

February 5, 2020

Alan & Nicole Gill  
421 Bunker Drive  
Northfield, MN 55057

Re: Dissolution of the Cannon River Community Land Trust  
421 Bunker Drive, Northfield, MN 55057  
Rice Co. PID 22.07.2.76.014

Dear Mr. & Mrs. Gill:

As you are likely aware, the Cannon River Community Land Trust (CRCLT), which previously owned the land on which your home is situated, was dissolved in 2013. At CRCLT's request, the Northfield Housing and Redevelopment Authority (HRA) agreed to accept ownership of this land (and other parcels previously owned by CRCLT) and hold the same until the owner of the home thereon chooses to sell the home or refinance the into a traditional mortgage, at which time the HRA would sell the land to the homeowner and thereby unite the title to the land and the home thereon. Unifying the title in this manner would provide you, the homeowner, the ability to sell your home in a traditional manner with minimal paperwork and no extra timelines or permissions from a third party.

Of the ten remaining land parcels transferred to the HRA by CRCLT in 2013, four remain in the ownership of the HRA, including the parcel on which your home sits. The HRA has discussed options by which the remaining four land parcels it owns might be transferred to the individual homeowners. At the January 28, 2020 regular HRA meeting, the Board voted to offer these homeowners the opportunity to purchase the land on which their homes sit for an amount equal to 25% of the Rice County Assessor's land value for 2020. This offer will remain in effect for six months from the date of this letter.

The 2020 Rice County assessed value of the land at 421 Bunker Drive is \$47,700.00. The HRA offers to sell the land to you, the homeowner, for \$11,925.00. This offer will expire 6 months after the date of this letter. Please understand you will be able to purchase the land after this offer expires. However, the offer to sell at the reduced rate will expire after 6 months.

The homeowner may use a closing agency/entity of their choice and will pay all closing costs including, but not limited to taxes, title and/or transfer fees, recording fees, closer fees, and any other costs. The HRA will provide the required Termination of Lease Agreement and Quit Claim Deed.

For our reference, enclosed is a Rice County summary for 421 Bunker Drive.

The Northfield HRA recognizes that the CRCLT's central purpose was to promote the welfare and well-being of the Northfield community by providing a more affordable option for homeownership to the public than the market would otherwise provide. The HRA feels that the offer communicated in this letter protects the homeowner's initial investment and allows the homeowner to realize the full land value upon a future sale or refinancing.

The HRA is pleased to be able to assist the remaining CRCLT homeowners as described in this letter. We look forward to discussing this offer with you.

Sincerely,



Janine Atchison  
Housing Coordinator  
Enclosures

### Summary

Parcel ID 22.07.2.76.014  
 Property Address 421 BUNKER DR  
 NORTHFIELD, MN 55057  
 Sec/Twp/Rng  
 Brief Tax Description Lot 6 Block 1 of MAPLE HILLS ADD  
 (Note: Not to be used on legal documents)  
 Area N/A  
 Use Code 1A-Residential Homestead  
 Tax Authority Group NFLD CITY-SD659-HRA-EDA



### Owners

Primary Owner  
 Allan W & Nicole A Gill  
 421 Bunker Drive  
 Northfield MN 55057

Alternate Taxpayer

Fee Owner

### Land

Lot Dimensions	Regular Lot: x				
Front Footage		Front	Rear	Side 1	Side 2
Main Lot		80.00	80.00	120.00	121.40
Sub Lot 2		0.00	0.00	0.00	0.00
Sub Lot 3		0.00	0.00	0.00	0.00
Sub Lot 4		0.00	0.00	0.00	0.00

Lot Area 0.22 Acres; 9,656 SF

### Residential Dwellings

Residential Dwelling  
 Style Split Foyer Frame  
 Architectural Style Conventional  
 Year Built 2003  
 Exterior Material Vinyl  
 Total Gross Living Area 999 SF  
 Attic Type None;  
 Number of Rooms 4 above; 0 below  
 Number of Bedrooms 2 above; 0 below  
 Basement Area Type Full  
 Basement Area 999  
 Basement Finished Area  
 Plumbing 1 Full Bath; 1 Fbgl Service Sink;  
 Central Air Yes  
 Heat FHA - Gas  
 Fireplaces  
 Porches 1S Frame Open (28 SF);  
 Decks Wood Deck-Med (232 SF);  
 Additions  
 Garages 484 SF - Att Frame (Built 2003);

