

Osborne Residence

Parcel Number: 01-2323-02042-000

3723 21 St S

Owner: Dawn Osborne

Staff Recommendation: Retain the true and full value for the 2023 tax year of \$371,400

Application For Abatement Or Refund Of Taxes

North Dakota Century Code § 57-23-04

File with the County Auditor on or before November 1 of the year following the year in which the tax becomes delinquent.

State of North Dakota Assessment District City of Fargo
County of Cass Property I.D. No. 01-2323-02042-000 RECEIVED
Name Dawn M Osborne Telephone No. 701-361-5330
Address 3723 21st St S Fargo, ND 58104 JAN 10 2024 PM 01:29

Legal description of the property involved in this application:
Prairie Crossing, 12 replat, lot 6, parcel # 01-2323-02042-02

Total true and full value of the property described above for the year 2023 is
Land \$ 78,800
Improvements \$ 292,600
Total \$ 371,400 (1)

Total true and full value of the property described above for the year 2023 should be:
Land \$ 78,800
Improvements \$ 252,600
Total \$ 331,400 (2)

The difference of \$ 40,000 true and full value between (1) and (2) above is due to the following reason(s):

- 1. Agricultural property true and full value exceeds its agricultural value defined in N.D.C.C. § 57-02-27.2
2. Residential or commercial property's true and full value exceeds the market value
3. Error in property description, entering the description, or extending the tax
4. Nonexisting improvement assessed
5. Complainant or property is exempt from taxation. Attach a copy of Application for Property Tax Exemption.
6. Duplicate assessment
7. Property improvement was destroyed or damaged by fire, flood, tornado, or other natural disaster (see N.D.C.C. § 57-23-04(1)(g))
8. Error in noting payment of taxes, taxes erroneously paid
9. Property qualifies for Homestead Credit (N.D.C.C. § 57-02-08.1) or Disabled Veterans Credit (N.D.C.C. § 57-02-08.8). Attach a copy of the application.
10. Other (explain)

The following facts relate to the market value of the residential or commercial property described above. For agricultural property, go directly to question #5.

1. Purchase price of property: \$ 195,100 Date of purchase: 2004
Terms: Cash Contract Trade Other (explain)
Was there personal property involved in the purchase price? No Estimated value: \$
2. Has the property been offered for sale on the open market? No If yes, how long?
Asking price: \$ Terms of sale:
3. The property was independently appraised: No Purpose of appraisal:
Market value estimate: \$
Appraisal was made by whom? I shouldn't have to pay for an appraisal to be treated fairly.
4. The applicant's estimate of market value of the property involved in this application is \$
5. The estimated agricultural productive value of this property is excessive because of the following condition(s):

Applicant asks that Adjust value and refund appropriate taxes for 2023. 1yr.
34% increase cannot be justified! No improvements made to home
in the last 14 years. Comparables attached w/notes.

By filing this application, I consent to an inspection of the above-described property by an authorized assessment official for the purpose of making an appraisal of the property. I understand the official will give me reasonable notification of the inspection. See N.D.C.C. § 57-23-05.1.

I declare under the penalties of N.D.C.C. § 12.1-11-02, which provides for a Class A misdemeanor for making a false statement in a governmental matter, that this application is, to the best of my knowledge and belief, a true and correct application.

Signature of Preparer (if other than applicant) Dawn Osborne Date 12-31-23
Signature of Applicant Date

Recommendation of the Governing Body of the City or Township

Recommendation of the governing board of City of Fargo

On February 20, 2024, the governing board of this municipality, after examination of this application and the facts, passed a resolution recommending to the Board of County Commissioners that the application be Denied, retain certified 2023 Value.

Dated this 26 day of February, 2024
Deputy Angie Beard
City Auditor or Township Clerk

Action by the Board of County Commissioners

Application was _____ by action of _____ County Board of Commissioners.
Approved/Rejected

Based upon an examination of the facts and the provisions of North Dakota Century Code § 57-23-04, we approve this application. The taxable valuation is reduced from \$ _____ to \$ _____ and the taxes are reduced accordingly. The taxes, if paid, will be refunded to the extent of \$ _____. The Board accepts \$ _____ in full settlement of taxes for the tax year _____.

We reject this application in whole or in part for the following reason(s). Written explanation of the rationale for the decision must be attached.

Dated _____

County Auditor _____ Chairperson

Certification of County Auditor

I certify that the Board of County Commissioners took the action stated above and the records of my office and the office of the County Treasurer show the following facts as to the assessment and the payment of taxes on the property described in this application.

