



Finance Office

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October 2, 2024

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 2nd with 2021 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 2024 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 19th.

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 4, 2024, 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 19, 2024, 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
01-0100-02250-000 726 19 ST N, FARGO Lot: 3 Block: 36 Addition: Beardsleys Additional: BEARDSLEYS LOT 3 BLK 36	4,375
01-0280-00190-000 1524 11 ST S, FARGO Lot: 19 Block: 1 Addition: Bulands Sub - Huntingtons Additional: BULAND LOT 19 BLK 1	62,200
01-0501-00160-060 2457 WEST COUNTRY CLUB DR S UNIT F, FARGO Lot: 15 Block: 2 Addition: Country Club Acres Additional: UNIT F AND GAR F COUNTRY CLUB CONDO - COUNTRY CLUB ACRES N 8' LOT 15 BLK 2 AND ALL LOT 16 & S 67' LOT 17	32,425
01-1660-00440-000 3030 9 ST N, FARGO Lot: 1 Block: 4 Addition: Knollbrook Additional: KNOLLBROOK LOT 1 & N 7' LOT 2 BLK 4	61,975
01-1760-00220-000 730 2 ST N, FARGO Lot: 22 Block: 1 Addition: Lindsays Additional: LINDSAYS LOT 22 BLK 1	36,975
01-2340-00700-000 410 14 ST N, FARGO Lot: 21 Block: 8 Addition: Reeves Additional: REEVES N 13' LOTS 21 THRU 24 BLK 8	4,500
01-2340-00710-000 1405 4 AVE N, FARGO Lot: 21 Block: 8 Addition: Reeves Additional: REEVES S 127' LOTS 21 THRU 24 BLK 8	107,000

01-4100-00610-000 924 5 ST S, FARGO Lot: 11 Block: 3 Addition: Woodruffs Additional: WOODRUFFS LOT 11 BLK 3	97,909
01-5110-00103-000 3180 42 ST S ADDN'L, FARGO Lot: 2 Block: 1 Addition: Heidrich Addition Additional: HEIDRICH LT 2 BLK 1 LESS THE S 25'. SUBJ TO EASEMENTS, RESTRICTIONS OR RESERVATIONS OF REC IF ANY, INCLUDING ACCESS AGREEMENTS & RESTRICTIVE COVENANTS. **9-10-10 SPL FRM 01-5110-00100-000 **LEGAL DESCR CORR /FAK 04-13-11**	56,250
01-6600-00093-000 4239 39 AVE S, FARGO Lot: 9 Block: 1 Addition: Creekside Addition Additional: CREEKSIDE ADDN LT 9 LESS THE FOLL: BEG AT NE COR OF SD LT 9 THN S 01DG53'00" E ASSM BRG ALG THE E LN OF SD LT 9 A DIST OF 134.53' TO THE SE COR OF LT 9 THN NWLY 37.10' ALG THE S LN OF SD LT 9 & ALG A NON-TANG CURVE CONCAVE TO THE SW HAVING A CENT ANG OF 21DG15'31" A RAD OF 100' & A CHD BRG OF N 67DG03'43" W THN N 02DG11'03" E 119.05' TO THE N LN OF LT 9 THN N 88DG07'20" E 34.11' ALG THE N LN OF LT 9 TO PT OF BEG **12-11-03 SPL FRM 01-6600-00090-000	60,425
02-0136-00030-000 1019 WESTGO WAY, WEST FARGO Lot: 3 Block: 1 Addition: Drei Sons 2nd Addition Additional: DREI SONS 2ND ADDN LT 3 BLK 1 **5-17-	62,225
02-0218-00010-000 851 32 AVE W, WEST FARGO Lot: 1 Block: 1 Addition: Eagle Run Plaza 9th Addition Additional: EAGLE RUN PLAZA 9TH LT 1 BLK 1 **6-8-20 REPLAT FRM 02-0187-00055-000 PER PLAT DOC# 1586995 FOR 2020	127,475
02-0218-00020-000 801 32 AVE W, WEST FARGO Lot: 2 Block: 1 Addition: Eagle Run Plaza 9th Addition Additional: EAGLE RUN PLAZA 9TH LT 2 BLK 1 **6-8-20 REPLAT FRM 02-0187-00055-000 PER PLAT DOC# 1586995 FOR 2020	134,650
02-0300-00741-007 418 6 ST E UNIT 7, WEST FARGO Lot: 32 Block: 3 Addition: Eastridge 2nd Additional: UNIT 7 BROADMOOR ARMS CONDOS EASTRIDGE 2ND LOT 32 & 33, N 20' OF LOT 31 BLK 3	26,825
02-0710-00330-010 825 8 AVE E #1, WEST FARGO Lot: 1 Block: 3 Addition: Halverson Additional: HALVERSONS PATRICIA KAY CONDO #1 LOTS 1&17 & PT LOTS 2&16 BLK 3	29,550
02-0835-00780-000 1836 HUNTINGTON LN, WEST FARGO Lot: 34 Block: 4 Addition: Huntington Woods Addition Additional: HUNTINGTON WOODS ADDN LT 34 BLK 4	80,125
02-0881-00310-000 777 14 AVE E, WEST FARGO Lot: 9 Block: 2 Addition: Kass 2nd Addition Additional: KASS 2ND ADDN LT 9 BLK 2	67,000

