



Clay County Land Records

Contact Us:

www.claycountymn.gov

Assessor

(218) 299-5017

Auditor-Treasurer

(218) 299-5006 (Aud.)

(218) 299-5011 (Treas.)

GIS

(218) 299-5003

Planning

(218) 299-5005

Recorder

(218) 299-5031

Septic Inspection

(218) 299-5004

3510 12th Ave South

PO Box 280

Moorhead, MN 56560

July 2023

MRT & SDT Collection

Mortgage Registration Tax & State Deed Tax

Effective June 1, 2023, all fees for recording including state deed tax and mortgage registration tax will be collected by the Clay County Recorder's Office. ***Please make all recording fee checks payable to: Clay County Recorder.*** The recording fee and fees for MRT & SDT can now be combined into one check. Current property taxes and delinquent taxes will need to be separate checks made payable to the Clay County Treasurer.

Summary Real Estate Disposition Judgment

Minnesota Statutes 2022, section 518.191, subdivision 3, is amended to read:

Subd. 3. Court order.

An order or provision in a judgment and decree that provides that the judgment and decree must be recorded in the office of the county recorder or filed in the office of the registrar of titles means, if a summary real estate disposition judgment has been approved by the court, that the summary real estate disposition judgment, rather than the judgment and decree, must be recorded in the office of the county recorder or filed in the office of the registrar of titles. [The recorder or registrar of titles is not responsible for determining if a summary real estate disposition judgment has been approved by the court.](#)

When ordering certified copies of a divorce decree from the Clay County Court Administrator's Office, **you must ask for the Summary Real Estate Disposition Judgment.** This is the document that should be recorded in the property records versus their entire divorce decree.

City of Moorhead

www.ci.moorhead.mn.us
www.moorheadproperty.org

City Assessor

(218) 299-5258

City GIS

(218) 299-5125

City Planning

(218) 299-5370

City Special Assessments

General Inquires

(218) 299-5427

Payments

(218) 299-5320

Important Dates:

October 1, 2023

*Special Homestead Classification:
Class 1b Property - Blind/Disabled
Applications Due*

October 15, 2023

*2nd Half Non - Agricultural
Property Taxes Due*

Important Links:

e-CRV

<https://www.revenue.state.mn.us/electronic-certificate-real-estate-value-ecrv>

Well Certificates

<https://www.health.state.mn.us/communities/environment/water/wells/online.html>

Torrens Certificates of Title

M.S. 508.52 Conveyance; Cancellation of Old and Issuance of New Certificate

Effective August 1, 2023 a new Certificate of Title will not be issued with each transfer. Only upon request will a copy of the new Certificate of Title be made for the property owner.

Grantor/Grantee & Tract Indexing

January 1, 1987 is when the computer became the official index for grantor/grantee searching in Clay County. You may notice documents prior to that date now showing up in searches. County staff has been back indexing data on documents prior to January 1, 1987. This information is for your convenience and is not being double checked. Staff is currently working in the year 1983 in their space time.

E-Recording with Simplifile

If you e-record with Simplifile, we have a very short list of which to submit documents. Please remember to submit documents that transfer title such as an Affidavit of Identity and Survivorship as a transfer document. The box can be checked that it is exempt from deed tax.

Surveys On-line

[Document Search Page \(claycountymn.gov\)](http://www.claycountymn.gov)

Recorder's Office staff has been busy cleaning up data entry on the surveys found online. Previously parcel numbers were only indexed back to 2015. Staff went back and entered parcel numbers where they could. If you are not finding a survey by parcel number, it is best to search by section, township and range.

Property Fraud Alert

Property Fraud Alert is a free online subscription service offered to the public that allows them to have their name monitored within the Recorder's Office in order to track possible fraudulent recordings that affects their property. To sign up for this free service, go to www.propertyfraudalert.com to register.