Year	Taxable Value	Tax	Date Paid (if paid)	Payment Made Under Written Protest? yes/no

I further certify that the taxable valuation and the taxes ordered abated or refunded by the Board of County Commissioner are as follows:

Year	Reduction in Taxable Valuation	Reduction in Taxes

County Auditor _____ Date _____

Application For Abatement
Or Refund Of Taxes

Name of Applicant Dawn M Osborne

County Auditor's File No. 4556

Date Application Was Filed With The County Auditor 1/10/2024

Date County Auditor Mailed Application to Township Clerk or City Auditor 1/11/2024

(must be within five business days of filing date)

Application For Abatement Or Refund Of Taxes

North Dakota Century Code § 57-23-04

File with the County Auditor on or before November 1 of the year following the year in which the tax becomes delinquent.

RECEIVED

State of North Dakota Assessment District City of Fargo CLASS CO AUDITOR
 County of Cass Property I.D. No. 01-2323-02042-000 2024 PH01-24
 Name Dawn M Osborne Telephone No. 701-361-5330
 Address 3723 21st St S Fargo, ND 58104

Legal description of the property involved in this application:

Prairie Crossing, 12 replat, lot 6, parcel # 01-2323-02042-0

Total true and full value of the property described above for the year ~~2022~~ 2023 is

Land	\$	<u>78,800</u>
Improvements	\$	<u>292,600</u>
Total	\$	<u>371,400</u>

(1)

Total true and full value of the property described above for the year 2023 should be:

Land	\$	<u>78,800</u>
Improvements	\$	<u>252,600</u>
Total	\$	<u>331,400</u>

(2)

The difference of \$ 40,000 true and full value between (1) and (2) above is due to the following reason(s):

- 1. Agricultural property true and full value exceeds its agricultural value defined in N.D.C.C. § 57-02-27.2
- 2. Residential or commercial property's true and full value exceeds the market value
- 3. Error in property description, entering the description, or extending the tax
- 4. Nonexisting improvement assessed
- 5. Complainant or property is exempt from taxation. Attach a copy of Application for Property Tax Exemption.
- 6. Duplicate assessment
- 7. Property improvement was destroyed or damaged by fire, flood, tornado, or other natural disaster (see N.D.C.C. § 57-23-04(1)(g))
- 8. Error in noting payment of taxes, taxes erroneously paid
- 9. Property qualifies for Homestead Credit (N.D.C.C. § 57-02-08.1) or Disabled Veterans Credit (N.D.C.C. § 57-02-08.8). Attach a copy of the application.
- 10. Other (explain) _____

The following facts relate to the market value of the residential or commercial property described above. For agricultural property, go directly to question #5.

1. Purchase price of property: \$ 195,100 Date of purchase: 2004
 Terms: Cash _____ Contract _____ Trade Other (explain) _____
 Was there personal property involved in the purchase price? No Estimated value: \$ _____
yes/no

2. Has the property been offered for sale on the open market? No If yes, how long? _____
yes/no
 Asking price: \$ _____ Terms of sale: _____

3. The property was independently appraised: No Purpose of appraisal: _____
yes/no
 Market value estimate: \$ _____

Appraisal was made by whom? I shouldn't have to pay for an appraisal to be treated fairly

4. The applicant's estimate of market value of the property involved in this application is \$ _____

5. The estimated agricultural productive value of this property is excessive because of the following condition(s): _____

Applicant asks that Adjust value and refund appropriate taxes for 2023. 1yr. 34% increase cannot be justified! No improvements made to home in the last 14 years. Comparables attached w/notes.

By filing this application, I consent to an inspection of the above-described property by an authorized assessment official for the purpose of making an appraisal of the property. I understand the official will give me reasonable notification of the inspection. See N.D.C.C. § 57-23-05.1.

I declare under the penalties of N.D.C.C. § 12.1-11-02, which provides for a Class A misdemeanor for making a false statement in a governmental matter, that this application is, to the best of my knowledge and belief, a true and correct application.

Signature of Preparer (if other than applicant) _____ Date _____
 Signature of Applicant Dawn Osborne Date 12-31-23

Recommendation of the Governing Body of the City or Township

Recommendation of the governing board of _____

On _____, _____, the governing board of this municipality, after examination of this application and the facts, passed a resolution recommending to the Board of County Commissioners that the application be _____

Dated this _____ day of _____, _____

City Auditor or Township Clerk

Action by the Board of County Commissioners

Application was _____ by action of _____ County Board of Commissioners.
Approved/Rejected

Based upon an examination of the facts and the provisions of North Dakota Century Code § 57-23-04, we approve this application. The taxable valuation is reduced from \$ _____ to \$ _____ and the taxes are reduced accordingly. The taxes, if paid, will be refunded to the extent of \$ _____. The Board accepts \$ _____ in full settlement of taxes for the tax year _____.

