



Overview Of New Property Document Services, Recommended New Fees Associated With Services and Update on Mapping Prejudice Project

April 9, 2024

Presented by Amy Koethe and Andrew McGuire

New Services



Dakota County Property Taxation & Records is introducing two new online property document retrieval services to provide additional access to recorded documents and keep property owners informed

- **Occasional User Online Service**-An online portal to allow one-time or infrequent users remote access to property history and digitized documents
- **Property Watch Subscription Service**-A free service that allows property owners to monitor their property and combat the potential for property fraud

Public Access to Property Records



- Property Taxation and Records has made great efforts in the past three years to digitize all recorded documents in Dakota County.
- Currently, records are available in 4 ways:
 - Maintaining a RecordEASE subscription with the county and paying a monthly subscription fee
 - On-site visits
 - Sending a check to the county for the document copies which are returned by mail or email
 - Ordering records from a local title company with RecordEASE subscription access (a costly option)

Overview of Occasional User Online Service



Occasional User is a new online portal service which allows anyone to access our digital document records without maintaining a subscription

- Current subscribers who access documents infrequently have another, less costly option
- Allows access to new customers who have not previously been able to access our records remotely
- Modernizes access to records and makes it cost-effective
- Improves customer service

Occasional User Service Search Options



April 03, 2024



RecordEASE Web Access
For best results, the 'Back' button should not be used.

Welcome MCGUIRE, ANDREW

[Home](#) [Search](#) [Transactions/Money](#) [Logout](#)

[Search](#) [Clear All](#)

[Docs Procd Thru](#)
Abstract: 03-28-2024
Torrens: 03-28-2024

[Docs Ver Thru](#)
Abstract: 03-29-2024
Torrens: 04-02-2024

[Past Searches](#)
[Document Search 2](#)
[Document Search 1](#)

Legal

☒ Platted ☐ Unplatted ☐ Condominium

Addition/Plat Name

[Clear](#)

Lot(s) Block(s)

Outlot/Tract/Other

[Tract Page](#)

☐ Include None/Empty Block/Lots

[Show Tract Card](#)

Land Type

☐ Abstract
☐ Torrens
☒ Both

Result Type

☒ Document
☐ Certificate

☐ Include
Canceled Certs
☐ Only
Documents that
Transfer Title

Return Count Limit

Document Information

Doc Rec Date to

Document Group

Document Name

Document Number to

Documents Related to Doc#

Certificate Number to

Book Type

Book Page

Remarks/Notes

[Search](#) [Clear All](#)

Document 1 of 1 [Print Image](#) [Close](#)

1 of 2 Automatic Zoom

Receipt# 925122 Document Number 3624586

SAT \$46.00

Return to: TWIN CITIES METRO CDC
3495 VADNAIS CENTER DR
VADNAIS HEIGHTS MN
55116

Recorded on: 3/25/2024 2:16 PM
By: ADS, Deputy
Office of the County Recorder
Dakota County, Minnesota
Amy A. Koethe, County Recorder

8-8

SBA Loan# 8694035000

RELEASE OF THIRD PARTY LENDER AGREEMENT

FOR A VALUABLE CONSIDERATION, the receipt whereof is hereby acknowledged, the undersigned does hereby release all of its right, title, and interest in and to that certain Third Party Lender Agreement dated November 18, 2016, filed for record in the Office of the Dakota County Recorder, State of Minnesota, on December 16, 2016, and recorded as Document No. 3167441 and subsequently assigned to the U.S. Small Business Administration by Assignment dated November 18, 2016, filed in the Office of the Dakota County Recorder, State of Minnesota on December 21, 2016, as Document No. 3168231.

IN TESTIMONY WHEREOF, the Vice President of Twin Cities-Metro Certified Development Company, on behalf of both TCM CDC and as Attorney-in-Fact for the Administrator of the U.S. Small Business Administration has caused these presents to be executed in its name this 13th day of March, 2024.

Proposed User Fees



Service Configuration

- The service is provided via an integration between our current RecordEASE recording software and an online payment provider

