | \$117,700                        | \$156,000              | \$0                           | \$0                 | -                       |
|  | <b>Total</b>                | <b>\$38,300</b>                                  | <b>\$117,700</b>                 | <b>\$156,000</b>       | <b>\$0</b>                    | <b>\$0</b>          | <b>2,370.00</b>         |



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| Tax Detail History |            |                     |                                 |                 |                     |                  |
|--------------------|------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| Tax Year           | Tax        | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
| 2025               | \$3,388.00 | \$0.00              | \$3,388.00                      | \$41,200        | \$128,500           | \$169,700        |
| 2024               | \$3,234.00 | \$0.00              | \$3,234.00                      | \$39,900        | \$121,100           | \$161,000        |
| 2023               | \$3,276.00 | \$0.00              | \$3,276.00                      | \$38,300        | \$117,700           | \$156,000        |

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