We reject this application in whole or in part for the following reason(s). Written explanation of the rationale for the decision must be attached. _____

Dated _____

County Auditor

Chairperson

Certification of County Auditor

I certify that the Board of County Commissioners took the action stated above and the records of my office and the office of the County Treasurer show the following facts as to the assessment and the payment of taxes on the property described in this application.

Year	Taxable Value	Tax	Date Paid (if paid)	Payment Made Under Written Protest?
				yes/no

I further certify that the taxable valuation and the taxes ordered abated or refunded by the Board of County Commissioner are as follows:

Year	Reduction in Taxable Valuation	Reduction in Taxes

County Auditor

Date

**Application For Abatement
Or Refund Of Taxes**

Name of Applicant Dawn M Osborne

County Auditor's File No. 4556

Date Application Was Filed With The County Auditor 1/10/2024

Date County Auditor Mailed Application to Township Clerk or City Auditor 1/11/2024

(must be within five business days of filing date)

General Information

Segment Id: 1
 Owner 1: OSBORNE, DAWN MICHELLE
 Owner 2:
 Property Address: 3723 21 ST S
 Mailing Address: 3723 21 ST S FARGO, ND 58104-
 Addition Name: Prairie Crossing
 Block: 12 REPLAT
 Lot: 6

Additional Description:

Estimated Flood Stage Levels For River Flooding:

If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

Property may be affected by an approximate flood stage of 36 or higher.
 Structure may be affected by an approximate flood stage of 38 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: ~~Centennial~~ *Eagles*

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$78,800.00	\$292,600.00	\$371,400.00

Building Information

Year Built: 1995
 Total Building SqFt: 1266
 No. of Apartment Units:
 Residential Story Height: 4 (Bi-Level)

Lot Size

231.12 / sq ft

Front Width: 81.00
 Back Width:
 Depth Side 1: 138.00
 Depth Side 2:
 Land Use: R (Residential)
 Property Type: 1 (Single Family)
 Square Footage: 11217.28

DISCLAIMER: The City of Fargo provides property information to the public "as is" without warranty of any kind, expressed or implied. Assessed values are subject to change by the City of Fargo. In no event will the City of Fargo be liable to anyone for damages arising from the use of the property data. You assume responsibility for the selection of data to achieve your intended results, and for the installation and use of the results obtained from the property data.

Assessment records are for the sole purpose of identifying the land being taxed. In some cases to attain efficiency, Assessment Department legal descriptions may be shortened yet will retain sufficient information to identify the land. Since tax statements and records are not deeds and may contain abbreviated descriptions, they should not be used as a basis for a survey or a legal document and should not be used by surveyors or others as the primary source of a property description.

Zoning

Zone 1: SR-2

Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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General Information

Segment Id: 1
 Owner 1: GILMAN, DREW K & KYOMI
 Owner 2:
 Property Address: 3803 21 ST S
 Mailing Address: 3803 21 ST S FARGO, ND 58104-
 Addition Name: Prairie Crossing
 Block: 12 REPLAT
 Lot: 7

Next door, close to same floorplan

Additional Description:

Estimated Flood Stage Levels For River Flooding:

If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

Property may be affected by an approximate flood stage of 36 or higher.
 Structure may be affected by an approximate flood stage of 38 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: ~~Centennial~~ *Eagles*

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$78,800.00	\$219,800.00	\$298,600.00

Building Information

Year Built: 1995
 Total Building SqFt: 1164
 No. of Apartment Units:
 Residential Story Height: 4 (Bi-Level)

Lot Size

188.83/sq ft

Front Width: 81.29
 Back Width: 81.29
 Depth Side 1: 138.00
 Depth Side 2: 138.00
 Land Use: R (Residential)
 Property Type: 1 (Single Family)
 Square Footage: 11217.36

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Zoning

Zone 1: SR-2

Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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General Information

Segment Id: 1
 Owner 1: JACKSON, REGGIE D & JOAN E
 Owner 2:
 Property Address: 1910 37 AVE S
 Mailing Address: 1910 37 AVE S FARGO, ND 58104-
 Addition Name: Prairie Crossing
 Block: 10
 Lot: 7

Additional Description:

Estimated Flood Stage Levels For River Flooding:

