

PROPERTY TAX INCREMENT FINANCE DISTRICT
SHEYENNE PLAZA DEVELOPMENT

SUGGESTED MOTION:

Move to participate in the request for a Tax Increment Finance (TIF) District in the City of West Fargo submitted by Sheyenne Plaza Development to acquire and demolish three properties for up to a thirteen-year period.

OR

SUGGESTED MOTION:

Move to participate in the request for a Tax Increment Finance (TIF) District in the City of West Fargo submitted by Sheyenne Plaza Development to acquire and demolish two properties for up to a ten-year period.



April 23, 2018

To: Rick Steen
Cass County Commission
211 9th St S
Fargo, ND 58103

From: Matt Marshall, City of West Fargo Economic Development Director

RE: Potential Property Tax Incentive Project

Dear Rick,

This letter is intended to comply with North Dakota Century Code 2166. The new law states:

Notwithstanding any other provision of law, before granting a property tax incentive on any parcel of property that is anticipated to receive a property tax incentive for more than five years, the governing body of a city shall send the chairman of each county commission and the president of each school district affected by the property tax incentive a letter, by certified mail, which provides notice of the terms of the proposed property tax incentive. Within thirty days from receipt of the letter, each affected county and school district shall notify the city, in writing, whether the county or school district elects to participate in granting the tax incentive on the county or school district portion of tax levied on the property. The notification from a county or school district electing not to participate must include a letter explaining any reason for which the entity elected not to participate and whether the county or school district is willing to negotiate the terms of the property tax incentive with the city.

If the city does not receive a response from an affected county or school district within thirty days of delivery of the letter, the county and school district must be treated as participating in the property tax incentive.

This project involves three dilapidated buildings located in downtown West Fargo on the main Sheyenne Street corridor. Upon approval, the city intends to utilize a Tax Increment Finance district to make the acquisition and clearing of these properties cost feasible for private development. Once the project is completed a dramatic increase in taxable value will be realized for all political subdivisions.

Along with this letter, we are sending a formal project packet to you for you to indicate any additional steps needed for approval. We respectfully request the city's economic development department be notified of any hearing or discussions regarding this project to ensure we can provide all necessary information to your boards. If this request falls within your guidelines for immediate approval, please send written notification affirming said approval. If you have any additional questions, please do not hesitate to contact me and I will be happy to assist you.

Sincerely,

Matt Marshall
Economic Development Director
Email: matt.marshall@westfargond.gov
Phone: 701-373-5666

Downtown Sheyenne Street Development Plan

Introduction

Sheyenne Street between Main Avenue and 7th Avenue was the original downtown district for the City of West Fargo. At one time the street was home to the community's only grocery store, hardware store, as well as other businesses that are typical in a small downtown. As 13th Avenue was developed throughout the late 1990's and early 2000's, the development interest shifted to the newer part of town to the south. In addition, the Veterans overpass was constructed connecting 9th street to Veterans Boulevard, which was adjacent to newly annexed land South of Interstate 94. The abundance of available land along the new Southern corridor has proven to divert commercial investment interest from the original downtown and as a result many of the commercial properties have become blighted. Only recently has the area started to see new development based on strategic investment by the city.

In an effort to revitalize the original Downtown West Fargo, the city applied for and was granted a Renaissance Zone by the state of North Dakota in the year 2000. This allowed a property owner to abate the increased value of a building for qualifying projects that increased the taxable value of a building at least 50%. As a result the city saw some limited investment in the area that added some additional space to existing buildings and retrofitted exteriors but did not see any development that expanded beyond original lot lines. In 2016 the city worked with a development group to redevelop 2 blocks in the core area of town to create 2 mixed use buildings and a downtown plaza.

The City of West Fargo, in an effort to encourage large-scale development, is considering a Tax Increment Financing district to encourage the redevelopment of 2 separate parcels in the original downtown.

Project Description

There are two separate projects included in this proposed TIF district. Both are infill and involve the demolition of existing structures to build new mixed-use structures in place of the older buildings. The two existing buildings are in a state of disrepair and replacement buildings will be consistent with the recent development in the area. Between the two separate parcels the taxable value will increase from \$652,100 to \$8,000,000.00 and allow space for additional businesses and living creating density downtown.

Location

Lot 1 and Lot 2, Block 1, Eagle Run Plaza Fifth Addition

Property Ownership, Values and Lot Sizes

	Property 1	Property 2	Property 3
Property ID	02-0700-00460-000	02-1000-00015-000	02-1000-00030-000
Legal Description	Lts 12 & 13, Block 6, Francis 2nd	Lots 1 & 2, Block 1 of Lepirds	Lot 3, Block 1 of Lepirds
Address	322 Sheyenne Street	502 Sheyenne Street	309 5 th Avenue W
Lot Size	13,998 sq. ft. or 0.32 acres	13,005 sq. ft. or 0.299 acres	0.150 acres
Owner	BA DOWNTOWN LLC,	John P and Anne K Haley	Antonio and Paula Villanueva
True & Full Value	\$286,000	\$366,100	\$126,100

These three properties comprise the entire project sites.

Project Eligibility for Development

The project is located in a parcel that is zoned C: Light Commercial and should be targeted as an urban renewal area in the City’s General Plan for Urban Renewal and Urban Development. The project would advance the City’s economic development goals by providing immediate economic growth and development. Many of the objectives as described General Plan for Urban Renewal and Urban Development would be achieved through the project’s implementation.

1. *To Strengthen the economic well-being of the development and renewal areas and the City by Increasing industrial and retail activity, taxable values, and job opportunities.*
2. *Provide for parcels of sufficient size to permit and attract economic and sound new development.*
3. *To provide efficient use of underutilized land.*
4. *To assure development of high standards in site planning, use compatibility, buildings, and creation of an environment that will promote new development in areas.*
5. *To attract and retain businesses that pay favorable wages to the benefit of our citizens and to prevent overburdening to public and social service agencies*
6. *To attract and retain businesses that do not damage the physical environment for this is a social and economic burden to all.*
7. *To address the development imbalance between residential and nonresidential uses that exists in West Fargo by expanding and diversifying the tax base.*

8. *To spend public economic development dollars and resources wisely.*
9. *To provide for adequate public infrastructure improvements such as sewer, water, storm sewer, pedestrian facilities and streets conforming to good design and coordinated to facilitate development or redevelopment.*
10. *To provide for safe, efficient and attractive vehicular access to and circulation within the renewal and development areas.*
11. *To promote development or redevelopment which will be consistent with the City's Comprehensive Plan and ordinances.*

In addition, the development is consistent with the city's current Comprehensive plan as well as the preliminary findings of the new Comprehensive Plan to be adopted in 2018.

Forms of Assistance

Public assistance for this project will consist of a Tax Increment Financing district. Other forms of assistance are still under evaluation.

Breakdown of Public Participation

The public participation will be consolidated to the purchase price of the land/buildings and demolition costs. The developer will not be allowed to include what would be a standard land purchase amount of \$6.00 per square foot. The current taxable valuation will not be included and is not eligible to be used to cover the previously mentioned qualified expenses. Once the purchase price and demolition cost are covered by the Tax Increments the TIF district will be closed. The maximum would be 13 years for 3 parcels pending approvals from all boards and commissions.

Tax Increment Financing District Valuation

Entity:	Mills:	Existing Value:	Taxes Collected:	New Value:	New Taxes Collected:	Additional Value dedicated to TIF :
City	73.08	\$770,100.00	\$2,813.95	\$8,000,000.00	\$29,232.00	\$26,418.05
School	129.27	\$770,100.00	\$4,977.54	\$8,000,000.00	\$51,708.00	\$46,730.46
Park	28.02	\$770,100.00	\$1,078.91	\$8,000,000.00	\$11,208.00	\$10,129.09
County	47.46	\$770,100.00	\$1,827.45	\$8,000,000.00	\$18,984.00	\$17,156.55
State	1	\$770,100.00	\$38.51	\$8,000,000.00	\$400.00	\$361.50
Garrison	1	\$770,100.00	\$38.51	\$8,000,000.00	\$400.00	\$361.50
Water	4.5	\$770,100.00	\$173.27	\$8,000,000.00	\$1,800.00	\$1,626.73
Total:	284.33	\$770,100.00	\$10,948.13	\$8,000,000.00	\$113,732.00	\$102,783.87

Name	PIN	Land	Building	Total	Buyout and demolition costs
322 Sheyenne Street	02-0700-00460-000	\$ 42,000.00	\$ 244,000.00	\$ 286,000.00	\$541,012.00
502 Sheyenne Street	02-1000-00015-000	\$ 58,500.00	\$ 307,600.00	\$ 366,100.00	\$301,969.00
309 5 AVE W	02-1000-00030-000	\$ 20,000.00	\$ 98,000.00	\$ 118,000.00	\$111,058.00
Demo					\$70,000.00
Total all parcels				\$ 770,100.00	\$1,024,039.00
Total Costs With Bond					\$1,039,399.59
Bond Payment per Year					\$104,089.35
Tax coverage +/-					-\$1,305.48
Estimated Time Required To Cover Eligible Costs					13.16511525

Land Use

The land use in the area is a mix of residential, commercial, public facilities, and a small portion of agriculture. There are no buildings on either site and no relocation. The current 2008 Comprehensive Plan depicts the properties as General Commercial. The new Comprehensive Plan West Fargo 2.0, which is currently under consideration, identifies these properties in the Core Retrofit Growth Sector. This sector supports new

development, redevelopment or reuse of existing lands and buildings encouraging additional growth and development, and achieving more walkable and bike-able corridors as well as a better connected village core.

Zoning

Zoning District: Planned Unit Development within a General Commercial Land Use Classification. Both parcels are zoned C: Light Commercial and located within the Sheyenne Street Corridor Overlay District which requires higher site and building design standards.

