

## **RESOLUTION**

Approving the Sale and Transfer of Real Property to Mary L. Larson

WHEREAS, the School Board by Resolution B-12-15-3322 authorized the sale of a portion of the Rockridge School property; and

WHEREAS, the title review relating to that sale has identified a title condition where a structure has been constructed on District property prior to the construction of the school building; and

WHEREAS, to remove the title concern the buyers, Charles E. Erickson and Katie E. Beeman have agreed by amendment to the purchase agreement to exclude land more specifically described on Exhibit A; therefore

BE IT RESOLVED, the School Board hereby authorizes the sale and transfer by Quit Claim Deed the property described on Exhibit A, to Mary L. Larson of 4853 Glendale Street, Duluth , MN 55804 (Buyer) for the amount of \$1 (One Dollar); and

BE IT FURTHER RESOLVED, the School Board hereby authorizes Administration to work with legal counsel to draft the Deed and hereby authorizes the School Board Chair Person to execute said deed with the cost of recording paid by the buyer.

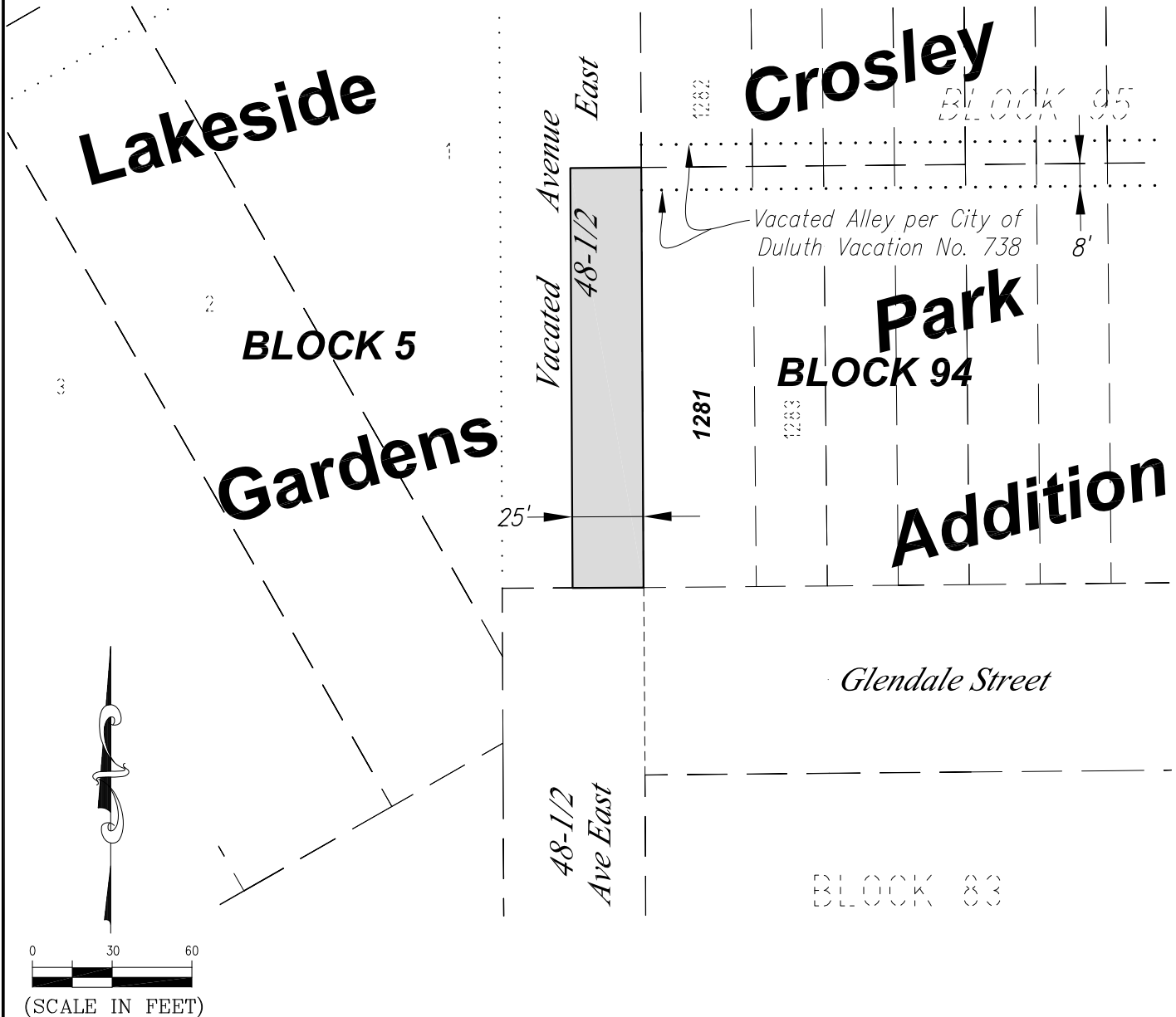
***DRAFT 03/07/16***

# EXHIBIT A

## LEGAL DESCRIPTION:

The easterly Twenty-five (25) feet of vacated 48-1/2 Avenue East, LAKESIDE GARDENS adjacent to Lot 1281, Block 94, CROSLEY PARK ADDITION TO DULUTH including that portion of the easterly Twenty-five (25) feet of vacated 48-1/2 Avenue East, LAKESIDE GARDENS adjacent to the southerly Eight (8) feet of vacated alley appurtenant to said Lot 1281, Block 94, CROSLEY PARK ADDITION TO DULUTH.

Subject to existing easements of record, if any.



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Print Name: Paul A. Vogel

License # 44075

Signature: [Signature]

Date: 02/18/2016

DATE PREPARED: 2/18/16

PROJ NO: 140342

FILE: 140342vEXHIB

SHEET 1 of 1 SHEETS



PERFORMANCE  
DRIVEN DESIGN.

