



Finance Office

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October 11, 2021

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

Re: Appraisal of Forfeited Property

Dear Commissioners:

Annually, the commission is charged with setting the minimum sales price for properties forfeited to the county for non-payment of taxes. This list shows properties as of October 11th with 2018 taxes still owing. Tax deeds are in the process of being recorded transferring ownership to the county. These properties may still be paid by former owners; however, all years of taxes, plus interest, penalty and other costs must be paid. The list shows the suggested minimum sales price; in general, we set the minimum sales price as the greater of the unpaid taxes, costs against the property and an estimate of the 2021 taxes or 25% of the assessed value. The minimum is a starting point for the auction.

We are also in the process of again notifying the former owners, and in some cases their lender about the process going forward, and their rights to redeem their properties before the annual sale. We anticipate that at least some of the properties will be redeemed prior to the sale date.

Once the minimum sales prices are set, letters will be sent to city auditors and townships clerks where property is located to inform them of the minimum sales price and the hearing date and time. The public auction under state law is set for the third Tuesday in November, which this year is November 16th.

Sincerely,


Brandy Madrigga
Finance Director

SUGGESTED MOTION:

Move to set the minimum sales prices as recommended by the County Auditor and set the hearing date on the minimum sales prices for 3:30 PM on November 1, 2021, in the Cass County Commission Room.

**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 Cass County Finance Office on Tuesday, November 16, 2021, 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.

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.

Property Number / Property Address / Legal Description	Minimum Sale Price
01-1115-00460-000 1808 28 AVE S, FARGO, ND 58103 LOT 2 BLOCK 3, HANS HALVORSON ADDITION OF FARGO	27,600
01-1760-00220-000 730 2 ST N, FARGO, ND 58102 LOT 22 BLOCK 1, LINDSAYS ADDITION OF FARGO	32,550
01-1890-00110-000 1610 2 ST N, FARGO, ND 58102 LOT 11 BLOCK 1, MCDERMOTT'S ADDITION OF FARGO	43,175
01-2220-04500-000 1341 12 ST N, FARGO, ND 58102 LOT 11 BLOCK 0, OHMERS SUBDIVISION OF FARGO	38,775
01-3300-01870-000 334 20 ST N, FARGO, ND 58102 LOT 5 BLOCK 13, TYLER'S ADDITION OF FARGO	22,175
01-4000-01660-000 1619 WEST GATEWAY CIR S, FARGO, ND 58103 LOT 4 BLOCK 11, WESTGATE VILLAGE ADDITION OF FARGO	55,175
01-8496-00670-000 3900 54 ST S, FARGO, ND 58104 LOT 1 BLOCK 7, VALLEY VIEW ADDITION OF FARGO	427,475
01-8517-00300-000 4992 AVERY LN S, FARGO, ND 58104 LOT 30 BLOCK 1 COTTAGEWOOD 1ST ADDITION OF FARGO	52,947
01-8517-00460-000 4871 41 ST S, FARGO, ND 58104 LOT 1 BLOCK 2, COTTAGEWOOD 1ST ADDITION OF FARGO	58,475
02-3400-00780-000 514 7 AVE W, WEST FARGO, ND 58078 LOT 3 BLOCK 5, WESTWOOD ADDITION OF WEST FARGO	63,650

