

**TO: MAYOR AND CITY COUNCIL**

**FROM: Neil Jensen, City Administrator**

**SUBJECT: Casey Underdahl Lot Purchase (Public Hearing)**

**MEETING DATE: March 21, 2023**

**BACKGROUND**

Casey Underdahl approached the city to purchase a lot directly behind his house. The back yard to his house is 5 feet from the property line and Mr. Underdahl would like to purchase the lot to create a larger back yard for his current property.

I presented this request to Finance Committee and received the go ahead to negotiate the land price. The mutually agreed upon price is \$10,000. The market value for the lot \$9,700.

The lot value is low because of the terrain and the lot would be unbuildable due to major site barriers. When completed staff will do an administrative lot combination for the 2 lots.

**STAFF RECOMMENDATION**

After the public hearing please make a motion to approve the first reading of Ordinance No. 391.

**REQUESTED COUNCIL ACTION**

Please make a motion to approve the first reading of Ordinance No. 391.

# GOODHUE COUNTY ASSESSOR

Assessor Hub provided by Vanguard Appraisals, Inc 

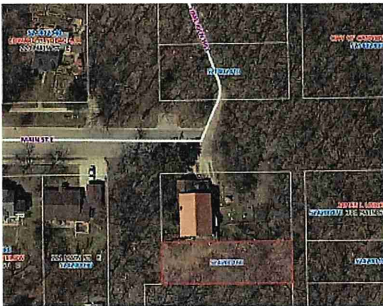
**Parcel Number:** 52.420.0160  
**Property Address:** 0

[GIS PARCEL MAPS](#) [GIS ENHANCED PARCEL VIEWER](#)

**PDF Name:** 52 CANNON FALLS CITY - EX  
**Class:** EXEMPT  
**Map Area:** 52 CANNON FALLS-EX  
**Tax District:** CF CITY 252-204  
**Zoning:** NOT APPLICABLE  
**Plat Map:** 52420  
**Subdivision:** 52420 POINT LOOK OUT ADD  
**Sec-Twp-Rng:** --  
**Lot-Block:** -  
**Brief Legal Description:** ID# 2-0220-01700 LOT 9 EX N15FT BLK 3 DOC# 491190

**(NOT TO BE USED ON LEGAL DOCUMENTS)**

**Property Report:** [PROPERTY REPORT \(PDF FILE\)](#)



Pin 52.420.0160 Photo

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**Current Value as of January 2021 - Taxes Payable 2022**

Land Value	Dwelling Value	Improvement Value	Total Value
\$9,700	\$0	\$0	\$9,700

**Prior Year Value Information**

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2022	\$9,700	\$0	\$0	\$9,700
2021	\$9,700	\$0	\$0	\$9,700

▼ More Years...

