

View Summary for Completed eCRV ID 876407 876407

County: Ramsey Auditor ID:

Submit Date: 10/01/2018 12:36 PM Accept Date: 10/08/2018 10:26 AM

Buyers Information

Organization name:

City of Maplewood

Address:

1830 Co. Rd B East, Maplewood, MN 55109 US

Foreign address: **No**

Phone number: **6512492330** Email:

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

Sellers Information

Organization name:

ERS Development, LLC

Address:

12 Overholt Pass, Edina, MN 55439 US

Foreign address: **No**

Phone number: **6127101750** Email:

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

Property Information

County: **Ramsey**

Legal description:

Lots 13, 14, 15, 16, 17, 18 and 19 except the North 15 feet of Lot 19, Block 11, Gladstone, together with that part of the vacated alley adjacent thereto which accrued thereto by reason of vacation thereof, Ramsey County, Minnesota.

Deeded acres:

Will use as primary residence: **No**

What is included in the sale: **Land only**

New construction: **No**

Property Location(s)

Property location: **1375 Frost Ave, Maplewood, 55109**

Preliminary Parcel IDs

Parcels to be split or combined: **No**

Primary parcel ID: **152922230023**

Additional parcel ID(s):

152922230024, 152922230094

Use(s)

Planned use:

Unimproved/Vacant Land / Commercial

Primary use: **Yes**

Prior use:

Other/Special Use / Unspecified/Other

Rental buildings: **0** Rental units: **0**

Prior Use - Explanation: **Bldg vacant and in poor condition since 2004**

Sales Agreement Information

Deed Type: **Warranty Deed**
Date of Deed or Contract: **10/02/2018**
Purchase amount: **\$275,000.00**
Downpayment amount: **\$275,000.00**
Seller-paid amount: **\$0.00**
Delinquent Special Assessments and Delinquent Taxes Paid by Buyer: **\$0.00**
Financing type: **Cash**

Personal Property

Personal property included: **No**

Sales Agreement Questions

Buyer leased before sale: **No** Lease option to buy:
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: **Yes**
Significant different price paid: **No**
Comment on price difference:

Submitter Information

Submit date: **10/01/2018 12:36:12 PM**
Submitter: **Alyse Serres**
Organization:
Email: **a.serres@dcatitle.com**
Phone number: **6514554600**
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: **\$275,000.00**

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: **Commercial**
Property Type:
Primary type: **Yes** Exempt: **No**
Contributing parcels: **3**

County Assessment

Land value: **\$210,700.00** Assessment Year: **2018**
Building value: **\$51,400.00**

Total market value: **\$262,100.00**

County Recommendation for County Study

Good for study: **Yes**

County Recommendation for State Study

Good for study: **No**
Reject reason-1: **03b - Government Agency Sale**

Final Parcels

(primary parcel listed first)

Parcel ID:	152922230023	Seq:	
Jurisdiction:	Maplewood	SD:	North St. Paul-Maplewood
CER:	CPI:		
Parcel ID:	152922230024	Seq:	
Jurisdiction:	Maplewood	SD:	North St. Paul-Maplewood
CER:	CPI:		
Parcel ID:	152922230094	Seq:	
Jurisdiction:	Maplewood	SD:	North St. Paul-Maplewood
CER:	CPI:		