

August 5, 2014

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Attn: City Clerk



9:30 am
C. Lindahl

**RE: 12528 Flintwood Street NW, Coon rapids, MN 55448
Robert and Laurie Olson
PIN# 01-31-24-43-0007**

I am in receipt of your letter dated July 17th, 2014 whereby the Neighborhood Reinvestment Division of the City of Coon Rapids is proposing to assess fees of \$1,000 and \$2,000 respectively for "**Citation Fee - No Rental License**" for the property referenced above. I am not renting the house – it has not been, nor will ever be a "rental property". Please accept this letter as my **written objection** to the proposed penalty.

We purchased the property in the fall of 2003 with the intent to "flip it". We worked on the house for the next several years (as it was in disrepair), paid the heat, electric and water bills, Association Fees and the property taxes – non-homesteaded. We mowed the lawn every summer and shoveled the sidewalks and driveway every winter. We tried to be good neighbors even though we never lived there. Our intent was to sell it. The market dropped – housing values went down and we decided to hold on to it and wait for the market to go back up. We continued to make the mortgage payments. Like a lot of other people, we could have defaulted and let it go back to the bank. We chose not to.

In 2012 and 2013 Dusty and Rose Nelson (my brother's daughter and son-in-law) lived in the house while they waited to qualify to buy a house of their own. In May of 2013, my nephew Jeff Gillespie fell on hard times and needed a place to live so I invited him (and his family) to live in the house. I don't know how long he will live at this property, but he is welcome to stay as long as he needs to. Again – we are waiting for the market to change so we can eventually sell the house.

I called Anoka County and asked for help in filling out and filing the Homestead Application Form (see attached). I never intended to change the Homestead filing status – as I did not know how long he would occupy the house. But, given the letters I received, I will file the paperwork tomorrow to get the process started – and lower the taxes.

Sincerely,

Laurie L. Olson

Attachments

C: Jeffrey Gillespie

Homestead Application Form

Applications are due by December 15. Please read all instructions before completing this form.

Applicant Information (Parties that will be occupying the property)

This section is to be completed by each applicant claiming homestead on the property. By completing this section, you certify that you are a Minnesota resident, and occupy the property described below as your primary place of residence. You also certify that the information you provide is true and correct to the best of your knowledge.

Applicant 1/Occupant First Name JEFFREY	Middle Initial J	Last Name GILLESPIE	Social Security Number
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Are you listed as an owner on the deed? Yes No

Marital status: Single Married Divorced* Legally Separated* *Please attach supporting documents

If married, does your spouse occupy the property? Yes No

Applicant 2/Spouse/Co-occupant First Name	Middle Initial	Last Name	Social Security Number
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Are you listed as an owner on the deed? Yes No

Marital status: Single Married Divorced* Legally Separated* *Please attach supporting documents

If married, does your spouse occupy the property? Yes No Is your spouse Applicant 1? Yes No

Address of Property

12528 FLINTWOOD STREET NW

City COON RAPIDS, MN	State MN	ZIP Code 55448	County ANOKA
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Telephone Number ()	Email	Date Applicant Moved In 05/01/2013
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Occupant's Previous Address 10924 QUINCY BLVD. NE	City BLAINE	State MN	ZIP Code 55434
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Date vacated 05/01/2013	Was this property classified as homestead? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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- Check here if you are applying for an agricultural homestead (either owner-occupied or relative.) Check all that apply.
- Neither you nor your spouse claim another agricultural homestead.
 - Relative Only: Neither the applicant relative nor his/her spouse claim another agricultural homestead.
 - Relative Only: There are no other agricultural relative homesteads in Minnesota for this family.