### Yard Extras

#1 - (1) Driveway Concrete-Double, Standard Good, Built 2003

## Sales

Date	Seller	Buyer	Recording	eCRV	Sale Condition - NUTC	Type	Multi Parcel	Amount
7/28/2004	NORTHFIELD HOUSING & REDEVELOPMENT AUTHORITY	CANNON RIVER COMMUNITY LAND TRUST	542865		GOVERNMENT OR EXEMPT PARTY SALE	Deed		\$119,600.00
7/28/2004	CANNON RIVER COMMUNITY LAND TRUST INC	GILL,ALLAN W & NICOLE A	542866		PARTIAL-INTEREST SALE	Deed		\$121,600.00

## Permits

Permit #	Date	Description	Amount
06.1486	09/14/2006	Roof	5,000
05.0727	06/13/2005	Deck/Patio	2,884
03.1667	12/02/2003	New Dwlg	109,300

## Valuation

	Payable 2020 Values	Payable 2019 Values	Payable 2018 Values	Payable 2017 Values
EMV Improvement	\$141,800	\$131,000	\$123,600	\$122,100
EMV Land	\$47,700	\$45,900	\$42,400	\$42,400
EMV Machine	\$0	\$0	\$0	\$0
EMV (Estimated Market Value) Total	\$189,500	\$176,900	\$166,000	\$164,500
Green Acres Value	\$0	\$0	\$0	\$0
Homestead Exclusion	\$20,200	\$21,300	\$22,300	\$22,400

## Taxation

	2019 Payable	2018 Payable	2017 Payable	2016 Payable
Estimated Market Value	\$176,900	\$166,000	\$164,500	
Taxable Market Value	\$155,600	\$143,700	\$142,100	
Net Tax Amount	\$2,808.00	\$2,656.00	\$2,408.00	\$2,322.00
+ Special Assessments	\$40.00	\$40.00	\$40.00	\$40.00
= Total Taxes Due	\$2,848.00	\$2,696.00	\$2,448.00	\$2,362.00
+ Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Interest	\$0.00	\$0.00	\$0.00	\$0.00
+ Fees	\$0.00	\$0.00	\$0.00	\$0.00
- Amount Paid	\$2,848.00	\$2,696.00	\$2,448.00	\$2,362.00
= Outstanding Balance	\$0.00	\$0.00	\$0.00	\$0.00

