

HEARING ON APPRAISAL OF TAX-FORFEITED PROPERTY
(Madrigga)

- Chair opens the public hearing inviting public entities to address the issue of the appraisal of tax-forfeited properties
- Chair closes public hearing

**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

01-2340-00710-000 107,000
1405 4 AVE N, FARGO
Lot: 21 Block: 8 Addition: Reeves Additional: REEVES S 127' LOTS 21 THRU 24 BLK 8

01-4100-00610-000 97,909
924 5 ST S, FARGO
Lot: 11 Block: 3 Addition: Woodruffs Additional: WOODRUFFS LOT 11 BLK 3

01-5110-00103-000

REDEEMED

01-6600-00093-000 60,425
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

02-0136-00030-000 62,225
1019 WESTGO WAY, WEST FARGO
Lot: 3 Block: 1 Addition: Drei Sons 2nd Addition Additional: DREI SONS 2ND ADDN LT 3 BLK 1 **5-17-21

02-0218-00010-000

REDEEMED

02-0218-00020-000

REDEEMED

02-0300-00741-007 26,825
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

02-0710-00330-010 29,550
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

02-0835-00780-000

REDEEMED

02-0881-00310-000 67,000
777 14 AVE E, WEST FARGO
Lot: 9 Block: 2 Addition: Kass 2nd Addition Additional: KASS 2ND ADDN LT 9 BLK 2

02-4151-00980-000 151,375
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

02-4400-00060-000
REDEEMED

02-4400-00080-000
REDEEMED

02-4400-00090-000
REDEEMED

02-5017-00180-000
REDEEMED

02-5017-00190-000
REDEEMED

02-5017-00200-000
REDEEMED

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	

REDEEMED

32-0000-03059-000 14,425
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

33-0000-03302-020 25,975
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

33-0000-03302-040 18,225
14968 12 ST SE, DOWS TWP
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 25,325
1304 151 AVE SE, HUNTER TOWNSHIP
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

60-0200-03190-000 275
RURAL ADDRESS, REED TOWNSHIP
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 2,225
13881 19 ST SE, RICH TOWNSHIP
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, N 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 November 6, 2024