

September 19, 2022

City of Saint Paul, City Council Research  
Attn: Marcia Moermond  
15 Kellogg Blvd W Suite 310  
Saint Paul, MN 55102

Re: Repurchase application relating to tax-forfeited property at 824 Como Avenue (26-29-23-12-0047)

Dear Marcia Moermond:

Enclosed please find a repurchase application received from Jeffery William Guertin, fee owner at the time of forfeiture, for the property located at 824 Como Avenue. The property forfeited to the State of Minnesota on August 2, 2022 and is an occupied, residential single-family home. The applicant has explained the circumstances that led to the forfeiture on the attached application. The amount of delinquent taxes owed on the property at the time of forfeiture was \$7,602.73.

The County Board adopted a revised policy on October 24, 2017 regarding a city's review of a repurchase application. The revised policy states that "the affected city will be notified of the pending repurchase at least three weeks before County Board action to consider the request to allow the city to provide comments or concerns about the repurchase, if any." The city is no longer required to provide a recommendation by resolution, however if the city chooses to, it may.

The following documents are enclosed to assist you:

- Copy of Application to Repurchase after Forfeiture
- Map of the parcel

**\* This repurchase application will be heard by the Ramsey County Board on October 25, 2022. Please provide any input or recommendation by 4:30 pm, October 10, 2022. \***

Please send any comments or concerns relevant to this property to the Productive Properties office for final processing. If you have any questions regarding the enclosed documents or require further information, please do not hesitate to contact me at (651) 266-2019 or [Nicholas.hanson1@co.ramsey.mn.us](mailto:Nicholas.hanson1@co.ramsey.mn.us).

Sincerely,

*Nicholas Hanson*

Nicholas J. Hanson, Supervisor  
Ramsey County  
Property Tax, Records & Election Services  
Productive Properties

# Application to Repurchase after Forfeiture

---

PIN: 26-29-23-12-0047

Legal Description: EX BEG AT PT ON NELY L OF AND 2 76/100 INCHES FROM MOST ELY COR OF LOT 2 TH TO SD COR TH SWLY 42 2/10 FT ON SELY L OF SD LOT TH NWLY 1 92/100 INCHES TH NELY TO BEG SD LOT 2

Address: 824 Como Ave, Saint Paul

Forfeiture Date: 08/02/2022

---

I, the undersigned, hereby make application to repurchase the above described parcel of land, located in Ramsey County, from the State of Minnesota, and understand that pursuant to Minnesota Statutes, section 282.241:

- The owner at the time of forfeiture, or the owner's heirs, devisees, or representatives, or any person to whom the right to pay taxes was given by statute, mortgage, or other agreement, may file an application to repurchase any parcel of land claimed by the state to be forfeited to the state for unpaid property taxes, unless sold or conveyed to a third party.
- The property may be repurchased for the sum of all:
  - Cancelled taxes, including all delinquent real property taxes, plus penalties, accrued interest and costs attributable to the taxes.
  - All property taxes plus penalties, interest and costs on those taxes for the taxes payable year following the year of the forfeiture and all subsequent years through the year of repurchase.
  - All delinquent special assessments cancelled at the time of forfeiture, plus penalties, accrued interest and costs attributable to those assessments.
  - Special assessments not levied between the date of forfeiture and the date of repurchase.
  - Any additional costs and interest relating to taxes or assessments accrued between the date of forfeiture and the date of repurchase.
  - Extra costs related to repurchase and recording of deed.
  - As provided for by Minnesota Statutes, Section 282.251.
- A \$250.00 non-refundable administrative service (repurchase) fee, in certified funds, is due at the time the application is submitted plus down payment noted on cost sheet.
- All maintenance costs accrued on the property while under the management of Ramsey County, Tax Forfeited Land, from the date of forfeiture until the adoption of a resolution by the Ramsey County Board of Commissioners, are to be paid by the applicant.
- If Applicant is currently occupying the property they are responsible for its maintenance, security and utility payments throughout the repurchase process.