Owner Information

Date Purchased September 2003	<input checked="" type="checkbox"/> Check here if the owner is a Minnesota resident.
	<input type="checkbox"/> Check here if the owner is a co-signer for financing purposes only.
	<input checked="" type="checkbox"/> Check here if you are applying for a relative homestead and complete the information below:

Property Owner First Name LAURIE	Middle Initial L	Last Name OLSON	Relationship to Applicant AUNT
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Owner's Street Address
9664 MENDEL ROAD, N

City STILLWATER	State MN	ZIP Code 55082	County WASHINGTON
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Sign Here (Applicant/Occupant)

I certify that the above information is true and correct to the best of my knowledge. Minnesota Statutes, section 609.41, states that anyone giving false information in order to avoid or reduce their tax obligations is subject to a fine of up to \$3,000 and/or up to one year in prison.

Signature of Applicant 1/Occupant <i>[Signature]</i>	Date 8/5/14	Daytime phone (763) _____
Signature of Applicant 2/Spouse/Co-occupant <i>[Signature]</i>	Date	Daytime phone

Please mail this completed application, a copy of the deed and Certificate of Real Estate Value for the property, and all other required attachments to
Anoka County Property Records & Taxation, 2100 3rd Ave., Room 119, Anoka, MN 55303

Instructions for Homestead Application Form

Who is Eligible for Homestead?

If you own and occupy your own property, you may be eligible for homestead treatment. Classification as a residential or agricultural homestead may make your property eligible for a reduced classification rate and/or a reduced taxable value, or may make you eligible for special program enrollment and the Property Tax Refund program.

You must have owned the property and occupied it as your primary residence by no later than December 1 of the current year to be eligible for homestead for taxes payable next year.

How to Apply

Complete the entire application fully and legibly. Mail the application to your county assessor within 30 days of establishing homestead, but no later than December 15 of the current year to be eligible for homestead in the next payable tax year.

Applications do not need be submitted annually in order to continue receiving homestead; however, the assessor may ask for an updated application at any time.

All owner-occupants and spouses who occupy the property must provide Social Security numbers and sign the form.

Please mail completed application, a copy of the deed and Certificate of Real Estate Value (CRV) for the property, and all other required attachments to:

Anoka County Prop Rec & Tax
2100 3rd Ave, Room 119
Anoka, MN 55303

Required attachments

If any owners do not occupy the property, you must furnish the assessor with the names and addresses of the owners.

If any spouses do not occupy the property, you must furnish the assessor with the names and addresses of the spouses.

If more than two owners occupy the property, please attach another form with the Applicant/Occupant Information section completed.

You MUST include a copy of the deed to the property, complete with a legal description and a copy of the certificate of real estate value (CRV), along with the application.

Use of information

The information on this form is required by Minnesota Statutes, section 273.124 to properly identify you and determine if you qualify for homestead. Your Social Security number is required. If you do not provide the required information, your application will be denied. If you provide your Social Security number thereafter, the effective date of the homestead classification may be delayed. Your Social Security number is considered private data for purposes of establishing homestead.

The Social Security number(s) you provide on this form will not be disclosed to the public, but may be shared among government officials for tax collection and administration purposes.

If you sell, move or change your marital status

If this property is sold, you or your spouse changes your primary residence, or you change your marital status, state law requires you to notify the county assessor within 30 days.

Penalties

Making false statements on this application is against the law. Minnesota Statutes, section 609.41, states that anyone giving false information in order to avoid or reduce their tax obligations is subject to a fine of up to \$3,000 and/or up to one year in prison.

If you falsely claim homestead, penalties may also be assessed in the amount of the tax that would have applied to your property had it not been considered homestead.

Additional resources

Your County Assessor's Office should be able to assist you with properly filling out this form. A fact sheet may be found on the Department of Revenue's website at www.revenue.state.mn.us.

