

## GE BOCK REAL ESTATE, LLC AND TRIEBWASSER APPRAISAL SERVICE, LLC

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705 13th Ave E  
West Fargo, ND 58078

Office:701-356-7300  
bill@triebwasserappraisalservice.com  
gebappraisals@gmail.com

June 16, 2022

Ms. Tami Norgard  
Attorney-at-Law  
Vogel Law Firm  
218 NP Ave  
Fargo, ND 58107-1389

RE: Cass County Board of Equalization  
Parcel Number 02-4955-00010-000, Tevey, LLC

Dear Ms. Norgard,

The purpose of this letter is to provide additional information regarding the above-referenced property as a result of the denial of your appeal to the West Fargo City Board of Equalization.

Again, we wish to address the inconsistencies we believe exist in the original assessment, the revised assessment, and the subsequent response to the appraisals of the properties comprising Cass County Parcel Number 02-4955-00010-000 and addressed as 4980 Sheyenne Street and referred hereafter as the "subject".

We believe it is important to address both the fair market value of the property as to

1. Its reasonableness
2. The arbitrary manner in which the assessment valuation was applied
3. Its inconsistency as a manner of real property appraisal valuation

Some of these issues were previously detailed in our letter to you of May 27, 2022, which was a response to the Notice of Appeal Action dated 4/28/2022.

In that letter, we discussed the definitions of what constitutes a "market, market value, arm's length transaction, replacement cost, contribution, and contributory value".

We did not receive a response from West Fargo that explained the adjustments that we challenged in that Letter of Response.

### Scope of Work

For purposes of this appeal at the Cass County level, we expanded our search of properties to include high-value homes within the City of Fargo, which is considered part of the common market area of the

subject property. Fargo-Moorhead-West Fargo is a large metropolitan statistical area (MSA) and provides ample market evidence of high-value homes for real estate valuation purposes.

A request was made by the City of Fargo Assessment Department to provide a list of all homes in the city that had a valuation between \$1 million and \$10 Million that were classified as single-family residential, including both a land and building value and included sales from 2018-2022.

The list provided includes the assessed values of properties in that range. Of the 102 properties in the list, only 5 met the time period restriction (recent sales) and were arm’s length sales. The list also provided several condominiums which were not considered comparable for analysis.

A search of the Fargo-Moorhead Multiple Listing Service was also made and confirmed that 3 of the sales could also be confirmed through the MLS service. One was a private treaty sale of unrelated parties.

Since the subject property is valued for assessment purposes in excess of \$6 Million, only the largest, most recent, and most comparable sales were included for analysis. Even so, it is difficult to compare a subject property directly to a sold property that is 25-50% of its size and market value.

It should be noted that new home sales from builders/developers were not included in the analysis, since these sales typically have no market exposure and are part of a contractual relationship between parties who have purchased a lot, transferred the said lot to the builder, and subsequently received a deed from the builder that may or may not reflect current market value as detailed in our response letter of May 27, 2022.

The five most comparable and recently sold properties included the following.

Address	Year Built	Actual Age	SaleDate	Valid Sale Y/N	SalePriceContract	Specials	SalePriceAdjusted
431 HARWOOD DR S	1996	26	2020-03-20	Yes	\$ 750,000	\$ 1,600	\$ 751,600
2049 ROSE CREEK BLVD S	2004	18	2021-06-11	Yes	\$ 1,200,000	\$ 3,100	\$ 1,203,100
4636 TIMBERLINE DR S	2007	15	2019-09-04	Yes	\$ 1,290,000	\$ 4,000	\$ 1,294,000
6059 PRAIRIE GROVE CT S	2018	4	2021-07-15	Yes	\$ 1,270,000	\$ 134,100	\$ 1,404,100
4604 Timblerline Drive	2002	20	2021-06-01	Yes	\$ 1,200,000	\$ 75	\$ 1,200,075

Just as in the case of West Fargo, very few properties sell in the high-value homes price range on an annual basis. This fact makes statistical analysis very difficult since the sample size is so small. This fact also shows that fewer and fewer buyers are available for a given property as the price level increases. As with other things bought and sold in the market, the price can become a limiting factor for buyers, and few have the financial capacity to purchase as price levels progressively increase.

### Analysis

Methodology: Considering the sales price of each property, the underlying value of the land was removed to leave the building improvements value that was part of each sale. The assessment methodology for land values appeared quite consistent therefore by subtracting assessed land value from building value, a building residual value is obtained.

This building residual can then be divided by either the Above Grade Living Area square footage, or the Total Living Area square footage. (Total Living Area includes the finished areas below grade where that is present)

A good example is provided by 2049 Rose Creek Blvd which sold on 6/11/2021.

Step 1:

Sale Price:	\$1,200,000
Less Land =	\$179,600
Building Residual=	\$1,020,400
divided by 4,509 sf Above Grade Living	
Area=	\$226.30/SF
Divided by 7,673 sf TLA =	\$132.98/SF TLA

The next step in the analysis is to compare the Replacement Cost New (RCN) with the Building Residual that was allocated in Step 1.

Step 2:

Replacement Cost New =	\$1,580,873
Less Building Residual =	\$1,020,400
Accrued Depreciation=	\$560,473 = 35.45%

Accrued Depreciation divided by RCN = 35.45% overall depreciation. Further analysis can be conducted to determine the specific amounts of Physical, Functional and Economic Depreciation. For the sake of simplicity in the analysis, that was not done here, and only an overall depreciation was calculated.

Step 3:

Ad Valorem valuation means “at value” and is the basis of an equitable tax system. This system has been in place since the founding of our government and is intended to treat all property owners fairly and equitably based upon the value (as defined by law) of their property. This system depends upon a systematic analysis of many sales within a jurisdiction and for that reason is referred to as “Mass Appraisal”. When assessors and appraisers do not have a sufficient number of sales to create a meaningful statistical analysis (typically 30), they must resort to other means to determine market value and the level of assessment.

When there are a sufficient number of sales to make a statistical analysis the application of square foot values for both land and buildings assessed can be quite accurate. When there are fewer sales within a sales range the data becomes more and more unreliable. These sales that are far outside the norm are referred to as “outliers” and are typically not included in statistical analysis but are treated individually.

How these outliers are treated from an assessment standpoint provides the basis for the “reasonableness” of an assessment since they are compared to other similar properties which fall within the same value range but may or may not have been sold recently.

Using the 2049 Rose Creek sale we can see the results of the analysis of a property that appeared to both the buyer and seller to be properly valued since it sold for near assessed value. Since taxes are related to the classification and function of a property, analysis of the taxes/ SF of Total Living Area can be estimated as a measure of fairness in the process.

Step 3:

Assessment at Sale = \$1,179,800

Sales Ratio = 98.3%

Taxes = \$14,480.25

Taxes/ SF of TLA = \$1.89

By direct comparison of the steps in the analysis of this individual property, estimates of value can be estimated.

Direct Comparison to 2049 Rose Creek Boulevard

Subject: Step 1 Analysis

11,644 sf x Step 1 value per SF of TLA = \$1,548,419 plus addition for Gym, Swimming pool and driveways/paving at depreciated value of \$1,119,876 = \$2,668,295

Subject: Step 2 Analysis

RCN = \$4,900,000 X 35.45% = \$1,737,050 depreciation

Equals \$3,162,950 Assessed Value

Subject: Step 3 Analysis

11,644 Square feet of TLA x \$1.89/ SF = \$22,007.16 taxes.

### Aggregate Analysis

By further comparison with the other properties in a similar fashion the following values are obtained.

#### Step 1 Aggregate Analysis

	<u>Address</u>	<u>A. Bldg/SF</u>	<u>Subjec SF</u>	<u>SF Value</u>	<u>G+P+A*</u>	<u>Indicated Value</u>
	431 HARWOOD DR S	\$ 75.77	11,644	\$ 882,291.34	\$ 1,119,876.00	\$ 2,002,167.34
	2049 ROSE CREEK BLVD S	\$ 132.98	11,644	\$ 1,548,419.12	\$ 1,119,876.00	\$ 2,668,295.12
	4636 TIMBERLINE DR S	\$ 146.26	11,644	\$ 1,702,994.67	\$ 1,119,876.00	\$ 2,822,870.67
	6059 PRAIRIE GROVE CT S	\$ 206.46	11,644	\$ 2,404,007.59	\$ 1,119,876.00	\$ 3,523,883.59
	4604 Timblerline Drive	\$ 141.01	11,644	\$ 1,641,899.18	\$ 1,119,876.00	\$ 2,761,775.18
					Mean	\$ 2,755,798.38
					Median	\$ 2,761,775.18
G+P+A*	Gym, Pool, Paving/Asphalt					

#### Step 2 Aggregate Analysis

<b>Step 2</b>						
<u>Address</u>	<u>RCN</u>	<u>% Depr</u>	<u>Subject RCN</u>	<u>Assessed Val</u>	<u>Land</u>	<u>Total</u>
431 HARWOOD DR S	\$ 1,004,775	49.9%	\$ 4,900,000	\$ 2,454,900.00	\$ 685,000.00	\$ 3,139,900.00
2049 ROSE CREEK BLVD S	\$ 1,580,873	35.5%	\$ 4,900,000	\$ 3,160,990.00	\$ 685,000.00	\$ 3,845,990.00
4636 TIMBERLINE DR S	\$ 1,314,388	16.8%	\$ 4,900,000	\$ 4,076,800.00	\$ 685,000.00	\$ 4,761,800.00
6059 PRAIRIE GROVE CT S	\$ 964,700	0.0%	\$ 4,900,000	\$ 4,900,000.00	\$ 685,000.00	\$ 5,585,000.00
4604 Timblerline Drive	\$ 1,357,769	24.0%	\$ 4,900,000	\$ 3,724,000.00	\$ 685,000.00	\$ 4,409,000.00
					Mean	\$ 4,348,338.00
					Median	\$ 4,409,000.00

#### Step 3 Aggregate Analysis-Tax Disparity

<b>Step 3</b>						
<u>Address</u>	<u>Tax/SF TLA</u>	<u>Subject TLA</u>	<u>Tax Estimate</u>	<u>Subject Taxes-2022</u>	<u>Disparity</u>	
431 HARWOOD DR S	\$ 0.690	11,644	\$ 8,034.36	\$ 86,600.00	\$ 78,565.64	
2049 ROSE CREEK BLVD S	\$ 1.890	11,644	\$ 22,007.16	\$ 86,600.00	\$ 64,592.84	
4636 TIMBERLINE DR S	\$ 2.320	11,644	\$ 27,014.08	\$ 86,600.00	\$ 59,585.92	
6059 PRAIRIE GROVE CT S	\$ 2.210	11,644	\$ 25,733.24	\$ 86,600.00	\$ 60,866.76	
4604 Timblerline Drive	\$ 1.190	11,644	\$ 13,856.36	\$ 86,600.00	\$ 72,743.64	

## **Conclusions**

The information in this letter of appeal is not intended to replace or supersede any other information previously provided. It is intended to supplement the appeal with findings drawn from the larger market area by including high-value homes from Fargo.

We believe it is unreasonable to consider only the building permit value in determining the value of a home that falls outside of the normal parameters of a Mass Valuation model. Appraisers and Assessors both are tasked with providing meaningful estimates of market value that fit the Definition of Market Value that is set forth by law or regulation for the individual assignment.

Building permits and private treaty agreements between builder/developers do not meet that test because there is no intent of the parties to expose the property for sale.

Valuation estimates should only rely upon cost estimates that are unbiased and published by well known cost services. These publishers, such as Core-Logic/Marshall & Swift provide an unbiased estimate based on real time current costs. RCN is only part of the valuation picture, because as sale price increases, a smaller and smaller number of buyers may be willing to buy an ever-decreasing number of properties.

The subject property is likely the highest valued residential property currently assessed in the State of North Dakota. A wide search of the State, as well as the local market, has not turned up any truly comparable properties.

We are left with trying to extrapolate a value from homes that are at most 40-50% of the subject's possible market value. As a result, the commissioners are tasked with deciding what is a reasonable assessment for this property in the context of the burden that it places on local government for schools, roads, utility services, administration, and the like. One must satisfy themselves that the reasonableness of an assessment does not rest solely with the owner's ability to pay but whether it is reasonable in comparison to other similar uses and properties considering the features it provides.

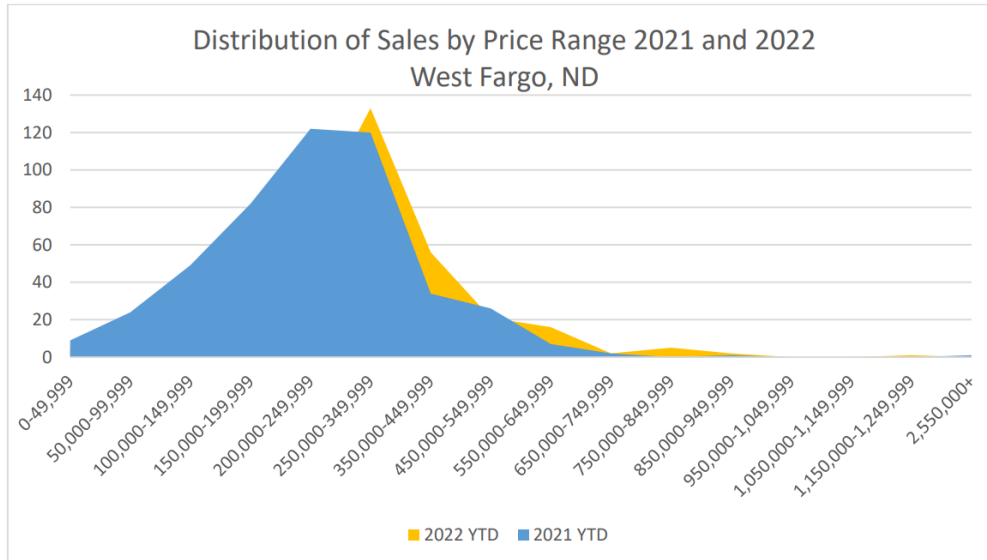
It seems arbitrary to speculate that the building permit value is the sole and only means of valuation. West Fargo provided comparisons to other properties that they had assessed, but the bulk of those were also based upon building permit value (which showed great variability) and non-market sales. This raises the question of whether the use of those unreliable valuation estimates provides an inconsistent methodology that then is applied to other properties, thus raising the bar for all property owners similarly situated.

Only closed sales from un-related parties that do not have familial or other influences can be a reliable and non-speculative means of determining the price level at which a property will sell.

Only by looking at the sales ratios, the contributory value per square foot of TLA and the total taxation of other properties can one weigh whether the assessed value is fair in the context of Ad Valorem Taxation.

The “Bell Curve” should be the primary indicator of supply and demand factors for any property in any market. Without sufficient sales evidence, the speculative methodology may enter into the analysis and provide a misleading result.

We provide the sales distribution table below for West Fargo as a final reminder of the supply and demand factors for the subject property.



