

December 6, 2019

RECEIVED
DEC 06 2019
CITY CLERK

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 1889 Fairmount Avenue

Dear Marcia Moermond:

Enclosed please find a repurchase application received from Daniel F. Dahlin, heir to the Estate of Helen V. Dahlin, the owner at the time of forfeiture, for the property located at 1889 Fairmount Avenue. The property forfeited to the State of Minnesota on August 3, 2019 and is an occupied single-family house. 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 \$46,264.90.

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) 266-2081.

Sincerely,



Kristine A. Kujala, Supervisor
Tax Forfeited Lands

Application to Repurchase after Forfeiture

PIN: 04-28-23-34-0021
Legal Description: Lot 23, Block 2, Underwood's First Addition to the City of St. Paul
Address: 1889 Fairmount Avenue
Forfeiture Date: August 20, 2017

I, **Daniel F. Dahlin, Heir to the Estate of Helen V. Dahlin**, 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:
 - o Cancelled taxes, including all delinquent real property taxes, plus penalties, accrued interest and costs attributable to the taxes.
 - o 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.
 - o All delinquent special assessments cancelled at the time of forfeiture, plus penalties, accrued interest and costs attributable to those assessments.
 - o Special assessments not levied between the date of forfeiture and the date of repurchase.
 - o Any additional costs and interest relating to taxes or assessments accrued between the date of forfeiture and the date of repurchase.
 - o 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):

SEE ATTACHED FOR HARDSHIP ISSUES

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

Application to Repurchase after Forfeiture

Applicant Name: Helen V. Dahlin, Fee owner, Deceased 1-15-1998 and the Estate of Helen V. Dahlin, to be Established prior to closing)

Applicant's relationship to the property: Helen V. Dahlin, and the Estate of Helen V. Dahlin, Fee Owner, subject to a certain unpaid contract for Deed, Dated December 31, 1986 (See Attached).

Mailing Address Dan Dahlin, Heir To the Estate of Helen V. Dahlin

c/o Patrick J. Shaughnessy, CPA, 5101 Olson Memorial Highway, Suite 5000

City, State, Zip: Minneapolis, MN 55422

Signature: *Daniel Dahlin*

Daniel F. Dahlin, Heir To the Estate of Helen V. Dahlin

c/o Patrick J. Shaughnessy, CPA
5101 Olson Memorial Highway, Suite 5000
Minneapolis, MN 55422

Date: 11/07/2019

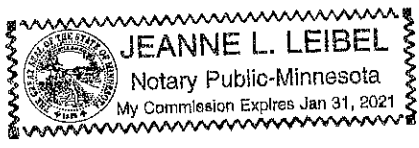
Phone: 612-508-1803 _____

E-mail Address: _____ cpa5112@aol.com

The foregoing instrument was acknowledged before me this 7th day of November
2019, by Daniel Dahlin " heir

Given under my hand and official seal of this
7th day of November, 2019

NOTARY STAMP/SEAL



Jeanne Leibel
Signature of Notary Public
1/31/21
Notary Commissioner Expires

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

APPLICATION TO REPURCHASE AFTER FORFEIGHT
HARDSHIP ISSUES

November 6, 2019

Helen V, Dahlin and or the Estate of Helen V.Dahlin (PROPOSED)
c/o Patrick J. Shaughnessy, CPA
5101 Olson Memorial Highway - Suite 5000
Minneapolis, MN 55422

RE: Residence Located at 1889 Fairmount Ave, St. Paul, MN 55105-1539
Parcel Identification # 04.28.23.34.0021

Attached are the financial and health issues which lead up to the tax forfeiture of the owner
Daniel F. Dahlin, of the property on August 20, 2019

FINANCIAL AND HEALTH ISSUES for Daniel F. Dahlin

A business failure, which closed in May 2018, after 26 year of operations along with on going health issues.



CD 4 PIN: 04-28-23-34-0021 1889 Fairmount Avenue

Goodrich Avenue

46.55	2
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44.51	50	50	50	50	50	50	50	50	50	50	50	50	50
12 (11)	11 (10)	10 (9)	9 (8)	8 (7)	7 (6)	6 (5)	5 (4)	4 (3)	3 (2)	2 (1)	1 (0)	24	25
122.94	27.15											22	21

46.44	3
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44.5	50	50	50	50	50	50	50	50	50	50	50	50	50
13 (12)	14 (13)	15 (14)	16 (15)	17 (16)	18 (17)	19 (18)	20 (19)	21 (20)	22 (21)	23 (22)	24 (23)	25	26
122.98												20	19

46.44	1
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44.5	50	50	50	50	50	50	50	50	50	50	50	50	50
12 (56)	11 (55)	10 (54)	9 (53)	8 (52)	7 (51)	6 (50)	5 (49)	4 (48)	3 (47)	2 (46)	1 (45)	24	25
124.45												20	19

46.33	3
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44.5	50	50	50	50	50	50	50	50	50	50	50	50	50
13 (200)	14 (201)	15 (202)	16 (203)	17 (204)	18 (205)	19 (206)	20 (207)	21 (208)	22 (209)	23 (210)	24 (211)	25	26
124.45												20	19

48.60	50	50	50	50	50	50	50
12 (33)	11 (32)	10 (31)	9 (30)	8 (29)	7 (28)	6 (27)	5 (26)
123.17							20

50	50	50	50	50	50	50	50
13 (34)	14 (35)	15 (36)	16 (37)	17 (38)	18 (39)	19 (40)	20 (41)
123.17							20

50	50	50	50	50	50	50	50
12 (78)	11 (77)	10 (76)	9 (75)	8 (74)	7 (73)	6 (72)	5 (71)
124.67							20

44.10	50	50	50	50	50	50	50
13 (79)	14 (80)	15 (81)	16 (82)	17 (83)	18 (84)	19 (85)	20 (86)
124.67							20

Fairmount Avenue

Elliott Avenue

Pratt Avenue South

Howell Street

UNDERWOODS