PROPERTY ADDRESS: 12528 FLINTWOOD ST

Work Order #50306

Rental Complaint

OPEN

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INFORMATION SENT		9/4/12	POSCH, MICHELLE	PACKET/LETTER - COMPLT FROM UTILITY BILLING
RENTAL VIOLATION	10/15/12	12/2/13	POSCH, MICHELLE	\$500 NO LICENSE - NO RESPONSE
ASSESSMENT		12/2/13	POSCH, MICHELLE	\$500 NO LICENSE FROM 10/15/2013
RENTAL VIOLATION	12/2/13	3/13/14	POSCH, MICHELLE	\$1000 NO LICENSE - 12/10/2013 two month extension. filed with County today. - STILL NOT REGISTERED
COMMUNICATE W OWNEF		12/10/13	POSCH, MICHELLE	laurie olson called to ask for an extension (granted) she is contacting anoka city for relative homestead today. nephew is living there temporarily and then she plans to sell.
ASSESSMENT		3/13/14	POSCH, MICHELLE	ASSESSED \$1000 FROM 3/1/2014 COMPLIANCE
RENTAL VIOLATION	3/13/14	4/22/14	POSCH, MICHELLE	\$2000 NON LICENSED
INFORMATION		4/22/14	POSCH, MICHELLE	INSPECTED PROPERTY FOR OCCUPANCY AND THE PROPERTY IS STILL OCCUPIED, THERE IS NO CHANGE IN STARLITE. NO RELATIVE HOMESTEAD.
POLICE CONTACT		5/2/14	TONINATO, DESIREE	C/N 14089532 Loud domestic disturbing. both DK. Thye said they are renting from Gillespies Aunt (Laurie Olson).....
ASSESSMENT		6/17/14	DRABCZAK, LEYA	2000.00 assessment forwarded to finance dept.
RENTAL VIOLATION		6/17/14	DRABCZAK, LEYA	2000.00 rental violation sent to owner

Files attached to this work order:

- \\WorkOrder\50306\20140313081755288.pdf
- \\WorkOrder\50306\20120904085510127.pdf
- \\WorkOrder\50306\12528 flintwood st 2k admin fine 06172014.pdf
- \\WorkOrder\50306\20131202093240100.pdf

End of Report for 12528 FLINTWOOD ST



September 04, 2012

ROBERT W & LAURIE OLSON
9664 MENDEL RD N
STILLWATER, MN 55082

**RE: 12528 FLINTWOOD ST
PIN: 013124430007**

As the Housing Inspector for the City of Coon Rapids, part of my job is to identify rental properties and help landlords through the rental licensing process. This letter is to help you through the application process. **The property above has been identified as a rental. A rental license is required. This property is classified as a non/homestead property with Anoka County and is occupied by someone other than the owner. A relative homestead must be registered with Anoka County as such. This property is not a registered relative homestead.**

The rental dwelling licensing program has been in existence since 1999. This program requires all rental units to be licensed. [City Code Chapter 12-900] This is accomplished by simply filling out the enclosed rental license application, permitting a basic maintenance and safety inspection of the property, submitting a rental license fee and/or conversion fee (the conversion fee includes the first years license and inspection fees of \$170/single family), and an owners background check for \$45. The owner or agent is required to attend an eight hour Crime Free/Drug Free Housing Training Seminar or submit a copy of a certificate of completion.

Enclosed you will find a Rental Licensing brochure outlining the program; a return envelope to submit the rental license application and other documents; a check list of items to be returned, and to be inspected; a copy of the Rental Licensing Ordinance 12-900 and a copy of Landlords and Tenants Rights and Responsibilities.

COMPLIANCE DATE: 10/15/2012

City Code Chapter 12-917 requires a \$500 fine be charged to properties that are being rented without a license. The fine will be waived if a rental license is obtained by the compliance date above. As soon as the application is returned we can schedule an inspection. Our inspection hours are Monday - Thursday, 7:00 a.m. - 5:30 p.m.

