

# Ramsey County

## Property Records and Revenue

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Taxpayer Services – Tax Forfeited Lands · PO Box 64097 · Saint Paul, MN 55164-0097

July 15, 2014

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

Re: Eight repurchase applications relating to tax-forfeited properties

Dear Marcia Moermond:

Enclosed please find eight repurchase applications received from Coretta B. Walker-Rinehart, personal representative of the Estate of Lawrence Walker, Sr., for the following properties:

- 675 Aurora Avenue – vacant single family house
- 766 Aurora Avenue – occupied single family house
- 819 Aurora Avenue – occupied duplex
- 823 Aurora Avenue – vacant duplex
- 777 Fuller Avenue – occupied single family house
- 899 Fuller Avenue – occupied single family house
- 840 Thomas Avenue –vacant single family house
- 966 Central Avenue W. – vacant single family house

All of the properties forfeited to the State of Minnesota on August 1, 2013. The owner at the time of forfeiture Lawrence Walker, Sr. is deceased. His daughter, Coretta B. Walker-Rinehart, was recently appointed by the courts to act as personal representative to his estate. Details of the circumstances that led to the forfeiture are explained on each attached application. The total sum of delinquent taxes owed for the eight properties at the time of forfeiture was \$90,719.

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 eight (8) Applications to Repurchase after Forfeiture
- Map of each parcel



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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

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Pin: 35-29-23-13-0040  
Legal Description: Chute Brothers Division No. 14 Addition to the City of St. Paul, Minn., Lot 11  
Address: 840 Thomas Avenue, Saint Paul, MN  
Forfeiture Date: August 1, 2013

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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):

*Both my parents were ill at the time taxes were due. My brother was in charge of all real estate, including the responsibility to pay the taxes. He informed me as late as October 2013 that the property taxes were current. I learned of the status of my parents property, including the family home on May 18, 2014. I have since secured legal counsel to help address the*

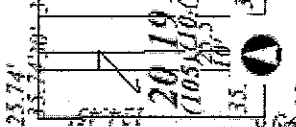
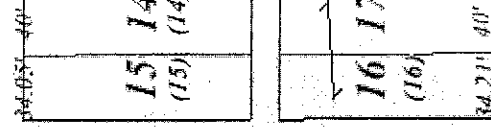
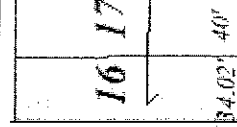
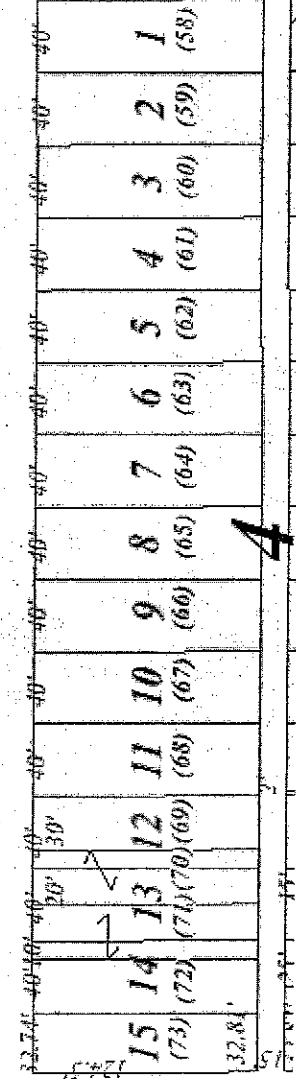
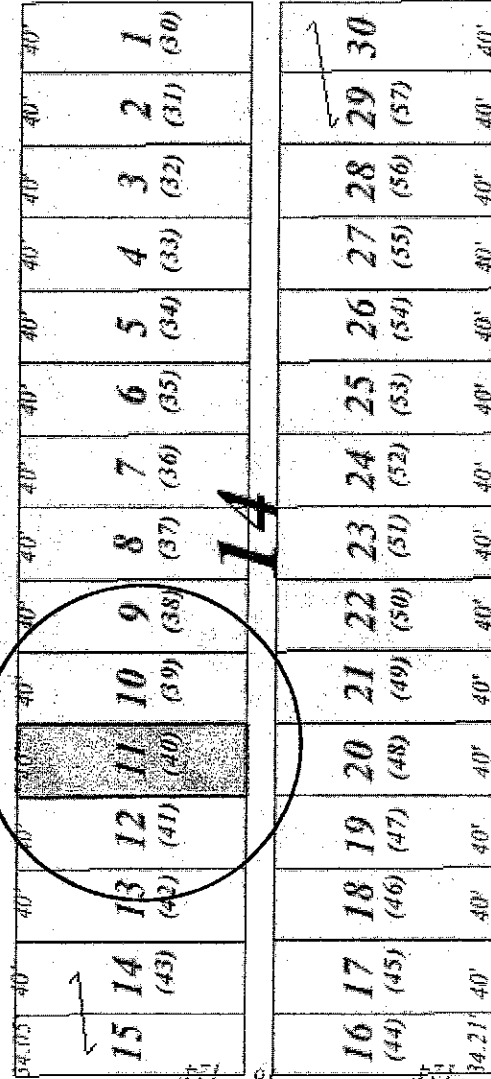
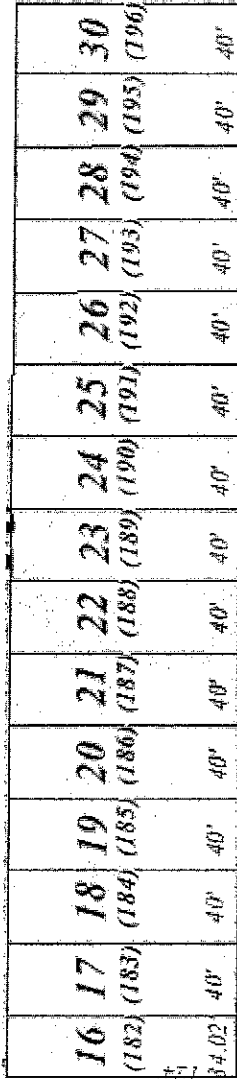
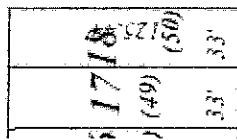
Return application to: Department of Property Records and Revenue, Attn: Tax Forfeited Lands Section,

PO Box 64097, St. Paul, MN 55164-0097

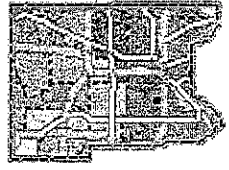
*real estate issues.*



# CD 3 35-29-23-13-0040 840 Thomas Avenue



## Legend



- 1 Schools
- 2 Recreational Centers
- Parcel Points
- Parcel Boundaries
- Parcel Lines
- Land Ties

## Notes

Enter Map Description

204.7 0 102.36 204.7 Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Application to Repurchase after Forfeiture

Applicant Name: Coretta Walker-Rinehart  
Applicant's relationship to the property: Daughter of owners  
Mailing Address 1659 Woodgate Lane  
City, State, Zip Eagan, MN, 55122  
Signature Coretta Walker-Rinehart Date 6/20/14  
Phone: 651-270-9218  
E-mail Address: Coretta.walker@aol.com

The foregoing instrument was acknowledged before me this 20th day of June  
2014, by Coretta Walker-Rinehart

NOTARY STAMP/ SEAL

Given under my hand and official seal of this

20th day of June 2014

Coretta Walker-Rinehart  
Signature of Notary Public

Notary Commissioner Expires 1-31-15