LHBcorp.com

21 W. Superior St., Ste. 500 | Duluth, MN 55802 | 218.727.8446



# District Property Sale to Erickson & Beeman

Vacated 48 1/2 Ave East

# District Property to Deed to Larson 4853 Glendale

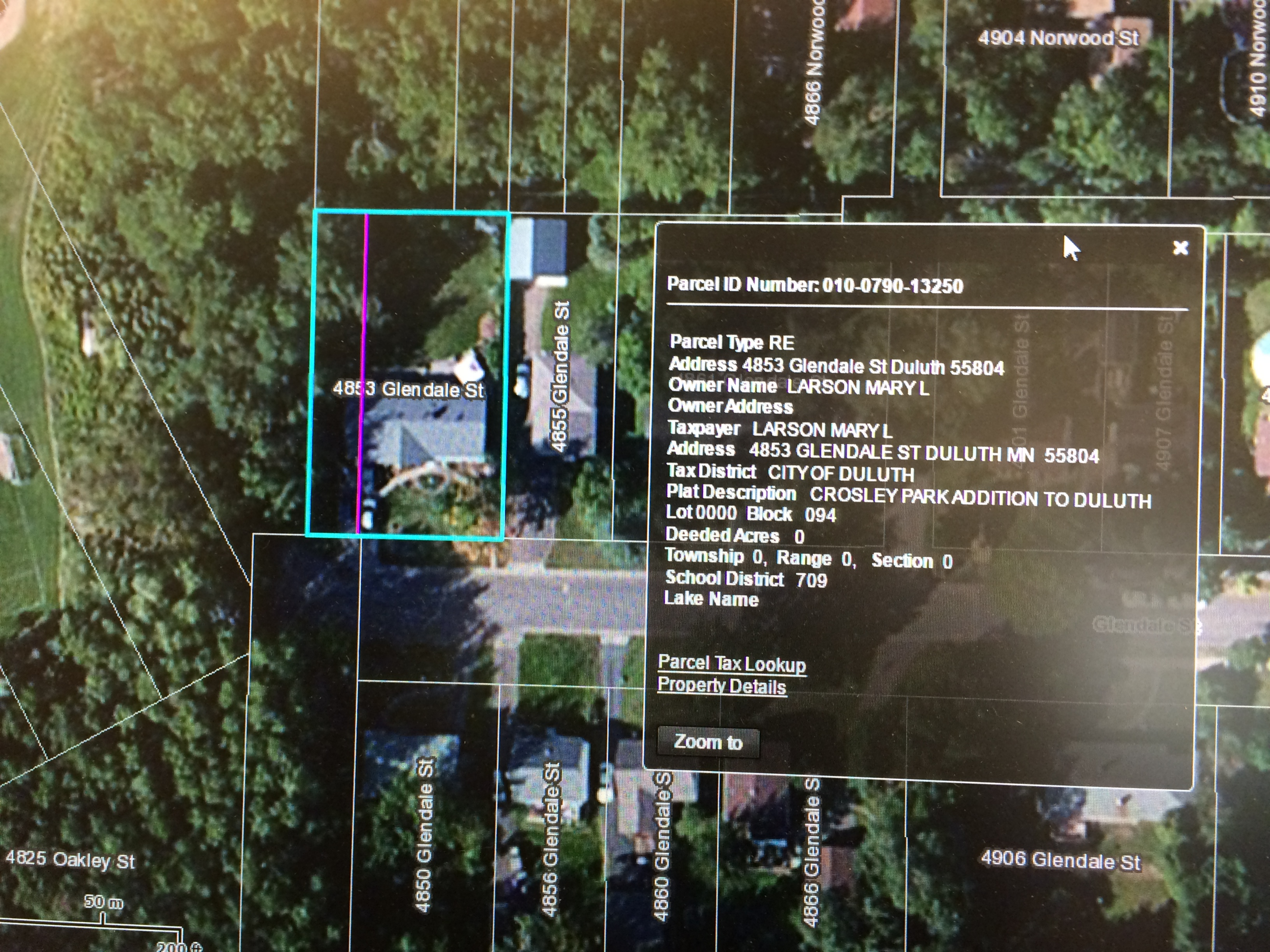


Note: Garage on District Property

4853 Glendale St

4855 Glendale St





4853 Glendale St

4855 Glendale St

**Parcel ID Number: 010-0790-13250**

**Parcel Type** RE

**Address** 4853 Glendale St Duluth 55804

**Owner Name** LARSON MARY L

**Owner Address**

**Taxpayer** LARSON MARY L

**Address** 4853 GLENDALE ST DULUTH MN 55804

**Tax District** CITY OF DULUTH

**Plat Description** CROSLEY PARK ADDITION TO DULUTH

**Lot 0000 Block** 094

**Deeded Acres** 0

**Township** 0, **Range** 0, **Section** 0

**School District** 709

**Lake Name**

[Parcel Tax Lookup](#)

[Property Details](#)

[Zoom to](#)

4825 Oakley St

50 m

200 ft

4850 Glendale St

4856 Glendale St

4860 Glendale St

4866 Glendale St

4906 Glendale St

4904 Norwood St

4866 Norwood St

4910 Norwood St





# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 3/7/2016 12:33:14 PM

Building 1 Details								
Building Type	Year Built	Main Floor Sq. Ft.	Gross Area Sq. Ft.	Basement % Fin.	Style Code & Desc.			
HOUSE	1958	1,332	1,332	60	RAM - RAMBL/RNCH			
Segment	Story	Width	Length	Area	Foundation			
BAS	1	4	21	84	BASEMENT			
BAS	1	26	48	1,248	BASEMENT			
DK	1	0	0	496	POST ON GROUND			
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC			