Source: FMRMLS 2021-2022 YTD

Respectfully submitted,

**GEB Appraisals and Triebwasser Appraisal Service Joint Venture**

Gerald (Gary) E. Bock, Practicing Affiliate  
Certified General Real Property Appraiser  
ND-CG 21242  
Expires: December 31, 2022

William N. Triebwasser  
Certified General Real Property Appraiser  
ND CG 2916  
December 31, 2022

# Attachments

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Sale Price = \$750,000  
 Less Land = \$247,100  
 Building Residual = \$502,900  
 Divided by 4,166 Above Grade Living Area  
 =\$120.71  
 divided by 6,637 sf Total Living Area =  
 \$75.77/ sf TLA

RCN =\$1,004,775  
 Less bldg Residual \$502,900  
 Accrued Depreciation = \$501,875  
 % Total Accrued Depreciation =49.9%



Assessment at Sale = \$1,054,400  
 Sales Ratio = 140%  
 Taxes = \$4,608  
 Taxes/ SF of TLA = \$0.69/SF of TLA

431 HARWOOD Drive S, Fargo, ND 58104  
 MLS #19-6084

You will love all the space this traditional colonial, center-hall story and a half has to offer! Enter into a large foyer with a beautiful staircase, formal living and dining room. There is a Butler's pantry, a kitchen for the gourmet cook, spacious eating area & main floor family room with a beautiful backyard view. A quiet study with cherry bookshelves & desk, a lovely master suite, powder room and a great laundry room. Head upstairs either from the grand front stairway or the back stairway. There are 4 bedrooms upstairs and each have a 1/2 bath w/ a shared tub, a play room and another multipurpose room. Downstairs is a bedroom/exercise room, 3/4 bath w/ a steam shower, a family room with a bar and wine room & don't miss the "secret" room behind the phone booth.

## Contract Information

Listing Member	Kim Keller Mobile: 701-238-2899 Fax: 701-237-9109 Office : 701-237-5031 <a href="http://www.kimkellerhomes.com">http://www.kimkellerhomes.com</a> <a href="mailto:kimkeller@parkcompany.com">kimkeller@parkcompany.com</a>	Listing Office	Park Co., REALTORS 582599975
Selling Member	Mike Gillund	Selling Office	Beyond Realty 582599707
Agent Days On Market	152	Cumulative DOM	152
Status	Closed	Sub Type	Single Family Residence
Realtor.com Type	Residential - Single Family	Parcel No.	01107900023000
Start Date	09/25/2019	Sold Date	03/20/2020
Seller Paid	No	Pended Date	02/23/2020
Concessions			
Contingent	No	Status Change Date	03/20/2020
Original List Price	860,000	List Price	860,000
List Price Per/SqFt	206.43	Auction	No
Sold Price	750,000	Owners	Joe & Becky Burns
Sold Price Per/SqFt	180.03		
Legal	HACKBERRY POINT OF HARWOOD GROVES LT 2 LESS NWLY 20.52' & NWLY 40' LT 3 BLK 1 **12/29/95 SPL FR 01-1079-00020-000 01-1		
Geo Lat	46.829571	Geo Lon	-96.789164
Subdivision	Harwood Groves	County	Cass
Buyer Agent	2.50	Buyer Agent Type	%
Non Agent	2.50	Non Agent Type	%
Comps Paid on Conc	No	VarComm	No
Owner Prospects	No	Builder Name	Bob Footitt
Listing Agreement	Exclusive Right To Sell	Listing Service	Full Service

## General Property Description

Property Type	Residential	Year Built	1996
Lot Size SqFt	45,620	Gen Tax	9,743.52
Specials Inst	242.02	Specials Unpd	1,542.02



# Attachments

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Drain	0	Flood Plain Touches Parcel	No
High School	Fargo South	Square Ft. Source	Public Records
Above Grade Finished Area	4,166	Below Grade Finished Area	1,466
Above Grade Unfinished Area	0	Below Grade Unfinished Area	1,005
Total SqFt.	6,637	Style	2 Story
Primary Bedroom on Ground Level	Yes	Total Bedrooms	5
Max Bdrms - Same Flr	4	Total Bathrooms	7
Total Full Baths	2	Total Half Baths	4
Laundry Location	Main	Garage Stalls	3
Garage Type	Attached	Waterfront	Yes
Lake	None	Exclusions	personal property and all shop/equipment

### Details

<b>Showing Instructions:</b>	Alarm System; Appt. Through: Agent; Apt. Necessary; Key; Lock Box Location: front door	<b>Inclusions:</b>	Floor Covering; Garage Opener; Wdw Coverings-All; Dishwasher; Disposal; Gas Range; Microwave; Wall Oven; Double Oven; Refrigerator; Dryer; Washer
<b>Miscellaneous:</b>	Pets Allowed; House Color: grey; Seller Disclosure; New Construction: No	<b>Exterior Amenities:</b>	Fenced Full; Storage Shed; Maint. Free Deck
<b>Safety Features:</b>	Security System	<b>Other Amenities:</b>	Ceiling/Paddle Fans
<b>Possession:</b>	At Closing	<b>Other Rooms:</b>	Foyer; Breakfast Nook; Formal Dining; Storage; Study/Den; Utility Room; Workshop; Family Room
<b>Primary Bedroom/Bath:</b>	Private Bath; Whirlpool Tub; Double Sinks; Walk-in Closet	<b>Fireplace:</b>	Gas
<b>Bedrooms Per Level:</b>	Bedrooms - Main: 1; Bedrooms - Upper: 4; Bedrooms - Lower: 1; Bedrooms - Basement: 0	<b>Heat System:</b>	GFA -gas forced air
<b>Garage:</b>	# Stalls Attached: 3; Finished	<b>Air Conditioning:</b>	Central
<b>Exterior:</b>	Metal Siding	<b>Water Heater:</b>	Gas
<b>Roof:</b>	Architectural Shingle	<b>Utilities:</b>	City Water; City Sewer
<b>Foundation:</b>	Poured	<b>Closing Information:</b>	Specials Assumed: Yes; Specials Pd Seller \$: 0; Finance Type: Cash
<b>Lot Feat/Fld Plain:</b>	River/Stream; Wooded	<b>Room Types:</b>	Bathroom; Bathroom Level: Main; Bedroom; Bedroom Level: Main; Dining Room; Dining Room Level: Main; Family Room; Family Room Level: Main; Kitchen; Kitchen Level: Main; Laundry; Laundry Level: Main; Living Room; Living Room Level: Main; Other; Other Level: Upper; Patio/Deck; Patio/Deck Level: Main; Utility Room; Utility Room Level: Lower
<b>Interior Amenities:</b>	Wet Bar; Central Vacuum; Jetted Tub; Pantry; Kitchen Island; Hardwood Floors; Tile Floors		

Room Name	Level	Length	Width	Remarks	Room Features	Room Name	Level	Length	Width	Remarks	Room Features
Other	Main			Spacious, 2 story foyer	Entrance Foyer					shared	
Living Room	Main				Fireplace, Tray Ceiling(s) Chandelier, Crown Molding,	Bedroom	Upper			shared bathroom between two bedrooms	
Dining Room	Main				Recessed Lighting, Tray Ceiling(s)	Bathroom	Upper			3/4 bath, shared tub	
						Bathroom	Upper			1/2 bath, shared tub	
						Bathroom	Upper			3/4 bath,	

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Kitchen	Main	Cherry cabinets, beautiful butler's pantry	Central Vacuum, Granite Counters, Pantry	Bathroom	Upper	shared tub	
				Other	Upper	1/2 bath, shared tub	
Family Room	Main		Bookcases, Crown Molding, Fireplace	Other	Upper	Large bonus room	
		Beautiful den with pocket door to formal living		Patio/Deck	Main	Large play room	
Other	Main		Bookcases, Built-in Features			maintenance free deck, fenced yard	
		master suite	Crown Molding, Dual Closets, Walk-In Closet(s)	Family Room	Lower	sink, dishwasher, freezer, fridge, wine fridge, mic	Bar, Bookcases, Built-in Features, Recessed Lighting
Bedroom	Main						
Bathroom	Main	Master bath	Double Vanity, Soaking Tub	Bathroom	Lower	3/4 bath with steam shower	
Bathroom	Main	half bath, Powder room		Bedroom	Lower	exercise room, walk in closet	
Bathroom	Main	Utility 1/2 bath off of the back door		Other	Lower	Secret room behind the 'phone booth'	
Laundry	Main	tons of shelving, sink	Central Vacuum	Other	Lower	Large storage room	
		Shared bath between two bedrooms		Other	Lower	shop	
Bedroom	Upper			Utility Room	Lower	two furnaces, air exchanger, generator	
Bedroom	Upper	Shared bath between two bedrooms					
Bedroom	Upper	shared bath between 2 bedrooms					

Information is deemed to be reliable, but is not guaranteed. © 2022 [MLS](#) and [FBS](#). Prepared by Bill Triebwasser - DR on Wednesday, June 15, 2022 2:27 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

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Tax Info for MLS # 19-6084 431 HARWOOD Drive S, Fargo, ND 58104

\$750,000

## Tax Record Report for Parcel 01107900023000 at 431 Harwood S Drive, Fargo, ND 58104

Parcel Information			
Tax ID	01107900023000	Tax Year	2021
Total Taxes	4,608.45	Specials	242.01
Net Tax	4,366.44	Drains	0
Segment Number	1		
Owner Information			
Owner Name	KEVIN & ANN KLEIN	Owner State	ND
Location/Legal			
County	Cass	Fargo Legal Desc.	Hackberry Pt of Harwood Groves 2, LESS NWLY 20.52 FT & NWLY 40 FT OF 3 1 *12/29/95 SPL/FR 1079-00210 & 1079-00300
Zone	SR-2	Legal Desc	HACKBERRY POINT OF HARWOOD GROVES LT 2 LESS NWLY 20.52' & NWLY 40' LT 3 BLK 1 **12/29/95 SPL FR 01-1079-00020-000 01-1
Subdivision	Hackberry Point Of Harwood Groves	Legal Desc 2	9-00030-000**
Water District	W060	Precinct	2
Legislative District	46	Polling Location	Atonement Lutheran Church
Valuations			
Building Value	188,300	Total Value	327,800
Land Value	139,500	Homestead	0
	\$914,900 per City		\$1,054,400 per City
Property Details			
Sub Type	Single Family	Use Code	LDR
Year Built	1996	Land Use	Residential
Acres	1.04	School District	1 - Fargo
Total Sqft	2,471	Elementary School	Lincoln
Square Footage	4,166	# of Apt Units	0
Style	2 Story	Width Front	119
Width Back	0	Depth Side 1	382
Depth Side 2	0		

Tax records last updated January 25, 2022  
 Information is deemed to be reliable, but is not guaranteed. See [copyright notice](#).

# Attachments

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 Less Building Residual \$1,020,400  
 Accrued Depreciation = \$560,473  
 = 35.45%



Assesment at Sale = \$1,179,800  
 Sales Ratio = 100%  
 Taxes = \$14,480.25  
 Taxes/SF of TLA = \$1.89/SF of TLA

2049 ROSE CREEK Boulevard S, Fargo, ND 58104  
 MLS #16-5253

**Note: This property did not sell through MLS on 06-11-2021. Sale and Assessment Data have been corrected.**  
 Step into the home of your dreams in wonderfully maturing Rose Creek development. This jaw dropping, brick, 2-story leaves nothing to the imagination. The quality and craftsmanship is obvious the second you enter through the front door into your stately grand foyer. The near floor to ceiling windows in the great room overlook possibly the best view of the Rose Creek Golf Course and her majestic ponds. Sip coffee, or enjoy a cocktail while enjoying the view on the impressive paver patio. Don't miss this opportunity to own a truly one of a kind home!

### Contract Information

Listing Member	Mike Gillund	Listing Office	Berkshire Hathaway HomeServices Premier Properties 582599940
Selling Member	Gerry Gangnes	Selling Office	Realty Executives NP 582599775
Agent Days On Market	177	Cumulative DOM	242
Status	Closed	Sub Type	Single Family Residence
Realtor.com Type	Residential - Single Family	Parcel No.	01248900121000
Start Date	10/07/2016	Sold Date	04/21/2017
Pended Date	04/01/2017	Contingent	No
Status Change Date	04/21/2017	Original List Price	1,349,000
List Price	999,999.99	List Price Per/SqFt	221.77
Auction	No	Sold Price	924,562
Owners	Greg and Christi Orson	Sold Price Per/SqFt	221.77
Legal	ROSE CREEK 5TH LT 12 BLK 1 EXC THE FOLL: BEG AT SELY COR OF 12, THEN ON A REC BRG N 74 DEG 30 MIN 00 SEC W, ALG SLY LN O		
Geo Lat	46.807919	Geo Lon	-96.813978
Subdivision	Rose Creek 5th	County	Cass
Buyer Agent	2.50	Buyer Agent Type	%
Non Agent	2.50	Non Agent Type	%
Comps Paid on Conc	Yes	Bonus	0
VarComm	No	Owner Prospects	0

### General Property Description

Property Type	Residential	Year Built	2004
Lot Size Dimensions	Irregular	Lot Acres	0.50
Lot Size SqFt	24,923	Gen Tax	12,990
Specials Inst	970.57	Specials Unpd	4,466
Drain	252.56	Pend+Proposed Spec	0
Flood Plain Touches	No	High School	Fargo Davies
Parcel			
Square Ft. Source	Public Records	Above Grade Finished Area	4,509
Below Grade Finished Area	3,164	Above Grade Unfinished Area	0
Below Grade Unfinished 0		Total SqFt.	7,673

# Attachments

6/15/22, 3:32 PM

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**Area**

Style	2 Story	Primary Bedroom on Ground Level	Yes
Total Bedrooms	5	Total Bathrooms	5
Total Full Baths	3	Total 3/4 Baths	1
Total Half Baths	1	Laundry Location	Main
Garage Stalls	3	Garage Type	Attached
Lake	None		

**Remarks**

Private Remarks Showings by appointment through listing agent (Mike Gillund 701.371.9163).