If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

Property may be affected by an approximate flood stage of 37 or higher.
 Structure may be affected by an approximate flood stage of 39 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: ~~Centennial~~ *Eagles*

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$75,100.00	\$221,900.00	\$297,000.00

Building Information

Year Built: 1993
 Total Building SqFt: 1148
 No. of Apartment Units:
 Residential Story Height: 4 (Bi-Level)

193.29/sqft

Lot Size

Front Width: 75.00
 Back Width:
 Depth Side 1: 141.00
 Depth Side 2:
 Land Use: R (Residential)
 Property Type: 1 (Single Family)
 Square Footage: 10537.52

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Zoning

Zone 1: SR-2

Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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General Information

Segment Id: 1
 Owner 1: SIEH, GEORGE A & MAYATU M
 Owner 2:
 Property Address: 3806 21 ST S
 Mailing Address: 3806 21 ST S FARGO, ND 58104-6852
 Addition Name: Prairie Crossing
 Block: 11
 Lot: 19

Additional Description:

Estimated Flood Stage Levels For River Flooding:

If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

Property may be affected by an approximate flood stage of 37 or higher.
 Structure may be affected by an approximate flood stage of 38 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: ~~Centennial~~ *Eagles*

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$73,200.00	\$208,500.00	\$281,700.00

Building Information

Year Built: 1995
 Total Building SqFt: 1070
 No. of Apartment Units:
 Residential Story Height: 4 (Bi-Level)

Lot Size

Front Width: 74.00
 Back Width:
 Depth Side 1: 138.00
 Depth Side 2:
 Land Use: R (Residential)
 Property Type: 1 (Single Family)
 Square Footage: 10211.34

194.85 / sqft

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Zoning

Zone 1: SR-2

Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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General Information

Segment Id: 1
 Owner 1: BULLINGER, DARIN G & DITTBERNER, JODI L
 Owner 2:
 Property Address: 3804 22 ST S
 Mailing Address: 3804 22 ST S FARGO, ND 58104-
 Addition Name: Prairie Crossing
 Block: 12 REPLAT
 Lot: 18

Additional Description:

Estimated Flood Stage Levels For River Flooding:

If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

Property may be affected by an approximate flood stage of 36 or higher.
 Structure may be affected by an approximate flood stage of 38 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: ~~Centennial~~ *Eagles*

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$78,800.00	\$220,400.00	\$299,200.00

Building Information

Year Built: 1996
 Total Building SqFt: 1148
 No. of Apartment Units:
 Residential Story Height: 4 (Bi-Level)

Lot Size

191.98/sq ft

Front Width: 81.29
 Back Width: 81.29
 Depth Side 1: 138.00
 Depth Side 2: 138.00
 Land Use: R (Residential)
 Property Type: 1 (Single Family)
 Square Footage: 11217.28

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Zoning

Zone 1: SR-2

Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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General Information

Segment Id: 1
 Owner 1: LENO, ALAN L & MARESA ANNE
 Owner 2:
 Property Address: 3706 21 ST S
 Mailing Address: 3706 21 ST S FARGO, ND 58104-
 Addition Name: Prairie Crossing
 Block: 11
 Lot: 25

Additional Description:

Estimated Flood Stage Levels For River Flooding:

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 Structure may be affected by an approximate flood stage of 39 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: ~~Centennial~~ *Eagles*

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$73,200.00	\$227,600.00	\$300,800.00

Building Information

Year Built: 1995
 Total Building SqFt: 1164
 No. of Apartment Units:
 Residential Story Height: 4 (Bi-Level)

\$195.53/sqft

Lot Size

Front Width: 74.00
 Back Width:
 Depth Side 1: 138.00
 Depth Side 2:
 Land Use: R (Residential)
 Property Type: 1 (Single Family)
 Square Footage: 10211.47

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Zoning

Zone 1: SR-2

Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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General Information

Segment Id: 1
 Owner 1: POPPE, ELRICK N
 Owner 2:
 Property Address: 3810 21 ST S
 Mailing Address: 3810 21 ST S FARGO, ND 58104-
 Addition Name: Prairie Crossing
 Block: 11
 Lot: 18

Same floorplan, with addition it is a larger house than mine, same finishes still improvements valued less than mine

Additional Description:

Estimated Flood Stage Levels For River Flooding:

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 Structure may be affected by an approximate flood stage of 38 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: ~~Centennial~~ *Eagles*

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$73,200.00	\$268,600.00	\$341,800.00

Building Information

Year Built: 1994
 Total Building SqFt: 1362
 No. of Apartment Units:
 Residential Story Height: 4 (Bi-Level)

