

View Summary for Completed eCRV ID 1647781 1647781

County: Ramsey Auditor ID:

Submit Date: 05/14/2024 10:38 AM Accept Date: 06/04/2024 1:24 PM

Buyers Information

Person name: **Thi Thu Ha Phan**
Address: **923 Burr Street, Saint Paul, MN 55130 United States**
Foreign address: **No**
Phone number: **(651) 399-7002**
Email:

*** MN Revenue does not display SSN/Tax ID fields due to privacy. ***

Sellers Information

Organization name: **Trikin Ventures LLC, a Wisconsin Limited Liability Company**
Address: **430 Whispering Pines Road, Hudson, WI 54016 United States**
Foreign address: **No**
Phone number: **(651) 246-5070**
Email:

*** MN Revenue does not display SSN/Tax ID fields due to privacy. ***

Property Information

County: **Ramsey**
Legal description: **Lot 7, Block 6, Edmund Rice's First Addition to Saint Paul, according to the recorded plat thereof, Ramsey County, Minnesota. Abstract property**
Deeded acres:
Will use as primary residence: **No**
What is included in the sale: **Land only**
New construction: **No**

Property Location(s)

Property location: **875 Clark Street, St. Paul, 55130**

Preliminary Parcel IDs

Parcels to be split or combined: **No**
Primary parcel ID: **292922320085**

Additional parcel ID(s):

Use(s)

Planned use: **Unimproved/Vacant Land / Rural/vacant**

Primary use:	Yes
Prior use:	Unimproved/Vacant Land / Rural/vacant

Sales Agreement Information

Deed Type:	Warranty Deed
Date of Deed or Contract:	04/12/2024
Purchase amount:	\$20,000.00
Downpayment amount:	\$20,000.00
Seller-paid points:	\$0.00
Delinquent Special Assessments and Delinquent Taxes Paid by Buyer:	\$0.00
Financing type:	Cash

Personal Property

Personal property included:	No
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Sales Agreement Questions

Buyer leased before sale:	No	Lease option to buy:	No
Seller leased after sale:	No	Minimum rental income guaranteed:	No
Partial interest indicator:	No	Contract payoff or deed resale:	No
Received in trade:	No	Like exchange (IRS section 1031):	No
Purchase over two years old:	No		

Supplementary Information

Buyer paid appraisal:	No	Appraisal value:	\$0.00
Seller paid appraisal:	No	Appraisal value:	\$0.00
Buyer and seller related:	No	Organization tax exempt:	No
Government sale:	No	Foreclosed, condemned or legal proceedings:	No
Gift or inheritance:	No	Name change:	No
Buyer owns adjacent property:	No		
Public promotion:	No		
Comment on public promotion:	Through a mutual friend.		
Significant different price paid:	No		
Comment on price difference:			

Submitter Information

Submit date:	05/14/2024 10:38:31 AM
Submitter:	Camille Lund
Organization:	TitleSmart, Inc
Email:	camille@title-smart.com
Phone number:	(651) 779-3075
Comments:	

Terms Accepted by the Submitter:

I declare under penalty of law that I have examined the information entered and submitted on this form, and, based on what I know and believe to be true, the information entered on this form is complete and correct.

County Data InformationCounty ID: **62**Deed type code: **Warranty Deed**

Deed document ID:

Sales agreement net amount: **\$20,000.00***Sales Price Adjustment(s)**Property Attributes*

Year structure built:

Parcel new construction percent:

Gross Building Area:

Deeded acres:

Parcel water influence: **None**

Neighborhood code:

Exempt wetland: **No**Exempt native prairie: **No***Property Type(s)*Property Group: **Residential**

Property Type:

Primary type: **Yes**Exempt: **No**Contributing parcels: **1***County Assessment*Land value: **\$8,500.00**Assessment Year: **2024**Building value: **\$0.00**Total market value: **\$8,500.00***County Recommendation for County Study*Good for study: **No**Reject reason-1: **02 - Relative Sale***County Recommendation for State Study*Good for study: **No**Reject reason-1: **02 - Relative Sale***Final Parcels*

(primary parcel listed first)

Parcel ID: **292922320085**

Seq:

Jurisdiction: **St. Paul**SD: **St. Paul**

CER:

CPI: