

353 Larch St

2/9/21

10 AM

January 27, 2021

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 353 Larch Street

Dear Marcia Moermond:

Enclosed please find a repurchase application received from Anthony Costanza on behalf of CMA Investment LLC, the owner at the time of forfeiture, for the property located at 353 Larch Street. The property forfeited to the State of Minnesota on August 3, 2020 and is a commercial structure operating an auto-repair business. 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 \$40,242.02.

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

Please send any comments or concerns relevant to this property 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) 266-2019.

Sincerely,

Nicholas J. Hanson, Supervisor
Tax Forfeited Lands

Application to Repurchase after Forfeiture

PIN: 25.29.23.43.0023
Legal Description: Pacific Addition to Saint Paul, Lot 24, Block 2
Address: 353 Larch Street
Forfeiture Date: August 3, 2020

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):

I experienced significant financial hardship the last couple of years due to family health issues and death. I had planned to get taxes caught up last summer but fell short with COVID shutdowns and lack of business. My income decreased significantly this last year.

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

Property Tax, Records and Election Services

Tax Forfeited Land Repurchase Instructions and Information

Enclosed please find the Application to Repurchase after Forfeiture form and the TFL Repurchase Notice Disclosure form for the property at **353 Larch Street** in **Saint Paul**, PIN: **25.29.23.43.0023**. Here is a brief overview of the process and additional information:

The applicant will need to:

- include a detailed statement as to why the delinquent taxes were not paid which eventually led to the forfeiture of the property.
- provide proof of ownership or interest in the property through a will, deed or other documentation.

A repurchase fee of **\$250.00** is due at the time you submit the completed repurchase application. The fee must be paid in **certified funds payable to RAMSEY COUNTY**. The fee is non-refundable. Repurchase is not an automatic redemption right; you only have the right to file an application.

The repurchase process can be lengthy and can take approximately 4-6 months to complete. The process is as follows: The application is sent to the local municipality for a recommendation. In this case, it would be sent to the **City of Saint Paul**. They will review the property's history of police calls, complaints and code violations as they pertain to the nuisance property ordinance. Once we receive their recommendation, Tax Forfeited Land staff reviews it and makes a Department recommendation based on the City's information and the property history. The Department's recommendation is presented to the County Board. The County Board reviews the facts of the case, the City recommendation and the Department recommendation and renders a decision to either approve or deny the application.

Once your application is scheduled at a county board meeting, you will be notified of the date and time.

The repurchase amount is equal to the sum of the following:

- all delinquent taxes and special assessments
- current cancelled taxes and assessments
- if in next year then next year taxes and assessments
- any additional costs and penalty and interest that were applied to the taxes
- maintenance costs incurred by Ramsey County while under our management
- extra costs related to repurchase and recording fees
- if any final invoices after closing you will be responsible for and will have 30-days to pay and if this is a pay-off deed will be held until paid.

If you have any questions during this process, please contact us at 651-266-2080.

Please email: Colette Votel, Tax Forfeited Land Clerk at Colette.votel@co.ramsey.mn.us or Nicholas Hanson, Supervisor at Nicholas.Hanson1@CO.RAMSEY.MN.US

Mailing Address:

Ramsey County, Property Tax, Records and Election Services
Property Tax Services, Tax Forfeited Land
PO Box 64097
Saint Paul, MN 55164-0097

In person or overnight delivery:

90 Plato Blvd W
Saint Paul, MN 55107-2004

Please complete the following information on how you wish to have your name appear on your documents:

Please Print

Name(s): Anthony Costanzo

Mailing Address: 1638 Concordia Ave

City, State, Zip Code: St. Paul, MN 55104

Phone #: 651-329-6476

Email Address: costanzmtvcc@gmail.com

Please indicate your ownership:

Single Ownership: _____ Pick one: He: _____ She: _____

Joint Tenancy: _____ Tenancy in Common: _____ Other Ownership: _____

Corporation: _____

Partnership: _____

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

All recorded documents require a marital status of the individual or individuals signing a document.

Please indicate your marital status:

Single (Includes unmarried, divorced or widowed)

Single Ownership but Married _____ and Married to _____

Husband and Wife _____

If not married to each other then:

Person A is married to _____

Person B is married to _____

You will need to show proof of identity prior to signing a contract. Forms of acceptable proof are:

A valid driver's license.