**Details**

<b>Showing Instructions:</b>	Appt. Through: Agent	<b>Inclusions:</b>	Floor Covering; Garage Opener; Wdw Coverings-All; Dishwasher; Disposal; Gas Range; Microwave; Wall Oven; Refrigerator; Wtr Softener-Owned
<b>Miscellaneous:</b>	New Construction: No	<b>Exterior Amenities:</b>	Patio; Sprinkler System
<b>Possession:</b>	At Closing; Date: Quick Possession	<b>Other Rooms:</b>	Foyer; Breakfast Nook; Formal Dining; Storage; Study/Den; Utility Room; Workshop; Loft/Attic; Family Room
<b>Primary Bedroom/Bath:</b>	Private Bath; Double Sinks; Walk-in Closet	<b>Fireplace:</b>	Gas
<b>Bedrooms Per Level:</b>	Bedrooms - Main: 1; Bedrooms - Upper: 3; Bedrooms - Lower: 0; Bedrooms - Basement: 1	<b>Heat System:</b>	Floor; GFA -gas forced air; GHW -gas hot water; Multi-Zones
<b>Garage:</b>	# Stalls Attached: 3; Finished; Heated; Floor Drain	<b>Air Conditioning:</b>	Central; Humidifier
<b>Exterior:</b>	Brick; Stone	<b>Water Heater:</b>	Gas
<b>Roof:</b>	Architectural Shingle	<b>Utilities:</b>	City Water; City Sewer
<b>Foundation:</b>	Poured	<b>Closing Information:</b>	Specials Assumed: Yes; Specials Pd Seller \$: 0; Finance Type: Cash; Closing Costs/Points Paid By Seller: 0; Pnts Pd By Buyer \$: 0
<b>Lot Feat/Fld Plain:</b>	Cul-de-sac; Golf Course; Lake/Pond; Wooded	<b>Room Types:</b>	Bathroom; Bathroom Level: Main; Bedroom; Bedroom Level: Main; Dining Room; Dining Room Level: Main; Family Room; Family Room Level: Main; Kitchen; Kitchen Level: Main; Laundry; Laundry Level: Main; Living Room; Living Room Level: Main; Other; Other Level: Main; Patio/Deck; Patio/Deck Level: Main; Utility Room; Utility Room Level: Basement
<b>Interior Amenities:</b>	Vault/Cathedral Clg; Wet Bar; Central Vacuum; Jetted Tub; Pantry; Kitchen Island; Hardwood Floors; Tile Floors		

Room Name	Level	Length	Width	Remarks	Room Features	Room Name	Level	Length	Width	Remarks	Room Features
Living Room	Main			Double vaulted w/ incredible views		Patio/Deck	Main			Custom Paver	
Kitchen	Main			Spacious, 2 Islands, Brkfst Nook; Kitchen/Eating Pillar		Bedroom	Upper			Large w/ attached bathrooms; # Rooms: 3	
Dining Room	Main			Surrounded Formal Dining Room		Bathroom	Upper			Private suite & a Jack-n-Jill bath; # Rooms: 2	
Family Room	Main			Built-Ins		Family Room	Basement			Fitted w/ surround sound; # Rooms: 2	
Other Bedroom	Main			Gas; Main Floor & Family Room Master Suite w/	Fireplace	Bedroom	Basement			Lg. Guest Bedroom	
						Bathroom	Basement			Adjacent to Guest Bdrm & Family Room	

# Attachments

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Bathroom Main	Elegant Detail Mstr w/ 2 Vanities, Soaking Tub, Shower	Kitchen	Basement	Kitchen w/ Bar & All Appliances; Kitchen/Eating Executive office or 6th bedroom Workout/Craftroom w/ Built-Ins Lots of Storage, Walk Up to Garage; # Rooms: 2
Bathroom Main	Powder Room	Other	Basement	
Laundry Main	Cabinets, Counters & Wash Tub	Other	Basement	
Other Main	Den/Sitting Room	Utility Room	Basement	

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Tax Info for MLS # 16-5253 2049 ROSE CREEK Boulevard S, Fargo, ND 58104

\$924,562

**Tax Record Report** for Parcel 01248900121000 at 2049 Rose Creek S Boulevard, Fargo, ND 58104

Parcel Information			
Tax ID	01248900121000	Tax Year	2021
Total Taxes	15,214.61	Specials	406.06
Net Tax	14,687.43	Drains	121.42
Segment Number	1		
Owner Information			
Owner Name	DAN L NORWOOD	Owner State	ND
Location/Legal			
County	Cass	Fargo Legal Desc.	Rose Creek 5th PT OF 12, EXC THE FOLL: BEG AT SELY COR OF 12, THEN ON A REC BRG N 74 DEG 30 MIN 00 SEC W, ALG SLY LN OF 12 FOR A DIST OF 160 FT TO SWLY COR OF 12; THEN NELY ALG NWLY LN OF 12 ALG A CIRC CURVE, CONCAVE TO SE, RADIUS OF 230 FT AN ARCH LENGTH OF 38.85 FT; 1 *12/15/00 SPL/FR 2489-00001
Zone	SR-2	Legal Desc	ROSE CREEK 5TH LT 12 BLK 1 EXC THE FOLL: BEG AT SELY COR OF 12, THEN ON A REC BRG N 74 DEG 30 MIN 00 SEC W, ALG SLY LN O
Subdivision	Rose Creek 5th	Legal Desc 2	F 12 FOR A DIST OF 160 FT TO SWLY COR OF 12, THN NELY ALG NWLY LN OF 12 ALG A CIRC CURVE CONCAVE TO SE, RADIUS OF 230 FT
Water District	W060	Precinct	2
Legislative District	46	Polling Location	Atonement Lutheran Church
Valuations			
Building Value	938,800	Total Value	1,102,600
Land Value	163,800	Homestead	0
Property Details			
Sub Type	Single Family	Use Code	Vacant
Year Built	2004	Land Use	Residential
Acres	0.50	School District	1 - Fargo
Total Sqft	3,164	Elementary School	Bennett
Square Footage	4,868	# of Apt Units	0
Style	2 Story	Width Front	72
Width Back	200	Depth Side 1	161
Depth Side 2	160		

Tax records last updated January 25, 2022

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# Attachments

6/15/22, 4:58 PM

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Sale Price = \$1,290,000  
 Less land =\$164,300  
 Building Residual = \$1,125,700  
 Divided by 4,241 =\$265.43/SF of  
 Above Grade Living Area  
 Divided by 7,148 SF Total Living Area  
 (TLA) =\$157.48/SF TLA

RCN= \$1,314,388  
 Less Bldg Residual \$1,125,700  
 Accrued Depreciation \$188,688  
 =16.8%



Assessment at Sale =\$1,206,500  
 Sales Ratio = 93.5%  
 Taxes= \$16,649.00  
 Taxes/SF of TLA = \$2.32/SF of TLA

4636 TIMBERLINE Drive S, Fargo, ND 58104  
 MLS #18-216

Timeless, Custom built Bob Footitt 2 story in fantastic Timberline neighborhood! Features & Details are endless: Exceptional design and floor plan, Granite throughout, main floor Den w/1/4 sawn white oak wood work, fireplace & detailed ceiling, open formal dining w/herringbone wood floor, spacious family room w/fireplace, cherry built in cabinetry, deep windows overlooking mature trees in the backyard, wonderful kitchen with large granite Island, custom Braaten cabinets, large walk in pantry, wolf gas range, Subzero frige, double ovens. Informal dining/sunroom with great eastern exposure open to Flagstone patio w/built in gas grill, refridge & custom fire pit. Main floor master suite w/walk in tile shower 2 vanities, makeup area, huge WIC. 3 bedrooms up each with there own baths

## Contract Information

Listing Member	David C. Noah Mobile: 701-306-4888 Fax: 701-492-5055 Office Phone: 701-306-4888 <a href="http://www.davenoah.com">http://www.davenoah.com</a> <a href="mailto:dn@legacyr.com">dn@legacyr.com</a>	Listing Office	RE/MAX Legacy Realty 582599767
Selling Member	Tracy Green	Selling Office	Green Team Realty, Inc. 582599754
Agent Days On Market	572	Cumulative DOM	572
Status	Closed	Sub Type	Single Family Residence
Realtor.com Type	Residential - Single Family	Parcel No.	01-3210-00570-000
Start Date	01/12/2018	Sold Date	09/04/2019
Seller Paid	No	Pended Date	08/06/2019
Concessions			
Contingent	No	Status Change Date	09/13/2019
Original List Price	1,499,900	List Price	1,399,900
List Price Per/SqFt	330.09	Auction	No
Sold Price	1,290,000	Owners	Rick and Kim Rayl
Sold Price Per/SqFt	304.17		
Legal	lot 43 block 3 Timberline addition		
Geo Lat	46.812370	Geo Lon	-96.823427
Subdivision	Timberline	County	Cass
Buyer Agent	2.50	Buyer Agent Type	%
Non Agent	0	Non Agent Type	%
Comps Paid on Conc	No	Bonus	0
VarComm	No	Owner Prospects	0
<b>General Property Description</b>			
Property Type	Residential	Year Built	2007
Lot Size Dimensions	irregular	Lot Size SqFt	19,361
Gen Tax	15,500	Specials Inst	152.46
Specials Unpd	1,395.67	Drain	266.53



# Attachments

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Pend+Proposed Spec 2,896.45

Flood Plain Touches Parcel Yes

High School Fargo Davies

Square Ft. Source Public Records

Above Grade Finished Area 4,241

Below Grade Finished Area 2,807

Above Grade Unfinished Area 0

Below Grade Unfinished Area 100

Total SqFt. 7,148

Style 2 Story

Primary Bedroom on Ground Level Yes

Total Bedrooms 5

Max Bdrms - Same Flr 3

Total Bathrooms 7

Total Full Baths 3

Total 3/4 Baths 2

Total Half Baths 2

Laundry Location Main

Garage Stalls 4

Garage Type Attached

Lake None

Exclusions hot tub, personal property

**Remarks**

Private Remarks Call Dave Noah to show, please provide ample notice, thank you. 701-306-4888

**Details**

**Showing Instructions:** Appt. Through: Agent; Apt. Necessary; Key; Lock Box Location: front step

**Exterior Amenities:** Maint. Free Deck; Patio; Sprinkler System

**Miscellaneous:** Pets Allowed; House Color: Mocha Brown, stone; Seller Disclosure; New Construction: No

**Other Amenities:** Ceiling/Paddle Fans; Fitness Room

**Other Rooms:** Foyer; Breakfast Nook; Formal Dining; Storage; Study/Den; Utility Room; Family Room

**Possession:** At Closing

**Fireplace:** Gas

**Primary Bedroom/Bath:** Private Bath; Double Sinks; Walk-in Closet

**Heat System:** GFA -gas forced air

**Bedrooms Per Level:** Bedrooms - Main: 1; Bedrooms - Upper: 3; Bedrooms - Lower: 0; Bedrooms - Basement: 0

**Air Conditioning:** Central

**Water Heater:** Electric

**Garage:** # Door Openers: 2; Finished; Heated; Floor Drain

**Utilities:** City Water; City Sewer

**Closing Information:** Specials Assumed: Yes; Specials Pd Seller \$: 0; Finance Type: Conventional

**Exterior:** Wood Siding; Brick; Shingle/Shake; Stone; Other

**Room Types:** Bathroom; Bathroom Level: Main; Bedroom; Bedroom Level: Main; Dining Room; Dining Room Level: Main; Family Room; Family Room Level: Main; Kitchen; Kitchen Level: Main; Laundry; Laundry Level: Main; Other; Other Level: Main; Utility Room; Utility Room Level: Lower

**Roof:** Architectural Shingle

**Foundation:** Poured

**Lot Feat/Fld Plain:** Cul-de-sac; Park; River/Stream; Wooded

**Interior Amenities:** Vault/Cathedral Clg; Wet Bar; Pantry; Kitchen Island; Hardwood Floors; Tile Floors

**Inclusions:** Floor Covering; Garage Opener; Wdw Coverings-All; Dishwasher; Disposal; Gas Range; Microwave; Wall Oven; Double Oven; Refrigerator; Wtr Softener-Owned

Room Name	Level	Length	Width	Remarks	Room Features	Room Name	Level	Length	Width	Remarks	Room Features
Other	Main			2 story Foyer, detailed wood work		Bathroom	Main			spectacular master, tile shower. Powder	
Other	Main			Den w/fireplace, 1/4 sawn white oak wd		Laundry	Upper			large, cabinets, folding area, wash tub	
Dining Room	Main			Formal w/ herringbone wood floor, open		Bedroom	Upper			large rooms all w/own bathrooms;	
Family Room	Main			Built in cabinets, fireplace		Bathroom	Upper			# Rooms: 3 2 full baths, one 3/4	

# Attachments

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Kitchen	Main	granite island, huge pantry, lots of sun; Kitchen/Eating informal dining, full length windows huge walk in pantry Den and family room; # Rooms: 2 large room w/tub, cabinets folding areas perfect master suite			bath all private; # Rooms: 3
Dining Room	Main		Family Room	Lower	Lrg open set up for pooltable & more exercise room,
Other	Main		Other	Lower	rubber flr, glass panels
Other	Main		Fireplace		Theatre, 100" screen, sound proof, cozy
Laundry	Main		Other	Lower	1/2 bath & 3/4 bath for bedroom/exercise;
Bedroom	Main		Bathroom	Lower	# Rooms: 2
			Utility Room	Lower	2 GFA, air X, 2 Marathon h2o, storage
		Other	Lower	Full Wet bar/kitchen, detailed galore	

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**History for MLS # 18-216    4636 TIMBERLINE Drive S, Fargo, ND 58104    \$1,290,000**

+ MLS #	Status	Price	% Change	Date	ADOM	CDOM	Address
+ 18-216	Closed	\$1,290,000		09/13/2019	572	572	4636 TIMBERLINE Drive S

# Attachments

6/15/22, 4:58 PM

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Tax Info for MLS # 18-216 4636 TIMBERLINE Drive S, Fargo, ND 58104

\$1,290,000

## Tax Record Report for Parcel 01321000570000 at 4636 Timberline S Drive, Fargo, ND 58104

Parcel Information			
Tax ID	01321000570000	Tax Year	2021
Total Taxes	16,469.60	Specials	267.07
Net Tax	16,071.26	Drains	131.27
Segment Number	1		
Owner Information			
Owner Name	DANIEL S MACINTOSH ETAL	Owner State	ND
Location/Legal			
County	Cass	Fargo Legal Desc.	Timberline 43 3
Zone	SR-2	Legal Desc	TIMBERLINE LOT 43 BLK 3
Subdivision	Timberline	Water District	W060
Precinct	2	Legislative District	41
Polling Location	First Assembly of God		
Valuations			
Building Value	1,042,200	Total Value	1,206,500
Land Value	164,300	Homestead	0
Property Details			
Sub Type	Single Family	Use Code	Vacant
Year Built	2007	Land Use	Residential
Acres	0.44	School District	1 - Fargo
Total Sqft	2,907	Elementary School	Centennial
Square Footage	4,241	# of Apt Units	0
Style	2 Story	Width Front	93
Width Back	0	Depth Side 1	0
Depth Side 2	0		

Tax records last updated January 25, 2022  
Information is deemed to be reliable, but is not guaranteed. See [copyright notice](#).

# Attachments

6/15/22, 6:48 PM

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Sale Price = \$1,270,000  
 Less Land = \$218,200  
 Building Residual = \$1,051,800  
 Divided by 3,814sf = \$275.77/sf  
 of Above Grade Living Area  
 Divided by 5,744 sf of TLA = \$183.11/  
 Sf of TLA

RCN = \$964,700, thus land value must  
 have a higher value of \$305,300.  
 No Accrued Depreciation



Assessment at Sale = \$953,300  
 Sales Ratio = 75.06%  
 Taxes = \$12,698  
 Taxes/SF of TLA = \$2.21/SF of TLA

6059 PRAIRIE GROVE Court S, Fargo, ND 58104  
 MLS #21-3211

Modern luxury farmhouse on fantastic, oversized lot in Prairie Farms addition of Fargo with over 5700 sq ft of living space. This elegant custom Dietrich home offers unparalleled craftsmanship + exceptional amenities! Seamless steel siding with black metal awning roof accents, + 186 sqft dyed concrete front porch invite you into this magnificent home. The home has Anderson 400 series black casement windows + they bathe the home in natural light, including in the 2-story great room w/gas fireplace, + built ins. There is a large family foyer w/walk-in closet, shiplap, built-in bench + storage cabinets. The kitchen includes custom painted maple + stained oak cabinetry w/quartz countertops.

