PROPERTY DETAILS REPORT

St. Louis County, Minnesota

Date of Report: 4/5/2026 10:35:43 PM

General Details

Parcel ID:	520-0016-03610
Document:	Abstract - 01179918
Document Date:	01/19/2012

Legal Description Details

Plat Name: RICE LAKE

Section	Township	Range	Lot	Block
27	51	14	-	-

Description: W 1/2 OF SW 1/4 OF NE 1/4 OF SW 1/4

Taxpayer Details

Taxpayer Name and Address:
MELENICH KATHRYN LOUISE
4048 FAIRVIEW RD
DULUTH MN 55803

Owner Details

Owner Name ROD KATHRYN L

Payable 2026 Tax Summary

2026 - Net Tax	$2,858.00
2026 - Special Assessments	$34.00
2026 - Total Tax & Special Assessments	**$2,892.00**

Current Tax Due (as of 4/4/2026)

Due May 15		Due October 15		Total Due	
2026 - 1st Half Tax	$1,446.00	2026 - 2nd Half Tax	$1,446.00	2026 - 1st Half Tax Due	$1,446.00
2026 - 1st Half Tax Paid	$0.00	2026 - 2nd Half Tax Paid	$0.00	2026 - 2nd Half Tax Due	$1,446.00
2026 - 1st Half Due	**$1,446.00**	**2026 - 2nd Half Due**	**$1,446.00**	**2026 - Total Due**	**$2,892.00**

Parcel Details

Property Address:	4048 FAIRVIEW RD, RICE LAKE MN
School District:	709
Tax Increment District:	-
Property/Homesteader:	ROD, KATHRYN L

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)	$82,900	$97,600	$180,500	$0	$0	-
233	0 - Non Homestead	$1,400	$41,800	$43,200	$0	$0	-
	Total:	**$84,300**	**$139,400**	**$223,700**	**$0**	**$0**	**2150**

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Land Details

Deeded Acres:	5.00
Waterfront:	-
Water Front Feet:	0.00
Water Code & Desc:	D - DUG 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 (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1909	432	756	U Quality / 0 Ft ²	1S+ - 1+ STORY

Segment	Story	Width	Length	Area	Foundation
BAS	1.7	18	24	432	BASEMENT WITH EXTERIOR ENTRANCE
CW	1	8	18	144	FOUNDATION

Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC
1.0 BATH	2 BEDROOMS	-	0	CENTRAL, GAS

Improvement 2 Details (18x20 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1909	360	360	-	-

Segment	Story	Width	Length	Area	Foundation
BAS	1	18	20	360	FOUNDATION

Improvement 3 Details (LOW Q ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
MULTIPLE STOREAGE BUILDINGS	0	492	492	-	-

Segment	Story	Width	Length	Area	Foundation
BAS	0	8	6	48	POST ON GROUND
BAS	0	8	8	64	POST ON GROUND
BAS	0	20	9	180	POST ON GROUND
BAS	0	20	10	200	POST ON GROUND

Improvement 4 Details (TT)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	288	288	-	-

Segment	Story	Width	Length	Area	Foundation
BAS	0	8	26	208	-
BAS	0	10	8	80	-

Improvement 5 Details (GYM)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
UTILITY	2005	1,728	1,728	-	LT - LT UTILITY

Segment	Story	Width	Length	Area	Foundation
BAS	0	36	48	1,728	FLOATING SLAB

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Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
10/1999	$35,250	131060
08/1995	$0	104931

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	$82,900	$97,600	$180,500	$0	$0	-
	233	$1,400	$41,800	$43,200	$0	$0	-
	Total	**$84,300**	**$139,400**	**$223,700**	**$0**	**$0**	**2,150.00**
2024 Payable 2025	201	$82,300	$97,600	$179,900	$0	$0	-
	233	$1,300	$41,800	$43,100	$0	$0	-
	Total	**$83,600**	**$139,400**	**$223,000**	**$0**	**$0**	**2,142.00**
2023 Payable 2024	201	$77,900	$90,200	$168,100	$0	$0	-
	233	$1,300	$38,600	$39,900	$0	$0	-
	Total	**$79,200**	**$128,800**	**$208,000**	**$0**	**$0**	**2,059.00**
2022 Payable 2023	201	$77,900	$81,400	$159,300	$0	$0	-
	233	$1,300	$34,900	$36,200	$0	$0	-
	Total	**$79,200**	**$116,300**	**$195,500**	**$0**	**$0**	**1,907.00**

Tax Detail History

Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2025	$2,751.00	$29.00	$2,780.00	$69,711	$122,930	$192,641
2024	$2,731.00	$25.00	$2,756.00	$68,953	$116,936	$185,889
2023	$2,691.00	$25.00	$2,716.00	$68,000	$104,597	$172,597

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