A Minnesota ID card.

A witness who knows you and has a valid driver's license.

If you are purchasing a property on behalf of a corporation, you will need to provide us with a copy of your incorporation paperwork and proof of your authority to sign on behalf of the company.

Application to Repurchase after Forfeiture

Applicant Name: Anthony Costanzo
Applicant's relationship to the property: Owner
Mailing Address: 1638 Concordia Ave
City, State, Zip: St. Paul, MN 55104
Signature: [Signature] Date: 1/26/2021
Phone: 651-329-6476
E-mail Address: costanzmtvec@gmail.com
Phone: (651) ~~651~~ - 329-6476
E-mail Address: _____

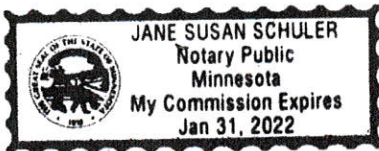
The foregoing instrument was acknowledged before me this 26th day of JANUARY,
2021, by JANE SUSAN SCHULER.

Given under my hand and official seal of this

26th day of JANUARY, 2021

[Signature]
Signature of Notary Public

NOTARY STAMP/ SEAL



Notary Commissioner Expires 1.31.2022

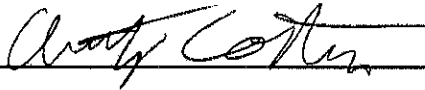
NOTICE PERTAINING TO APPLICATION TO REPURCHASE TAX FORFEITED PROPERTY

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.

Dated: 1/26/2020



Signature

ANTHONY COSTANZO

Printed Name

Ramsey County Tax Forfeited Land
Repurchase Cost Sheet

Property Records and Election Services
Tax Forfeited Land
PO Box 64097
St. Paul, MN 55164-0097

Phone: (651) 266-2070
Fax: (651) 266-2022
E-mail: tff@co.ramsey.mn.us

LOCATION: **353 Larch St** PIN: **25-29-23-43-0023**

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	Full Pay	1/26/2021
Customer Name:	CMA Investment LLC	
Customer ID:	CAR-XXXX	
Statement #:	Cost Sheet Repurchase	
Good through:	1/31/2021	
Total taxes, fees, penalty & Interest due	\$54,532.82	
Cancelled Current Year Specials	\$810.95	
January Interest (.008333)	\$461.17	

Total Base Repurchase Price **\$55,804.94**

Application Fee:	\$250.00
Admin Cost:	\$0.00
State Deed Fee:	\$25.00
Recording SD Fee:	\$46.00
Ag/Con Stamp:	\$5.00
Deed Tax Stamp:	\$189.74
Good through 12/30/2020	\$56,320.68

^{2%}
10% (H) of Base Repurchase Price: **\$11,160.99**

Application Fee:	\$250.00
Admin Cost:	\$0.00
Contract Filing Fee:	\$46.00
Inspection Fee (if required):	

Total due at repurchase: \$11,456.99

Make Check payable to Ramsey County.

Mailing Address:	Overnight Mailing Address:
Property Records and Election Services	90 Plato Blvd W
Attn: Tax Forfeited Lands	Saint Paul, MN 55107
PO BOX 64097	



Overview



Legend

- Tax Parcel
- Ramsey County
- Waterbody
- Parcel Info

Parcel ID<	252923430023	Alternate ID	n/a	Owner	RAMSEY CO TAX FORF
Sec/Twp/Rng	25/029/023	Tax	3A-Commercial/Industrial/Public	Address	LAND
Property	353 LARCH ST	Classification	Utility		STATE OF MN TRUST
Address	ST PAUL	Parcel Area	0.11		EXEMPT
					PO BOX 64097
					ST PAUL MN 55164-0097

Tax Authority Group (TAG) ST PAUL 625 C
 Brief Tax Description Lot 24 Block 2 of PACIFIC ADDITION,TO SAINT PAUL
 LOT 24 BLK 2
 (Note: Not to be used on legal documents)

Date created: 10/20/2020
 Last Data Uploaded: 10/20/2020 7:03:23 AM



AUTO BODY 246
REPAIR 1977
353 LARCH

