

MEETING NOTICE

Tax-Forfeited Land Classification Public Meeting

Tuesday, March 07, 2017

10:30AM

Commissioner Room, Government Center

315 10th Street, Worthington, MN

Agenda

1. Classify Parcels as Non-conservation/Conservation
2. Approve for Sale at Public/Non-Public Auction
 - a. City interest in acquisition of any properties
 - b. Parcels to sell at Public Auction
 - c. Parcels to sell at Non-Public Auction through sealed bids
3. Set Basic Sale Price of Parcels
 - a. Assessments before Forfeiture
 - b. Assessments after Forfeiture
4. Set Terms of Auction
 - a. Addition – Bidder guideline
5. Set Date for Public Sale
 - a. Resolution

2017 LIST OF TAX-FORFEITED LAND FOR PUBLIC SALE

| MUNICIPALITY/ADDRESS | PID | | VALUE | ASSESSMENTS BEFORE FORFEITURE |
|--|----------------------------------|------|----------|-------------------------------------|
| BIGELOW TOWNSHIP Sec 10, Twp 101, Range 40, .47 Acre Tract in Gov't Lot 4 Lying SW'ly of Lot 7, Block 2 of Ocheda Heights Addition Specials After Forfeiture: Basic Sale Price: | 01-0073-600 | LAND | \$300.00 | \$0.00 |
| | | | \$1.00 | |
| CITY OF ADRIAN Lot 8, Block 3 Specials After Forfeiture: Basic Sale Price: | 21-0029-000 115 Maine Ave | LAND | \$1,300 | \$0.00 |
| | | DEMO | \$58,570 | |
| | | | \$1.00 | |
| CITY OF ADRIAN South 10' of Lot 2, all of Lot 3 & North 1/2 of Lot 4 Block 23, First Addition Specials After Forfeiture: Basic Sale Price: | 21-0199-000 509 Maine Ave | LAND | \$8,200 | \$656.55 |
| | | DEMO | \$12,750 | |
| | | | \$1.00 | |
| CITY OF ELLSWORTH Lot 4, Block 4, Original Plat City of Ellsworth Specials After Forfeiture: Basic Sale Price: | 25-0014-000 105 S Chestnut St | LAND | \$1,500 | \$0.00 |
| | | DEMO | \$6,000 | |
| | | | \$1.00 | |
| CITY OF ELLSWORTH Lot 2, Block 6 Specials After Forfeiture: Basic Sale Price: | 25-0028-000 203 Walnut St | LAND | \$1,500 | \$0.00 |
| | | DEMO | \$11,850 | |
| | | | \$1.00 | |
| CITY OF ELLSWORTH N 1/2 of Lot 14 and all of Lot 15, Block 11 Specials After Forfeiture: Basic Sale Price: | 25-0069-000 308 S Walnut St | LAND | \$2,300 | \$0.00 |
| | | DEMO | \$12,750 | |
| | | | \$1.00 | |

| MUNICIPALITY/ADDRESS | PID | | VALUE | ASSESSMENTS BEFORE FORFEITURE |
|---|---------------------------------|------------------|---|-------------------------------|
| CITY OF ROUND LAKE Lot 1 Except South 4', Block 16, Tripp's Addition Specials After Forfeiture: Basic Sale Price: | 28-0259-000 401 Harrison St | LAND DEMO | \$3,400 \$9,000 \$1.00 | \$0.00 |
| CITY OF RUSHMORE Lot 10, Block 12, Original Plat Specials After Forfeiture: Basic Sale Price: | 29-0087-000 304 N Bishop Ave | LAND DEMO | \$1,600 \$12,750 \$1.00 | \$80.00 |
| CITY OF WORTHINGTON Lot 3, Block 3, Moulton's Resurvey of Clarys Addition Specials After Forfeiture: County Snow Removal/Lawn Mowing (as of 12-28-16) City noxious weed removal (10-12-15) Basic Sale Price: | 31-2658-000 1615 Okabena St | LAND DEMO | \$18,000 \$2,272 \$265 \$12,750 \$1.00 | \$2,315.84 |

E/Beth/Forfeitures/Published List of Forfeited Properties 2017 - Nobles Cty

RESOLUTION 201717

TERMS FOR THE SALE OF TAX-FORFEITED LAND IN NOBLES COUNTY

Bidders – Prospective Purchasers:

All bidders – prospective purchasers that own real property located in Nobles County that have delinquent property taxes or have had a contract for purchase of tax-forfeited lands cancelled in the past five years are ineligible to participate in the public auction or direct purchases.

Public Sales: Basic Sale Price

All parcels offered at public auction will be sold to the highest bidder. The minimum bid acceptable is the basic sale price that is shown on the list of tax-forfeited land. The basic sale price is equal to \$1.00 plus any extra charges for special assessments levied after forfeiture and for hazardous waste control.

Extra Fees and Costs: In Addition to the Basic Sale Price

A 3% surcharge for the state assurance account will be collected at the time of the sale. The following extra fees will be collected when the basic sale price is paid in full: a state deed fee of \$25.00, a deed filing fee of \$46.00, a state deed tax equal to the greater of \$1.65 or 0.33% of the sale price, a \$50.00 Well Disclosure Certificate if applicable, and any county administrative costs.

Payment Terms: Cash

Full payment at time of sale.

Special Assessments: Levied Before and After Forfeiture

The balance of any special assessments that were levied before forfeiture and canceled at forfeiture are not included in the basic sale price and may be reassessed by the municipality. These special assessments are shown on the list of tax-forfeited land under the column entitled "Assessments Before Forfeiture."

Any special assessments that were levied after forfeiture and certified to the county auditor have been added to the appraised value and must be paid by the purchaser as part of the basic sale price. These special assessments are shown on the list of tax-forfeited land with a special line entitled "Specials After Forfeiture."

Conditions: Restrictions on the Use of the Properties

Sales are subject to the following restrictions on the use of the properties:

- (1) existing leases,
- (2) easements obtained by a governmental subdivision or state agency for a public purpose,
- (3) building codes and zoning laws,
- (4) all sales are final with no refunds or exchanges allowed,
- (5) the appraised value does not represent a basis for future taxes, and
- (6) demolition is subject to Pollution Control Agency rules and regulations.

Private Sales: Parcels Not Sold at Public Auction

Any parcel not sold at a public sale may be purchased after the public sale by paying the basic sale price. The basic sale price cannot be changed until the parcel is reappraised, republished, and again offered at a later public sale.

Title: Proof of Ownership

The buyer will receive a receipt at the time of the sale. The Department of Revenue will issue a state quitclaim deed after full payment is made. A state deed has the characteristics of a patent from the State of Minnesota. However services of an attorney may be necessary to make the title marketable

Adopted this _____(Date)

Board Chair:_____

Attest:_____