02-4151-00980-000 2414 HARBOR LN W, WEST FARGO Lot: 1 Block: 6 Addition: Brooks Harbor 2nd Addition Additional: BROOKS HARBOR 2ND LT 1 BLK 6 **3-18-14 PER PLAT DOC#1409340	151,375
02-4400-00060-000 2030 SHEYENNE ST, WEST FARGO Lot: 6 Block: 1 Addition: Gateway West Addition to West Fargo Additional: GATEWAY WEST ADDN LT 6 BLK 1 **6-11-18 PLATTED FRM 02-3000-01865-000 PER PLAT DOC#1535505 FOR 201800090- 000.	131,625
02-4400-00080-000 1950 SHEYENNE ST, WEST FARGO Lot: 8 Block: 1 Addition: Gateway West Addition to West Fargo Additional: GATEWAY WEST ADDN LT 8 BLK 1 **6-11-18 PLATTED FRM 02-3000-01865-000 PER PLAT DOC#1535505 FOR 2018	202,800
02-4400-00090-000 1970 SHEYENNE ST, WEST FARGO Lot: 9 Block: 1 Addition: Gateway West Addition to West Fargo Additional: GATEWAY WEST ADDN LT 9 BLK 1 **6-11-18 PLATTED FRM 02-3000-01865-000 PER PLAT DOC#1535505 FOR 2018	613,075
02-5017-00180-000 3338 5 WAY E, WEST FARGO Lot: 18 Block: 1 Addition: Oak Ridge 18th Addition to West Fargo Additional: OAK RIDGE 18TH ADDN LT 18 BLK 1 **9-26-19 REPLAT PER PLAT DOC#1572664 FRM 02-5009-00740-000 THRU 00860; 00880-000 THRU 01110-000; 00390-000 THRU 00530-000; 00700-000 THRU 00730-000; & 02-5010- 00100-000 FOR 2019	32,825
02-5017-00190-000 3332 5 WAY E, WEST FARGO Lot: 19 Block: 1 Addition: Oak Ridge 18th Addition to West Fargo Additional: OAK RIDGE 18TH ADDN LT 19 BLK 1 **9-26-19 REPLAT PER PLAT DOC#1572664 FRM 02-5009-00740-000 THRU 00860; 00880-000 THRU 01110-000; 00390-000 THRU 00530-000; 00700-000 THRU 00730-000; & 02-5010- 00100-000 FOR 2019	34,075
02-5017-00200-000 3326 5 WAY E, WEST FARGO Lot: 20 Block: 1 Addition: Oak Ridge 18th Addition to West Fargo Additional: OAK RIDGE 18TH ADDN LT 20 BLK 1 **9-26-19 REPLAT PER PLAT DOC#1572664 FRM 02-5009-00740-000 THRU 00860; 00880-000 THRU 01110-000; 00390-000 THRU 00530-000; 00700-000 THRU 00730-000; & 02-5010- 00100-000 FOR 2019	35,025
03-0900-00504-000 421 LANGER AVE S, CASSELTON Lot: 3 Block: 26 Addition: Higgins Additional: HIGGINS LOT 3 BLK 26 AND N 1/2 LOT 4	43,825
05-0100-01211-000 406 ARGUS AVE, PAGE Lot: 5 Block: 10 Addition: Original Townsite Additional: ORIG LOTS 5 & 6 BLK 10 ***HOMESTEAD CREDIT APPLIES ***	14,325
05-0100-01272-000 302 3 ST, PAGE Lot: 13 Block: 19 Addition: Original Townsite Additional: ORIG LOT 13 BLK 19	9,475