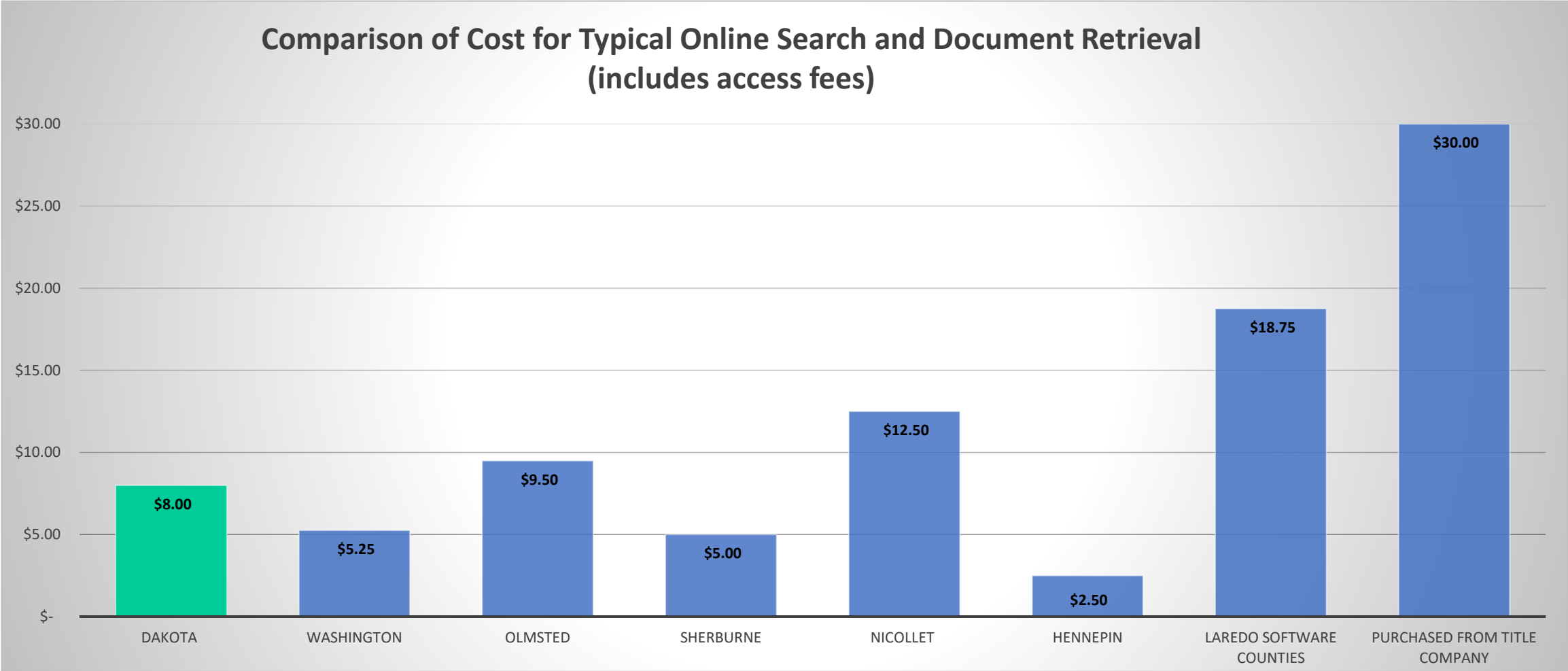
User Fee Determination

- Offset individual transaction costs
- Align with existing subscription service fees
- Comparable to similar services provided by other counties

Comparison of Recommended Occasional User Service Fees to Current Subscription Service Fees		
Fees	Subscriber Service	*NEW* Occasional User Service
Monthly	\$ 30.00	
Online Access		\$ 5.00
Search	\$ 0.50	\$ 1.00
View Document	\$ 1.50	\$ 2.00
View Certificate	\$ 2.50	\$ 3.00
View Tract Page	\$ 2.50	\$ 3.00
View Tract Card	\$ 2.50	\$ 3.00

Subscriber Fees are part of the current fee schedule

Comparison of costs for counties providing a similar service



Amendment to Fee Schedule



The 2024 Dakota County Fee Schedule shall be amended to add the new fees

- Minn. Stat. § 373.41 requires a public hearing
- A public hearing will be scheduled on the April 23rd County Board Agenda
- Public Hearing Scheduled on the May 7th County Board Agenda to receive comments and seek Board approval
- The service will be available upon approval of the fees

Overview of Property Watch Service



Property Watch is a new service for Dakota County property owners to monitor their property and combat the effect of property fraud

- This service is free of charge and available by subscribing to the service and providing the property owners name(s) and/or property legal description
- Subscribers receive email alerts whenever a document is recorded with the matching name and/or legal description
- Property Watch will be available to the public in April 2024
- Social Media posts, and News Release and other promotional opportunities are planned to promote the service

Overview of Property Watch Service



Tuesday, April 02, 2024

Dakota County Property Watch

Person/Entity:

☒ Person ☐ Entity

First Name:
Retype First Name:
Middle Name: <-- Leave blank for any middle name
Retype Middle Name:
Last Name:
Retype Last Name:

Legal:

☒ Platted ☐ Unplatted ☐ Condominium

Addition/Plat Name

Lot(s)

Block(s)

Outlot/Tract/Other

Email Address to send alerts to:

Retype Email Address:

☐ I am not a robot

Copyright © 2024

Dakota County, Minnesota | www.co.dakota.mn.us

Property Watch Alert



McGuire, Andrew

To Koethe, Amy

[Retention Policy](#) [Delete 180 days \(6 months\)](#)

Expires 9/30/2024



12:25 PM

From: Records <Records@co.dakota.mn.us>

Date: April 3, 2024 at 12:20:24 PM CDT

To: "McGuire, Andrew" <Andrew.McGuire@co.dakota.mn.us>

Subject: Property Watch Alert

Reply-To: records@co.dakota.mn.us

ALERT:

A document has recently been recorded that matches the monitor criteria you have provided: **NAME and LEGAL: PACE, DAVID and CIC NO 554 LEVANDER ESTATES CONDOMINIUMS - B:NONE - L:319.**

The document information is:

Location: **Dakota County, MN**

Document Number: **A3623787**

Document Type: **MORTGAGE**

Recorded Date: **03/19/2024**

Matched Document Data: **GRANTOR & LEGAL: PACE, DAVID W and CIC NO 554 LEVANDER ESTATES CONDOMINIUMS - B:NONE - L:319**

If you have questions about this document, you may contact the Recorder's Office at (651) 438-4597.