Lot Size

Front Width: 74.00
 Back Width: 74.00
 Depth Side 1: 138.00
 Depth Side 2: 138.00
 Land Use: R (Residential)
 Property Type: 1 (Single Family)
 Square Footage: 10211.40

197.21/sqft

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Zoning

Zone 1: SR-2

Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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General Information

Segment Id: 1
 Owner 1: STIENING, LOGAN J & BACHMANN, BROOKE L
 Owner 2:
 Property Address: 3724 22 ST S
 Mailing Address: 3724 22 ST S FARGO, ND 58104-
 Addition Name: Prairie Crossing
 Block: 12 REPLAT
 Lot: 19

Additional Description:

Estimated Flood Stage Levels For River Flooding:

If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

Property may be affected by an approximate flood stage of 36 or higher.
 Structure may be affected by an approximate flood stage of 39 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: Centennial Eagles

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$78,800.00	\$223,400.00	\$302,200.00

Building Information

Year Built: 1998
 Total Building SqFt: 1112
 No. of Apartment Units:
 Residential Story Height: 4 (Bi-Level)

Lot Size

200.90/sq ft

Front Width: 81.00
 Back Width:
 Depth Side 1: 138.00
 Depth Side 2:
 Land Use: R (Residential)
 Property Type: 1 (Single Family)
 Square Footage: 11217.27

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Zoning

Zone 1: SR-2

Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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General Information

Segment Id: 1
 Owner 1: PAUL, SCOTT E & MELISSA A
 Owner 2:
 Property Address: 3816 22 ST S
 Mailing Address: 3816 22 ST S FARGO, ND 58104-
 Addition Name: Prairie Crossing
 Block: 12 REPLAT
 Lot: 15

Additional Description:

Estimated Flood Stage Levels For River Flooding:

If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

Property may be affected by an approximate flood stage of 37 or higher.
 Structure may be affected by an approximate flood stage of 39 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: ~~Centennial~~ *Eagles*

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$78,800.00	\$253,800.00	\$332,600.00

Building Information

Year Built: 1996
 Total Building SqFt: 1220
 No. of Apartment Units:
 Residential Story Height: 4 (Bi-Level)

Lot Size

208.03/sq ft

Front Width: 81.00
 Back Width:
 Depth Side 1: 138.00
 Depth Side 2:
 Land Use: R (Residential)
 Property Type: 1 (Single Family)
 Square Footage: 11217.33

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Zoning

Zone 1: SR-2

Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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General Information

Segment Id: 1
 Owner 1: ENGLISH, PATRICK T & IRENE F
 Owner 2:
 Property Address: 3715 21 ST S
 Mailing Address: 3715 21 ST S FARGO, ND 58104-
 Addition Name: Prairie Crossing
 Block: 12 REPLAT
 Lot: 4

Additional Description:

Estimated Flood Stage Levels For River Flooding:

If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

Property may be affected by an approximate flood stage of 38 or higher.
 Structure may be affected by an approximate flood stage of 39 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: ~~Centennial~~ *Eagles*

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$78,800.00	\$259,500.00	\$338,300.00

Building Information

Year Built: 1996
 Total Building SqFt: 1238
 No. of Apartment Units:
 Residential Story Height: 4 (Bi-Level)

Lot Size

Front Width: 81.00
 Back Width:
 Depth Side 1: 138.00
 Depth Side 2:
 Land Use: R (Residential)
 Property Type: 1 (Single Family)
 Square Footage: 11217.29

209.61 / sq ft

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Zoning

Zone 1: SR-2

Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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General Information

Segment Id: 1
 Owner 1: KREIN, MARK & OVERBECK, CRYSTAL
 Owner 2:
 Property Address: 3808 22 ST S
 Mailing Address: 3808 22 ST S FARGO, ND 58104-
 Addition Name: Prairie Crossing
 Block: 12 REPLAT
 Lot: 17

Additional Description:

Estimated Flood Stage Levels For River Flooding:

If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

Property may be affected by an approximate flood stage of 37 or higher.
 Structure may be affected by an approximate flood stage of 38 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: Centennial Eagles

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$78,800.00	\$267,300.00	\$346,100.00

Building Information

Year Built: 1996
 Total Building SqFt: 1260
 No. of Apartment Units:
 Residential Story Height: 4 (Bi-Level)

Lot Size

Front Width: 81.00
 Back Width:
 Depth Side 1: 138.00
 Depth Side 2:
 Land Use: R (Residential)
 Property Type: 1 (Single Family)
 Square Footage: 11217.24