## Contract Information

Listing Member	Rob Margheim	Listing Office	Hatch Realty 582599736
Co-listing Agent	Erik Hatch of Hatch Realty	Selling Member	Robert A Leslie
Selling Office	RE/MAX Legacy Realty 582599767	Agent Days On Market	5
Cumulative DOM	5	Status	Closed
Sub Type	Single Family Residence	Realtor.com Type	Residential - Single Family
Parcel No.	01872100010000	Start Date	06/11/2021
Sold Date	07/15/2021	Seller Paid	No
		Concessions	
Pended Date	06/15/2021	Contingent	No
Status Change Date	07/15/2021	Original List Price	1,325,000
List Price	1,325,000	List Price Per/SqFt	347.40
Auction	No	Sold Price	1,270,000
Owners	KANE L HANSON REVOCABLE	Sold Price Per/SqFt	332.98
Legal	PRAIRIE FARMS 2ND ADDN LT 1 BLK 1 **5-22-19 REPLAT FRM 01-8549-00710-000, 00720-000 & 00730-000 PER PLAT DOC#1560841 FOR		
Geo Lat	46.792138	Geo Lon	-96.830087
Subdivision	Prairie Farms	County	Cass
Buyer Agent	2	Buyer Agent Type	%
Non Agent	0	Non Agent Type	%
Comps Paid on Conc	No	VarComm	No
Owner Prospects	No	Listing Agreement	Exclusive Right To Sell
Listing Service	Full Service		

## General Property Description

Property Type	Residential	Year Built	2018
Lot Size SqFt	35,110	Gen Tax	11,709.94
Specials Inst	10,011.16	Specials Unpd	128,187
Drain	1,653.96	Flood Plain Touches Parcel	Yes
High School	Fargo Davies	Square Ft. Source	Estimated
Above Grade Finished Area	3,814	Below Grade Finished Area	1,930

# Attachments

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Above Grade Unfinished Area	0	Below Grade Unfinished Area	0
Total SqFt	5,744	Style	2 Story
Total Bedrooms	6	Total Bathrooms	6
Total Full Baths	5	Total 3/4 Baths	0
Total Half Baths	1	Laundry Location	Upper
Garage Stalls	3	Garage Type	Attached
Lake	None	Exclusions	Personal property, 3 family heirloom doors

## Remarks

Private 3 family heirloom doors excluded. Matching doors are on order. Text agent for showing instructions. Buyer's agent Remarks to verify taxes, specials, + floodplain. Contact Kevin Struxness with any questions @ 320-444-7686 Send any offers to: kevin@hatchrealtly.com

## Details

<b>Showing Instructions:</b>	Appt. Through: Agent; Key; Vacant; See Remarks	<b>Interior Amenities:</b>	Vault/Cathedral Clg; Wet Bar; Pantry; Kitchen Island
<b>Miscellaneous:</b>	New Construction: No	<b>Inclusions:</b>	Wdw Coverings-Some; Dishwasher; Gas Range; Microwave; Wall Oven; Refrigerator
<b>Pets Allowed:</b>	Yes	<b>Other Rooms:</b>	Foyer; Formal Dining; Storage; Utility Room; Family Room
<b>Possession:</b>	At Closing	<b>Fireplace:</b>	Gas
<b>Primary Bedroom/Bath:</b>	Private Bath; Double Sinks; Walk-in Closet	<b>Heat System:</b>	Floor; GFA -gas forced air; Multi-Zones
<b>Bedrooms Per Level:</b>	Bedrooms - Main: 1; Bedrooms - Upper: 0; Bedrooms - Second: 3; Bedrooms - Third: 0; Bedrooms - Lower: 0; Bedrooms - Basement: 2	<b>Air Conditioning:</b>	Central
<b>Garage:</b>	# Stalls Attached: 3; Finished	<b>Water Heater:</b>	Gas
<b>Exterior:</b>	Metal Siding	<b>Utilities:</b>	City Water; City Sewer
<b>Roof:</b>	Architectural Shingle	<b>Closing Information:</b>	Specials Assumed: Yes; Specials Pd Seller \$: 0; Finance Type: Cash
<b>Foundation:</b>	Poured	<b>Room Types:</b>	Bathroom; Bathroom Level: Main; Bedroom; Bedroom Level: Main; Dining Room; Dining Room Level: Main; Family Room; Family Room Level: Basement; Kitchen; Kitchen Level: Upper; Laundry; Laundry Level: Second; Living Room; Living Room Level: Main; Other; Other Level: Main; Patio/Deck; Patio/Deck Level: Main; Utility Room; Utility Room Level: Basement

Room Name	Level	Length	Width	Remarks	Room Features	Room Name	Level	Length	Width	Remarks	Room Features
Living Room	Main				Fireplace, Built-in Features, Cathedral Ceiling(s)	Other	Basement			Workout Room	
						Other	Basement			Storage Room	
Kitchen	Upper					Bedroom	Basement				
Dining Room	Main				Beamed Ceilings	Bedroom	Basement				
					Storage, Walk-In Closet(s)	Bathroom	Basement			Full Bathroom	
Other	Main			Family Foyer		Utility Room	Basement				
Bathroom	Main			Half Bath		Laundry	Second			Sink and storage	
Bedroom	Main			Master Bedroom - WIC - center		Patio/Deck	Main				
						Bathroom	Second			included in bedroom 2	
						Bathroom	Second			included in	

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# Attachments

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# Attachments

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	island-W/D Hookups		Bathroom Second	bedroom 3 included in bedroom 4
Bathroom Main	Full - 5'x6' shower	Double Vanity, Floor Heat, Soaking Tub, Tile Shower		
Bedroom Second	Attached Full Bathroom	Built-in Features		
Bedroom Second	Attached Full Bathroom - study nook			
Bedroom Second	Attached Full Bathroom	Walk-In Closet(s)		
Other Main		Entrance Foyer		
Family Room Basement	Dueling TVs included, fridge included	Floor Heat, Wet Bar		

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6/15/22, 6:48 PM

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**History for MLS # 21-3211    6059 PRAIRIE GROVE Court S, Fargo, ND 58104    \$1,270,000**

+ MLS #	Status	Price	% Change	Date	ADOM	CDOM	Address
+ 21-3211	Closed	\$1,270,000		07/15/2021	5	5	6059 PRAIRIE GROVE Court S

# Attachments

6/15/22, 6:48 PM

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Tax Info for MLS # 21-3211 6059 PRAIRIE GROVE Court S, Fargo, ND 58104

\$1,270,000

## Tax Record Report for Parcel 01872100010000 at 6059 Prairie Grove S Court, ND

Parcel Information			
Tax ID	01872100010000	Tax Year	2021
Total Taxes	24,659.87	Specials	10,301
Net Tax	12,698.54	Drains	1,660.33
Owner Information			
Owner Name	MATTHEW & TRACY THARALDSON		
Location/Legal			
County	Cass	Legal Desc	PRAIRIE FARMS 2ND ADDN LT 1 BLK 1 **5-22-19 REPLAT FRM 01-8549-00710-000, 00720-000 & 00730-000 PER PLAT DOC#1560841 FOR
Subdivision	Prairie Farms 2nd Addition	Legal Desc 2	2019
Water District	W060		
Valuations			
Building Value	735,100	Total Value	953,300
Land Value	218,200		
Property Details			
Acres	0.81	School District	1 - Fargo

Tax records last updated January 25, 2022  
Information is deemed to be reliable, but is not guaranteed. See [copyright notice](#).



# Attachments

Sale Price = \$1,200,000  
 Less Land = \$165,000  
 Building Residual = \$1,035,000  
 Divided by 3,640 sf = \$284.34/ sf  
 of Above Grade Living Area  
 Divided by 7,340 sf = \$141.01/  
 SF TLA

RCN = \$1,357,769  
 Less Bldg Residual \$1,035,000  
 Accrued Depreciation = \$322,769 =  
 24%



Assessment at Sale = \$652,300  
 Sales Ratio = 54%  
 Taxes = \$8,764.15  
 Taxes /SF of TLA = \$1.19/ SF of TLA

4604 TIMBERLINE Drive S, Fargo, ND 58104

MLS #20-4357

Timberline Rambler backed up to Green Belt! Over 3,600 square feet per floor this home has it all & is Stunning. Beautiful inside & out w/ 5 bedrooms, 3 on the main floor & 2 in the lower level. Grand Foyer w/ 12' ceilings , Den w/ glass French doors, Sitting room/Piano room. Spacious Dining room w/ wood beamed ceiling , Opens up into the Family room w/Stacked stone gas fireplace and to the Wonderful Kitchen, featuring Thermador Appliances. Master Bedroom on oneside of the home w/Private access to Deck, Beautiful Master Bathroom w/double sinks, granite counters, heated Tile floors, soaking tub & tiled walk in shower. Two Kids rooms on opposite side of the home w/ full Bathroom. Lower level is Perfect, w/Rec room,Family room,Exercise room, 2 beds, Theatre area, bath room, Sewing & Utility

## Contract Information

Listing Member	David C. Noah Mobile: 701-306-4888 Fax: 701-492-5055 Office Phone: 701-306-4888 <a href="http://www.davenoah.com">http://www.davenoah.com</a> dn@legacyr.com	Listing Office	RE/MAX Legacy Realty 582599767
Selling Member	Matt Zimmerman	Selling Office	FpG Realty 582599688
Agent Days On Market	256	Cumulative DOM	256
Status	Closed	Sub Type	Single Family Residence
Realtor.com Type	Residential - Single Family	Parcel No.	01321000490000
Start Date	07/30/2020	Sold Date	06/01/2021
Seller Paid Concessions	No	Pended Date	04/11/2021
Contingent	No	Status Change Date	06/03/2021
Original List Price	1,300,000	List Price	1,250,000
List Price Per/SqFt	340.60	Auction	No
Sold Price	1,200,000	Owners	Chris & Karen Cooper
Sold Price Per/SqFt	326.98		
Legal	Lot: 35 Block: 3 TIMBERLINE LOT 35 BLK 3		
Geo Lat	46.812636	Geo Lon	-96.826754
Subdivision	Timberline	County	Cass
Buyer Agent	2.50	Buyer Agent Type	%
Non Agent	0	Non Agent Type	%
Comps Paid on Conc	No	VarComm	No
Owner Prospects	No	Builder Name	Footitt/Dietrich
Listing Agreement	Exclusive Right To Sell	Listing Service	Full Service

## General Property Description

Property Type	Residential	Year Built	2002
Lot Size Dimensions	137 x 153	Lot Acres	0.37
Lot Size SqFt	16,290	Gen Tax	8,585
Specials Inst	0	Specials Unpd	0
Pend+Proposed Spec	0	Flood Plain Touches Parcel	Yes
High School	Fargo Davies	Square Ft. Source	Public Records
Above Grade Finished Area	3,670	Below Grade Finished Area	3,470
Above Grade Unfinished Area	0	Below Grade Unfinished Area	200
Total SqFL	7,340	Style	1 Story
Primary Bedroom on Ground Level	Yes	Total Bedrooms	5
Max Bdms - Same Flr	3	Total Bathrooms	4
Total Full Baths	2	Total 3/4 Baths	1
Total Half Baths	1	Laundry Location	Main
Garage Stalls	3	Garage Type	Attached
Waterfront	No	Lake	None
Digitally Altered Photos Used	No	Exclusions	Personal Property

## Remarks

# Attachments

Private Remarks Please call Dave Noah to show, 701-306-4888 Originally built by Bob Footitt and totally remodeled by Clay Dietrich this is a great home. Please see documents section for additional information.

## Details

<b>Showing Instructions:</b>	Alarm System; Appt. Through: Agent; Apt. Necessary; Key; Lock Box Location: Front Step; Pets Present	<b>Inclusions:</b>	Floor Covering; Garage Opener; Wdw Coverings-All; Dishwasher; Disposal; Gas Range; Microwave; Wall Oven; Double Oven; Refrigerator; Dryer; Washer
<b>Miscellaneous:</b>	Pets Allowed; House Color: Dove Grey; Seller Disclosure; New Construction: No	<b>Exterior Amenities:</b>	Fenced Full; Maint. Free Deck; Patio; Sprinkler System
<b>Safety Features:</b>	Security System	<b>Other Amenities:</b>	Ceiling/Paddle Fans; Fitness Room
<b>Possession:</b>	At Closing	<b>Other Rooms:</b>	Foyer; Breakfast Nook; Formal Dining; Storage; Study/Den; Utility Room; Workshop; Family Room
<b>Primary Bedroom/Bath:</b>	Private Bath; Double Sinks; Walk-in Closet	<b>Fireplace:</b>	Gas
<b>Bedrooms Per Level:</b>	Bedrooms - Main: 3; Bedrooms - Upper: 0; Bedrooms - Lower: 2; Bedrooms - Basement: 0	<b>Heat System:</b>	Floor; GFA -gas forced air
<b>Garage:</b>	# Stalls Attached: 3; # Door Openers: 2; Finished; Heated; Floor Drain	<b>Air Conditioning:</b>	Central; Electric Air Cleaner
<b>Exterior:</b>	Metal Siding; Stucco	<b>Water Heater:</b>	Electric
<b>Roof:</b>	Architectural Shingle	<b>Utilities:</b>	City Water; City Sewer
<b>Foundation:</b>	Poured	<b>Closing Information:</b>	Specials Assumed: Yes; Specials Pd Seller \$: 0; Finance Type: Conventional
<b>Lot Feat/Fid Plain:</b>	Park; Wooded	<b>Room Types:</b>	Bathroom; Bathroom Level: Main; Bedroom; Bedroom Level: Main; Dining Room; Dining Room Level: Main; Family Room; Family Room Level: Main; Kitchen; Kitchen Level: Main; Laundry; Laundry Level: Main; Living Room; Living Room Level: Main; Other; Other Level: Main; Patio/Deck; Patio/Deck Level: Main; Utility Room; Utility Room Level: Lower
<b>Interior Amenities:</b>	Vault/Cathedral Clg; Wet Bar; Pantry; Kitchen Island; Hardwood Floors; Tile Floors		

Room Name	Level	Length	Width	Remarks	Room Features	Room Name	Level	Length	Width	Remarks	Room Features
Other	Main	13	12	Large Foyer w/ hand scraped White Oak floors	Crown Molding, Entrance Foyer, High Ceilings	Bedroom	Main	15	13	Large room w/WIC, 9' ceiling	Ceiling Fan(s)
Living Room	Main	14	13	Dining/Living/ Piano/Sitting room, Open & Bright!	Coffered Ceiling(s), Crown Molding	Bathroom	Main			Tile floor & bath surround, double vanities.	Double Vanity, Floor Heat, Granite Counters, Tile Shower
Other	Main	15	15	Office/Den	Coffered Ceiling(s), Crown Molding, High Ceilings	Patio/ Deck	Main	30	14	No maintenance Deck w/walk down to Patio w/firepit	
Family Room	Main	33	23	Spacious room w/beamed ceilings, stacked stone F/P	Beamed Ceilings, Chandelier, Crown Molding, Fireplace, High Ceilings, Open Floorplan	Family Room	Lower	35	22	Large room w/card table, sitting area, gaming area	Fireplace, Wet Bar
Kitchen	Main	21	13	White cabinets, granite, tile back splash	Breakfast Bar, Chandelier, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, Pantry, Sound System	Bedroom	Lower	13	12	WIC, Shared Bathroom	Ceiling Fan(s)
Dining Room	Main	20	15	Open to Family room & kitchen, beamed ceilings	Beamed Ceilings, Chandelier, High Ceilings	Bedroom	Lower	14	12	WIC	Ceiling Fan(s)
Laundry	Main	15	11	Mud room off garage, tile floors, access door	Granite Counters, Built-in Features	Bathroom	Lower	11	5	Granite, tile floors & shower surround	
Bathroom	Main	8	5	Powder room, classy decor !		Other	Lower	15	14	Rec/Media rooms, Beautiful Wet Bar w/ appliances	Bar, Built-in Features, Floor Heat, Granite Counters, Open Floorplan
Bedroom	Main	22	14	Spacious, private Patio door to deck.	Ceiling Fan(s), Crown Molding, Walk-in Closet(s)	Other	Lower	28	14	Craft/Sewing room	
Bathroom	Main	16	10	Beautiful Bath w/heated tile	Double Vanity, Floor Heat, Granite Counters, Soaking Tub, Tile Shower	Utility Room	Lower	28	14	Huge storage, easy access w/walk down from garage!	
Bedroom	Main	16	13	Large bedroom w/9' ceilings	Ceiling Fan(s), Crown Molding	Other	Main	20	16	Stamped Patio with Gas Fire pit!	