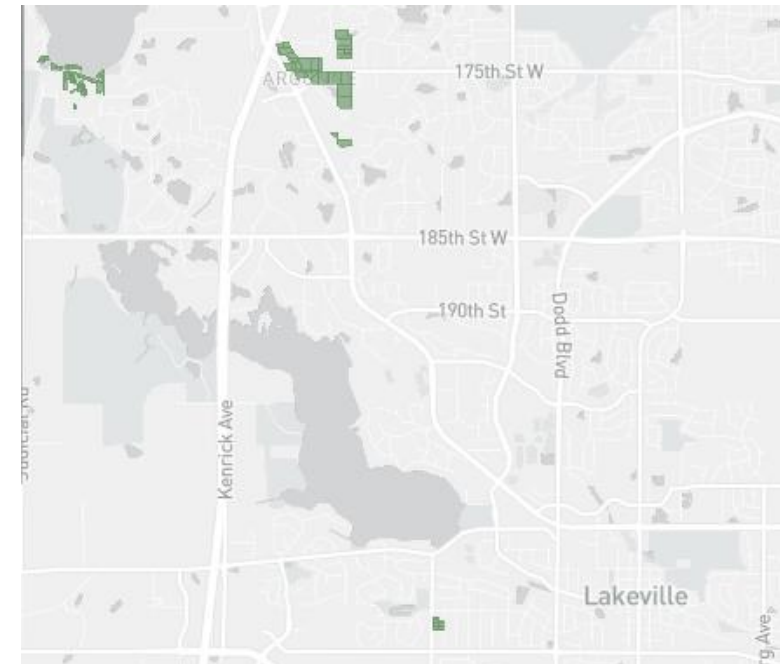
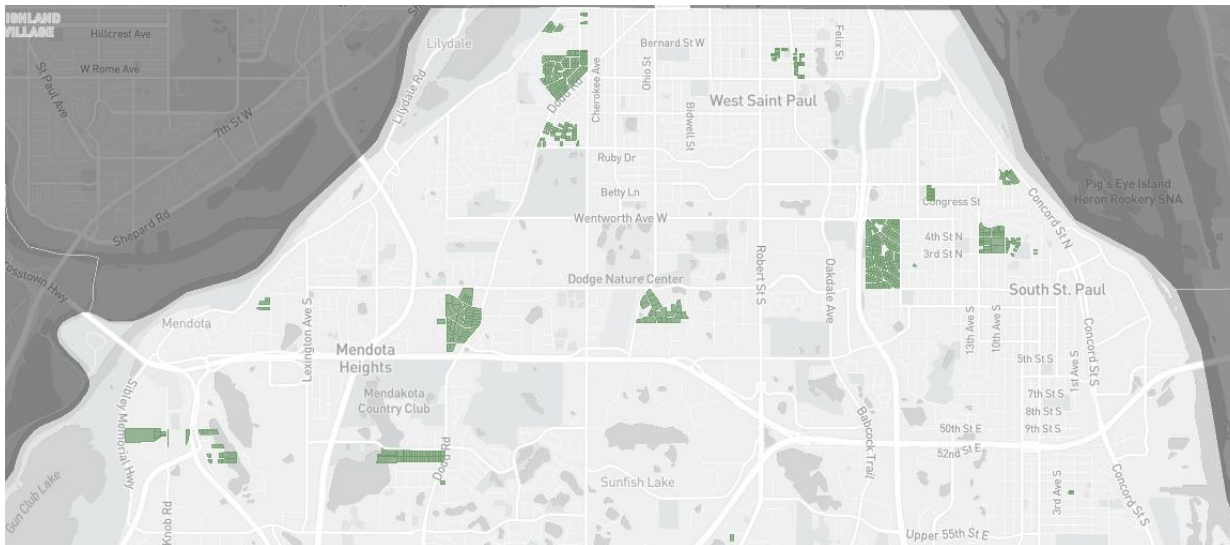
To unsubscribe, follow this [link](#).

Update on Mapping Prejudice Project



Mapping Process is Complete

- Initial findings identified 2,300 *documents* which may contain racially restrictive covenants
- Transcription process identified 722 *properties* with racially restrictive covenants
 - Transcription process identified multiple covenanted documents on individual properties
 - Covenants were found in South St Paul, West St Paul, Mendota Heights, Lakeville, Eagan, Sunfish Lake (1), and Hastings (1)



Update on Mapping Prejudice Project



Discharging Racially Restrictive Covenants

- No County owned property were identified to have racially restrictive covenants
- Property owner may discharge racial covenants
 - Property owners are exempt from paying the recording fee
 - Updated information and instructions are available on the Dakota County website
 - Contact Property Records for information
 - Law Library can assist property owner with completing to form

Questions?