

View Summary for Completed eCRV ID 964519 964519

County: Ramsey Auditor ID:

Submit Date: 06/11/2019 11:42 AM Accept Date: 07/11/2019 9:35 AM

Buyers Information

Organization name:

City of Maplewood

Address:

1830 County Road B East, Maplewood, MN 55109 United States

Foreign address: **No**

Phone number: **(651) 249-2055** Email:

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

Sellers Information

Organization name:

Maplewood Lodge No. 963, Loyal Order of Moose, Incorporated

Address:

2724 Gerald Avenue North, St. Paul, MN 55109 United States

Foreign address: **No**

Phone number: **(630) 966-2223** Email:

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

Property Information

County: **Ramsey**

Legal description:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 23, 24, 25 and 26, Block 2, Gladstone, Ramsey County, Minnesota. Together with that part of the adjacent vacated street that accrued thereto by reason of the vacation thereof.

Deeded acres: **2.12**

Will use as primary residence: **No**

What is included in the sale: **Land and Buildings**

New construction: **No**

Property Location(s)

Property location: **1946 English Street North, Maplewood, 55109**

Preliminary Parcel IDs

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

Primary parcel ID: **152922230051**

Additional parcel ID(s):

152922230100, 152922230052

Use(s)

Planned use:

Unimproved/Vacant Land / Rural/vacant

Primary use: **Yes**

Prior use:

Restaurants/Bars/Clubs / Banquet hall

Sales Agreement Information

Deed Type: **Warranty Deed**
Date of Deed or Contract: **05/29/2019**
Purchase amount: **\$900,000.00**
Downpayment amount: **\$0.00**
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: **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: **Yes**
Government sale: **Yes** 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: **06/11/2019 11:42:49 AM**
Submitter: **Dennis Unger**
Organization:
Email: **jfuchs@landtitleinc.com**
Phone number: **(651) 380-1900**
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: **\$1,000,000.00**

Sales Price Adjustment(s)

Sales adjustment amount: **\$100,000.00** Sales adjustment code: **HANDADJ**

Sales adjustment notes:

Assessor's estimated cost to raze the structure is 22,104 SF x \$4.50/SF = \$99,468, rounded to \$100,000. This amount is added to the base purchase price of \$900,000, totaling \$1,000,000.

Property Attributes

Year structure built: **1964** Parcel new construction percent:

Gross Building Area: **22104** Deeded acres: **2.12**

Parcel water influence: **None**

Neighborhood code:

Exempt wetland: **No**

Exempt native prairie: **No**

Property Type(s)

Property Group: **Commercial**

Property Type: **Commercial**

Primary type: **Yes** Exempt: **No**

Contributing parcels: **3**

County Assessment

Land value: **\$548,400.00** Assessment Year: **2019**

Building value: **\$304,300.00**

Total market value: **\$852,700.00**

County Recommendation for County Study

Good for study: **Yes**

County Recommendation for State Study

Good for study: **No**

Reject reason-1: **03a - Exempt Party Sale**

Final Parcels

(primary parcel listed first)

Parcel ID: **152922230051** Seq:

Jurisdiction: **Maplewood** SD: **North St. Paul-Maplewood**

CER: **CPI:**

Parcel ID: **152922230052** Seq:

Jurisdiction: **Maplewood** SD: **North St. Paul-Maplewood**

CER: **CPI:**

Parcel ID:	152922230100	Seq:	
Jurisdiction:	Maplewood	SD:	North St. Paul-Maplewood
CER:	CPI:		