1.75 BATHS	3 BEDROOMS	8 ROOMS		1	CENTRAL, FUEL OIL			
Building 2 Details								
Building Type	Year Built	Main Floor Sq. Ft.	Gross Area Sq. Ft.	Basement % Fin.	Style Code & Desc.			
CAR PORT	1958	312	312	-	-			
Segment	Story	Width	Length	Area	Foundation			
BAS	0	26	12	312	-			
Building 3 Details								
Building Type	Year Built	Main Floor Sq. Ft.	Gross Area Sq. Ft.	Basement % Fin.	Style Code & Desc.			
STORAGE BUILDING	0	80	80	-	-			
Segment	Story	Width	Length	Area	Foundation			
BAS	0	8	10	80	-			
Sales Reported to the St. Louis County Auditor								
No Sales information reported.								
Assessment History								
Year		Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2015 Payable 2016		201	\$37,900	\$135,700	\$173,600	\$0	\$0	-
		Total	\$37,900	\$135,700	\$173,600	\$0	\$0	\$1,520
2014 Payable 2015		201	\$37,900	\$135,700	\$173,600	\$0	\$0	-
		Total	\$37,900	\$135,700	\$173,600	\$0	\$0	\$1,520
2013 Payable 2014		201	\$64,900	\$118,000	\$182,900	\$0	\$0	-
		Total	\$64,900	\$118,000	\$182,900	\$0	\$0	\$1,621
2012 Payable 2013		201	\$74,400	\$119,300	\$193,700	\$0	\$0	-
		Total	\$74,400	\$119,300	\$193,700	\$0	\$0	\$1,739
Tax Detail History								
Tax Year		Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2016		\$2,309.00	\$25.00	\$2,334.00	\$33,200	\$118,800	\$152,000	
2015		\$2,365.00	\$25.00	\$2,390.00	\$33,200	\$118,800	\$152,000	
2014		\$2,514.76	\$18.00	\$2,532.76	\$57,500	\$104,600	\$162,100	