Street Plan

The development would be accessed by two points along Sheyenne Street between 2nd Avenue and 6th Avenue West. The entrance points would remain intact or be removed along the corridor. Parking would be installed along the street to accommodate more traffic and the street has recently been taken off of the city's truck route.

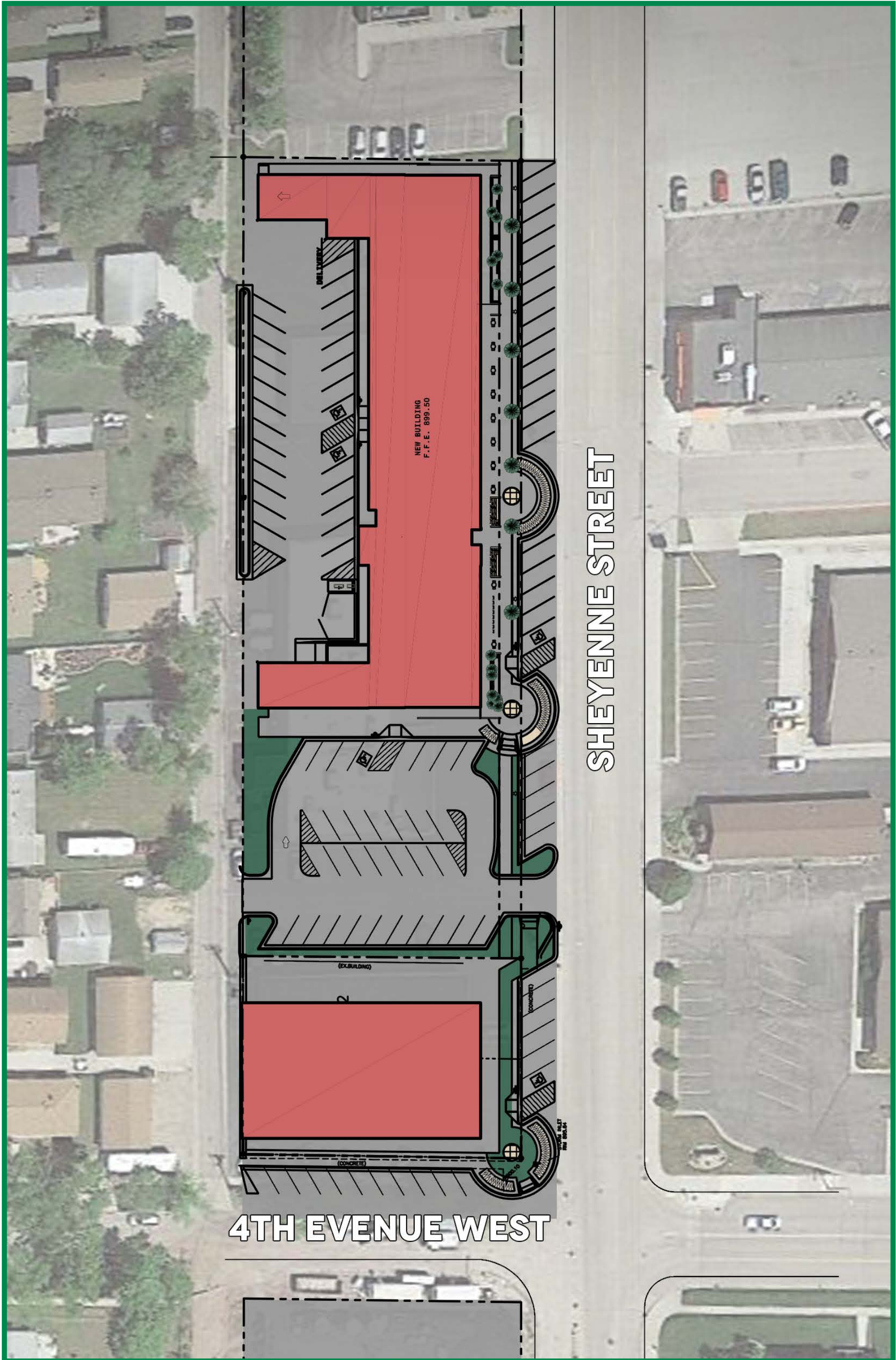
Recommended Findings

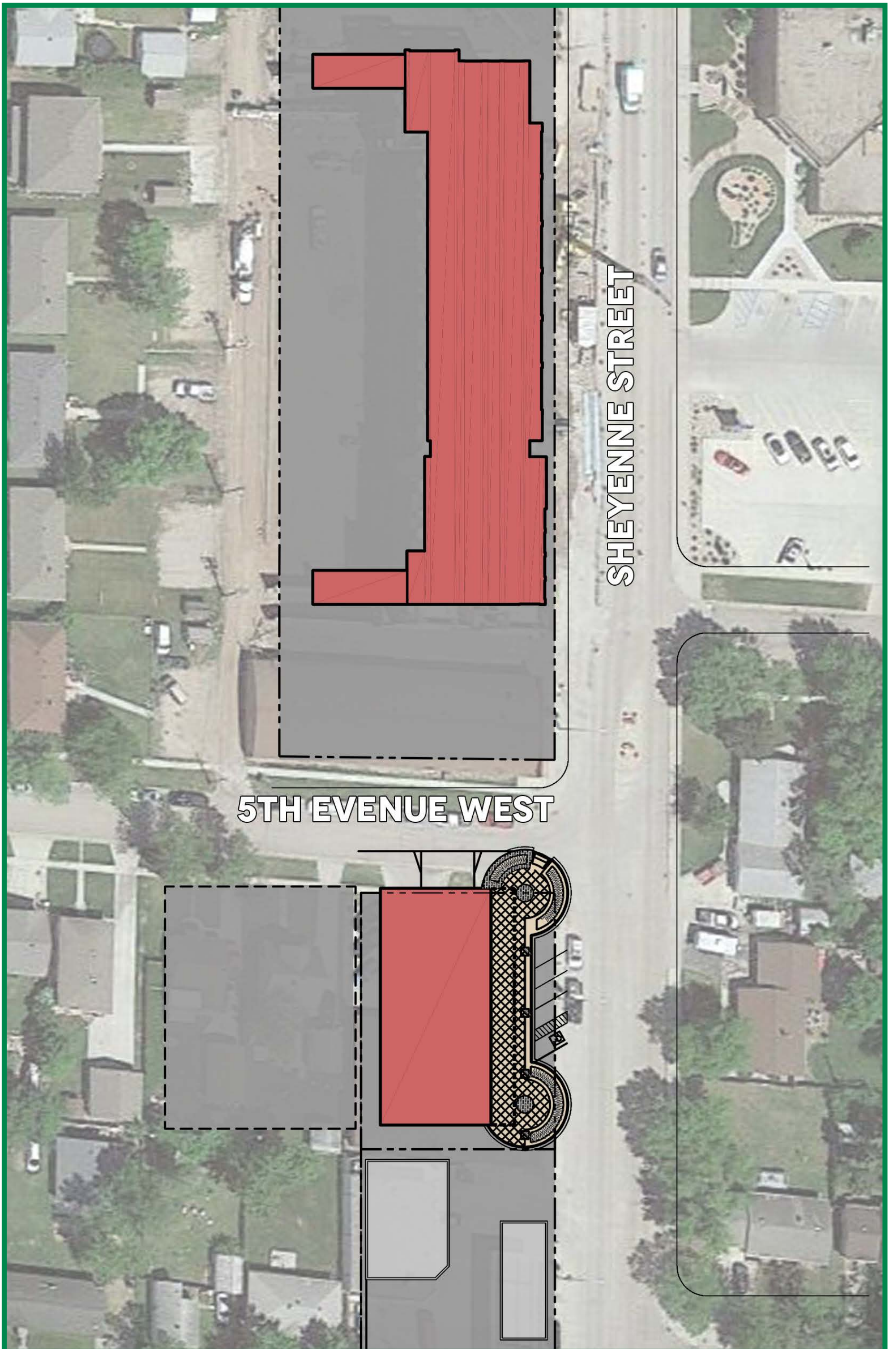
The proposed project will not cause any displacement of families. The proposed downtown Sheyenne Street development plan conforms to the city's General Plan for Urban Renewal and Urban Development and the West Fargo Comprehensive Plan (new and old). The proposed development Plan will afford maximum opportunity, consistent with the sound needs of the city as a whole, for the development area by private enterprise.



