

RECEIVED
NOV 04 2016
CITY CLERK

November 3, 2016

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 a tax-forfeited property at an assigned address on 1549 7th Street E

Dear Marcia Moermond:

Enclosed please find a repurchase application received from James W. Thao, the owner at the time of forfeiture, for the property located at 1549 7th Street E. The property forfeited to the State of Minnesota on August 2, 2016 and is an occupied 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 \$15,072.17.

County Board policy, No. 99-507, adopted on December 21, 1999, allows for "each repurchase application to be referred to the municipality in which the property is located. The municipality will document whether the property is considered a municipal problem based on documented police, building code, illegal activity, or health violations within the past five years. The municipality, by resolution, shall recommend that the County Board approve or deny the repurchase application and return the repurchase application to Ramsey County along with the resolution and documentation of any violations."

The following documents are enclosed to assist you:

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

Please send a certified copy of the city council resolution and all relevant documents to the Tax Forfeited Land 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) 266-2081.

Sincerely,



Kristine A. Kujala, Supervisor
Tax Forfeited Lands

Application to Repurchase after Forfeiture

Pin: 27-29-22-42-0130
 Legal Description: Lots 17 and 18, Block 3 of Denslow's Rearrangement of Lots 5, 6, 7, 8, 9, 10, 11, 12, Block 2, Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, Block 3, and Lot 11, Block 4, Cruickshank's Garden Lots
 Address: 1549 7th Street E, Saint Paul
 Forfeiture Date: August 2, 2016

I 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.
- A \$250.00 administrative service (repurchase) fee, in certified funds, is due at the time the application is submitted.
- 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.
- Applicant will take possession of the property and be responsible for its maintenance and security upon approval of the repurchase by the Ramsey County Board of Commissioners.

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

Please see attached - memo.

Application to Repurchase after Forfeiture

Applicant Name: James W. Thao

Applicant's relationship to the property: owner. (James is the son of Robert Thao)

Mailing Address 1519 E. 7th St

City, State, Zip St. Paul, MN 55106

Signature [Signature] Date 10/07/16

Phone: (651) 651-315-2707

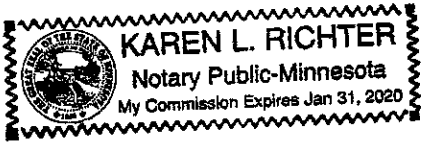
E-mail Address: Jthao051@gmail.com

The foregoing instrument was acknowledged before me this 7 day of October 2016, by James Thao

Given under my hand and official seal of this
7 day of October, 2016
Karen L Richter
Signature of Notary Public

NOTARY STAMP/ SEAL

Notary Commissioner Expires 1/31/2020



October 31, 2016

James W. Thao
1549 7th Street E.
Saint Paul, MN 55106
(218) 221-2112
(651) 315-2707

Department of Property Records and Revenue
Attn: Tax Forfeited Lands Section

To Whom It May Concern;

My name is James W. Thao, my family and I bought the property at 1549 7th Street E. in Saint Paul and we have been living at this property for a little over 5 years now. What caused my family and I to lose this property is the fact that I myself knew nothing of the tax laws. Before I knew it, we were in way over our heads and there was no way that we could get ourselves out of the debt we were in.

Within the last 3 years, my family has been through so much. My parents are currently going through a divorce and my siblings and I are struggling to keep everything together. We cannot afford to lose this house as it is the foundation of our family.

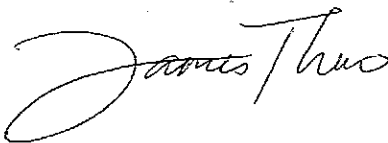
All of the adults in our house including myself are currently employed. I strongly believe that there will be no problem for us to continue to pay the lease agreement and eventually gain back the house that we reside. At this time I would like the State of Minnesota to consider our family values and our sincerity in working with you.

Note: If there are any further questions feel free to contact me on my personal phone listed above. If for whatever reason you are unable to reach me please contact my father Robert Thao at his personal phone (651) 315-2707.

Thank You

Sincerely,

James W. Thao

A handwritten signature in cursive script that reads "James W. Thao". The signature is written in dark ink and is positioned below the typed name.

