



## Finance Office

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October 11, 2022

Board of County Commissioners  
Cass County Government  
211 9<sup>th</sup> Street South  
Fargo ND 58103

Re: Appraisal of Forfeited Property

Dear Commissioners:

Annually, the commission is charged with setting the minimum sales price for properties forfeited to the county for non-payment of taxes. This list shows properties as of October 11<sup>th</sup> with 2019 taxes still owing. Tax deeds are in the process of being recorded transferring ownership to the county. These properties may still be paid by former owners; however, all years of taxes, plus interest, penalty and other costs must be paid. The list shows the suggested minimum sales price; in general, we set the minimum sales price as the greater of the unpaid taxes, costs against the property and an estimate of the 2022 taxes or 25% of the assessed value. The minimum is a starting point for the auction.

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

Once the minimum sales prices are set, letters will be sent to city auditors and townships clerks where property is located to inform them of the minimum sales price and the hearing date and time. The public auction under state law is set for the third Tuesday in November, which this year is November 15<sup>th</sup>.

Sincerely,

  
Brandy Madrigga  
Finance Director

**SUGGESTED MOTION:**

Move to set the minimum sales prices as recommended by the County Auditor and set the hearing date on the minimum sales prices for 3:30 PM on November 7, 2022, in the Cass County Commission Room; parcel 05-0100-01259-000 is subject to being removed should the ND Homeowner's Assistance program require the foreclosure process to be paused.

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

Notice is hereby given that the following real estate has been forfeited to the County of Cass, State of North Dakota, for delinquent taxes; that said county has taken tax deed to such property and will offer it for sale at public auction at the Cass County Finance Office on Tuesday, November 15, 2022, beginning at 10:00 A.M.

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

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

The sale will continue from day to day until completed.

Property Number / Property Address / Legal Description	Minimum Sale Price
01-0020-00853-020 1321 12 AVE S, FARGO, ND 58103 ALDRICH & ROBERTS ADDN W 0.51' OF LT 13 BLK 5 **4-19-05 SPL FRM 01-0020-00853-000	131
01-0040-00040-000 1714 5 AVE S, FARGO, ND 58103 AMERLANDS LOT 4 BLOCK 1	13,536
01-0100-02260-000 722 19 ST N, FARGO, ND 58102 BEARDSLEYS LOT 4 BLK 36	20,700
01-0100-02295-000 708 19 ST N, FARGO, ND 58102 BEARDSLEYS LOT 7 BLK 36 **8-1-02 COMB FRM 01-0100-02290-010 & 01-0100-02290-000	5,250
01-0740-02271-000 402 23 ST S, FARGO, ND 58103 EGBERT O'NEIL & HAGGARTS LT 12B & S 7.5' LT 12A BLK 23	52,625
01-1130-00420-000 812 7 ST N, FARGO, ND 58102 HARWOODS 2ND S 3' LOT 6 BLK 13 AND N 47' LOT 5	27,600
01-2831-00500-000 3408 18 ST S, FARGO, ND 58104 RIVERWOOD 1922 1ST ADDN LT 1 BLK 2	58,300
01-7770-00110-000 4785 RIVERWOOD DR N, FARGO, ND 58102 RIVERWOOD 1922 1ST ADDN LT 1 BLK 2	24,250

01-7770-00120-000 4759 RIVERWOOD DR N, FARGO, ND 58102 RIVERWOOD 1922 1ST ADDN LT 2 BLK 2	24,525
01-7770-00130-000 4723 RIVERWOOD DR N, FARGO, ND 58102 RIVERWOOD 1922 1ST ADDN LT 3 BLK 2	25,925
01-7770-00140-000 4683 RIVERWOOD DR N, FARGO, ND 58102 RIVERWOOD 1922 1ST ADDN LT 4 BLK 2	26,675
01-7770-00160-000 4575 RIVERWOOD DR N, FARGO, ND 58102 RIVERWOOD 1922 1ST ADDN LT 6 BLK 2	26,450
01-8615-00200-000 6409 19 ST S, FARGO, ND 58104 SOUTH RIDGE 1ST ADDN LT 1 BLK 2	38,250
02-0193-00360-000 1261 DIVERSION DR, WEST FARGO, ND 58078 EAGLE RUN 14TH LT 15 BLK 3	55,650
02-4476-00010-000 BIKE PATH, WEST FARGO, ND 58078 MAPLE RIDGE AT THE PRESERVE 2ND LT 1 BLK 1	103
03-0100-00042-000 610 FRONT ST, CASSELTON, ND 58012 ORIGINAL LOT 13 BLK 4	11,650
03-0100-00043-000 610 FRONT ST, CASSELTON, ND 58012 ORIGINAL LOT 14 BLK 4	19,150
03-0100-00044-000 610 FRONT ST, CASSELTON, ND 58012 ORIGINAL LOT 15 BLK 4	18,925
03-0800-00428-000 221 4 AVE N, CASSELTON, ND 58012 FIRST ADDITION LOTS 9 & 10 BLK 17	19,175
05-0100-01182-000 505 5 ST, PAGE, ND 58064 ORIG LOTS 15 & 16 BLK 5	8,025
** 05-0100-01259-000 207 ARGUS AVE, PAGE, ND 58064 ORIG LOTS 11 & 12 BLK 17	5,895