LEGEND

- 1 PIONEER PLACE
- 2 THE FIRM
- 3 VFW/MIA PARK
- 4 SHEYENNE PLAZA
- 5 THE ALLEY

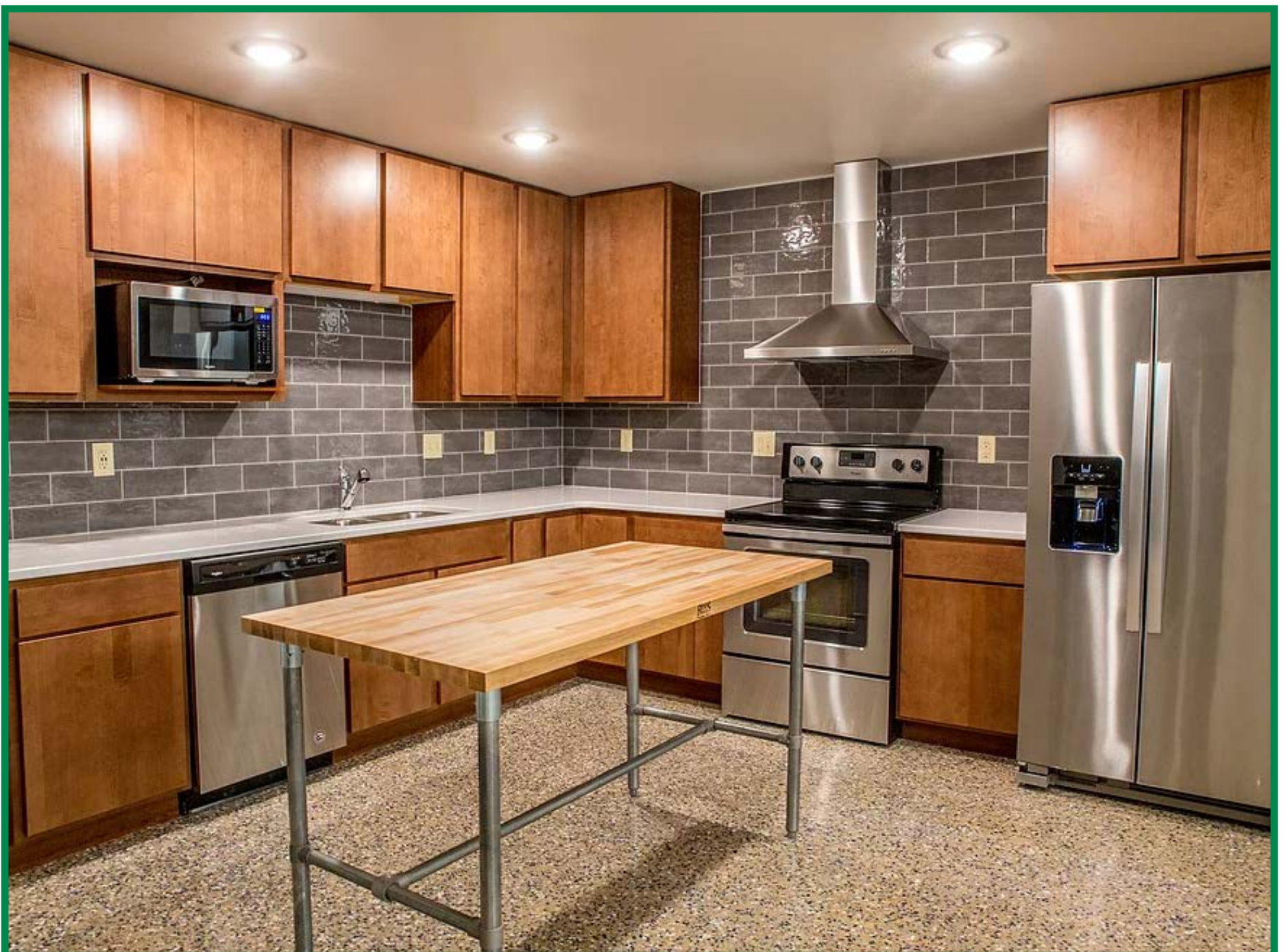












SHEYENNE PLAZA DEVELOPMENT
WEST FARGO, ND

SHEYENNE PLAZA



STRUCTURAL

MECHANICAL

ELECTRICAL

CIVIL

Project Name

West Fargo, ND

Drawing History

No.	Description	Date
1		

DRAWN BY: TW/KD JN: 18-016



NOT FOR CONSTRUCTION

Enlarged Site Plan

SHEET
A002

GENERAL NOTES:

1. ALL WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE CITY OF WEST FARGO STANDARD CONSTRUCTION SPECIFICATIONS. PRIOR TO DOING AS WORK IN THE CITY RIGHT-OF-WAY THE CONTRACTOR SHALL CALL THE ENGINEERING DEPARTMENT AT 701 282 4692.
2. ALL DRIVEWAYS LEADING TO REFUSE CONTAINERS SHALL BE CONSTRUCTED OF 6" CONCRETE WITH A MINIMUM 6" COMPACTED BASE.
3. ALL LANDSCAPING SHALL BE PROTECTED FROM VEHICULAR TRAFFIC BY A STANDARD CONCRETE CURB AND GUTTER.
4. ALL SIGNS TO BE APPROVED BY THE WEST FARGO INSPECTIONS DEPARTMENT (CONVENTIONAL ZONING) OR PLANNING DEPARTMENT (PLANNED UNIT DEVELOPMENT).

PROPERTY INFORMATION	PROJECT INFORMATION
<p>PIONEER PLACE 777 SHEYENNE STREET WEST FARGO, ND 58078</p> <p>LEGAL DESCRIPTION LOTS 12 AND 13, BLOCK 6, FRANCIS SECOND ADDITION</p> <p>ZONING C - LIGHT COMMERCIAL DISTRICT</p> <p>DEVELOPMENT NAME</p> <p>OWNER / DEVELOPER NAME</p>	<p>BUILDING INFORMATION BUILDING HEIGHT = PER IBC DEFINITION - 60' OCCUPANCY = NCY = E - EDUCATIONAL - S-2, B, R-2 CONSTRUCTION TYPE = IIIA & IIB SPRINKLER SYSTEM = NFPA 13 FFE = 899.50 (V-)</p>

PARKING REQUIREMENTS	PARKING PROVIDED												
<p>OFF-STREET PARKING AREAS OF SUFFICIENT SIZE TO PROVIDE PARKING FOR PATRONS, CUSTOMERS, SUPPLIERS, VISITORS & EMPLOYEES SHALL BE PROVIDED ON THE PREMISES OF EACH USE.</p> <p>OFF STREET PARKING = 5 UNDERGROUND PARKING = 20 TOTAL PARKING = 25</p>	<p>PARKING SCHEDULE</p> <table border="1"> <tr> <td>PARKING SPACE - STANDARD - ADA: 9' X 18'-0" DEG</td> <td>1</td> </tr> <tr> <td>OFF STREET PARKING SPACE: 9' X 18' -60 DEG</td> <td>16</td> </tr> <tr> <td>UNDERGROUND PARKING SPACE: 9' X 18' -60 DEG</td> <td>22</td> </tr> </table> <p>ACCESSIBLE PARKING (REQUIRED)</p> <table border="1"> <tr> <td>TOTAL PARKING SPACES REQUIRED</td> <td>REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES</td> <td>PROVIDED</td> </tr> <tr> <td></td> <td>1</td> <td>1</td> </tr> </table>	PARKING SPACE - STANDARD - ADA: 9' X 18'-0" DEG	1	OFF STREET PARKING SPACE: 9' X 18' -60 DEG	16	UNDERGROUND PARKING SPACE: 9' X 18' -60 DEG	22	TOTAL PARKING SPACES REQUIRED	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES	PROVIDED		1	1
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	1	1											

LOT, HEIGHT, AREA & YARD REQUIREMENTS - PER 4-427.4

MINIMUM YARD SETBACKS SHALL BE AS FOLLOWS:
FRONT - 0' MINIMUM SETBACK REQUIRED.
REAR - 0' MINIMUM SETBACK REQUIRED.
SIDE - 0' MINIMUM SETBACK REQUIRED.
PARKING SETBACKS: 0'

LOT COVERAGE SHALL NOT EXCEED 50% OF THE LOT

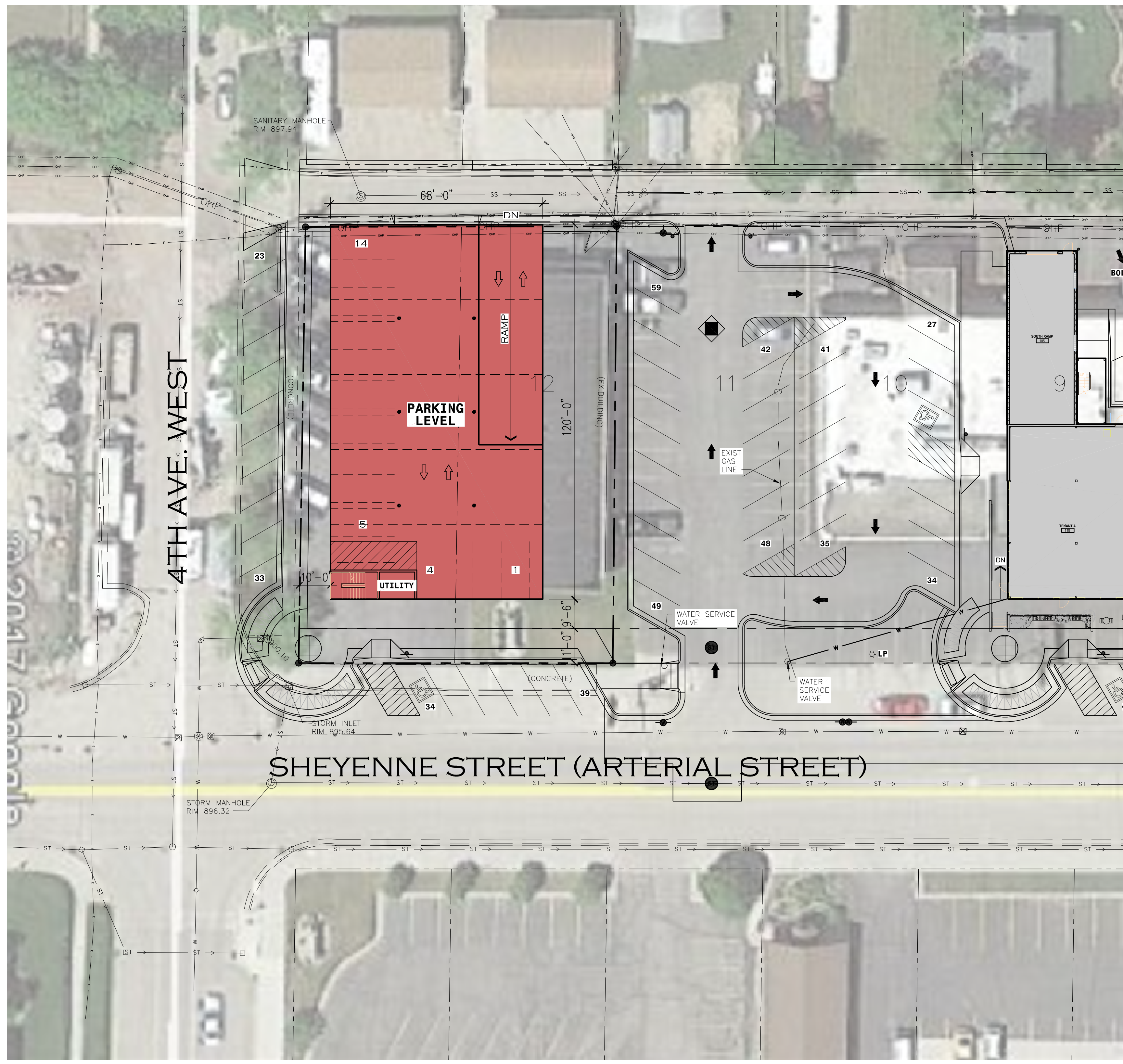
SITE SCHEDULE		
Name	Surface Area	Percent Coverage
Site - Overall	14,029 SF (0.32 ac)	100%
Building Footprint	8,160 SF	58.1%
Paved Surface	7 SF	7%
Open Space	7 SF	7%
Impervious Surface	7 SF	7%