212.14/sq ft

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Zoning

Zone 1: SR-2

Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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General Information

Segment Id: 1
 Owner 1: CARRIER, THOMAS J & FLUTO, LUANN A
 Owner 2:
 Property Address: 2005 37 AVE S
 Mailing Address: 2005 37 AVE S FARGO, ND 58104-
 Addition Name: Prairie Crossing
 Block: 7
 Lot: 8

Additional Description:

Estimated Flood Stage Levels For River Flooding:

If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

Property may be affected by an approximate flood stage of 38 or higher.
 Structure may be affected by an approximate flood stage of 39 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: *Centennial Eagles*

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$76,500.00	\$265,700.00	\$342,200.00

Building Information

Year Built: 1995
 Total Building SqFt: 1246
 No. of Apartment Units:
 Residential Story Height: 4 (Bi-Level) *\$213.24/sq ft*

Lot Size

Front Width: 80.00
 Back Width:
 Depth Side 1: 135.00
 Depth Side 2:
 Land Use: R (Residential)
 Property Type: 1 (Single Family)
 Square Footage: 10800.02

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Zoning

Zone 1: SR-2

Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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General Information

Segment Id: 1
 Owner 1: OPDAHL, KEVIN W & SHEILA A
 Owner 2:
 Property Address: 3815 21 ST S
 Mailing Address: 3815 21 ST S FARGO, ND 58104-
 Addition Name: Prairie Crossing
 Block: 12 REPLAT
 Lot: 10

Additional Description:

Estimated Flood Stage Levels For River Flooding:

If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

Property may be affected by an approximate flood stage of 37 or higher.
 Structure may be affected by an approximate flood stage of 39 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: ~~Central~~ *Eagles*

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$78,800.00	\$259,400.00	\$338,200.00

Building Information

Year Built: 1994
 Total Building SqFt: 1216
 No. of Apartment Units:
 Residential Story Height: 4 (Bi-Level)

Lot Size

Front Width: 81.00
 Back Width:
 Depth Side 1: 138.00
 Depth Side 2:
 Land Use: R (Residential)
 Property Type: 1 (Single Family)
 Square Footage: 11217.28

213.32/sq ft

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Zoning

Zone 1: SR-2

Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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General Information

Segment Id: 1
 Owner 1: KORBEL, JENA
 Owner 2:
 Property Address: 3819 21 ST S
 Mailing Address: 3819 21 ST S FARGO, ND 58104-
 Addition Name: Prairie Crossing
 Block: 12 REPLAT
 Lot: 11

Additional Description:

Estimated Flood Stage Levels For River Flooding:

If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

Property may be affected by an approximate flood stage of 37 or higher.
 Structure may be affected by an approximate flood stage of 38 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: Centennial Eagles

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$78,800.00	\$257,600.00	\$336,400.00

Building Information

Year Built: 1995
 Total Building SqFt: 1206
 No. of Apartment Units:
 Residential Story Height: 4 (Bi-Level)

Lot Size

Front Width: 81.00
 Back Width:
 Depth Side 1: 138.00
 Depth Side 2:
 Land Use: R (Residential)
 Property Type: 1 (Single Family)
 Square Footage: 11217.30

213.59 / sq ft

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Zoning

Zone 1: SR-2

Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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General Information

Segment Id: 1
 Owner 1: CANNING, CHARLES & CHRISTINE
 Owner 2:
 Property Address: 3718 21 ST S
 Mailing Address: 3718 21 ST S FARGO, ND 58104-
 Addition Name: Prairie Crossing
 Block: 11
 Lot: 22

Additional Description:

Estimated Flood Stage Levels For River Flooding:

If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

Property may be affected by an approximate flood stage of 37 or higher.
 Structure may be affected by an approximate flood stage of 39 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: ~~Centennial~~ *Eagles*

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$73,200.00	\$263,400.00	\$336,600.00

Building Information

Year Built: 1995
 Total Building SqFt: 1232
 No. of Apartment Units:
 Residential Story Height: 4 (Bi-Level) *\$213.79/sqft*

Lot Size

Front Width: 74.00
 Back Width: 74.00
 Depth Side 1: 138.00
 Depth Side 2: 138.00
 Land Use: R (Residential)
 Property Type: 1 (Single Family)
 Square Footage: 10211.35

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Zoning

Zone 1: SR-2

Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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General Information

Segment Id: 1
 Owner 1: QUAM, WILLIAM P & CHERI A
 Owner 2:
 Property Address: 3812 22 ST S
 Mailing Address: 3812 22 ST S FARGO, ND 58104-
 Addition Name: Prairie Crossing
 Block: 12 REPLAT
 Lot: 16

