

HEARING ON APPRAISAL OF TAX-FORFEITED PROPERTY

(Montplaisir)

- Chairman opens the public hearing inviting public entities to address the issue of the appraisal of tax-forfeited properties
- Close the public hearing



Auditor

Michael Montplaisir, CPA
701-241-5601

Treasurer

Charlotte Sandvik
701-241-5611

Director of Equalization

Frank Klein
701-241-5616

October 25, 2013

Board of County Commissioners
Cass County Government
211 9th Street South
Fargo ND, 58103

Re: Tax Sale List

Dear Commissioners:

At the last meeting, I discussed the possibility of lowering the value on one of the tax sale properties for 2013. The property located at 5739 20th Street South in Lot 25, Block 4, Legacy 1 First Addition to the City of Fargo (parcel #01-5260-00970-000) was inspected this week. Based on the findings of the inspection, I recommend the minimum sales price be lowered.

The house has been vacant for about three years with no ventilation, and mold is rampant throughout the house. The county originally set the minimum sales price at 50% of the true and full valuation in the tax system. I recommend we lower the minimum to 25% of the true and full for a value of \$32,450.

Sincerely,


Michael Montplaisir

SUGGESTED MOTION:

Move to reduce the minimum sales price for the property at 5739 20th Street South in Fargo to \$32,450 because of extensive mold.

Box 2806
211 Ninth Street South
Fargo, North Dakota 58103

Fax 701-241-5728

www.casscountynd.gov



5739

10/18/2013 13:53

Main Floor

10/24/2013 14:15

Basement

10/24/2013 14:15



M E M O

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TO: City Auditors and Township Clerks
FROM: Michael Montplaisir, County Auditor
DATE: October 25, 2013
SUBJECT: Tax-Forfeited Properties

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This is to notify you that a public hearing will be held on the appraisal of tax-forfeited properties on November 4, 2013, at 3:30 PM, in the Commission Room, Cass County Courthouse, 211 9th Street South, Fargo, North Dakota. The attached list includes property in your jurisdiction appraised by the Board of Commissioners at their regular meeting held October 21, 2013.

North Dakota Century Code requires our office to notify you of the hearing. You may attend the county commission meeting; however, you are not required to be present.

Enclosure

Box 2806
211 Ninth Street South
Fargo, North Dakota 58103

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**NOTICE OF SALE OF REAL ESTATE FORFEITED
TO THE COUNTY FOR DELINQUENT TAXES
CHAPTER 57-28 N.D.C.C.**

Notice is hereby given that the following real estate has been forfeited to the County of Cass, State of North Dakota, for delinquent taxes; that said county has taken tax deed to such property and will offer it for sale at public auction at the office of the County Auditor on Tuesday, November 19, 2013, beginning at 10:00 A.M.

Prospective purchasers are urged to examine the title, location and desirability of the properties available to their own satisfaction prior to the sale. The County makes no guarantee, expressed or implied, relative to the title, location or condition of the properties for sale. The County assumes no liability for any other possible liens, encumbrances or easements, recorded or not recorded.

The sale of these properties should not, in any way, be equated to real estate sales by licensed salesmen, brokers and realtors. The County cannot guarantee the condition of the property nor assume any responsibility for conformance to codes, permits or zoning ordinances. You should inspect the property before investing. The burden is on the purchaser to thoroughly research, before the sale, any matters relevant to his or her decision to purchase.

Each parcel of real estate will be offered separately, unless otherwise noted, and sold to the highest bidder, but not for a sum less than the minimum sale price. Payment must be made for cash or check.

The sale will continue from day to day until completed.

Parcel / Address	Legal Description	Minimum Sale Price
01-0100-02240-000 730 19th St N, Fargo ND	Lot 2, in Block 36, in Beardsley's Addition to the City of Fargo, Cass County, North Dakota.	44,650.00
01-0751-00160-000 54 28th Ave NE, Fargo ND	Lot 11, in Block 7, in Elm Tree Park Second Addition to the City of Fargo, Cass County, North Dakota.	90,250.00
01-2140-00450-000 1106 4th Ave S, Fargo ND	Lot 2, in Block 39, in Northern Pacific Addition to the City of Fargo, Cass County, North Dakota.	56,900.00
* 01-5260-00970-000 5739 20th St S Fargo ND	Lot 25, in Block 4, in Legacy I First Addition Addition to the City of Fargo, Cass County, North Dakota.	64,900.00
02-0183-00210-000 458 North Sedona Dr, West Fargo ND	Lot 3, in Block 3, of Eagle Run Fourth Subdivision, a part of the SE 1/4 of Section 30, in Township 139 North of Range 49 West of the Fifth Principal Meridian, situate in the County of Cass and the State of North Dakota.	153,300.00
02-0709-00370-000 Goldenwood Lake, West Fargo ND	Lot 10, in Block 3, in Goldenwood First Addition to the City of West Fargo, situate in the County of Cass and the State of North Dakota, according to the certified plat thereof.	503.00

* Auditor recommends value be lowered to \$32,450.00

03-0100-00064-000 31 N Langer Ave, Casselton ND	The West Two-Thirds of Lot 17, in Block 5, Original Townsite to the City of Casselton, situate in the County of Cass and State of North Dakota.	15,550.00
10-0100-12060-000 Vacant, Ayr, ND	Lots 1, 2, 3, 4, 5, 6, and 7, in Block 13, Original Townsite to the City of Ayr, Cass County, North Dakota.	450.00
16-0200-13271-000 110 1st St, Hunter, ND	Lots 1, 2 and 3, in Block 8, Original Townsite to the City of Hunter, County of Cass, State of North Dakota.	19,250.00
17-0100-13544-000 415 N Railroad Ave, Leonard, ND	Lots 5 and 6, in Block 21, of the Original Townsite of the City of Leonard, Cass County, North Dakota.	3,000.00
60-0850-00030-000 1706 Hyde St, Reed Township, ND	Lot 3, in Block 1, of Quam's Second Subdivision of the replat of part of Quams Subdivision being Part of the NE ¼ of the NE ¼ of Section 31, Township 140 N of Range 49 W Situate in the County of Cass and the State of North Dakota.	46,100.00
60-0850-00050-000, Vacant, Reed Township, ND	Lot 5, in Block 1, of Quam's Second Subdivision, being a part of the NE 1/4 of the NE 1/4, of Section 31, Township 140 North of Range 49 West, in Cass County, North Dakota, according to the certified plat thereof on file and of record in the Office of the Recorder in and for said county and state. Said Lot 5, Block 1 of Quam's Second Subdivision, is an area of land formerly located in Lots 16, 17, 18, and 19 (less the east 25 feet of each said lot) of the original plat of Quam's Subdivision.	4,400.00

Given pursuant to authority of law this 21st day of October, 2013

Michael Montplaisir
Cass County Auditor

Publish October 28, 2013