LINE TYPE LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- ELEC----- ELECTRICAL
- GAS----- GAS
- UG----- UNDERGROUND FIBER

APPROVAL
APPROVED BY: _____
TITLE: _____
DATE: _____

WASTE/RECYCLING CONTAINERS PROVIDED
TRASH CONTAINERS SHALL BE PROVIDED ON SITE FOR DEBRIS. ALL WASTE FROM THE OPERATION SHALL BE PROPERLY DISPOSED OF.



1 ENLARGED SITE PLAN
A002 1" = 20'-0"

West Fargo Off The Wall

West Fargo, ND

Drawing History

No.	Description	Date

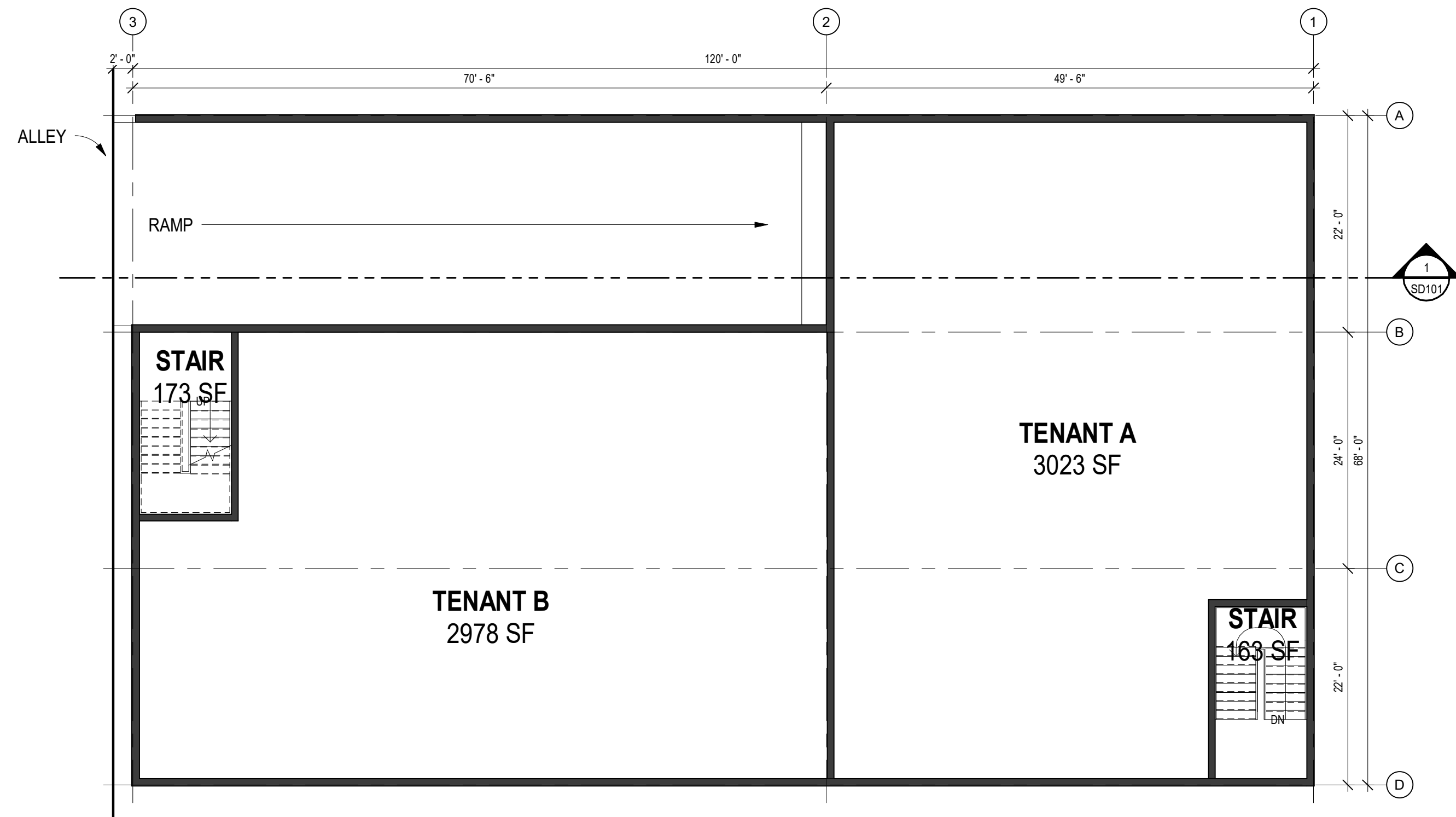
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NOT FOR
CONSTRUCTION