---

Return application to: Department of Property Tax, Records and Election Services, Attn: Tax Forfeited Lands Section,  
PO Box 64097, St. Paul, MN 55164-0097

# Application to Repurchase after Forfeiture

---

## Contract Terms

Applicant (check which applies)  Requests  Does not Request contract terms as provided for by Minnesota Statutes, Section 282.261 if applicable.

## Well Disclosure Statement

Please check the appropriate box below:

There are one or more wells on this property.  There are no wells on this property.

Well disclosure certificate (WDC) number if applicable: \_\_\_\_\_

## NOTICE PERTAINING TO APPLICATION TO REPURCHASE TAX FORFEITED PROPERTY

In making application to repurchase tax-forfeited property you will be asked to supply information to the Ramsey County Department of Property Tax, Records and Election Services that is considered public data under Minn. Stat. § 13.03, subd. 1. Some of the information may be of a personal nature. That information includes the personal circumstances of the owner(s) that led to the property being forfeited to the State of Minnesota, and could include financial, medical or disability information

This information will be part of the documentation provided to the Ramsey County Board of Commissioners for their review at a public meeting in considering your application to repurchase property. The information you provide will be considered public data.

---

I have read the above NOTICE. With full knowledge of its intended use I have voluntarily provided information as part of the application to repurchase tax-forfeited property and agree to its use solely in supporting my application for repurchase. I understand that the information I have provided in the application will be public information.

The reason or circumstances that led to the forfeiture of the property is (describe hardship):

[REDACTED]

---

Return application to: Department of Property Tax, Records and Election Services, Attn: Tax Forfeited Lands Section,  
PO Box 64097, St. Paul, MN 55164-0097

# Application to Repurchase after Forfeiture

If application is approved, please check the ownership status which applies:

Single ownership     Co-ownership: joint tenancy     Co-ownership: tenancy in common  
 Co-ownership: other

All recorded documents require a marital status of the individual or individuals signing a document. Please indicate your marital status:

- Single  (includes if you are single and unmarried, divorced or widowed)
- Married

Applicant Name: Jeffery William Guertin

Applicant's relationship to the property: Self

Mailing Address: 824 Como Ave.

City, State, Zip: St. Paul, MN 55103

If a Corporation/Company – signor's official title: \_\_\_\_\_

Business type: Corporation:     Limited Liability Company (LLC):     Other:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Phone: (612) 709-3271

E-mail Address: sharithompson@comcast.net

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of September, 2022

by JWG

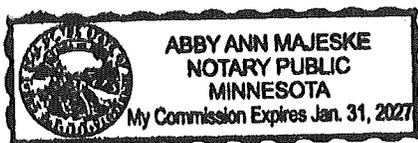
Given under my hand and official seal of this

16<sup>th</sup> day of September, 2022

[Signature]  
Signature of Notary Public

Notary Commissioner Expires 1/31/2027

NOTARY STAMP/ SEAL



Return application to: Department of Property Tax, Records and Election Services, Attn: Tax Forfeited Lands Section,  
PO Box 64097, St. Paul, MN 55164-0097

NOTICE TO CASHIER: BE SURE WATERMARK IS ON REVERSE SIDE BEFORE CASHING

**SPIRE**  
CREDIT UNION  
PO Box 130670  
Roseville, MN 55113-0006

Issued by SPIRE Credit Union  
17-7511/2910

No. 0000556783

**OFFICIAL CHECK**

09/16/22

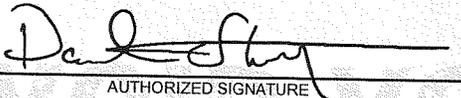
\*\*\* Three Thousand Eighty-Eight Dollars and 00 Cents \*\*\*

\$3,088.00

PAY  
TO THE  
ORDER  
OF

RAMSEY COUNTY

DRAWER: SPIRE CREDIT UNION

  
AUTHORIZED SIGNATURE

MEMO JEFFERY GUERTIN



Security Features Included Details on back