Michelle Posch
Housing Inspector
City of Coon Rapids
763-767-6575
763-767-6573 fax
mposch@coonrapidsmn.gov

WO# 50306

WO# 50306



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Property Details

Parcel History	Linked Parcels	Special Assessments	Truth In Taxation	Documents	Sales History
Summary	Parties	Values	Taxes	Events	Receipts

Property ID	01-31-24-43-0007	Situs Address	12528 FLINTWOOD ST NW , COON RAPIDS, MN 55448-0000
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Parties					
Role	Percent	Name	Address	Since	To
Owner	100.00	OLSON ROBERT W & LAURIE L	12528 FLINTWOOD ST NW, COON RAPIDS, MN 55448-0000 UNITED STATES	01/21/2004	Current
Taxpayer	100.00	OLSON ROBERT W & LAURIE L	12528 FLINTWOOD ST NW, COON RAPIDS, MN 55448-0000 UNITED STATES	01/21/2004	Current

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Property Details

Parcel History	Linked Parcels	Special Assessments	Truth In Taxation	Documents	Sales History
Summary	Parties	Values	Taxes	Events	Receipts

General Information

Property ID	01-31-24-43-0007
Tax Year	2012
Situs Address	12528 FLINTWOOD ST NW , COON RAPIDS, MN 55448-0000
Property Description	LOT 4 BLK 1 OAKWOOD PARK SUBJ TO EASE OF REC
Linked Property Group Position	
Status	Active
Abstract/Torrens	Abstract

Property Classification

Tax Year	Classification
2013	4BB1-Residential Non-Homestead single unit
2012	4BB1-Residential Non-Homestead single unit

Property Characteristics

Lot Size	SE60*137
Year Built	1988

* Lot Size: Approximate lot size in feet, clockwise beginning with the direction the lot faces

Tax District Information

City Name	COON RAPIDS
Watershed	COON CREEK WATERSHED
School District Number and Name	ANOKA-HENNEPIN SCHOOL DISTRICT #11

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Rental License Violation and Administrative Fine

December 02, 2013

ROBERT W & LAURIE OLSON
9664 MENDEL RD N
STILLWATER, MN 55082

Address: **12528 FLINTWOOD ST**
COON RAPIDS, MN 55448

PIN #: 013124430007

A previously sent Rental License Violation and Administrative Fine for \$500 has been charged to the above-listed property taxes.

This property is still in violation. An additional fine of \$1000 will be charged if the property is not in compliance with City Code by the Compliance Date listed below.

This Notice of Violation and Administrative Fine is issued under Coon Rapids City Code Chapter 12-900, Licensing of Rental Dwellings. The City has determined that the above-listed property is being operated as a rental dwelling or rental dwelling unit and does not have a Rental Dwelling License which is in violation of City Code. Attached is a rental license application and information on the rental licensing program.

Please submit the attached rental application, required documents, and license fees by the Compliance Date stated below. If you continue to operate a rental dwelling without a license, this matter will be turned over to the City Attorney's Office for further legal action.

Address	Compliance Date	City Code	Fine Amount
12528 FLINTWOOD ST	01/15/2014	12-903(1) - Rental License Required	\$1000

Michelle Posch
Housing Inspector
City of Coon Rapids
763-767-6575
763-767-6573 fax
mposch@coonrapidsmn.gov

WO#50306



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WPA 50306
\$11000
Compliance 1/15/2014

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Property Details

Parcel History	Linked Parcels	Special Assessments	Truth In Taxation	Documents	Sales History
Summary	Parties	Values	Taxes	Events	Receipts

General Information

Property ID	01-31-24-43-0007
Tax Year	2013
Situs Address	12528 FLINTWOOD ST NW , COON RAPIDS, MN 55448-0000
Property Description	LOT 4 BLOCK 1 OAKWOOD PARK , EX RD SUBJ TO EASE OF REC
Linked Property Group Position	
Status	Active
Abstract/Torrens	Abstract

Property Classification

Tax Year	Classification
2014	4BB1-Residential Non-Homestead single unit
2013	4BB1-Residential Non-Homestead single unit