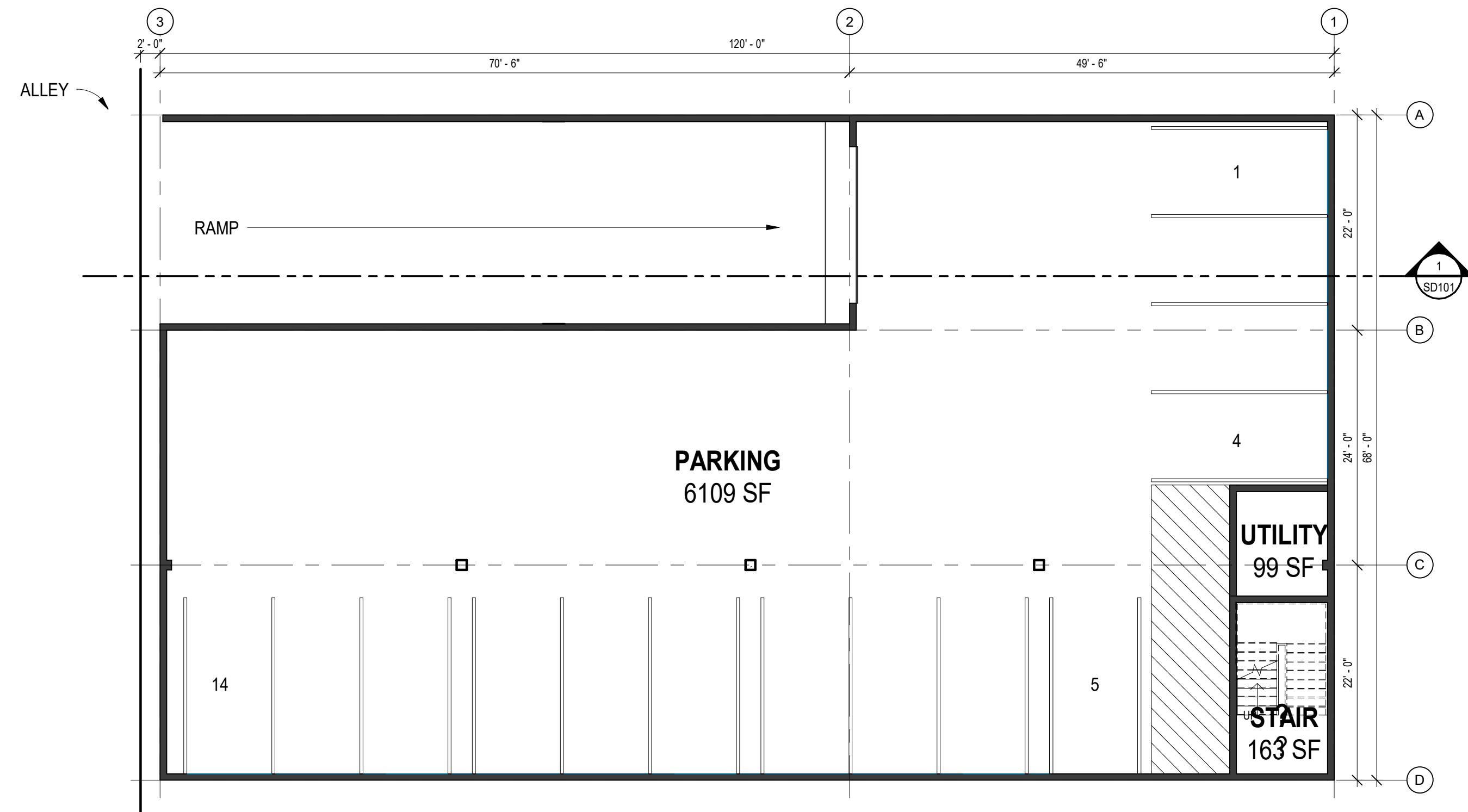
Option 1

SHEET

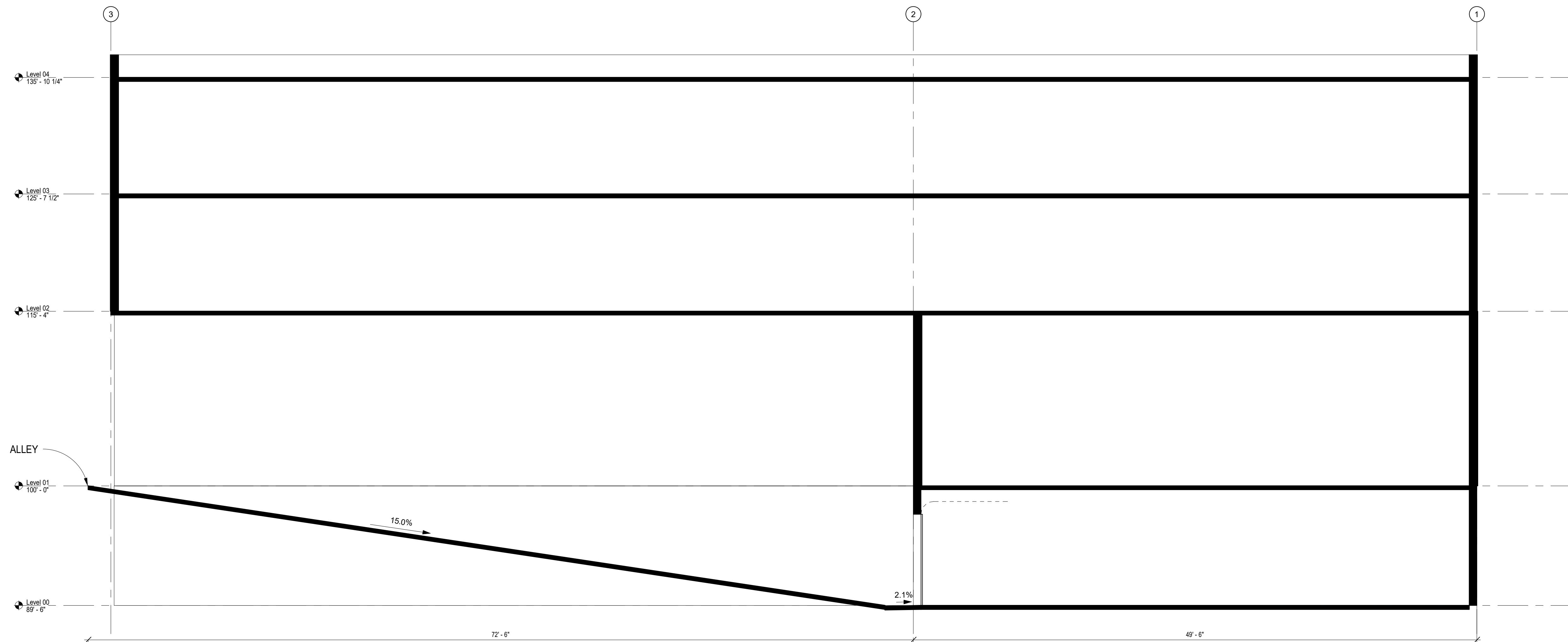
SD101



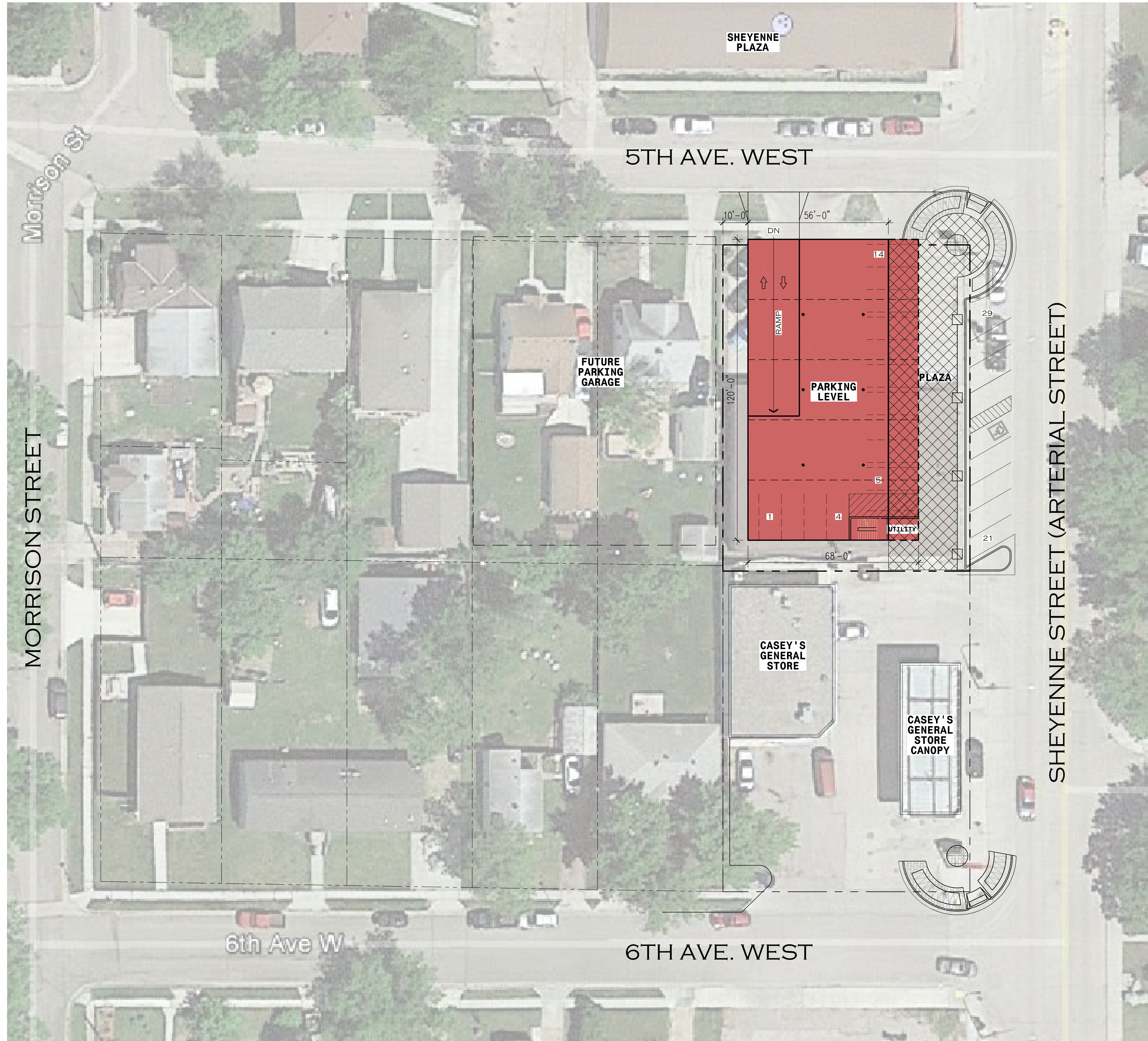
2 First Floor Plan
SD101 3/32" = 1'-0"



3 Underground Parking
SD101 3/32" = 1'-0"



1 Ramp Section
SD101 3/16" = 1'-0"



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PROPERTY INFORMATION	PROJECT INFORMATION
NAME: 502 SHEYENNE STREET WEST FARGO, ND 58076 LEGAL DESCRIPTION: LOT 7, BLOCK 7, LEPROIDS ADDITION ZONING: C - LIGHT COMMERCIAL DISTRICT DEVELOPMENT NAME: OWNER / DEVELOPER NAME:	BUILDING INFORMATION: BUILDING HEIGHT = PER IBC DEFINITION - 60' OCCUPANCY = NOT F.E. - EDUCATIONAL - S-2, S, R-2 CONSTRUCTION TYPE = IIIA & IIIB SPRINKLER SYSTEM = NFPA 13 FFE = 899.50 (V.)

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TOTAL PARKING SPACES REQUIRED	1	PROVIDED	1								

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->> ->> ->> ->> ->>	STORM SEWER LINE
---ELEC---	ELECTRICAL
---GAS---	GAS
---	UNDERGROUND FIBER

APPROVAL	WASTE/RECYCLING CONTAINERS PROVIDED
APPROVED BY: _____ TITLE: _____ DATE: _____	TRASH CONTAINERS SHALL BE PROVIDED ON SITE FOR DEBRIS. ALL WASTE FROM THE OPERATION SHALL BE PROPERLY DISPOSED OF.