## Taxes Paid

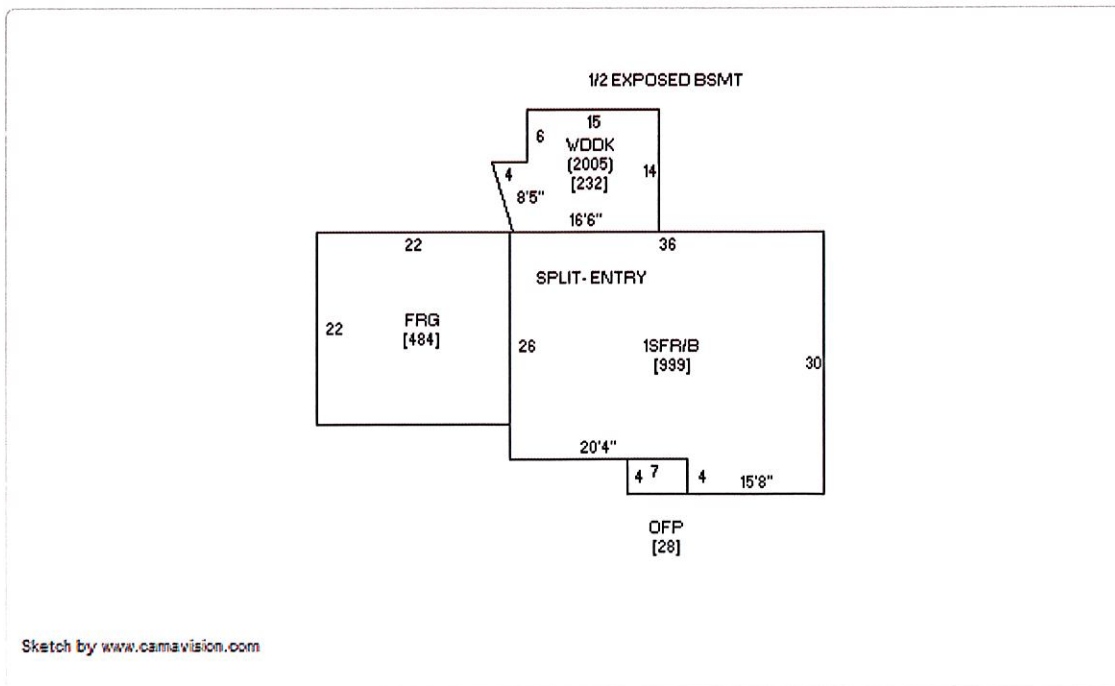
Tax Year	Receipt	Payment Date	Tax Amount	Special Assessment	Penalty	Interest	Fees	Total Payment
2019	B19.1735	9/30/2019	(\$1,404.00)	(\$20.00)	\$0.00	\$0.00	\$0.00	(\$1,424.00)
2019	B19.378	4/24/2019	(\$1,404.00)	(\$20.00)	\$0.00	\$0.00	\$0.00	(\$1,424.00)
2018	B18.3261	9/25/2018	(\$1,328.00)	(\$20.00)	\$0.00	\$0.00	\$0.00	(\$1,348.00)
2018	B18.2416	4/20/2018	(\$1,328.00)	(\$20.00)	\$0.00	\$0.00	\$0.00	(\$1,348.00)
2017	B17.978	10/3/2017	(\$1,204.00)	(\$20.00)	\$0.00	\$0.00	\$0.00	(\$1,224.00)
2017	B17.285	5/1/2017	(\$1,204.00)	(\$20.00)	\$0.00	\$0.00	\$0.00	(\$1,224.00)
2016	B16.908	10/3/2016	(\$1,161.00)	(\$20.00)	\$0.00	\$0.00	\$0.00	(\$1,181.00)
2016	B16.150	5/3/2016	(\$1,161.00)	(\$20.00)	\$0.00	\$0.00	\$0.00	(\$1,181.00)
2015	B15.1679	10/2/2015	(\$1,116.00)	(\$20.00)	\$0.00	\$0.00	\$0.00	(\$1,136.00)
2015	B15.341	5/8/2015	(\$1,116.00)	(\$20.00)	\$0.00	\$0.00	\$0.00	(\$1,136.00)
2014	B14.774	10/7/2014	(\$1,026.00)	(\$13.00)	\$0.00	\$0.00	\$0.00	(\$1,039.00)
2014	B14.432	5/2/2014	(\$1,026.00)	(\$13.00)	\$0.00	\$0.00	\$0.00	(\$1,039.00)
2013	B13.1033	10/4/2013	(\$1,045.00)	(\$13.00)	\$0.00	\$0.00	\$0.00	(\$1,058.00)
2013	B13.401	5/1/2013	(\$1,045.00)	(\$13.00)	\$0.00	\$0.00	\$0.00	(\$1,058.00)
2012	B12.1128	10/5/2012	(\$1,036.00)	(\$13.00)	\$0.00	\$0.00	\$0.00	(\$1,049.00)
2012	B12.803	5/8/2012	(\$1,036.00)	(\$13.00)	\$0.00	\$0.00	\$0.00	(\$1,049.00)
2011	B11.4816	10/11/2011	(\$920.00)	(\$13.00)	\$0.00	\$0.00	\$0.00	(\$933.00)
2011	B10.23558	5/2/2011	(\$920.00)	(\$13.00)	\$0.00	\$0.00	\$0.00	(\$933.00)



## Photos



## Sketches



## TriMin LandShark

[Click here to search for Parcel in TriMin LandShark](#)

## Tax Statements

[Click here to show a list of available documents](#)

## Plats

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