03-1500-00643-011 351 1 ST N, CASSELTON, ND 58012	82
POWERS THAT PORTION OF VAC ALLEY LOCATED E OF & ADJ TO LT 10 & N 25' LT 11 BLK 7	
05-0100-01173-000 VACANT, PAGE, ND LOT 13 BLOCK 4, ORIGINAL TOWNSITE	5,675
05-0100-01254-000 205 ARGUS AVE, PAGE, ND 58064 ORIG LOTS 1 & 2 BLK 17	4,420
05-0100-01263-000 208 ARGUS AVE, PAGE, ND 58064 ORIG LOTS 7 TO 9 BLK 18	23,150
06-0100-11259-010 407 4 ST, ALICE, ND 58031 BLASL'S ADNN LTS 13-19 BLK 2 **12-21-06 SPL FRM 06-0100-11259-000	3,900
09-0100-11882-000 VACANT ARGUSVILLE, ND 58005 ORIGINAL LOT 7 TO 12 BLK 9	11,228
09-0100-11883-000 VACANT ARGUSVILLE, ND 58005 ORIGINAL LOT 13 TO 24 BLK 9	13,823
10-0100-12066-000 410 3 ST AYR, ND 58007 ORIGINAL LOT 17 BLK 14	100
13-0200-12684-000 248 7 ST GARDNER, ND 58036 2-142-50 DESC TRACT BEG 33' S & 504.7' E OF PT OF INTERSECT OF S LN OF ORIG TWN- SITE OF GARDNER, ND WITH E LN OF THE R/W OF GN RR THRU SE1/4 ; THEN DUE S 123.92'; THEN E PARAL WITH LN OF TWNSITE 118.52'; THEN N 123.92' & THEN W 118.52' TO BEG, SUBJ TO EASE FOR RD PURPOSE ON W 20' THEREOF.	29,850
15-0509-00010-000 10021 72 ST S HORACE, ND 58047 COUNTRY ACRES 4TH LT 1 BLK 1 **12-27-06 ANNEXED FRM 64-0509-00010-000	247,725
16-0200-13224-000 213 MAIN ST HUNTER, ND 58048 ORIG LOT 10 BLK 2	2,250
16-0700-13418-000 107 1 ST E HUNTER, ND 58048 UNPLATTED 24-143-52 DESC TRACT SW1/4 LOT 2 AND 25'X140' LYING S LOT 2	2,600
19-0200-14063-000 604 MAINE ST TOWER CITY, ND 99999 ELLSBURYS FIRST ADD N 10' OF 3 & ALL OF LT 4 BLK 10	6,900
33-0000-03302-040 14968 12 ST SE DOWS TWP, ND 99999	19,250

1-143-53 17.60 AC A PARC OF LAND IN NE1/4 DESC AS FOLL: COMM AT THE NE COR OF SEC 1 THN IN A WLY DIR ALG THE N BNDRY LN OF SEC 1 FOR A DIST OF 1290' TO THE PT OF BEG THN CONT ALG THE N BNDRY LN FOR A DIST OF 1100' THN AT RT ANG IN A SLY DIR PARA TO THE E BNDRY LN OF SEC 1 FOR A DIST OF 800' THN AT RT ANG IN AN ELY DIR PARA TO THE N BNDRY LN OF SEC 1 FOR A DIST 1100' THN AT RT ANG IN A NLY DIR TO THE E BNDRY LN OF SEC 1 FOR A DIST OF 800' TO PT OF BEG, LESS PREV DEEDED TRACT DESC AS FOLL: COMM AT THE NE COR OF SEC 1 THN IN A WLY DIREC ALG THE N BNDRY LN OF SEC 1 FOR A DIST OF 1690' TO THE PT OF BEG, THN CONT ALG THE N BNDRY LN FOR A DIST OF 300' THN AT RT ANG IN A SLY DIREC PARA TO E BNDRY LN OF SEC 1 FOR A DIST OF 300' THN AT RT ANG IN AN ELY DIREC PARA TO THE N BNDRY LN OF SEC 1 FOR A DIST OF 300' THN AT RT ANG IN A NLY DIREC PARA TO THE E BNDRY LN OF SEC 1 FOR A DIST OF 300' TO THE PT OF BEG **9-7-04 SPL FRM 33-0000-03302-010

37-0000-04710-000
RURAL ADDRESS ERIE TWP, ND 99999
ERIE VILLAGE DESC TRACT COM AT SE COR OF LOT S 150' W 100' N 150' E 100' TO BEG LOT 8
BLK 3 CONTAINS .34 ACRES

650

Given pursuant to authority of law this 2nd day of October, 2021.

Brandy Madrigga
Cass County Finance Director
Publish October 27, 2021