- STRUCTURAL
- MECHANICAL
- ELECTRICAL
- CIVIL

Project Name
West Fargo, ND

Drawing History

No.	Description	Date
1		

DRAWN BY: TW/KD JN: 18-016



NOT FOR CONSTRUCTION

Enlarged Site Plan - Option 2

SHEET
A001

Drawing History

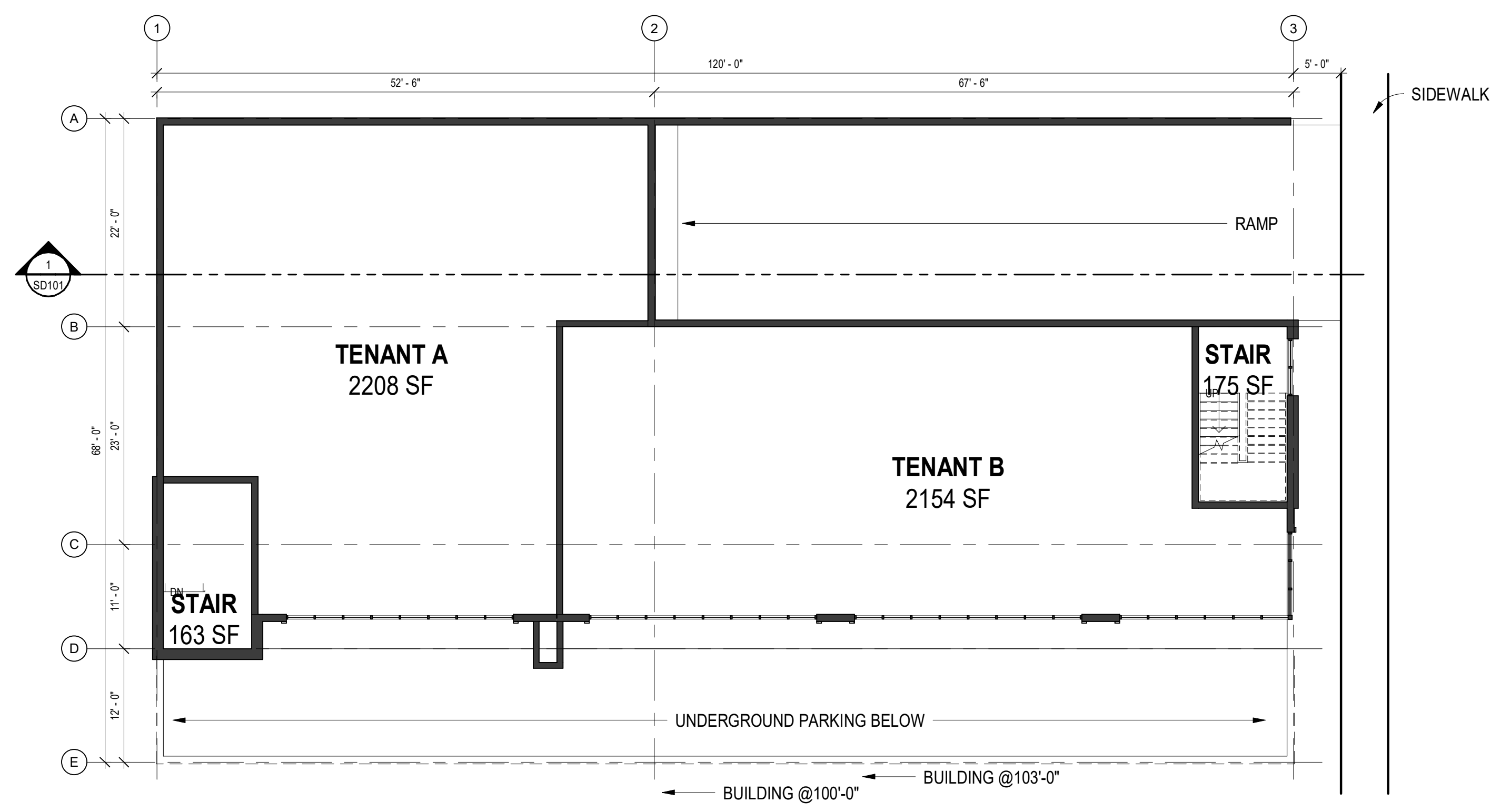
No.	Description	Date

DRAWN BY: Author JN: 18-016

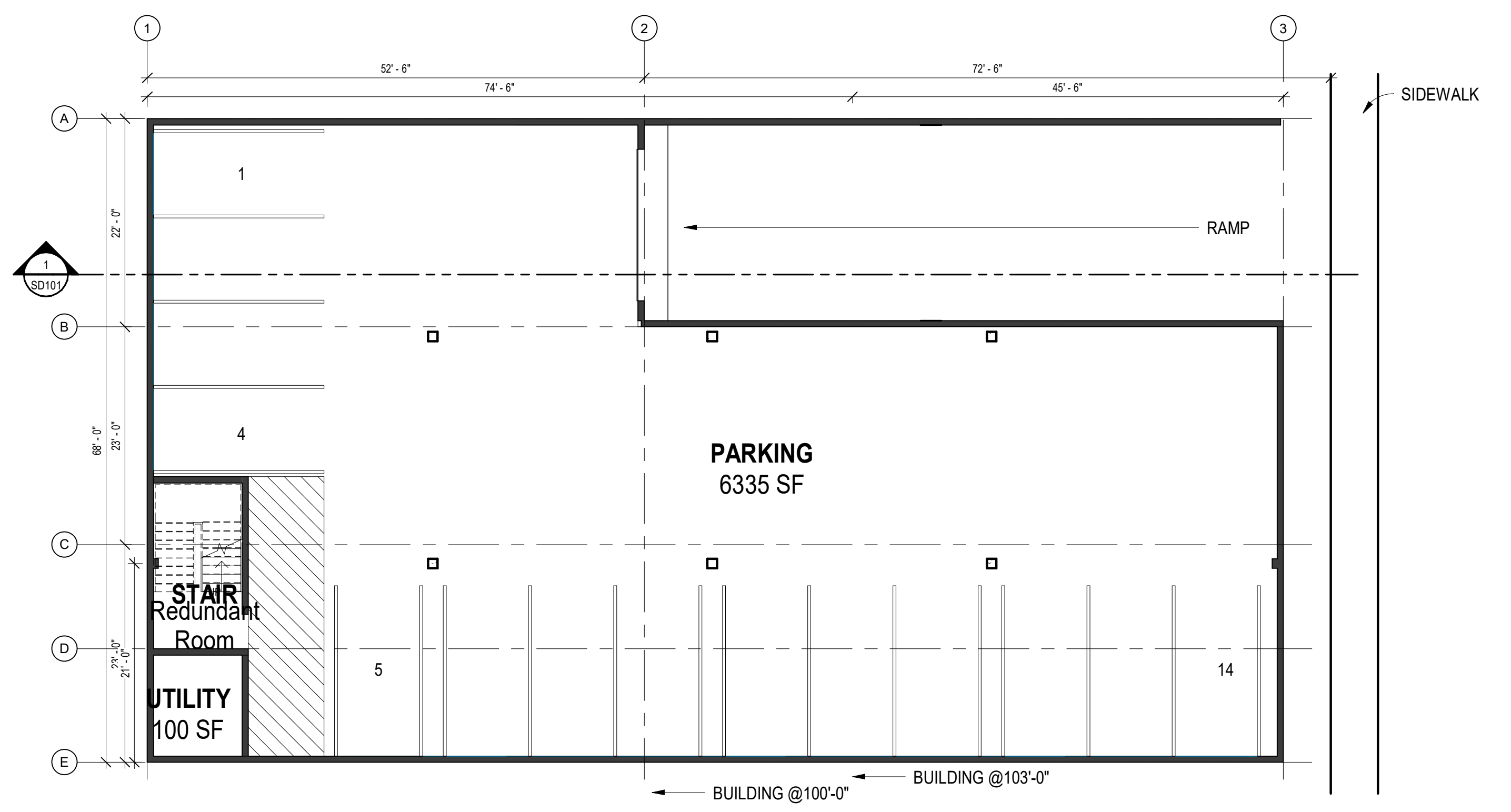
NOT FOR CONSTRUCTION

Floor Plan / Building Section