06-0100-11226-000 219 2 ST, ALICE Lot: 1 Block: A Addition: Blasls Additional: BLASL'S TOWNSITE LOT 1 TO 4 BLK A	1,125
06-0100-11239-000 RURAL ADDRESS, ALICE Lot: 6 Block: B Addition: Blasls Additional: BLASL'S TOWNSITE LOT 6 TO 10 BLK B	1,125
12-0200-12508-000 135 1 AVE, DAVENPORT Lot: 9 Block: 12 Addition: Original Townsite Additional: ORIGINAL LOTS 9 THRU 13 BLK 12	38,925
17-0400-13693-010 15394 52 ST SE, LEONARD Lot: 0 Block: 28 Addition: Additional: 28-137-52 DESC TRACT BEEG AT A PT WHICH LIES 100' W & 33' S OF NE COR SD PT OF BEG BEING ALSO LOCATED ON W R/W LINE N D HWY # 18; THENCE S ALG SD W R/W LINE 500'; THENCE W PAR TO N LINE OF SD SEC 500'; THENCE N PAR TO W HWY R/W LINE 500'; THENCE E PAR TO SD N LN OF SD SEC 500' MORE OR LESS TO PT OF BEG. CONT 5.739 AC MORE OR LESS. ASSESSED BY STATE	252
18-0220-00100-000 810 SUNSET DR, MAPLETON Lot: 10 Block: 1 Addition: Ashmoor Glen 1st Addition Additional: ASHMOOR GLEN FIRST ADDN LT 10 BLK 1 **1-23-01 SPL FRM 18-0100-13812-005 & 18-0100-13811-015	30,350
18-0700-00850-000 423 3 AVE, MAPLETON Lot: 15 Block: 4 Addition: Prairie View Estates Additional: PRAIRIE VIEW ESTATE ADDN LOT 15 BLK 4	18,675
19-0100-14042-000 708 MAINE ST, TOWER CITY Lot: 13 Block: 7 Addition: Original Townsite Additional: ORIG LOT 13 TO 15 BLK 7	6,350
32-0000-03059-000 RURAL ADDRESS, DAVENPORT TOWNSHIP Lot: 0 Block: 13 Addition: Additional: 13-137-51 E 1/2 OF W 1/2 OF SE 1/4 A 40.00	14,425
33-0000-03302-020 14964 12 ST SE, DOWS TWP Lot: 0 Block: 1 Addition: Additional: 1-143-53 2.06 AC A PARC OF LAND IN NE1/4 DESC AS FOLL: COMM AT THE NE COR OF SEC 1 THN IN A WLY DIREC ALG THE N BNDRY LN OF SEC 1 FOR A DIST OF 1690' TO THE PT OF BEG, THN CONT ALG THE N BNDRY LN FOR A DIST OF 300' THN AT RT ANG IN A SLY DIREC PARA TO E BNDRY LN OF SEC 1 FOR A DIST OF 300' THN AT RT ANG IN AN ELY DIREC PARA TO THE N BNDRY LN OF SEC 1 FOR A DIST OF 300' THN AT RT ANG IN A NLY DIREC PARA TO THE E BNDRY LN OF SEC 1 FOR A DIST OF 300' TO THE PT OF BEG **1-15-04 SPL FRM 33-0000-03302-000	25,975

