



Finance Office

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October 16, 2023

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

Re: Appraisal of Forfeited Property

Dear Commissioners:

Annually, the commission is charged with setting the minimum sales price for properties forfeited to the county for non-payment of taxes. This list shows properties as of October 16th with 2020 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 2023 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 15th.

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 6, 2023, in the Cass County Commission Room.

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

Notice is hereby given that the following real estate has been forfeited to the County of Cass, State of North Dakota, for delinquent taxes; that said county has taken tax deed to such property and will offer it for sale at public auction at the Cass County Finance Office on Tuesday, November 21, 2023, 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
01-0440-00100-000 1129 7 ST N, FARGO, ND CHAPINS-SATTERTHWAITES SUB S 1' OF LOT 10 BLK 1 AND N 46 1/2' OF LOT 11	43,850
01-1100-00530-000 305 20 AVE N, FARGO, ND HALLAND NEWMAN 1ST LOT 19 BLK 2	54,375
01-1160-02360-000 1033 5 ST N, FARGO, ND HECTORS LOT 5 BLK 13	32,553
01-1390-00302-020 3233 16 AVE S UNIT 102W, FARGO, ND UNIT 102W REGENCY PLACE CONDO HUB LOTS 7 & 8 BLK 3	38,325
01-2330-01069-090 <b style="text-align: center;">REDEEMED	
01-2340-03060-000 10 UNIVERSITY DR N, FARGO, ND REEVES E 100' OF LOTS 12 THRU 16 BLK 20	46,250
01-5880-00600-000 3155 44 AVE N, FARGO, ND TBL SUB LT 1 BLK 2 **11/1/99 ANNEXED FRM REED TWP #60-1450-00040-000	228,750
01-6050-00225-000 2089 52 ST S, FARGO, ND AMBER FIELDS 2ND S 32.50' LT 11 BLK 2	45,775

Property Number / Property Address / Legal Description	Minimum Sale Price
01-8599-00180-000 3353 MAPLE LEAF LOOP S, FARGO, ND MAPLE VALLEY 2ND LT 18 BLK 1 **3-8-16 PLATTED FRM 01-3510-00500-000 (TAXES OWING) & 01-8394-02020-000 PER PLAT DOC# 1466931	3,000
02-0050-00370-000 402 11 AVE NW, WEST FARGO, ND CHATEAU CHEYENNE LOT 4 BLK 3	24,575
02-0550-03640-000 REDEEMED	
02-1001-00090-000 LOT, WEST FARGO, ND LEPIRD'S 2ND ADDITION LOT 9 BLK 1	6,600
02-3080-00510-000 1550 13 ST W, WEST FARGO, ND WEST CREEK (1ST) ADDITION LT 51 BLK 1**3-13-14 ANNEXED & PLATTED FRM 25-0000-01751-000 PER PLAT DOC#1395416	15,625
02-3375-00850-000 1009 41 AVE W, WEST FARGO, ND WESTPORT BEACH 1ST LT 16 BLK 2	51,000
03-0700-00362-000 31 12 AVE N, CASSELTON, ND DALRYMPLE & CARPENTER N 80' LOTS 12 & 13 BLK 9	41,075
09-0100-11882-000 VACANT, ARGUSVILLE, ND ORIGINAL LOT 7 TO 12 BLK 9	18,900
09-0100-11883-000 VACANT, ARGUSVILLE, ND ORIGINAL LOT 13 TO 24 BLK 9	43,500
16-0300-13327-000 123 2 ST W, HUNTER, ND MUIRS ADD LOTS 3 & 4 BLK 7	26,975
16-0700-13384-000 VACANT, HUNTER, ND 23-143-52 DESC TRACT COM 374' & 2 IN FROM S OF MUIRS ADD & ON W LINE, W 140' N 100' E 140' S 100' TO BEG. LYING DIRECTLY W OF LTS 3 & 4 OF BLK 7 WALTER MUIRS ADDN	4,875

Property Number / Property Address / Legal Description	Minimum Sale Price
16-0700-13416-043 VACANT, HUNTER, ND 24-143-52 .60 AC ALL THAT LAND LYING IN SW1/4 LYING N OF THE CNTRLN OF S BRANCH OF ELM RIVER, E OF ELY R/W OF ND STATE HWY #18, W OF A LN THAT LIES E & PARA W/THE CNTRLN OF SD HWY #18 A DIST OF 437.21' & S OF SLY LN OF THAT EXCEPTION LISTED ON A PR DEED RECORDED IN BOOK 474 PAGE 657 & SUBJ TO EASEMENTS REC & UNREC. **8-13-08 SPL FRM 16-0700-13416-042	3,709
17-0300-13636-000 505 1 AVE N, LEONARD, ND WATT'S ADD W 67' OF LT 14 15 & 16 BLK 14 ***HOMESTEAD CREDIT APPLIES***	6,425
19-0100-14000-000 VACANT, TOWER CITY, ND PART OF LT 1 BLK 1 BEG 33' W OF SE COR N PAR TO E LINE 140' W 50' S 140' E 50' TO BEG.	200
27-0000-01588-000 2787 165 AVE SE, BERLIN TOWNSHIP, ND 22-141-50 SW 1/4 DESC TRACT A 10.00 BEG PT 333' N OF INTERS OF W SEC LN & S SEC LN (BEING CTR OF CTY RD #32) THN N 879' E 495' S 879' W 495' TO PT OF BEG	32,125
52-0000-08857-010 RURAL ADDRESS, MAPLE RIVER TOWNSHIP, ND 35-138-52 E 25.25 AC IN SW1/4 ACRES 25.25	8,475
67-0000-12623-020 16372 42 ST SE, WARREN TOWNSHIP, ND 6-138-50 AUD LT 2 OF NE1/4 A 4.34	86,525

Given pursuant to authority of law this 5th day of October, 2023.

Brandy Madriga
Cass County Finance Director
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