Additional Description:

Estimated Flood Stage Levels For River Flooding:

If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

Property may be affected by an approximate flood stage of 38 or higher.
 Structure may be affected by an approximate flood stage of 39 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: ~~Centennial~~ *Eagles*

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$78,800.00	\$265,000.00	\$343,800.00

Building Information

Year Built: 1996
 Total Building SqFt: 1232
 No. of Apartment Units:
 Residential Story Height: 4 (Bi-Level)

Lot Size

Front Width: 81.00
 Back Width:
 Depth Side 1: 138.00
 Depth Side 2:
 Land Use: R (Residential)
 Property Type: 1 (Single Family)
 Square Footage: 11217.23

215.09/sqft

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Zoning

Zone 1: SR-2

Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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General Information

Segment Id: 1
 Owner 1: ELLEFSON, MELVIN J & DALONNA R
 Owner 2:
 Property Address: 3807 21 ST S
 Mailing Address: 3807 21 ST S FARGO, ND 58104-
 Addition Name: Prairie Crossing
 Block: 12 REPLAT
 Lot: 8
 Additional Description:

*Not comparable w/
 improvements prior to
 sale in 2022:
 new furnace, a/c
 flooring, roof, finished
 heated garage, 2 decks
 1 shed, fence.
 - Mine does not have those*

Estimated Flood Stage Levels For River Flooding:

If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

Property may be affected by an approximate flood stage of 37 or higher.
 Structure may be affected by an approximate flood stage of 38 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: ~~Centennial~~ *Eagles*

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$78,800.00	\$283,000.00	\$361,800.00

Building Information

Year Built: 1995
 Total Building SqFt: 1227
 No. of Apartment Units:
 Residential Story Height: 4 (Bi-Level)

Lot Size

Front Width: 81.00
 Back Width:
 Depth Side 1: 138.00
 Depth Side 2:
 Land Use: R (Residential)
 Property Type: 1 (Single Family)
 Square Footage: 11217.32

230.64/sq ft

DISCLAIMER: The City of Fargo provides property information to the public "as is" without warranty of any kind, expressed or implied. Assessed values are subject to change by the City of Fargo. In no event will the City of Fargo be liable to anyone for damages arising from the use of the property data. You assume responsibility for the selection of data to achieve your intended results, and for the installation and use of the results obtained from the property data.

Assessment records are for the sole purpose of identifying the land being taxed. In some cases to attain efficiency, Assessment Department legal descriptions may be shortened yet will retain sufficient information to identify the land. Since tax statements and records are not deeds and may contain abbreviated descriptions, they should not be used as a basis for a survey or a legal document and should not be used by surveyors or others as the primary source of a property description.

Zoning

Zone 1: SR-2

Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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Assessment records are for the sole purpose of identifying the land being taxed. In some cases to attain efficiency, Assessment Department legal descriptions may be shortened yet will retain sufficient information to identify the land. Since tax statements and records are not deeds and may contain abbreviated descriptions, they should not be used as a basis for a survey or a legal document and should not be used by surveyors or others as the primary source of a property description.

Prepared by local realtor 1-4-24

I'm looking up the properties in your neighborhood.

36th St to University and 32nd Ave to 40th Ave

Single family homes- bi-levels and split levels only

In the last 12 months, price range of closed homes at \$159,000- \$510,000

32 properties have closed of those homes:

11 properties closed between \$510,000 & \$372,000- they were larger finished SF and larger lots than your home

11 properties closed between \$350,000 & \$300,000

9 properties closed between \$299,000 & \$250,000

1 property closed at \$159,000

The county should have a list of addresses and all the data of 2023 closures in your area.