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Addenda  
Comparable Sales with Photos

Cass County Board of Equalization  
Tax Appeal of

Parcel Number 02-4955-00010-000  
4980 Sheyenne Street

Tevye, LLC

Sale Price = \$750,000  
 Less Land = \$247,100  
 Building Residual = \$502,900  
 Divided by 4,166 Above Grade Living Area  
 =\$120.71  
 divided by 6,637 sf Total Living Area =  
 \$75.77/ sf TLA

RCN =\$1,004,775  
 Less bldg Residual \$502,900  
 Accrued Depreciation = \$501,875  
 % Total Accrued Depreciation =49.9%



Assessment at Sale = \$1,054,400  
 Sales Ratio = 140%  
 Taxes = \$4,608  
 Taxes/ SF of TLA = \$0.69/SF of TLA

431 HARWOOD Drive S, Fargo, ND 58104  
 MLS #19-6084

You will love all the space this traditional colonial, center-hall story and a half has to offer! Enter into a large foyer with a beautiful staircase, formal living and dining room. There is a Butler's pantry, a kitchen for the gourmet cook, spacious eating area & main floor family room with a beautiful backyard view. A quiet study with cherry bookshelves & desk, a lovely master suite, powder room and a great laundry room. Head upstairs either from the grand front stairway or the back stairway. There are 4 bedrooms upstairs and each have a 1/2 bath w/ a shared tub, a play room and another multipurpose room. Downstairs is a bedroom/exercise room, 3/4 bath w/ a steam shower, a family room with a bar and wine room & don't miss the "secret" room behind the phone booth.

### Contract Information

Listing Member	Kim Keller Mobile: 701-238-2899 Fax: 701-237-9109 Office : 701-237-5031 <a href="http://www.kimkellerhomes.com">http://www.kimkellerhomes.com</a> <a href="mailto:kimkeller@parkcompany.com">kimkeller@parkcompany.com</a>	Listing Office	Park Co., REALTORS 582599975
Selling Member	Mike Gillund	Selling Office	Beyond Realty 582599707
Agent Days On Market	152	Cumulative DOM	152
Status	Closed	Sub Type	Single Family Residence
Realtor.com Type	Residential - Single Family	Parcel No.	01107900023000
Start Date	09/25/2019	Sold Date	03/20/2020
Seller Paid	No	Pended Date	02/23/2020
Concessions			
Contingent	No	Status Change Date	03/20/2020
Original List Price	860,000	List Price	860,000
List Price Per/SqFt	206.43	Auction	No
Sold Price	750,000	Owners	Joe & Becky Burns
Sold Price Per/SqFt	180.03		
Legal	HACKBERRY POINT OF HARWOOD GROVES LT 2 LESS NWLY 20.52' & NWLY 40' LT 3 BLK 1 **12/29/95 SPL FR 01-1079-00020-000 01-1		
Geo Lat	46.829571	Geo Lon	-96.789164
Subdivision	Harwood Groves	County	Cass
Buyer Agent	2.50	Buyer Agent Type	%
Non Agent	2.50	Non Agent Type	%
Comps Paid on Conc	No	VarComm	No
Owner Prospects	No	Builder Name	Bob Footitt
Listing Agreement	Exclusive Right To Sell	Listing Service	Full Service

### General Property Description

Property Type	Residential	Year Built	1996
Lot Size SqFt	45,620	Gen Tax	9,743.52
Specials Inst	242.02	Specials Unpd	1,542.02

Drain 0  
 High School Fargo South  
 Above Grade Finished Area 4,166  
 Above Grade Unfinished Area 0  
 Total SqFt. 6,637  
 Primary Bedroom on Ground Level Yes  
 Max Bdrms - Same Flr 4  
 Total Full Baths 2  
 Laundry Location Main  
 Garage Type Attached  
 Lake None

Flood Plain Touches Parcel No  
 Square Ft. Source Public Records  
 Below Grade Finished Area 1,466  
 Below Grade Unfinished Area 1,005  
 Style 2 Story  
 Total Bedrooms 5  
 Total Bathrooms 7  
 Total Half Baths 4  
 Garage Stalls 3  
 Waterfront Yes  
 Exclusions personal property and all shop!equipment

**Details**

**Showing Instructions:** Alarm System; Appt. Through: Agent; Apt. Necessary; Key; Lock Box Location: front door  
**Miscellaneous:** Pets Allowed; House Color: grey; Seller Disclosure; New Construction: No  
**Safety Features:** Security System  
**Possession:** At Closing  
**Primary Bedroom/Bath:** Private Bath; Whirlpool Tub; Double Sinks; Walk-in Closet  
**Bedrooms Per Level:** Bedrooms - Main: 1; Bedrooms - Upper: 4; Bedrooms - Lower: 1; Bedrooms - Basement: 0  
**Garage:** # Stalls Attached: 3; Finished  
**Exterior:** Metal Siding  
**Roof:** Architectural Shingle  
**Foundation:** Poured  
**Lot Feat/Fld Plain:** River/Stream; Wooded  
**Interior Amenities:** Wet Bar; Central Vacuum; Jetted Tub; Pantry; Kitchen Island; Hardwood Floors; Tile Floors

**Inclusions:** Floor Covering; Garage Opener; Wdw Coverings-All; Dishwasher; Disposal; Gas Range; Microwave; Wall Oven; Double Oven; Refrigerator; Dryer; Washer  
**Exterior Amenities:** Fenced Full; Storage Shed; Maint. Free Deck  
**Other Amenities:** Ceiling/Paddle Fans  
**Other Rooms:** Foyer; Breakfast Nook; Formal Dining; Storage; Study/Den; Utility Room; Workshop; Family Room  
**Fireplace:** Gas  
**Heat System:** GFA -gas forced air  
**Air Conditioning:** Central  
**Water Heater:** Gas  
**Utilities:** City Water; City Sewer  
**Closing Information:** Specials Assumed: Yes; Specials Pd Seller \$: 0; Finance Type: Cash  
**Room Types:** Bathroom; Bathroom Level: Main; Bedroom; Bedroom Level: Main; Dining Room; Dining Room Level: Main; Family Room; Family Room Level: Main; Kitchen; Kitchen Level: Main; Laundry; Laundry Level: Main; Living Room; Living Room Level: Main; Other; Other Level: Upper; Patio/Deck; Patio/Deck Level: Main; Utility Room; Utility Room Level: Lower

Room Name	Level	Length	Width	Remarks	Room Features	Room Name	Level	Length	Width	Remarks	Room Features
Other	Main			Spacious, 2 story foyer	Entrance Foyer					shared bathroom	
Living Room	Main				Fireplace, Tray Ceiling(s) Chandelier, Crown Molding,	Bedroom	Upper			between two bedrooms	
Dining Room	Main				Recessed Lighting, Tray Ceiling(s)	Bathroom	Upper			3/4 bath, shared tub	
						Bathroom	Upper			1/2 bath, shared tub	
						Bathroom	Upper			3/4 bath,	

Kitchen	Main	Cherry cabinets, beautiful butler's pantry	Central Vacuum, Granite Counters, Pantry	Bathroom	Upper	shared tub	
				Other	Upper	1/2 bath, shared tub	
Family Room	Main		Bookcases, Crown Molding, Fireplace	Other	Upper	Large bonus room	
		Beautiful den with pocket door to formal living		Patio/Deck	Main	Large play room	
Other	Main		Bookcases, Built-in Features			maintenance free deck, fenced yard	
				Family Room	Lower	sink, dishwasher, freezer, fridge, wine fridge, mic	Bar, Bookcases, Built-in Features, Recessed Lighting
Bedroom	Main	master suite	Crown Molding, Dual Closets, Walk-In Closet(s)				
Bathroom	Main	Master bath	Double Vanity, Soaking Tub	Bathroom	Lower	3/4 bath with steam shower	
Bathroom	Main	half bath, Powder room		Bedroom	Lower	exercise room, walk in closet	
Bathroom	Main	Utility 1/2 bath off of the back door		Other	Lower	Secret room behind the 'phone booth'	
Laundry	Main	tons of shelving, sink	Central Vacuum	Other	Lower	Large storage room	
		Shared bath		Other	Lower	shop	
Bedroom	Upper	Shared bath between two bedrooms		Utility Room	Lower	two furnaces, air exchanger, generator	
Bedroom	Upper	Shared bath between two bedrooms					
Bedroom	Upper	shared bath between 2 bedrooms					

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**Tax Info for MLS # 19-6084 431 HARWOOD Drive S, Fargo, ND 58104****\$750,000****Tax Record Report** for Parcel 01107900023000 at 431 Harwood S Drive, Fargo, ND 58104

## Parcel Information

Tax ID	01107900023000	Tax Year	2021
Total Taxes	4,608.45	Specials	242.01
Net Tax	4,366.44	Drains	0
Segment Number	1		

## Owner Information

Owner Name	KEVIN & ANN KLEIN	Owner State	ND
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## Location/Legal

County	Cass	Fargo Legal Desc.	Hackberry Pt of Harwood Groves 2, LESS NWLY 20.52 FT & NWLY 40 FT OF 3 1 *12/29/95 SPL/FR 1079-00210 & 1079-00300
Zone	SR-2	Legal Desc	HACKBERRY POINT OF HARWOOD GROVES LT 2 LESS NWLY 20.52' & NWLY 40' LT 3 BLK 1 **12/29/95 SPL FR 01-1079-00020-000 01-1
Subdivision	Hackberry Point Of Harwood Groves	Legal Desc 2	9-00030-000**
Water District	W060	Precinct	2
Legislative District	46	Polling Location	Atonement Lutheran Church

## Valuations

Building Value	188,300	\$914,900 per City	Total Value	327,800	\$1,054,400 per City
Land Value	139,500		Homestead	0	

## Property Details

Sub Type	Single Family	Use Code	LDR
Year Built	1996	Land Use	Residential
Acres	1.04	School District	1 - Fargo
Total Sqft	2,471	Elementary School	Lincoln
Square Footage	4,166	# of Apt Units	0
Style	2 Story	Width Front	119
Width Back	0	Depth Side 1	382
Depth Side 2	0		

Tax records last updated January 25, 2022  
Information is deemed to be reliable, but is not guaranteed. See [copyright notice](#).

Front Exterior



Front Exterior



Aerial View



Aerial View



Front Exterior



Front Entrance





Foyer



Foyer from Upper Level



Foyer



Front Living Room



Front Living Room



Front Living Room



Office



Foyer



Powder Ruoom



Foyer



Formal Dining Room



Butler's Pantry



Looking towards Formal Dining Room

**Kitchen**



**Kitchen**



**Kitchen**



**Kitchen/Dining Area**



**Family Room**



**Family Room**



**Family Room**



**Family Room**



**Master Bedroom**



**Master Bedroom**



**Master Bathroom**



**Master Bathroom**



**Hallway**



**Laundry/Craft Room**



**Drop Zone**



**Half Bath**



Off garage entrance

Off garage entrance

**Back Stairwell to Upper Level**



**Upper Level Bonus Room**



Upper Level Bedroom



Upper Level Bedroom



Upper Level Bathroom



Upper Level Bathroom



Between two bedrooms

Upper Level Bathroom



Upper Level Bedroom



Upper Level Hallway



Upper Level Bonus Room



Upper Level Bedroom



Upper Level Bathroom



Upper Level Bathroom



Upper Level Bedroom



Lower Level Family Room



Lower Level Family Room



Lower Level Family Room



Lower Level Family Room



Wine Cellar

Lower Level Family Room



Lower Level "Phone" Booth



Access to secret room



Lower Level Family Room



Lower Level Family Room



Lower Level Family Room



Lower Level Family Room



Lower Level Flex Room



Lower Level Storage Room



Could be 6th bedroom

Side Exterior/Garage



Side Exterior/Garage



Side Exterior/Garage



Back Exterior



Back Exterior



Deck



**Deck**



**Paver Patio**



**Garden**



**Garden**



**Garden**



**Yard**



**Yard**



**Yard/View**



**Aerial View**



**Aerial View**



**Aerial View**



**Aerial View**



**Aerial View**



**Aerial View**



**Exterior**



**Backyard**



**Backyard**



**Backyard**



**Back Exterior/yard**



**Garage/Exterior**



Sale Price = \$1,200,000  
 Less Land = \$179,600  
 Building Residual = \$1,020,400  
 divided by 4,509 sf Above Grade Living Area  
 = \$226.30/SF  
 Divided by 7,673 sf TLA = \$132.98/SF TLA

RCN = \$1,580,873  
 Less Building Residual \$1,020,400  
 Accrued Depreciation = \$560,473  
 = 35.45%



Assesment at Sale = \$1,179,800  
 Sales Ratio = 100%  
 Taxes = \$14,480.25  
 Taxes/SF of TLA = \$1.89/SF of TLA

2049 ROSE CREEK Boulevard S, Fargo, ND 58104  
 MLS #16-5253

**Note: This property did not sell through MLS on 06-11-2021. Sale and Assessment Data have been corrected.**  
 Step into the home of your dreams in wonderfully maturing Rose Creek development. This jaw dropping, brick, 2-story leaves nothing to the imagination. The quality and craftsmanship is obvious the second you enter through the front door into your stately grand foyer. The near floor to ceiling windows in the great room overlook possibly the best view of the Rose Creek Golf Course and her majestic ponds. Sip coffee, or enjoy a cocktail while enjoying the view on the impressive paver patio. Don't miss this opportunity to own a truly one of a kind home!

### Contract Information

Listing Member	Mike Gillund	Listing Office	Berkshire Hathaway HomeServices Premier Properties 582599940
Selling Member	Gerry Gangnes	Selling Office	Realty Executives NP 582599775
Agent Days On Market	177	Cumulative DOM	242
Status	Closed	Sub Type	Single Family Residence
Realtor.com Type	Residential - Single Family	Parcel No.	01248900121000
Start Date	10/07/2016	Sold Date	04/21/2017
Pended Date	04/01/2017	Contingent	No
Status Change Date	04/21/2017	Original List Price	1,349,000
List Price	999,999.99	List Price Per/SqFt	221.77
Auction	No	Sold Price	924,562
Owners	Greg and Christi Orson	Sold Price Per/SqFt	221.77
Legal	ROSE CREEK 5TH LT 12 BLK 1 EXC THE FOLL: BEG AT SELY COR OF 12, THEN ON A REC BRG N 74 DEG 30 MIN 00 SEC W, ALG SLY LN O		
Geo Lat	46.807919	Geo Lon	-96.813978
Subdivision	Rose Creek 5th	County	Cass
Buyer Agent	2.50	Buyer Agent Type	%
Non Agent	2.50	Non Agent Type	%
Comps Paid on Conc	Yes	Bonus	0
VarComm	No	Owner Prospects	0

### General Property Description

Property Type	Residential	Year Built	2004
Lot Size Dimensions	Irregular	Lot Acres	0.50
Lot Size SqFt	24,923	Gen Tax	12,990
Specials Inst	970.57	Specials Unpd	4,466
Drain	252.56	Pend+Proposed Spec	0
Flood Plain Touches	No	High School	Fargo Davies
Parcel			
Square Ft. Source	Public Records	Above Grade Finished Area	4,509
Below Grade Finished Area	3,164	Above Grade Unfinished Area	0
Below Grade Unfinished 0		Total SqFt.	7,673

Area			
Style	2 Story	Primary Bedroom on Ground Level	Yes
Total Bedrooms	5	Total Bathrooms	5
Total Full Baths	3	Total 3/4 Baths	1
Total Half Baths	1	Laundry Location	Main
Garage Stalls	3	Garage Type	Attached
Lake	None		

**Remarks**

Private Remarks Showings by appointment through listing agent (Mike Gillund 701.371.9163).