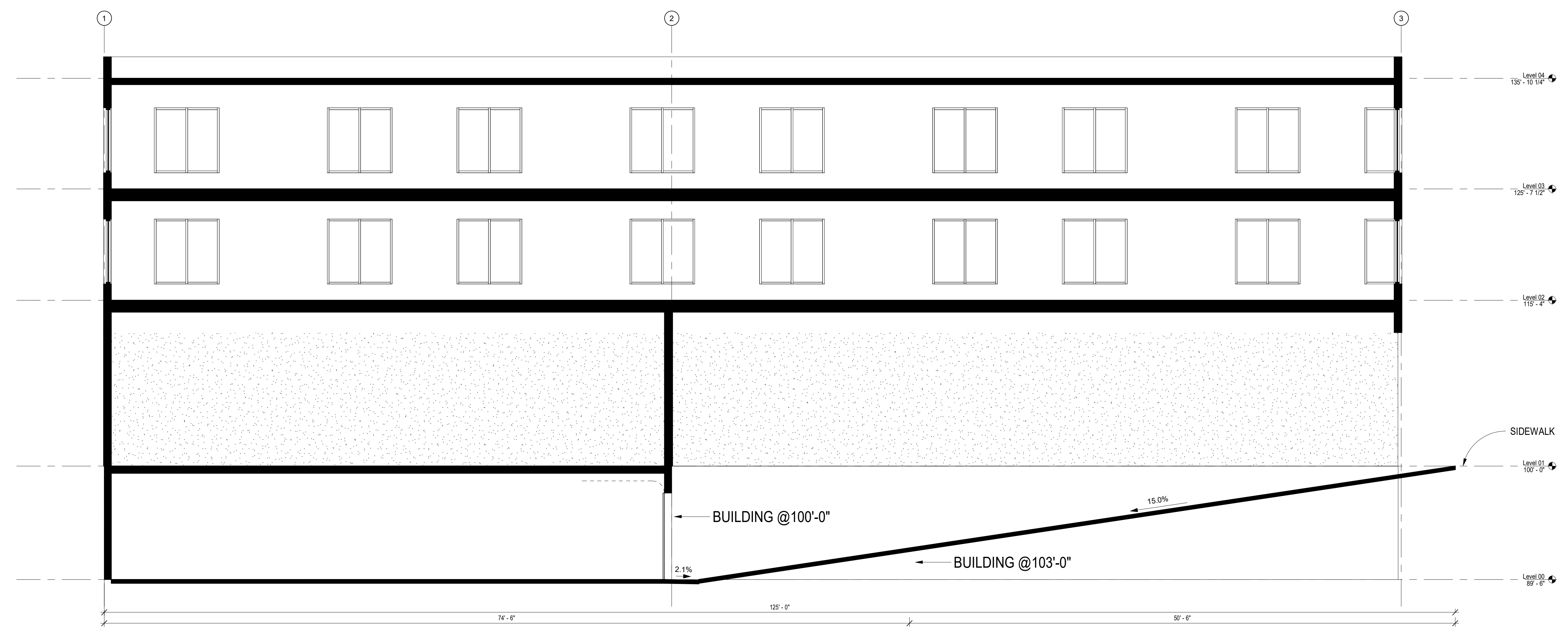
SHEET
SD101



2 First Floor Plan
3/32" = 1'-0"



3 Underground Parking
3/32" = 1'-0"



1 Ramp Section
3/16" = 1'-0"

Pioneer Plaza - Wellington Technologies
West Fargo, ND

Enter address here

Drawing History

No.	Description	Date

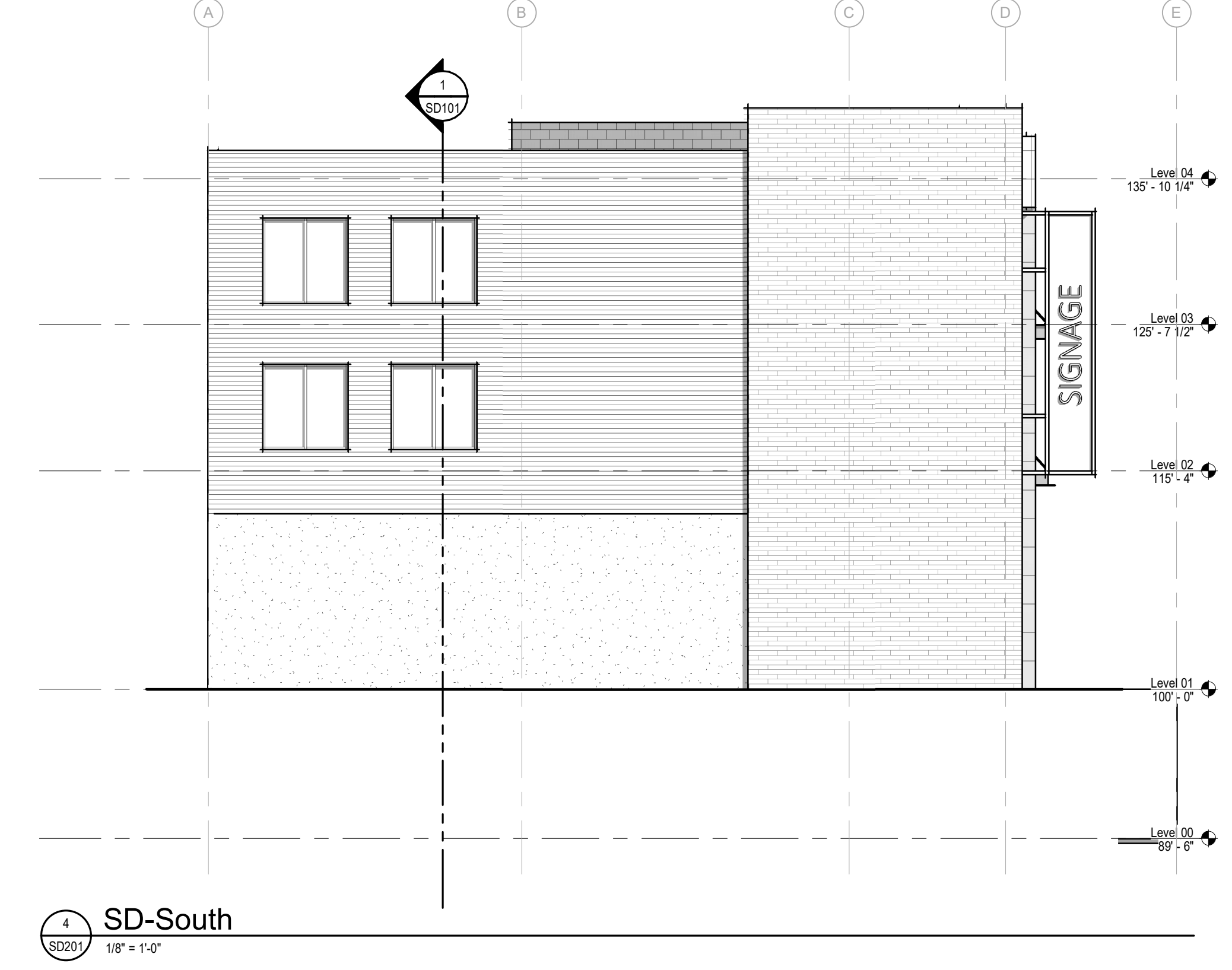
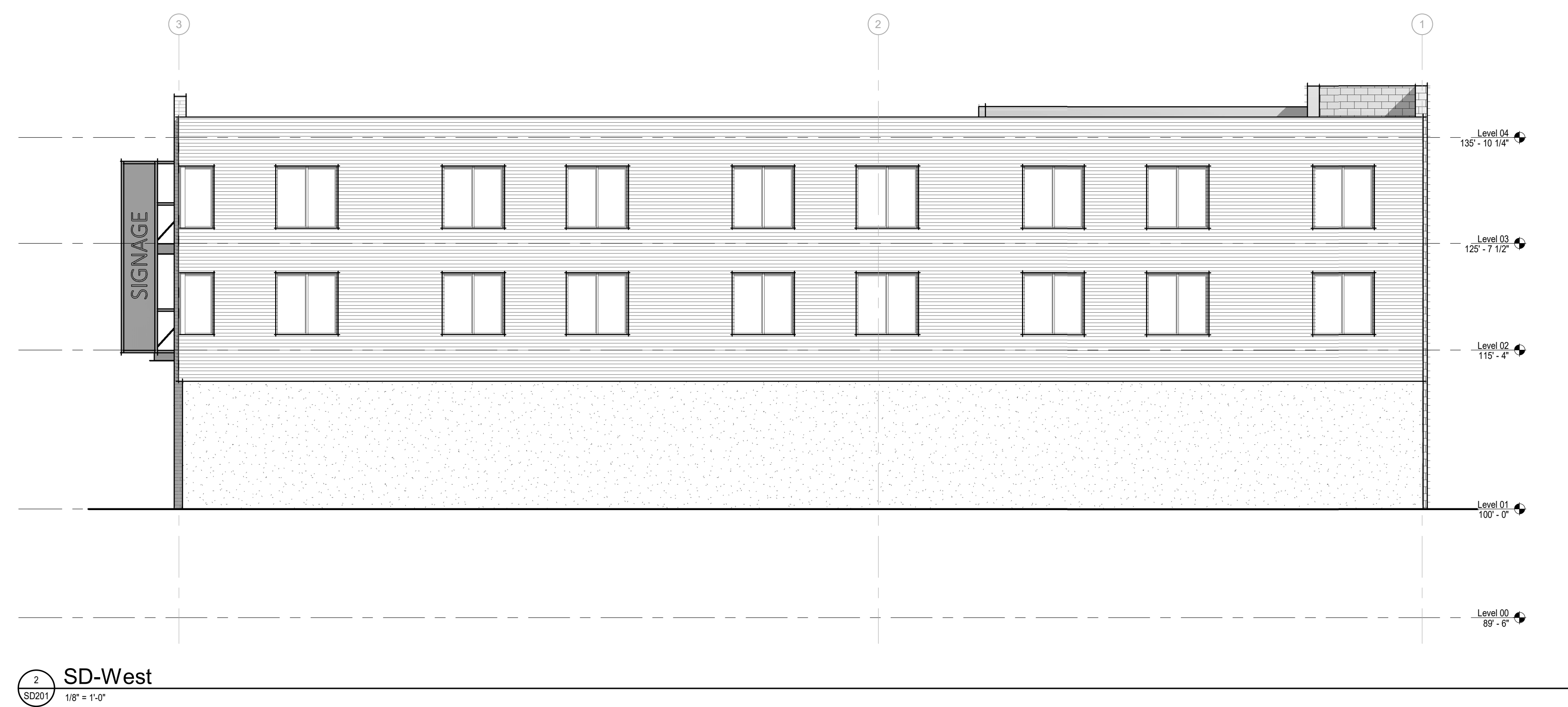
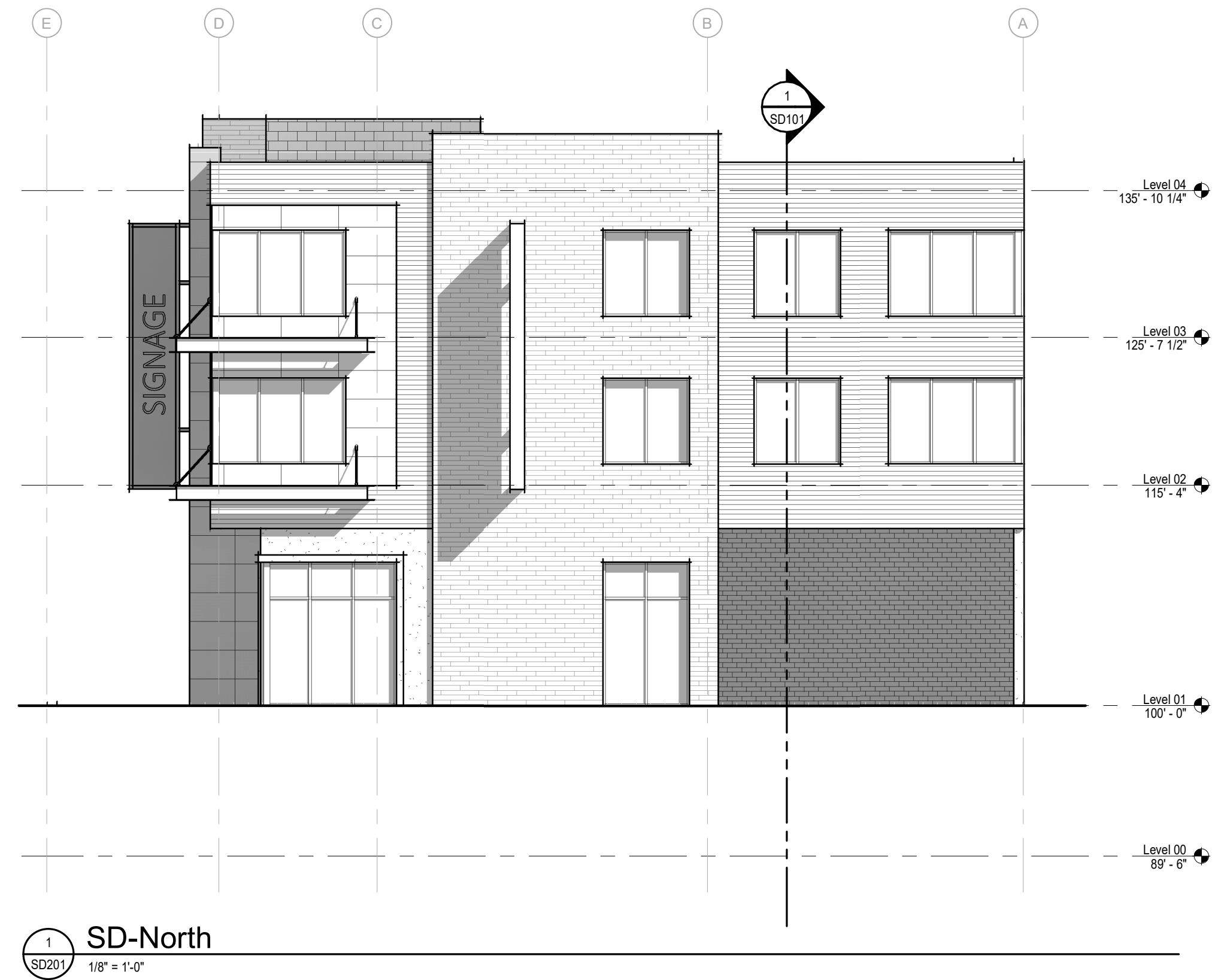
DRAWN BY: Author JN: 18-016