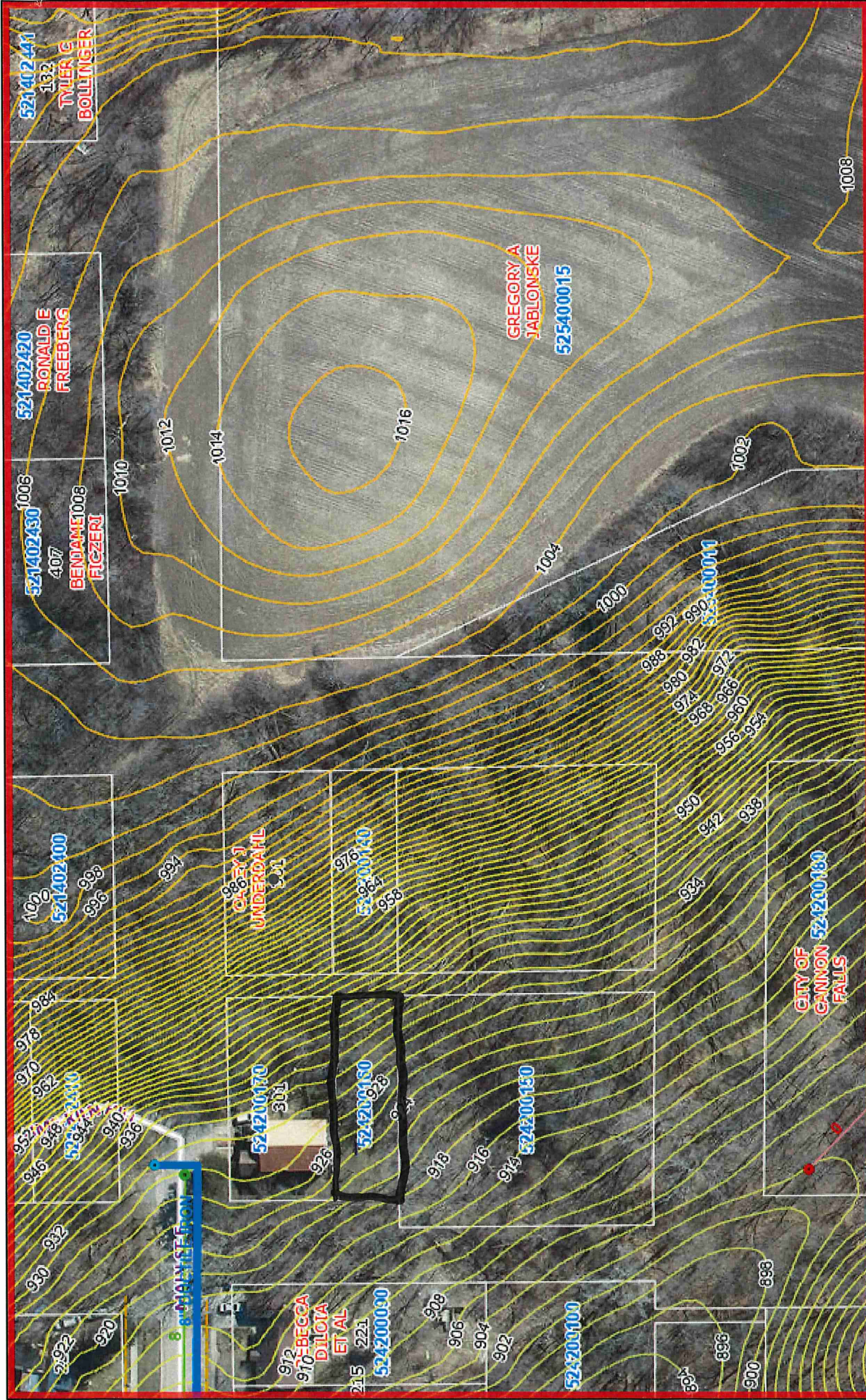
**Land Front Foot Information**

Lot	Front	Rear	Side 1	Side 2	Eff Frontage
Main Lot	45.00	45.00	142.00	142.00	45.00

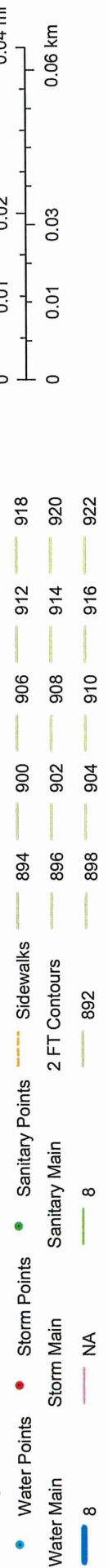
**Sale Information**

Sale Date	Amount	Non-Useable Transaction Code	Recording
10/18/2002	\$275,000	003a - a. EXEMPT PARTY SALE	

# ArcGIS WebMap



January 18, 2023



**CITY OF CANNON FALLS  
GOODHUE COUNTY, MINNESOTA**

**ORDINANCE NUMBER 391  
SECOND SERIES**

**AN ORDINANCE OF THE CITY OF CANNON FALLS, MINNESOTA  
AUTHORIZING THE SALE OF PARCEL NO. 52.420.0160**

WHEREAS, the City owns the real property identified as parcel number 52.420.0160;

WHEREAS, the Property is unimproved;

WHEREAS, the taxable value of the Property is \$9,700.00 according to the Goodhue County Assessor;

WHEREAS, the Property is excess property and under City Charter § 12.04, the City Council may by ordinance authorize the sale of the Property; and

WHEREAS, Casey J. Underdahl has offered to purchase the Property from the City for \$10,000.00 by quit claim deed.

NOW, THEREFORE, THE CITY OF CANNON FALLS ORDAINS:

1. The City Council hereby authorizes and approves the sale of the Property to Casey J. Underdahl by quit claim deed for a total purchase price of \$10,000.00 (the "Purchase Price"). All deed taxes and other recording costs shall be paid by Mr. Underdahl.

2. The City Administrator or his designee is hereby authorized and directed to take all steps necessary to consummate the sale of the Property as authorized by this Ordinance, including by preparing and delivering the quit claim deed upon receipt of the Purchase Price.

3. This ordinance shall become effective upon its passage and publication.

PASSED AND ADOPTED by the City Council of the City of Cannon Falls, Minnesota, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Matt Montgomery, Mayor

ATTEST:

\_\_\_\_\_  
Neil L. Jensen, City Administrator