33-0000-03302-040
14968 12 ST SE, DOWS TWP

18,225

Lot: 0 Block: 1 Addition: Additional: 1-143-53 17.60 AC A PARC OF LAND IN NE1/4 DESC AS FOLL: COMM AT THE NE COR OF SEC 1 THN IN A WLY DIR ALG THE N BNDRY LN OF SEC 1 FOR A DIST OF 1290' TO THE PT OF BEG THN CONT ALG THE N BNDRY LN FOR A DIST OF 1100' THN AT RT ANG IN A SLY DIR PARA TO THE E BNDRY LN OF SEC 1 FOR A DIST OF 800' THN AT RT ANG IN AN ELY DIR PARA TO THE N BNDRY LN OF SEC 1 FOR A DIST 1100' THN AT RT ANG IN A NLY DIR TO THE E BNDRY LN OF SEC 1 FOR A DIST OF 800' TO PT OF BEG, LESS PREV DEEDED TRACT DESC AS FOLL: COMM AT THE NE COR OF SEC 1 THN IN A WLY DIREC ALG THE N BNDRY LN OF SEC 1 FOR A DIST OF 1690' TO THE PT OF BEG, THN CONT ALG THE N BNDRY LN FOR A DIST OF 300' THN AT RT ANG IN A SLY DIREC PARA TO E BNDRY LN OF SEC 1 FOR A DIST OF 300' THN AT RT ANG IN AN ELY DIREC PARA TO THE N BNDRY LN OF SEC 1 FOR A DIST OF 300' THN AT RT ANG IN A NLY DIREC PARA TO THE E BNDRY LN OF SEC 1 FOR A DIST OF 300' TO THE PT OF BEG **9-7-04 SPL FRM 33-0000-03302-010

48-0200-00010-000
1304 151 AVE SE, HUNTER TOWNSHIP

25,325

Lot: 1 Block: 1 Addition: SCHMUSER SUBDIVISION Additional: SCHMUSER SUB LT 1 BLK 1 **4-19-21 PLATTED FRM 48-0000-07526-000 PER PLAT DOC#1627177 & DOCS#1628044 & 1628046 FOR 2021

60-0200-03190-000
RURAL ADDRESS, REED TOWNSHIP

275

Lot: 0 Block: 3 Addition: Coles Additional: COLES PT BLK 3 DESC AS: COMM AT NW COR LT 20 BLK 2 THN W 25' N 35' TO BEG, THN S 60' W 120' TO CTR SHEY RVR THN NWLY ALG CTR LN SHEY RVR TO PT DUE W OF PT OF BEG THN E 130' TO BEG TRACT CONTS .17 ACS

61-0000-11132-010
13881 19 ST SE, RICH TOWNSHIP

2,225

Lot: 0 Block: 6 Addition: Additional: 6-142-54 DESC TRACT *ACRES PENDING A TRIAN PC IN SW COR OF SE 1/4 S OF R/W BEING ALL THE LAND LYING S OF RR R/W, LESS THE FOLL: COMM AT THE SW COR OF SEC 6, THN E ALG THE S LN OF SEC 6 A DIST OF 4077' TO THE PT OF BEG; THN N ON A LN PARA W/THE W LN OF THE SE1/4 TO A PT ON THE S LN OF GREAT NORTHERN RR R/W, THN NWLY ALG THE S LN OF THE RR R/W TO A PT OF INTERS W/THE W LN OF THE SE1/4, THN S ON THE W LN OF THE SE1/4 TO THE SW COR OF SE1/4; THN E ALG THE S LN OF SEC 6 TO THE PT OF BEG. **5-2-11 SPL FRM 61-0000-11132-000

Given pursuant to authority of law this 3rd day of October, 2024.

Brandy Madrigga
Cass County Finance Director
Publish October 30, 2024