RLH OA 14-16

Ramsey County
Property Records and Revenue

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

Pin:	35-29-23-42-0026
Legal Description:	Chute Brothers Division No. 16 Addition to the City of St. Paul, Minn., Lot 26
Address:	819 Aurora Avenue, Saint Paul, MN
Forfeiture Date:	August 1, 2013

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.

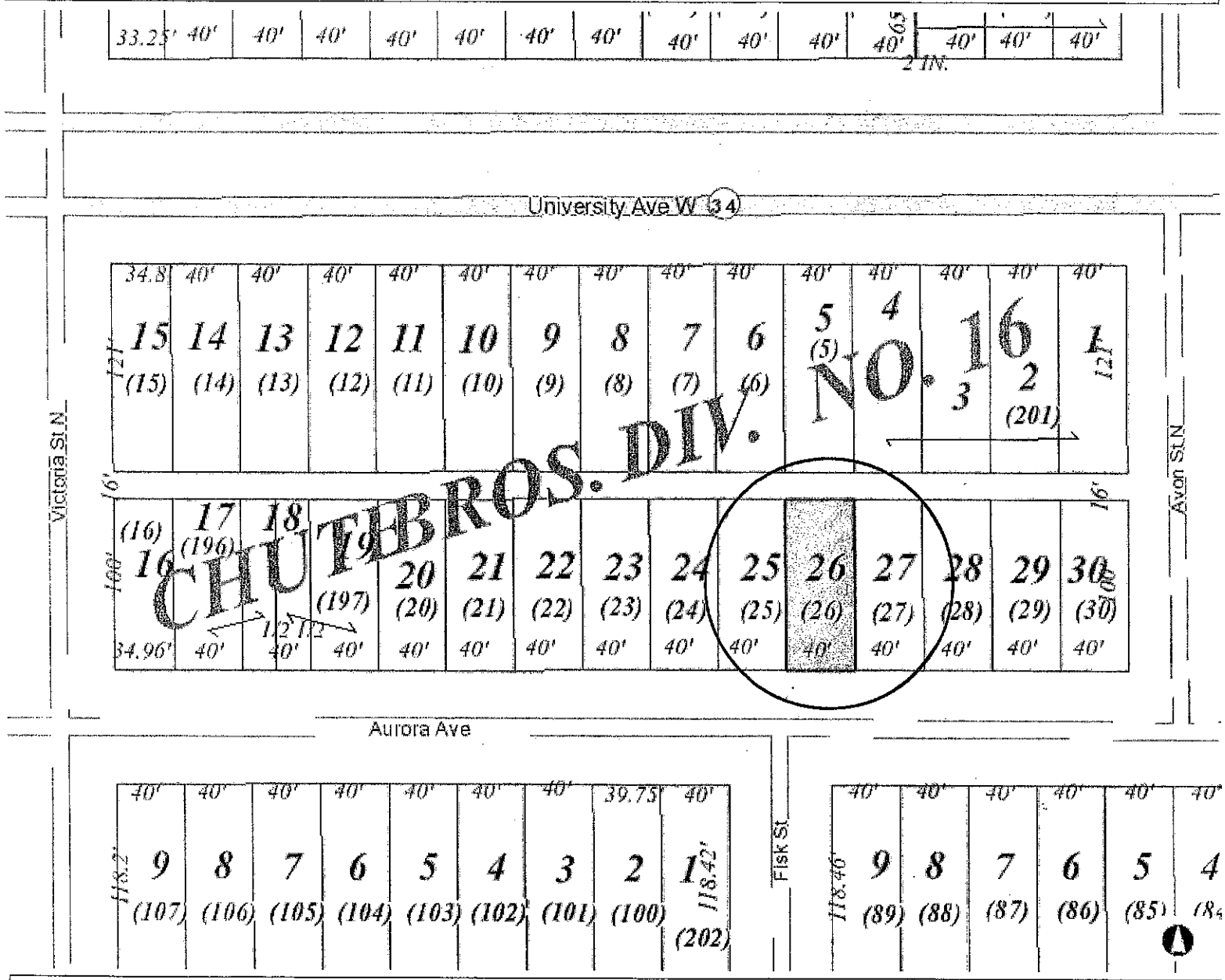
The reason or circumstances that led to the forfeiture of the property is (describe hardship):

Both my parents were ill at the time taxes were due. My brother was in charge of all the 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 18th 2014. I have since secured legal council to help address the issues.

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

MapRamsey

CD 4 35-29-23-42-0026 819 Aurora Avenue



Legend

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

Notes

Enter Map Description

169.7 0 84.83 169.7 Feet

NAD_1983_HARN_Adj_MN_Ramsey_Feet

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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 16659 Woodgate lane

City, State, Zip Eagan, MN 55122

Signature [signature] 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.

Given under my hand and official seal of this 20th day of June 2014

NOTARY STAMP/ SEAL

[signature]
Signature of Notary Public

Notary Commissioner Expires 1-31-15

COLETTE F. VOTEL
Notary Public-Minnesota
My Commission Expires Jan 31, 2015

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