Property Characteristics

Lot Size	SE60*137
Year Built	1988

* Lot Size: Approximate lot size in feet, clockwise beginning with the direction the lot faces

Tax District Information

City Name	COON RAPIDS
Watershed	COON CREEK WATERSHED
School District Number and Name	ANOKA-HENNEPIN SCHOOL DISTRICT #11

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No Response
still 4BB1
1st Compliance 10/15/2013



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Property Details

Parcel History	Linked Parcels	Special Assessments	Truth In Taxation	Documents	Sales History
Summary	Parties	Values	Taxes	Events	Receipts

Property ID	01-31-24-43-0007	Situs Address	12528 FLINTWOOD ST NW , COON RAPIDS, MN 55448-0000
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Parties					
Role	Percent	Name	Address	Since	To
Owner	100.00	OLSON ROBERT W & LAURIE L	12528 FLINTWOOD ST NW, COON RAPIDS, MN 55448-0000 UNITED STATES	01/21/2004	Current
Taxpayer	100.00	OLSON ROBERT W & LAURIE L	12528 FLINTWOOD ST NW, COON RAPIDS, MN 55448-0000 UNITED STATES	01/21/2004	Current

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Rental License Violation and Administrative Fine

March 13, 2014

ROBERT W & LAURIE OLSON
9664 MENDEL RD N
STILLWATER, MN 55082

Address: **12528 FLINTWOOD ST**
COON RAPIDS, MN 55448
PIN #: 013124430007

A previously sent Rental License Violation and Administrative Fine for \$1000 has been charged to the above-listed property taxes.

This property is still in violation. An additional fine of \$2000 will be charged if the property is not in compliance with City Code by the Compliance Date listed below.

This Notice of Violation and Administrative Fine is issued under Coon Rapids City Code Chapter 12-900, Licensing of Rental Dwellings. The City has determined that the above-listed property is being operated as a rental dwelling or rental dwelling unit and does not have a Rental Dwelling License which is in violation of City Code. Attached is a rental license application and information on the rental licensing program.

Please submit the attached rental application, required documents, and license fees by the Compliance Date stated below. If you continue to operate a rental dwelling without a license, this matter will be turned over to the City Attorney's Office for further legal action.

<u>Address</u>	<u>Compliance Date</u>	<u>City Code</u>	<u>Fine Amount</u>
12528 FLINTWOOD ST	04/14/2014	12-903(1) - Rental License Required	\$2000

Michelle Posch
Housing Inspector
City of Coon Rapids
763-767-6575
763-767-6573 fax
mposch@coonrapidsmn.gov

WO#50306



Rental License Violation and Administrative Fine

June 17, 2014

ROBERT W & LAURIE OLSON
9664 MENDEL RD N
STILLWATER, MN 55082

Address: **12528 FLINTWOOD ST**
COON RAPIDS, MN 55448

File # 50306

PIN #: 013124430007

A previously sent Rental License Violation and Administrative Fine for \$1000 has been charged to the above-listed property taxes.

This property is still in violation. An additional fine of \$2000 will be charged if the property is not in compliance with City Code by the Compliance Date listed below.

This Notice of Violation and Administrative Fine is issued under Coon Rapids City Code Chapter 12-900, Licensing of Rental Dwellings. The City has determined that the above-listed property is being operated as a rental dwelling or rental dwelling unit and does not have a Rental Dwelling License which is in violation of City Code. Attached is a rental license application and information on the rental licensing program.

Please submit the attached rental application, required documents, and license fees by the Compliance Date stated below. If you continue to operate a rental dwelling without a license, this matter will be turned over to the City Attorney's Office for further legal action.

Address	Compliance Date	City Code	Fine Amount
12528 FLINTWOOD ST	7/18/2014	12-903(1) - Rental License Required	\$2000

Leya Drabczak
Housing Inspector
City of Coon Rapids
763-767-6420
763-767-6573 fax
ldrabczak@coonrapidsmn.gov