Provided by City Assessor

Not comparable. vast # of improvements made B4 sale

NAME: asRpt60100
 DATE: 12/11/2023 3:04 PM
 ENTITY: City of Fargo
 USER: TLash

Comparable Parcels From Sales Database

Ryland

Not comparable locations

JV Hough

Morlock Construction

Ryland

Centennial school

	Subject	Comp 1	Comp 2	Comp 3
Property Address:	3723 21 ST S	2924 37 AVE S	2301 35 AVE S	3807 21 ST S
Parcel Number:	01-2323-02042-000	01-2922-00450-000	01-2830-01460-000	01-2323-02062-000
Sale Price:		392,300	354,000	365,500
Property Type:	Single Family	Single Family	Single Family	Single Family
Story Height:	Bi-Level	Bi-Level	Bi-Level	Bi-Level
Homo Area:	Good Low	Good Low	Good Low	Good Low
Year Built:	1995	1993	1989	1995
Grade:	Good	Good	Good	Good
Total Area:	1266	1262	1232	1227
Condition:	Average	Average	Average	Average
Basement Area:	Full	Full	Full	Full
# Stalls:	Three (or Two w/	Three (or Two w/	Two	Three (or Two w/
# Baths:	3 or 3 1/2	3 or 3 1/2	1 3/4 or 2	3 or 3 1/2
Basement Finish:	Full	Full	Full	Full
Land Value:	78,800	72,000	72,000	78,800
# Fireplaces:	Fireplace	Fireplace	Fireplace	Fireplace
Air Conditioning:	Central	Central	Central	Central
Built Ins:	Average	Average	Average	Average
Deck:	Combination	Deck	Combination	Deck
Extras:	None	None	None	Shed
Sale Date:	-	07/27/2023	12/09/2022	01/04/2022

Recap

Sale Price:	392,300	354,000	365,500
Net Sum of Adj:	16,300	42,900	46,900
Adjusted Sale Price:	408,600	396,900	412,400
Absolute Sum of Adj:	16,300	42,900	46,900
Number of Adj:	3	6	1
Pct of Adj:	4%	12%	13%
Weight Factor:	60.90	20.30	18.80
Price Per Sq Ft:	311	287	298

Current Value 371,400 293 / Sq Ft

Indicated Market Value as of 12/11/2023 is 406,900 - 321 / Sq Ft

Land	78,800
Improvement	328,100
Total	406,900

See notes on parcel report 2023 (attached)

Assessor confirmed no improvements made to my home for the last 14 years, claimed ignorance to the improvements made to comp #3's on these sheets and different school dist. elementary school affecting values and I do not know of the improvements to her comps 1+2. I have first hand knowledge of the comp. improvements before sales of #3 on this page + the other page because they are neighbors. No improvements done to my home in 14 years. see →

NAME: asRpt60100
 DATE: 12/11/2023 2:58 PM
 ENTITY: City of Fargo
 USER: TLash

2023 Market Support
 Comparable Parcels From Sales Database

Same as #3 on previous page.
Not comparable location JV Hough
not comp. improvements Ryland
Not comp. Improvements made prior to sale in 2023. J & L Construction

Ryland

	Subject	Comp 1	Comp 2	Comp 3
Property Address:	3723 21 ST S	2924 37 AVE S	3807 21 ST S	3724 22 ST S
Parcel Number:	01-2323-02042-000	01-2922-00450-000	01-2323-02062-000	01-2323-02172-000
Sale Price:		392,300	365,500	356,100
Property Type:	Single Family	Single Family	Single Family	Single Family
Story Height:	Bi-Level	Bi-Level	Bi-Level	Bi-Level
Homo Area:	Good Low	Good Low	Good Low	Good Low
Year Built:	1995	1993	1995	1998
Grade:	Good	Good	Good	Average 71,200
Total Area:	1266	1262	1227	1112 5,000
Condition:	Average	Average	Average	Average
Basement Area:	Full	Full	Full	Full
# Stalls:	Three (or Two w/	Three (or Two w/	Three (or Two w/	Three (or Two w/
# Baths:	3 or 3½	3 or 3½	3 or 3½	3 or 3½
Basement Finish:	Full	Full	Full	Full
Land Value:	78,800	72,000 6,800	78,800	78,800
# Fireplaces:	Fireplace	Fireplace	Fireplace	Fireplace
Air Conditioning:	Central	Central	Central	Central
Built Ins:	Average	Average	Average	Average
Deck:	Combination	Deck 3,000	Deck	Combination 1,000
Extras:	None	None	Shed	None
Sale Date:	-	07/27/2023 6,500	01/04/2022 46,900	10/27/2023 2,300

Recap

<i>Total</i> Sale Price:		392,300	365,500	356,100
Net Sum of Adj:		16,300	46,900	79,500
Adjusted Sale Price:		408,600	412,400	435,600
Absolute Sum of Adj:		16,300	46,900	79,500
Number of Adj:		3	1	4
Pct of Adj:		4%	13%	22%
Weight Factor:		67.10	20.70	12.20
Price Per Sq Ft:		311	298	320

Current Value 371,400 293 / Sq Ft

Indicated Market Value as of 12/11/2023 is 412,700 - 325 / Sq Ft

Land	78,800
Improvement	333,900
Total	412,700

↑ not accurate see parcel report 2023 (attached) \$302,000