NOT FOR CONSTRUCTION

Exterior Elevations

SHEET

SD201





Parcel Information Report

Parcel Number: 02070000460000

General Information

City/Township:	West Fargo City
Taxpayer Name:	SAGGE BUILDINGS LLC
Property Address:	322 SHEYENNE ST
Section:	6
Subdivision:	Francis 2nd
Extra Territorial Area:	
Lot:	12
Legal Description:	FRANCIS 2ND SUB LOTS 12 & 13 BLK 6
Lot Area:	14000
Frontage Length:	
Depth Factor:	
Recorded Acres:	0

District Information

School District:	S006 (West Fargo Public School District #6)
Water District:	W060 (Southeast Water Resource District)
Fire District:	()



PARCEL INFORMATION

Parcel #: 02-0700-00460-000

Tax Year: 2016

Date Printed: 03/29/2018

General Information:

Legal Owner: SAGGE BUILDINGS LLC
 Mailing Address: 322 SHEYENNE ST WEST FARGO, ND 58078-0000
 Property Address: 322 SHEYENNE ST
 DBA: OFF THE WALL ADVERTISING
 Legal Description: Addition: 0700: FRANCIS 2ND
 Lot: 12 & 13 Block: 6
 Full Legal: LOTS 12 & 13 BLK 6 FRANCIS 2ND

Property Valuation:

	Land	Improvements	Total
Full Certified Value:	\$42,000.00	\$244,000.00	\$286,000.00

Exemptions: Homestead Credit: Vet Credit:

Building Information:

Year Built: Building SF:
 Property Type: Commercial
 Story Height:
 Garage SF: # Apt Units: 0

Lot Size:

Front Width: Depth Side 1: GIS Land SF: 13,998
 Back Width: Depth Side 2:
 Zoning: C - Light Commercial District

City Information:

Garbage Date: Friday

Taxes:

Property Tax Amount: \$4,273.48

Specials:

Project Number	Description	Type	Amount	Annual Installment
01-1207	MAIN AVE PHASE I	Certified	\$744.24	\$73.28
Total			\$744.24	\$73.28



Parcel Information Report

Parcel Number: 02100000015000

General Information

City/Township:	West Fargo City
Taxpayer Name:	JOHN P & ANNE K HALEY
Property Address:	502 SHEYENNE ST
Section:	1
Subdivision:	Lepirds
Extra Territorial Area:	
Lot:	1
Legal Description:	LEPIRDS LTS 1 & 2 BLK 1 **1-12-05 COMB FRM 02-1000-00010-000 & 02-1000-00020-000
Lot Area:	0
Frontage Length:	
Depth Factor:	
Recorded Acres:	0

District Information

School District:	S006 (West Fargo Public School District #6)
Water District:	W060 (Southeast Water Resource District)
Fire District:	()



PARCEL INFORMATION

Parcel #: 02-1000-00015-000

Tax Year: 2016

Date Printed: 03/29/2018

General Information:

Legal Owner: JOHN & ANNE HALEY
 Mailing Address: 462 36 ST S FARGO, ND 58103-0000
 Property Address: 502 SHEYENNE ST
 DBA:
 Legal Description: Addition: 1000: LEPIRDS
 Lot: 1 & 2 Block: 1
 Full Legal: LOTS 1 & 2 BLK 1 LEPIRDS

Property Valuation:

	Land	Improvements	Total
Full Certified Value:	\$58,500.00	\$307,600.00	\$366,100.00

Exemptions: Homestead Credit: Vet Credit:

Building Information:

Year Built: Building SF:
 Property Type: Commercial
 Story Height:
 Garage SF: # Apt Units: 0

Lot Size:

Front Width: Depth Side 1: GIS Land SF: 13,005
 Back Width: Depth Side 2:
 Zoning: C - Light Commercial District

City Information:

Garbage Date: Friday

Taxes:

Property Tax Amount: \$5,467.66

Specials:

Project Number	Description	Type	Amount	Annual Installment
01-1207	MAIN AVE PHASE I	Certified	\$744.24	\$73.28
Total			\$744.24	\$73.28



Parcel Information Report

Parcel Number: 02100000030000

General Information

City/Township:	West Fargo City
Taxpayer Name:	ANTONIO & PAULA VILLANUEVA
Property Address:	309 5 AVE W
Section:	1
Subdivision:	Lepirds
Extra Territorial Area:	
Lot:	3
Legal Description:	LEPIRDS LOT 3 BLK 1
Lot Area:	6500
Frontage Length:	
Depth Factor:	
Recorded Acres:	0

District Information

School District:	S006 (West Fargo Public School District #6)
Water District:	W060 (Southeast Water Resource District)
Fire District:	()



PARCEL INFORMATION

Parcel #: 02-1000-00030-000

Tax Year: 2016

Date Printed: 04/18/2018

General Information:

Legal Owner: ANTONIO & PAULA VILLANUEVA
 Mailing Address: 309 5TH AVE W WEST FARGO, ND 58078-0000
 Property Address: 309 5 AVE W
 DBA:
 Legal Description: Addition: 1000: LEPIRDS
 Lot: 3 Block: 1
 Full Legal: LOT 3 BLK 1 LEPIRDS

Property Valuation:

	Land	Improvements	Total
Full Certified Value:	\$20,000.00	\$98,000.00	\$118,000.00

Exemptions: Homestead Credit: Vet Credit:

Building Information:

Year Built: 1930 Building SF: 1,344
 Property Type: Residential
 Story Height: 1 1/2 Story Frame
 Garage SF: 280 # Apt Units: 0

Lot Size:

Front Width: 50.00 Depth Side 1: 130.00 GIS Land SF: 6,500
 Back Width: 50.00 Depth Side 2: 130.00
 Zoning: C - Light Commercial District

City Information:

Garbage Date: Friday

Taxes:

Property Tax Amount: \$1,562.39

Specials:

Project Number	Description	Type	Amount	Annual Installment
01-1207	MAIN AVE PHASE I	Certified	\$744.24	\$73.28
Total			\$744.24	\$73.28



Parcel Information Report

Parcel Number: 02100000030000

General Information

City/Township:	West Fargo City
Taxpayer Name:	ANTONIO & PAULA VILLANUEVA
Property Address:	309 5 AVE W
Section:	1
Subdivision:	Lepirds
Extra Territorial Area:	
Lot:	3
Legal Description:	LEPIRDS LOT 3 BLK 1
Lot Area:	6500
Frontage Length:	
Depth Factor:	
Recorded Acres:	0

District Information

School District:	S006 (West Fargo Public School District #6)
Water District:	W060 (Southeast Water Resource District)
Fire District:	()



PARCEL INFORMATION

Parcel #: 02-1000-00030-000

Tax Year: 2016

Date Printed: 04/18/2018

General Information:

Legal Owner: ANTONIO & PAULA VILLANUEVA
 Mailing Address: 309 5TH AVE W WEST FARGO, ND 58078-0000
 Property Address: 309 5 AVE W
 DBA:
 Legal Description: Addition: 1000: LEPIRDS
 Lot: 3 Block: 1
 Full Legal: LOT 3 BLK 1 LEPIRDS

Property Valuation:

	Land	Improvements	Total
Full Certified Value:	\$20,000.00	\$98,000.00	\$118,000.00

Exemptions: Homestead Credit: Vet Credit:

Building Information:

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City Information:

Garbage Date: Friday

Taxes:

Property Tax Amount: \$1,562.39

Specials:

Project Number	Description	Type	Amount	Annual Installment
01-1207	MAIN AVE PHASE I	Certified	\$744.24	\$73.28
Total			\$744.24	\$73.28