**Details**

<b>Showing Instructions:</b>	Appt. Through: Agent	<b>Inclusions:</b>	Floor Covering; Garage Opener; Wdw Coverings-All; Dishwasher; Disposal; Gas Range; Microwave; Wall Oven; Refrigerator; Wtr Softener-Owned
<b>Miscellaneous:</b>	New Construction: No	<b>Exterior Amenities:</b>	Patio; Sprinkler System
<b>Possession:</b>	At Closing; Date: Quick Possession	<b>Other Rooms:</b>	Foyer; Breakfast Nook; Formal Dining; Storage; Study/Den; Utility Room; Workshop; Loft/Attic; Family Room
<b>Primary Bedroom/Bath:</b>	Private Bath; Double Sinks; Walk-in Closet	<b>Fireplace:</b>	Gas
<b>Bedrooms Per Level:</b>	Bedrooms - Main: 1; Bedrooms - Upper: 3; Bedrooms - Lower: 0; Bedrooms - Basement: 1	<b>Heat System:</b>	Floor; GFA -gas forced air; GHW -gas hot water; Multi-Zones
<b>Garage:</b>	# Stalls Attached: 3; Finished; Heated; Floor Drain	<b>Air Conditioning:</b>	Central; Humidifier
<b>Exterior:</b>	Brick; Stone	<b>Water Heater:</b>	Gas
<b>Roof:</b>	Architectural Shingle	<b>Utilities:</b>	City Water; City Sewer
<b>Foundation:</b>	Poured	<b>Closing Information:</b>	Specials Assumed: Yes; Specials Pd Seller \$: 0; Finance Type: Cash; Closing Costs/Points Paid By Seller: 0; Pnts Pd By Buyer \$: 0
<b>Lot Feat/Fld Plain:</b>	Cul-de-sac; Golf Course; Lake/Pond; Wooded	<b>Room Types:</b>	Bathroom; Bathroom Level: Main; Bedroom; Bedroom Level: Main; Dining Room; Dining Room Level: Main; Family Room; Family Room Level: Main; Kitchen; Kitchen Level: Main; Laundry; Laundry Level: Main; Living Room; Living Room Level: Main; Other; Other Level: Main; Patio/Deck; Patio/Deck Level: Main; Utility Room; Utility Room Level: Basement
<b>Interior Amenities:</b>	Vault/Cathedral Clg; Wet Bar; Central Vacuum; Jetted Tub; Pantry; Kitchen Island; Hardwood Floors; Tile Floors		

Room Name	Level	Length	Width	Remarks	Room Features	Room Name	Level	Length	Width	Remarks	Room Features
Living Room	Main			Double vaulted w/ incredible views		Patio/Deck	Main			Custom Paver Patio; Private; # Rooms: 2	
Kitchen	Main			Spacious, 2 Islands, Brkfst Nook; Kitchen/Eating Pillar		Bedroom	Upper			Large w/ attached bathrooms; # Rooms: 3	
Dining Room	Main			Surrounded Formal Dining Room		Bathroom	Upper			Private suite & a Jack-n-Jill bath; # Rooms: 2	
Family Room	Main			Built-Ins		Family Room	Basement			Fitted w/ surround sound; # Rooms: 2	
Other Bedroom	Main			Gas; Main Floor & Family Room Master Suite w/	Fireplace	Bedroom	Basement			Lg. Guest Bedroom	
						Bathroom	Basement			Adjacent to Guest Bdrm & Family Room	



		Elegant Detail Mstr w/ 2 Vanities, Soaking Tub, Shower	Kitchen	Basement	Kitchen w/ Bar & All Appliances; Kitchen/Eating Executive office or 6th bedroom Workout/Craftroom w/ Built-Ins Lots of Storage, Walk Up to Garage; # Rooms: 2
Bathroom	Main		Other	Basement	
Bathroom	Main	Powder Room Cabinets, Counters & Wash Tub	Other	Basement	
Laundry	Main	Den/Sitting Room	Utility Room	Basement	

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**History for MLS # 16-5253      2049 ROSE CREEK Boulevard S, Fargo, ND 58104****\$924,562**

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<b>+ MLS #</b>	<b>Status</b>	<b>Price</b>	<b>% Change</b>	<b>Date</b>	<b>ADOM</b>	<b>CDOM</b>	<b>Address</b>
+ 16-5253	Closed	\$924,562	-28.6%	04/21/2017	177	242	2049 ROSE CREEK Boulevard S
+ 16-3686	Expired	\$1,294,000	-7.5%	09/21/2016	66	66	2049 ROSE CREEK Boulevard S
+ 15-1025	Cancelled	\$1,399,000		06/03/2016	447	447	2049 ROSE CREEK Boulevard S

Tax Info for MLS # 16-5253 2049 ROSE CREEK Boulevard S, Fargo, ND 58104

\$924,562

~~Tax Record Report for Parcel 01248900121000 at 2049 Rose Creek S Boulevard, Fargo, ND 58104~~

## Parcel Information

<del>Tax ID</del>	01248900121000	Tax Year	2021
<del>Total Taxes</del>	15,214.61	Specials	406.06
<del>Net Tax</del>	14,687.13	Drains	121.42
<del>Segment Number</del>	1		

## Owner Information

Owner Name	DAN L NORWOOD	Owner State	ND
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## Location/Legal

County	Cass	Fargo Legal Desc.	Rose Creek 5th PT OF 12, EXC THE FOLL: BEG AT SELY COR OF 12, THEN ON A REC BRG N 74 DEG 30 MIN 00 SEC W, ALG SLY LN OF 12 FOR A DIST OF 160 FT TO SWLY COR OF 12; THEN NELY ALG NWLY LN OF 12 ALG A CIRC CURVE, CONCAVE TO SE, RADIUS OF 230 FT AN ARCH LENGTH OF 38.85 FT; 1 *12/15/00 SPL/FR 2489-00001
Zone	SR-2	Legal Desc	ROSE CREEK 5TH LT 12 BLK 1 EXC THE FOLL: BEG AT SELY COR OF 12, THEN ON A REC BRG N 74 DEG 30 MIN 00 SEC W, ALG SLY LN O
Subdivision	Rose Creek 5th	Legal Desc 2	F 12 FOR A DIST OF 160 FT TO SWLY COR OF 12, THN NELY ALG NWLY LN OF 12 ALG A CIRC CURVE CONCAVE TO SE, RADIUS OF 230 FT
Water District	W060	Precinct	2
Legislative District	46	Polling Location	Atonement Lutheran Church

## Valuations

Building Value	938,800	Total Value	1,102,600
Land Value	163,800	Homestead	0

## Property Details

Sub Type	Single Family	Use Code	Vacant
Year Built	2004	Land Use	Residential
Acres	0.50	School District	1 - Fargo
Total Sqft	3,164	Elementary School	Bennett
Square Footage	4,868	# of Apt Units	0
Style	2 Story	Width Front	72
Width Back	200	Depth Side 1	161
Depth Side 2	160		

1



2



3



27



5



4



6



7



8



9



10



11



12



14



17



18



19



20



21



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47



48



Main floor office/den/sitting room

Main floor office/den/sitting room

50



Master Bedroom

51



52



54



55



56



57



59



60



61



Basement full kitchenette w/ dishwasher and disposal

62



Basement full kitchenette w/ dishwasher and disposal

63



Basement Game Room

65



Basement Executive Office

66



Basement Executive Office

68



Basement Bedroom

67



Basement Bath

69



Basement Bath

28



Garage w/ 12 foot ceilings, expoxied floors, and in-floor heat

Sale Price = \$1,290,000  
 Less land =\$164,300  
 Building Residual = \$1,125,700  
 Divided by 4,241 =\$265.43/SF of  
 Above Grade Living Area  
 Divided by 7,148 SF Total Living Area  
 (TLA) =\$157.48/SF TLA

RCN= \$1,314,388  
 Less Bldg Residual \$1,125,700  
 Accrued Depreciation \$188,688  
 =16.8%



Assessment at Sale =\$1,206,500  
 Sales Ratio = 93.5%  
 Taxes= \$16,649.00  
 Taxes/SF of TLA = \$2.32/SF of TLA

4636 TIMBERLINE Drive S, Fargo, ND 58104  
 MLS #18-216

Timeless, Custom built Bob Footitt 2 story in fantastic Timberline neighborhood! Features & Details are endless: Exceptional design and floor plan, Granite throughout, main floor Den w/1/4 sawn white oak wood work, fireplace & detailed ceiling, open formal dining w/herringbone wood floor, spacious family room w/fireplace, cherry built in cabinetry, deep windows overlooking mature trees in the backyard, wonderful kitchen with large granite Island, custom Braaten cabinets, large walk in pantry, wolf gas range, Subzero frige, double ovens. Informal dining/sunroom with great eastern exposure open to Flagstone patio w/built in gas grill, refridge & custom fire pit. Main floor master suite w/walk in tile shower 2 vanities, makeup area, huge WIC. 3 bedrooms up each with there own baths

#### Contract Information

Listing Member	David C. Noah Mobile: 701-306-4888 Fax: 701-492-5055 Office Phone: 701-306-4888 <a href="http://www.davenoah.com">http://www.davenoah.com</a> <a href="mailto:dn@legacyr.com">dn@legacyr.com</a>	Listing Office	RE/MAX Legacy Realty 582599767
Selling Member	Tracy Green	Selling Office	Green Team Realty, Inc. 582599754
Agent Days On Market	572	Cumulative DOM	572
Status	Closed	Sub Type	Single Family Residence
Realtor.com Type	Residential - Single Family	Parcel No.	01-3210-00570-000
Start Date	01/12/2018	Sold Date	09/04/2019
Seller Paid	No	Pended Date	08/06/2019
Concessions			
Contingent	No	Status Change Date	09/13/2019
Original List Price	1,499,900	List Price	1,399,900
List Price Per/SqFt	330.09	Auction	No
Sold Price	1,290,000	Owners	Rick and Kim Rayl
Sold Price Per/SqFt	304.17		
Legal	lot 43 block 3 Timberline addition		
Geo Lat	46.812370	Geo Lon	-96.823427
Subdivision	Timberline	County	Cass
Buyer Agent	2.50	Buyer Agent Type	%
Non Agent	0	Non Agent Type	%
Comps Paid on Conc	No	Bonus	0
VarComm	No	Owner Prospects	0

#### General Property Description

Property Type	Residential	Year Built	2007
Lot Size Dimensions	irregular	Lot Size SqFt	19,361
Gen Tax	15,500	Specials Inst	152.46
Specials Unpd	1,395.67	Drain	266.53

Pend+Proposed Spec 2,896.45

High School Fargo Davies  
 Above Grade Finished Area 4,241  
 Above Grade Unfinished Area 0  
 Total SqFt. 7,148  
 Primary Bedroom on Ground Level Yes  
 Max Bdrms - Same Flr 3  
 Total Full Baths 3  
 Total Half Baths 2  
 Garage Stalls 4  
 Lake None

Flood Plain Touches Parcel Yes  
 Square Ft. Source Public Records  
 Below Grade Finished Area 2,807  
 Below Grade Unfinished Area 100  
 Style 2 Story  
 Total Bedrooms 5  
 Total Bathrooms 7  
 Total 3/4 Baths 2  
 Laundry Location Main  
 Garage Type Attached  
 Exclusions hot tub, personal property

**Remarks**

Private Remarks Call Dave Noah to show, please provide ample notice, thank you. 701-306-4888

**Details**

**Showing Instructions:** Appt. Through: Agent; Apt. Necessary; Key; Lock Box Location: front step

**Miscellaneous:** Pets Allowed; House Color: Mocha Brown, stone; Seller Disclosure; New Construction: No

**Possession:** At Closing

**Primary Bedroom/Bath:** Private Bath; Double Sinks; Walk-in Closet

**Bedrooms Per Level:** Bedrooms - Main: 1; Bedrooms - Upper: 3; Bedrooms - Lower: 0; Bedrooms - Basement: 0

**Garage:** # Door Openers: 2; Finished; Heated; Floor Drain

**Exterior:** Wood Siding; Brick; Shingle/Shake; Stone; Other

**Roof:** Architectural Shingle

**Foundation:** Poured

**Lot Feat/Fld Plain:** Cul-de-sac; Park; River/Stream; Wooded

**Interior Amenities:** Vault/Cathedral Clg; Wet Bar; Pantry; Kitchen Island; Hardwood Floors; Tile Floors

**Inclusions:** Floor Covering; Garage Opener; Wdw Coverings-All; Dishwasher; Disposal; Gas Range; Microwave; Wall Oven; Double Oven; Refrigerator; Wtr Softener-Owned

**Exterior Amenities:** Maint. Free Deck; Patio; Sprinkler System

**Other Amenities:** Ceiling/Paddle Fans; Fitness Room

**Other Rooms:** Foyer; Breakfast Nook; Formal Dining; Storage; Study/Den; Utility Room; Family Room

**Fireplace:** Gas

**Heat System:** GFA -gas forced air

**Air Conditioning:** Central

**Water Heater:** Electric

**Utilities:** City Water; City Sewer

**Closing Information:** Specials Assumed: Yes; Specials Pd Seller \$: 0; Finance Type: Conventional

**Room Types:** Bathroom; Bathroom Level: Main; Bedroom; Bedroom Level: Main; Dining Room; Dining Room Level: Main; Family Room; Family Room Level: Main; Kitchen; Kitchen Level: Main; Laundry; Laundry Level: Main; Other; Other Level: Main; Utility Room; Utility Room Level: Lower

Room Name	Level	Length	Width	Remarks	Room Features	Room Name	Level	Length	Width	Remarks	Room Features
Other	Main			2 story Foyer, detailed wood work		Bathroom	Main			spectacular master, tile shower. Powder	
Other	Main			Den w/fireplace, 1/4 sawn white oak wd		Laundry	Upper			large, cabinets , folding area, wash tub	
Dining Room	Main			Formal w/ herringbone wood floor , open		Bedroom	Upper			large rooms all w/own bathrooms;	
Family Room	Main			Built in cabinets, fireplace		Bathroom	Upper			# Rooms: 3 2 full baths, one 3/4	

Kitchen	Main	granite island, huge pantry, lots of sun; Kitchen/Eating informal dining, full length windows	Fireplace	Family Room	Lower	bath all private; # Rooms: 3 Lrg open set up for pooltable & more exercise room, rubber flr, glass panels Theatre, 100" screen, sound proof, cozy 1/2 bath & 3/4 bath for bedroom/exercise; # Rooms: 2 2 GFA, air X, 2 Marathon h2o, storage Full Wet bar/kitchen, detailed galore
Dining Room	Main			Other	Lower	
Other	Main	huge walk in pantry				
Other	Main	Den and family room; # Rooms: 2				
Laundry	Main	large room w/tub, cabinets folding areas		Other	Lower	
Bedroom	Main	perfect master suite		Bathroom	Lower	
				Utility Room	Lower	
				Other	Lower	

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**History for MLS # 18-216      4636 TIMBERLINE Drive S, Fargo, ND 58104      \$1,290,000**

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<b>+ MLS #</b>	<b>Status</b>	<b>Price</b>	<b>% Change</b>	<b>Date</b>	<b>ADOM</b>	<b>CDOM</b>	<b>Address</b>
+ 18-216	Closed	\$1,290,000		09/13/2019	572	572	4636 TIMBERLINE Drive S

**Tax Info for MLS # 18-216 4636 TIMBERLINE Drive S, Fargo, ND 58104****\$1,290,000****Tax Record Report** for Parcel 01321000570000 at 4636 Timberline S Drive, Fargo, ND 58104

## Parcel Information

Tax ID	01321000570000	Tax Year	2021
Total Taxes	16,469.60	Specials	267.07
Net Tax	16,071.26	Drains	131.27
Segment Number	1		

## Owner Information

Owner Name	DANIEL S MACINTOSH ETAL	Owner State	ND
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## Location/Legal

County	Cass	Fargo Legal Desc.	Timberline 43 3
Zone	SR-2	Legal Desc	TIMBERLINE LOT 43 BLK 3
Subdivision	Timberline	Water District	W060
Precinct	2	Legislative District	41
Polling Location	First Assembly of God		

## Valuations

Building Value	1,042,200	Total Value	1,206,500
Land Value	164,300	Homestead	0

## Property Details

Sub Type	Single Family	Use Code	Vacant
Year Built	2007	Land Use	Residential
Acres	0.44	School District	1 - Fargo
Total Sqft	2,907	Elementary School	Centennial
Square Footage	4,241	# of Apt Units	0
Style	2 Story	Width Front	93
Width Back	0	Depth Side 1	0
Depth Side 2	0		

Tax records last updated January 25, 2022  
Information is deemed to be reliable, but is not guaranteed. See [copyright notice](#).

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022016\_4636Timberline\_07



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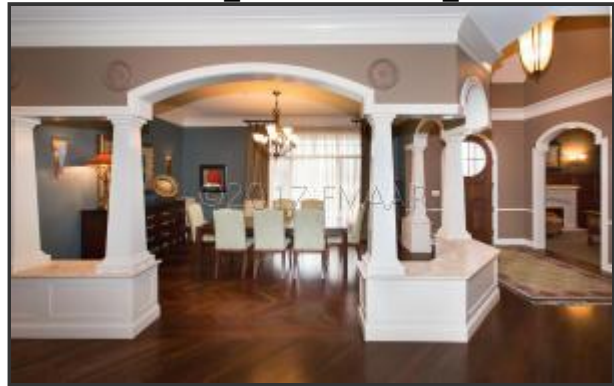
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022016\_4636Timberline\_20



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022016\_4636Timberline\_27



022016\_4636Timberline\_28



022016\_4636Timberline\_29



022016\_4636Timberline\_30



022016\_4636Timberline\_31



022016\_4636Timberline\_32



022016\_4636Timberline\_33



022016\_4636Timberline\_34



022016\_4636Timberline\_35





022016\_4636Timberline\_36



022016\_4636Timberline\_37



022016\_4636Timberline\_38



022016\_4636Timberline\_39



022016\_4636Timberline\_40



022016\_4636Timberline\_41



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022016\_4636Timberline\_43



022016\_4636Timberline\_44



022016\_4636Timberline\_45



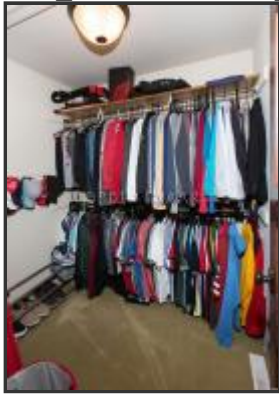
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022016\_4636Timberline\_49



022016\_4636Timberline\_50



022016\_4636Timberline\_51



022016\_4636Timberline\_52



022016\_4636Timberline\_53



022016\_4636Timberline\_54



022016\_4636Timberline\_55



022016\_4636Timberline\_56



022016\_4636Timberline\_57



022016\_4636Timberline\_58



022016\_4636Timberline\_59



022016\_4636Timberline\_60



022016\_4636Timberline\_61



022016\_4636Timberline\_62



022016\_4636Timberline\_63



022016\_4636Timberline\_64



022016\_4636Timberline\_65



022016\_4636Timberline\_66



022016\_4636Timberline\_67



022016\_4636Timberline\_68



022016\_4636Timberline\_69



022016\_4636Timberline\_70



022016\_4636Timberline\_71



022016\_4636Timberline\_72



022016\_4636Timberline\_73



022016\_4636Timberline\_74



022016\_4636Timberline\_75



022016\_4636Timberline\_76



022016\_4636Timberline\_77



022016\_4636Timberline\_78



022016\_4636Timberline\_79



022016\_4636Timberline\_80



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022016\_4636Timberline\_83



20180712\_1448221



20180824\_1626581



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20180824\_1628031



20180824\_1628181



20180824\_1628341



20180824\_1629221



IMG\_1473



IMG\_1476



IMG\_1477



Sale Price = \$1,270,000  
 Less Land = \$218,200  
 Building Residual = \$1,051,800  
 Divided by 3,814sf = \$275.77/sf  
 of Above Grade Living Area  
 Divided by 5,744 sf of TLA = \$183.11/  
 Sf of TLA

RCN = \$964,700, thus land value must  
 have a higher value of \$305,300.  
 No Accrued Depreciation



Assessment at Sale = \$953,300  
 Sales Ratio = 75.06%  
 Taxes = \$12,698  
 Taxes/SF of TLA = \$2.21/SF of TLA

6059 PRAIRIE GROVE Court S, Fargo, ND 58104  
 MLS #21-3211

Modern luxury farmhouse on fantastic, oversized lot in Prairie Farms addition of Fargo with over 5700 sq ft of living space. This elegant custom Dietrich home offers unparalleled craftsmanship + exceptional amenities! Seamless steel siding with black metal awning roof accents, + 186 sqft dyed concrete front porch invite you into this magnificent home. The home has Anderson 400 series black casement windows + they bathe the home in natural light, including in the 2-story great room w/gas fireplace, + built ins. There is a large family foyer w/walk-in closet, shiplap, built-in bench + storage cabinets. The kitchen includes custom painted maple + stained oak cabinetry w/quartz countertops.

### Contract Information

Listing Member	Rob Margheim	Listing Office	Hatch Realty 582599736
Co-listing Agent	Erik Hatch of Hatch Realty	Selling Member	Robert A Leslie
Selling Office	RE/MAX Legacy Realty 582599767	Agent Days On Market	5
Cumulative DOM	5	Status	Closed
Sub Type	Single Family Residence	Realtor.com Type	Residential - Single Family
Parcel No.	01872100010000	Start Date	06/11/2021
Sold Date	07/15/2021	Seller Paid	No
		Concessions	
Pended Date	06/15/2021	Contingent	No
Status Change Date	07/15/2021	Original List Price	1,325,000
List Price	1,325,000	List Price Per/SqFt	347.40
Auction	No	Sold Price	1,270,000
Owners	KANE L HANSON REVOCABLE	Sold Price Per/SqFt	332.98
Legal	PRAIRIE FARMS 2ND ADDN LT 1 BLK 1 **5-22-19 REPLAT FRM 01-8549-00710-000, 00720-000 & 00730-000 PER PLAT DOC#1560841 FOR		
Geo Lat	46.792138	Geo Lon	-96.830087
Subdivision	Prairie Farms	County	Cass
Buyer Agent	2	Buyer Agent Type	%
Non Agent	0	Non Agent Type	%
Comps Paid on Conc	No	VarComm	No
Owner Prospects	No	Listing Agreement	Exclusive Right To Sell
Listing Service	Full Service		

### General Property Description

Property Type	Residential	Year Built	2018
Lot Size SqFt	35,110	Gen Tax	11,709.94
Specials Inst	10,011.16	Specials Unpd	128,187
Drain	1,653.96	Flood Plain Touches	Yes
		Parcel	
High School	Fargo Davies	Square Ft. Source	Estimated
Above Grade Finished Area	3,814	Below Grade Finished Area	1,930

Above Grade 0  
 Unfinished Area  
 Total SqFt. **5,744**  
 Total Bedrooms 6  
 Total Full Baths 5  
 Total Half Baths 1  
 Garage Stalls 3  
 Lake None

Below Grade 0  
 Unfinished Area  
 Style **2 Story**  
 Total Bathrooms 6  
 Total 3/4 Baths 0  
 Laundry Location Upper  
 Garage Type Attached  
 Exclusions Personal property, 3 family heirloom doors

**Remarks**

Private 3 family heirloom doors excluded. Matching doors are on order. Text agent for showing instructions. Buyer's agent Remarks to verify taxes, specials, + floodplain. Contact Kevin Struxness with any questions @ 320-444-7686 Send any offers to: kevin@hatchrealty.com

**Details**

**Showing Instructions:** Appt. Through: Agent; Key; Vacant; See Remarks  
**Miscellaneous:** New Construction: No  
**Pets Allowed:** Yes  
**Possession:** At Closing  
**Primary Bedroom/Bath:** Private Bath; Double Sinks; Walk-in Closet  
**Bedrooms Per Level:** Bedrooms - Main: 1; Bedrooms - Upper: 0; Bedrooms - Second: 3; Bedrooms - Third: 0; Bedrooms - Lower: 0; Bedrooms - Basement: 2  
**Garage:** # Stalls Attached: 3; Finished  
**Exterior:** Metal Siding  
**Roof:** Architectural Shingle  
**Foundation:** Poured

**Interior Amenities:** Vault/Cathedral Clg; Wet Bar; Pantry; Kitchen Island  
**Inclusions:** Wdw Coverings-Some; Dishwasher; Gas Range; Microwave; Wall Oven; Refrigerator  
**Other Rooms:** Foyer; Formal Dining; Storage; Utility Room; Family Room  
**Fireplace:** Gas  
**Heat System:** Floor; GFA -gas forced air; Multi-Zones  
**Air Conditioning:** Central  
**Water Heater:** Gas  
**Utilities:** City Water; City Sewer  
**Closing Information:** Specials Assumed: Yes; Specials Pd Seller \$: 0; Finance Type: Cash  
**Room Types:** Bathroom; Bathroom Level: Main; Bedroom; Bedroom Level: Main; Dining Room; Dining Room Level: Main; Family Room; Family Room Level: Basement; Kitchen; Kitchen Level: Upper; Laundry; Laundry Level: Second; Living Room; Living Room Level: Main; Other; Other Level: Main; Patio/Deck; Patio/Deck Level: Main; Utility Room; Utility Room Level: Basement

Room Name	Level	Length	Width	Remarks	Room Features	Room Name	Level	Length	Width	Remarks	Room Features
Living Room	Main				Fireplace, Built-in Features, Cathedral Ceiling(s)	Other	Basement				Workout Room
						Other	Basement				Storage Room
Kitchen	Upper					Bedroom	Basement				
Dining Room	Main				Beamed Ceilings	Bedroom	Basement				
Other	Main			Family Foyer	Storage, Walk-In Closet(s)	Bathroom	Basement				Full Bathroom
Bathroom	Main			Half Bath	Floor Heat	Utility Room	Basement				Sink and storage
Bedroom	Main			Master Bedroom - WIC - center	Walk-In Closet(s)	Laundry	Second				
						Patio/Deck	Main				
						Bathroom	Second				included in bedroom 2
						Bathroom	Second				included in

		island-W/D Hookups		Bathroom Second	bedroom 3 included in bedroom 4
Bathroom Main		Full - 5'x6' shower	Double Vanity, Floor Heat, Soaking Tub, Tile Shower		
Bedroom Second		Attached Full Bathroom	Built-in Features		
Bedroom Second		Attached Full Bathroom - study nook			
Bedroom Second		Attached Full Bathroom	Walk-In Closet(s)		
Other	Main		Entrance Foyer		
Family Room	Basement	Dueling TVs included, fridge included	Floor Heat, Wet Bar		

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Information is deemed to be reliable, but is not guaranteed. © 2022 [MLS](#) and [FBS](#). Prepared by Bill Triebwasser - DR on Wednesday, June 15, 2022 6:48 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

**History for MLS # 21-3211      6059 PRAIRIE GROVE Court S, Fargo, ND 58104      \$1,270,000**

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<b>+ MLS #</b>	<b>Status</b>	<b>Price</b>	<b>% Change</b>	<b>Date</b>	<b>ADOM</b>	<b>CDOM</b>	<b>Address</b>
+ 21-3211	Closed	\$1,270,000		07/15/2021	5	5	6059 PRAIRIE GROVE Court S

**Tax Info for MLS # 21-3211 6059 PRAIRIE GROVE Court S, Fargo, ND 58104****\$1,270,000****Tax Record Report** for Parcel 01872100010000 at 6059 Prairie Grove S Court, ND

## Parcel Information

Tax ID	01872100010000	Tax Year	2021
Total Taxes	24,659.87	Specials	10,301
Net Tax	12,698.54	Drains	1,660.33

## Owner Information

Owner Name MATTHEW & TRACY  
THARALDSON

## Location/Legal

County	Cass	Legal Desc	PRAIRIE FARMS 2ND ADDN LT 1 BLK 1 **5-22-19 REPLAT FRM 01- 8549-00710-000, 00720-000 & 00730-000 PER PLAT DOC#1560841 FOR
Subdivision	Prairie Farms 2nd Addition	Legal Desc 2	2019
Water District	W060		

## Valuations

Building Value	735,100	Total Value	953,300
Land Value	218,200		

## Property Details

Acres	0.81	School District	1 - Fargo
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Tax records last updated January 25, 2022  
Information is deemed to be reliable, but is not guaranteed. See [copyright notice](#).

Front Exterior



Front Exterior



Front/Side Exterior



Front/Side Exterior



Front/Side Exterior



Front Yard/Neighborhood





**Front Porch**



**Landscaping**



**House Number**



**House Number**



**Front Door**



**Front Porch**



Foyer



Foyer



Great Room



Living Room



Living Room



Living Room



Living Room



Living Room



Living Room



Living Room



Fireplace



Living Room Lighting



**Eat-in Kitchen**



**Kitchen**



**Kitchen**



**Great Room**



**Kitchen**



**Stove/Oven**



**Microwave/2nd Oven**



**Gas Stove**



**Refrigerator**



**Refrigerator**



**Kitchen Sink**



**Dining Area**



Dining Area



Eat-in Kitchen



Eat-in Kitchen



Wine Fridge & Storage



Dining Room/Sunroom



Dining Room/Sunroom



Dining Room/Sunroom



Master Bedroom



Master Bedroom



Master Bedroom



Master Bedroom



Master Bathroom



Full - Sep. Tub & Shower

**Master Bathroom**



Heated Floors

**Master Bathroom**



Full - Sep. Tub & Shower

**Master Bathroom**



Full - Sep. Tub & Shower

**Master Bathroom**



in shower heated floors

**Master Bathroom**



in shower heated floors

**Master Bathroom**



in shower heated floors



**Master Bathroom**



in shower heated floors

**Master Bathroom**



in shower heated floors

**Master Bathroom**



Full - Sep. Tub & Shower

**Master Bathroom**



Full - Sep. Tub & Shower

**Master Bathroom**



sink

**Master Bathroom**



lighting

**Master Bathroom**



Full - Sep. Tub & Shower

**Master Closet**



**Master Closet**



**Master Closet**



**Stackable Laundry Hook Up**



in master closet

**Bathroom 2**



Half Bath

**Bathroom 2**



Half Bath

**Family Foyer**



**Family Foyer**



vintage door excluded

**Family Foyer**



**Accent Wall**



in family foyer

**Coat Closet**



off family foyer

**Pantry**



off family foyer

**Stairwell**



**Bedroom 2**



on suite

**Bedroom 2**



en suite

**Bathroom 3**



Full - off bedroom 2

**Bathroom 3**



Full - off bedroom 2

**Bathroom 3**



Full - off bedroom 2

**Bedroom 2 Closet**



off bathroom 3

**Bedroom 3**



en suite

**Bedroom 3**



en suite

**Closet in bedroom 3**



**Bathroom 4**



Full - off bedroom 3

**Bathroom 4**



Full - off bedroom 3

**Bathroom 4**



Full - off bedroom 3

**Bedroom 4**



en suite

**Bedroom 4**

**Bedroom 4**



en suite

**Bathroom 5**



en suite



Full - off bedroom 4

**Bathroom 5**



Full - off bedroom 4

**Laundry Room**



**Laundry Room**



**Laundry Room**



**Washer & Dryer**



**Family Room**



Family Room



Bar Area



Wet Bar



Bar Area



Family Room



Family Room





**Family Room**



**Bedroom 5**



**Bedroom 5**



**Bedroom 6**



**Bedroom 6**



**Bathroom 6**



**Full Bath**

**Bathroom 6**



Full Bath

**Bathroom 6**



Full Bath

**Workout Room**



**Workout Room**



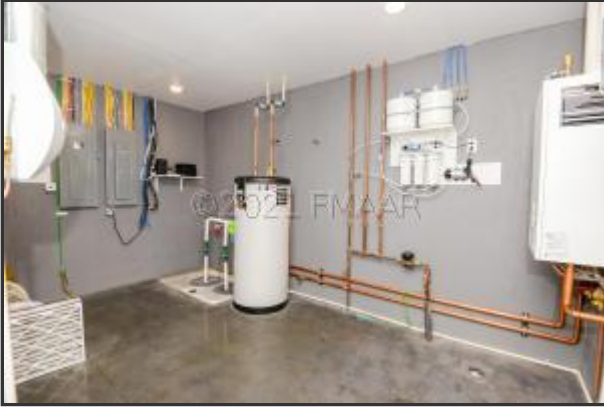
**Game Room**



**Game Room**



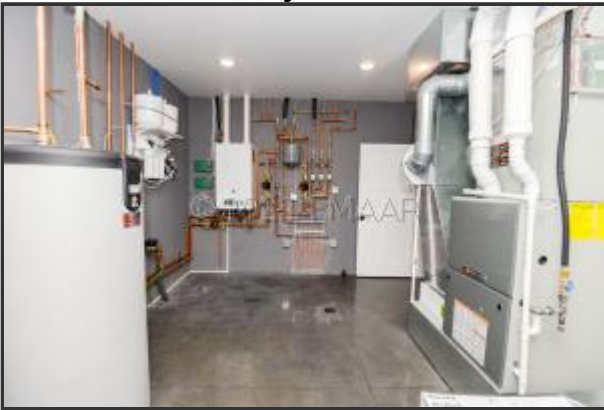
Utility Room



Utility Room



Utility Room



Utility Room



Utility Room



Utility Room



Utility Room



Utility Room



Utility Room



Utility Room



Garage



Garage



temperature controlled

**Temperature Control**



in garage  
**Garage**

**Electric Vehicle Charging Port**



in garage  
**Garage**



**Property**



**Side/Rear Exterior**



Rear Exterior



Rear Exterior



Firepit & Rear Exterior



Rear Exterior



Rear/Side Exterior



Rear/Side Exterior



**Side Exterior & Backyard**



**Play Set**



**Property Extended**



**Backyard**



**Backyard**



**Backyard**



Backyard



Backyard



Deck



Deck



Deck



Deck





**Lot Map**



Lot map - area for She-Shed

Sale Price = \$1,200,000  
 Less Land = \$165,000  
 Building Residual = \$1,035,000  
 Divided by 3,640 sf = \$284.34/ sf  
 of Above Grade Living Area  
 Divided by 7,340 sf = \$141.01/  
 SF TLA

RCN = \$1,357,769  
 Less Bldg Residual \$1,035,000  
 Accrued Depreciation = \$322,769 =  
 24%



Assessment at Sale = \$652,300  
 Sales Ratio = 54%  
 Taxes = \$8,764.15  
 Taxes /SF of TLA = \$1.19/ SF of TLA

4604 TIMBERLINE Drive S, Fargo, ND 58104

MLS #20-4357

Timberline Rambler backed up to Green Belt! Over 3,600 square feet per floor this home has it all & is Stunning. Beautiful inside & out w/ 5 bedrooms, 3 on the main floor & 2 in the lower level. Grand Foyer w/ 12' ceilings, Den w/ glass French doors, Sitting room/Piano room. Spacious Dining room w/ wood beamed ceiling, Opens up into the Family room w/ Stacked stone gas fireplace and to the Wonderful Kitchen, featuring Thermador Appliances. Master Bedroom on oneside of the home w/ Private access to Deck, Beautiful Master Bathroom w/ double sinks, granite counters, heated Tile floors, soaking tub & tiled walk in shower. Two Kids rooms on opposite side of the home w/ full Bathroom. Lower level is Perfect, w/ Rec room, Family room, Exercise room, 2 beds, Theatre area, bath room, Sewing & Utility

### Contract Information

Listing Member	David C. Noah Mobile: 701-306-4888 Fax: 701-492-5055 Office Phone: 701-306-4888 <a href="http://www.davenoah.com">http://www.davenoah.com</a> <a href="mailto:dn@legacyr.com">dn@legacyr.com</a>	Listing Office	RE/MAX Legacy Realty 582599767
Selling Member	Matt Zimmerman	Selling Office	FpG Realty 582599688
Agent Days On Market	256	Cumulative DOM	256
Status	Closed	Sub Type	Single Family Residence
Realtor.com Type	Residential - Single Family	Parcel No.	01321000490000
Start Date	07/30/2020	Sold Date	06/01/2021
Seller Paid Concessions	No	Pended Date	04/11/2021
Contingent	No	Status Change Date	06/03/2021
Original List Price	1,300,000	List Price	1,250,000
List Price Per/SqFt	340.60	Auction	No
Sold Price	1,200,000	Owners	Chris & Karen Cooper
Sold Price Per/SqFt	326.98		
Legal	Lot: 35 Block: 3 TIMBERLINE LOT 35 BLK 3		
Geo Lat	46.812636	Geo Lon	-96.826754
Subdivision	Timberline	County	Cass
Buyer Agent	2.50	Buyer Agent Type	%
Non Agent	0	Non Agent Type	%
Comps Paid on Conc	No	VarComm	No
Owner Prospects	No	Builder Name	Footitt/Dietrich
Listing Agreement	Exclusive Right To Sell	Listing Service	Full Service

### General Property Description

Property Type	Residential	Year Built	2002
Lot Size Dimensions	137 x 153	Lot Acres	0.37
Lot Size SqFt	16,290	Gen Tax	8,585
Specials Inst	0	Specials Unpd	0
Pend+Proposed Spec	0	Flood Plain Touches Parcel	Yes
High School	Fargo Davies	Square Ft. Source	Public Records
Above Grade Finished Area	3,670	Below Grade Finished Area	3,470
Above Grade Unfinished Area	0	Below Grade Unfinished Area	200
Total SqFt.	7,340	Style	1 Story
Primary Bedroom on Ground Level	Yes	Total Bedrooms	5
Max Bdrms - Same Flr	3	Total Bathrooms	4
Total Full Baths	2	Total 3/4 Baths	1
Total Half Baths	1	Laundry Location	Main
Garage Stalls	3	Garage Type	Attached
Waterfront	No	Lake	None
Digitally Altered Photos Used	No	Exclusions	Personal Property

### Remarks

Private Remarks Please call Dave Noah to show, 701-306-4888 Originally built by Bob Footitt and totally remodeled by Clay Dietrich this is a great home. Please see documents section for additional information.

**Details**

<b>Showing Instructions:</b>	Alarm System; Appt. Through: Agent; Apt. Necessary; Key; Lock Box Location: Front Step; Pets Present	<b>Inclusions:</b>	Floor Covering; Garage Opener; Wdw Coverings-All; Dishwasher; Disposal; Gas Range; Microwave; Wall Oven; Double Oven; Refrigerator; Dryer; Washer
<b>Miscellaneous:</b>	Pets Allowed; House Color: Dove Grey; Seller Disclosure; New Construction: No	<b>Exterior Amenities:</b>	Fenced Full; Maint. Free Deck; Patio; Sprinkler System
<b>Safety Features:</b>	Security System	<b>Other Amenities:</b>	Ceiling/Paddle Fans; Fitness Room
<b>Possession:</b>	At Closing	<b>Other Rooms:</b>	Foyer; Breakfast Nook; Formal Dining; Storage; Study/Den; Utility Room; Workshop; Family Room
<b>Primary Bedroom/Bath:</b>	Private Bath; Double Sinks; Walk-in Closet	<b>Fireplace:</b>	Gas
<b>Bedrooms Per Level:</b>	Bedrooms - Main: 3; Bedrooms - Upper: 0; Bedrooms - Lower: 2; Bedrooms - Basement: 0	<b>Heat System:</b>	Floor; GFA -gas forced air
<b>Garage:</b>	# Stalls Attached: 3; # Door Openers: 2; Finished; Heated; Floor Drain	<b>Air Conditioning:</b>	Central; Electric Air Cleaner
<b>Exterior:</b>	Metal Siding; Stucco	<b>Water Heater:</b>	Electric
<b>Roof:</b>	Architectural Shingle	<b>Utilities:</b>	City Water; City Sewer
<b>Foundation:</b>	Poured	<b>Closing Information:</b>	Specials Assumed: Yes; Specials Pd Seller \$: 0; Finance Type: Conventional
<b>Lot Feat/Fld Plain:</b>	Park; Wooded	<b>Room Types:</b>	Bathroom; Bathroom Level: Main; Bedroom; Bedroom Level: Main; Dining Room; Dining Room Level: Main; Family Room; Family Room Level: Main; Kitchen; Kitchen Level: Main; Laundry; Laundry Level: Main; Living Room; Living Room Level: Main; Other; Other Level: Main; Patio/Deck; Patio/Deck Level: Main; Utility Room; Utility Room Level: Lower
<b>Interior Amenities:</b>	Vault/Cathedral Clg; Wet Bar; Pantry; Kitchen Island; Hardwood Floors; Tile Floors		

Room Name	Level	Length	Width	Remarks	Room Features	Room Name	Level	Length	Width	Remarks	Room Features
Other	Main	13	12	Large Foyer w/ hand scraped White Oak floors	Crown Molding, Entrance Foyer, High Ceilings	Bedroom	Main	15	13	Large room w/WIC, 9' ceiling	Ceiling Fan(s)
Living Room	Main	14	13	Dining/Living/ Piano/Sitting room, Open & Bright!	Coffered Ceiling(s), Crown Molding	Bathroom	Main			Tile floor & bath surround, double vanities.	Double Vanity, Floor Heat, Granite Counters, Tile Shower
Other	Main	15	15	Office/Den	Coffered Ceiling(s), Crown Molding, High Ceilings	Patio/Deck	Main	30	14	No maintenance Deck w/walk down to Patio w/firepit	
Family Room	Main	33	23	Spacious room w/beamed ceilings, stacked stone F/P	Beamed Ceilings, Chandelier, Crown Molding, Fireplace, High Ceilings, Open Floorplan	Family Room	Lower	35	22	Large room w/card table, sitting area, gaming area	Fireplace, Wet Bar
Kitchen	Main	21	13	White cabinets, granite, tile back splash	Breakfast Bar, Chandelier, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, Pantry, Sound System	Bedroom	Lower	13	12	WIC, Shared Bathroom	Ceiling Fan(s)
Dining Room	Main	20	15	Open to Family room & kitchen, beamed ceilings	Beamed Ceilings, Chandelier, High Ceilings	Bedroom	Lower	14	12	WIC	Ceiling Fan(s)
Laundry	Main	15	11	Mud room off garage, tile floors, access door	Granite Counters, Built-in Features	Bathroom	Lower	11	5	Granite, tile floors & shower surround	Bar, Built-in Features, Floor Heat, Granite Counters, Open Floorplan
Bathroom	Main	8	5	Powder room, classy decor !		Other	Lower	15	14	Rec/Media rooms, Beautiful Wet Bar w/ appliances	
Bedroom	Main	22	14	Spacious, private Patio door to deck.	Ceiling Fan(s), Crown Molding, Walk-In Closet(s)	Other	Lower	15	14	Craft/Sewing room	
Bathroom	Main	16	10	Beautiful Bath w/heated tile Walk in Tile shower,+	Double Vanity, Floor Heat, Granite Counters, Soaking Tub, Tile Shower	Utility Room	Lower	28	14	Huge storage, easy access w/walk down from garage!	
Bedroom	Main	16	13	Large bedroom w/9' ceilings	Ceiling Fan(s), Crown Molding	Other	Main	20	16	Stamped Patio with Gas Fire pit!	

Information is deemed to be reliable, but is not guaranteed. © 2022 MLS and FBS. Prepared by Bill Triebwasser - DR on Wednesday, June 15, 2022 11:21 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Drone-1



Drone-2



Drone-3



Drone-4



House-54



House-48



**House-9**



**House-7**



**House-8**



**House-10**



**House-11**



**House-14**



**House-13**



**House-12**



**House-15**



**House-16**



**House-17**



**House-18**



**House-19**



**House-20**



**House-21**



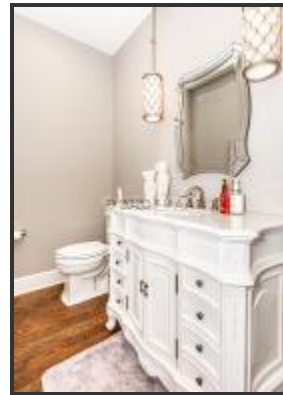
**House-23**



**House-24**



**House-22**



**House-25**



**House-26**



**House-27**



**House-28**



**House-29**



**House-31**





House-30



House-1



House-2



House-5



House-6



House-3



**House-4**



**House-47**



**House-46**



**House-41**



**House-42**



**House-43**



House-45



House-44



House-40



House-39



House-32



House-33



House-34



House-35



House-36



House-37



House-38



Drone-12



**Drone-13**



**House-51**



**House-52**



**House-53**



**House-49**



**House-50**



**Drone-9**



**Drone-10**



**Drone-11**



**Drone-5**



**Drone-6**



**Drone-7**



**Drone-8**



**Drone-14**