05-0200-01311-000 106 MORTON AVE, PAGE, ND 58064 FIRST ADD LOT 1 TO 3 BLK 8	9,306
11-0100-12255-005 302 3 ST N, BUFFALO, ND 58011 NORTH OF TRACK S 1/2 OF LOT 8 BLK 10 W 18' OF LOT 7 **1-25-94 SPLIT FROM 11-0100-12255-000	2,200
14-0300-12910-000 N/A, GRANDIN CITY, ND 58038 4-143-50 UNPLATTED; ALL THAT PART OF NE1/4 WH LIES E OF E BNDRY LN OF R/W OF INTER 29 & CONT 5.45 AC	72,882
16-0300-13303-000 115 1 ST W, HUNTER, ND 58048 MUIRS ADD LOTS 6 TO 9 BLK 4	2,427
16-0300-13309-000 124 2 ST W, HUNTER, ND 58048 MUIRS ADD LOTS 17 TO 19 BLK 4	1,459
48-0000-07592-030 N/A, HUNTER TOWNSHIP, ND 99999 23-143-52 .06 AC A TRACT OF LAND IN SE1/4 DESC AS FOLL: COMM AT THE SW COR OF LT 8 BLK 5 OF WALTER MUIRS ADDN TO THE CITY OF HUNTER, THN S 30' TO THE E-W QUARTER LN OF SEC 23 & THE PT OF BEG THN E ALG THE SD E-2 QUARTER LN A DIST OF 120' THN S 20' THN W PARA TO SD E-W QUARTER LN A DIST OF 120' MORE OR LESS TO A PT 50' S OF THE SW COR OF SD LT 8 THN N 20' TO THE PT OF BEG. **12-29-03 SPL FRM 48-0000-07592-000	113
63-0000-11720-010 RURAL ADDRESS, RUSH RIVER TOWNSHIP, ND 99999 4-141-51 TR IN NW1/4 DESC AS A 0.83 COM AT A PT ON E BNDRY LN 1608'4"" S OF NW COR OF NW1/4; E 276'S 131'W 276' N 131' TO PT OF BEG	1,200
63-0000-11720-020 RURAL ADDRESS, RUSH RIVER TOWNSHIP, ND 99999 4-141-51 TR IN NW1/4 DESC A 1.07 AS FOLL: BEG 1739'4"" S OF NW COR OF NW1/4 TO BEG;E 276' S 105' E 77'S 43'W 353' N 148' TO BG	4,000
63-0000-11720-060 RURAL ADDRESS, RUSH RIVER TOWNSHIP, ND 99999 4-141-51 8.82 AC PT OF NW1/4 DESC AS FOLL: FRM THE NW COR EXIST IRON MON OF SEC 4 BEAR S ALG THE W LN OF SEC 4 FOR A DIST OF 1275.14' TO AN IRON MON THE PT OF BEG THN S ALG THE W LN OF SEC 4 FOR A DIST OF 864.19' TO AN IRON MON, THN E ALG A LN THAT IS PERP TO THE W LN OF SEC 4 FOR A DIST OF 640' TO AN IRON MON THN N ALG A LN THAT IS PARA W/THE W LN OF SEC 4 FOR A DIST OF 864.19' TO AN IRON MON THN W ALG A LN THAT IS PERP TO THE W LN OF SEC 4 FOR A DIST OF 640' MORE OR LESS TO THE PT OF BEG; LESS THE FOLL TRACTS: COMM AT PT 1887'4"" S OF NW COR OF SD NW1/4 E 353' S 252' W 353' & N 252' TO PT OF BEG & ALSO LESS COMM AT A PT ON E BNDRY LN 1608'4"" S OF NW COR OF NW1/4 E 276' S 131' W 276' N 131' TO PT OF BEG. THIS TR CONTS .83 AC AND LESS BEG 1739' 4"" S OF NW COR OF NW1/4 TO BEG; E 276' S 105' E 77' S 43' W 353' & N 148' TO BEG, THIS TR CONT 1.07' AC AND ALSO LESS THE N 100' OF NW1/4 **12-29-06 SPL FRM 63-0000-11720-030	2,375

64-0000-02320-000

13,000

209 MAIN ST, STANLEY TWP, ND 99999

24-138-49 DESC TRACT BEG 30' W OF NW COR OF LT 9 BLK 4 TOWNSITE OF WILD RICE W 65'  
S 148' E 65' N 148' TO BEG

Given pursuant to authority of law this 4th day of October, 2022.

Brandy Madrigga  
Cass County Finance Director  
Publish October 26, 2022