

View Summary for Completed eCRV ID 1757898 1757898**County: Ramsey Auditor ID:***Submit Date: 07/24/2025 9:41 AM Accept Date: 07/28/2025 11:53 AM***Buyers Information**

Person name: **Han Van Phan**
Address: **2204 MCAFEE CIRCLE, MAPLEWOOD, MN 55109 United States**
Foreign address: **No**
Phone number: **(612) 644-3866**
Email: **vpbuildco@gmail.com**
***** MN Revenue does not display SSN/Tax ID fields due to privacy. *****

Sellers Information

Person name: **Thi Thu Ha Phan**
Address: **923 Burr St N, Saint Paul, MN 55130 United States**
Foreign address: **No**
Phone number: **(763) 923-9731**
Email: **phan.tibibo@gmail.com**
***** MN Revenue does not display SSN/Tax ID fields due to privacy. *****

Property Information

County: **Ramsey**
Legal description: **Parcel ID 292922320085 VACANT LAND at 875 CLARK ST ST PAUL MN 55130-4212 with a total gross area of 0.1515 Acres (50'*132') Lot 7, Block 6, Edmund Rice's First Addition to St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota. Abstract property**

Deeded acres:
Will use as primary residence: **Yes**
What is included in the sale: **Land only**
New construction: **No**

Property Location(s)

Property location: **875 CLARK ST, 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:	05/09/2025
Purchase amount:	\$21,000.00
Downpayment amount:	\$0.00
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:	Yes	Organization tax exempt:	No
Buyer and seller relationship:			
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:	Family		
Significant different price paid:	No		
Comment on price difference:			

Submitter Information

Submit date:	07/24/2025 9:41:27 AM
Submitter:	Han Phan
Organization:	

Email: **vpbuildco@gmail.com**
Phone number: **(612) 644-3866**
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 Information

County ID: **62**
Deed type code: **Warranty Deed**
Deed document ID:
Sales agreement net amount: **\$21,000.00**

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: **\$25,000.00** Assessment Year: **2025**
Building value: **\$0.00**
Total market value: **\$25,000.00**

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: