



Assessor's Department

2515 6th St E
West Fargo, ND 58078
assessor@westfargond.gov

Telephone: 701-515-5300
Fax: 701-515-5001
assessments.westfargond.gov

Abatement No: 4568

PIN: 02-0720-00010-000
Address: 1280 Goldenwood Dr.
Owner: Ryan Jenson & Amanda Jenson
Year Built: 2021
TLA: 3,214
2023 Value: \$801,900
2024 Value: \$824,500



Property Information

Ryan & Amanda Jenson were the general contractors for the construction of their new home. It is a 3,214sf two story home with five bedrooms, three bathrooms, a three-stall garage, and has an unfinished, fire code compliant basement. Situated along the Sheyenne River, this lot was originally purchased as two separate lots which were combined totaling 70,000sf (1.647 acres) as Goldenwood 6th Addition.

Property history:

- In July 2019, a land sale from J & O Real Estate LLC to the homeowners of two lots for \$100,000 while also assuming a balance of \$78,863 in specials for an adjusted sale price of **\$178,863**.
- In June 2021, Building Permit # 210736 was issued for **\$690,000** to build a two story, single family dwelling, with the lower level finished.
- In July 2022, a Building Permit #220818 was issued for **\$95,000** to build an inground swimming pool, which was completed for the 2023 assessment.
- Total value of sale & permits was **\$963,863**.
- For the 2023 tax year, value was set as **\$848,000** and notice of increase was sent out to the homeowners.
- Mrs. Jenson contacted the Assessor's Department questioning this value and sent in an appeal.
- In April 2023, West Fargo completed a full inspection/review of the property.
- On review an adjustment was made giving additional consideration to the large size of the lot which lowered the land by \$46,100. This correction lowered the overall value to **\$801,900**. No further appeal was made to the County.

Summary

The appellant disagrees with their current 2023 valuation (\$801,900) and is requesting a reduction to \$733,900. They have submitted an appraisal that was completed on June 10th, 2024.



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Analysis

The appellant has provided a 2024 financing appraisal as proof of value. A financing appraisal's intent is to determine a value for a bank which they use to calculate how much they can loan against a property. Financing appraisals and their value determinations, though in many ways similar, have a key difference when compared to our True and Full value. We are required by the North Dakota State Tax Department to include the balance of special assessments levied against each property at the time of sale. For a financial appraisal, they will discount the value based on the differences in specials assumed. This key methodology difference makes for large value discrepancies on properties that have large special assessment balances. For example, the 2024 appraisal submitted by the appellant has a final opinion of value totaling \$765,000. After adding in the required special assessment balance of \$58,525, the value would be much closer to our 2023 valuation of \$801,900. Unfortunately, the appraisal neglected to provide a cost approach on this nearly new house as a second indication of value, so we are not able to review our base costs.

During discussions with the appellant, questions arose regarding the equitability of our land values. To support the 2023 land valuation, we have provided a list of similar land sales from 2020 through 2022. These sales are in the same subdivision as the subject property and are also river adjacent. The findings indicate a value range of \$2.40/sf and \$5.41/sf. Our land value on this property is \$198,000 or \$2.83/sf, which sits within this range.

For your review, our office has provided our own sales comparison study to support the 2023 valuation. We used similar two story properties within the city of West Fargo that sold in 2022. These sales support a value between \$816,500 to \$859,500. Although our 2023 value of the subject property is slightly lower than that range, it is still equitable.


Conclusion

This property has been modeled correctly in our system, which ensures it has been treated fairly and equitably compared to similar properties. Comparable property sales have been adjusted to the subject and indicate a range of value consistent to our 2023 value. The submitted appraisal when adjusted in line with the procedure we are required to follow, is very close to our value. Finally, our land analysis shows our land value is within tolerance.

Recommendation

Since our information is correct on this property, and our value falls within the indicated sale range, it is my recommendation to uphold the 2023 value of \$801,900

PIN **02-0720-00010-000**
Address 1280 GOLDENWOOD DR WEST FARGO

	SUBJECT P/SF	\$256.53	
			Base
Land (SF)	71,755.00	\$198,000	
Style	2 Story Frame		
Main SF	1,568	\$214,580	
Addtns SF	0	\$0	
Qtrs Over			
Porch SF	16	\$1,426	
Garage SF	62	\$3,292	
Bsmt/Attic	Full / None	\$28,380	
Heat/AC	FHA-Gas / Yes	\$7,070	
TLA	3,214	1,568/1,646	
Yr/Age/Cond.	2021 / 3 / NML		
Rms / Bedrms	8 / 5		
Bath Fixtures	4	\$19,775	
Appliances	0	\$0	
Bsmt Finish		\$11,368	
Porches	126 SF	\$5,080	
Decks/Patios	714 SF	\$3,499	
Veneer	0 LF	\$0	
Fireplace	1	\$4,250	
Att. Garages	1399 SF	\$41,874	
Bsmt Stalls	0	\$0	
Grade/Mult.	2+10 / 1.970	\$334,448	
Phy. Depr.	0%	\$0	
F/E/Othr	0%/10%/0%	-\$67,924	
Bldg Extras	1	\$7,441	
Det. Garages	0 SF	\$0	
Yard Extras	1	\$55,188	
Ag Buildings	0	\$0	
Multi-Fam Adj		\$0	
Map Factor	0.940	-\$39,990	

PIN **02-4300-00110-000**
Address 115 36 AVE PL E WEST FARGO



	P/SF	\$252.91	
Cd/Rec	D 000	1681323	
Analysis info	12/11/2024	/ 0.00% adj/mo	
Sale Date/Amt	12/09/2022	\$591,556	
Time Sale Adj	0 mo /Adj \$0 per mo	\$0	
Adj Sale Amt		\$591,556	
		Base	Difference
Land (SF)	10,010.00	\$83,700	\$114,300
Style	2 Story Frame		
Main SF	1,118	\$173,030	\$41,550
Addtns SF	16	\$2,200	-\$2,200
Qtrs Over			
Porch SF	0	\$0	\$1,426
Garage SF	130	\$6,025	-\$2,733
Bsmt/Attic	Full / None	\$22,260	\$6,120
Heat/AC	FHA-Gas / Yes	\$5,710	\$1,360
TLA	2,339	1,134/1,205	
Yr/Age/Cond.	2020 / 4 / NML		
Rms / Bedrms	9 / 4		
Bath Fixtures	5	\$18,475	\$1,300
Appliances	0	\$0	\$0
Bsmt Finish		\$28,139	-\$16,771
Porches	120 SF	\$5,080	\$0
Decks/Patios	0 SF	\$0	\$3,499
Veneer	0 LF	\$0	\$0
Fireplace	1	\$4,250	\$0
Att. Garages	846 SF	\$26,480	\$15,394
Bsmt Stalls	0	\$0	\$0
Grade/Mult.	2+10 / 1.970	\$282,899	\$51,549
Phy. Depr.	1%	-\$5,744	\$5,744
F/E/Othr	0%/10%/0%	-\$56,881	-\$11,043
Bldg Extras	0	\$0	\$7,441
Det. Garages	0 SF	\$0	\$0
Yard Extras	0	\$0	\$55,188
Ag Buildings	0	\$0	\$0
Multi-Fam Adj		\$0	\$0
Map Factor	0.930	-\$35,835	-\$4,155
Mkt Influence	100%		\$0

Total (without rounding)	\$559,788	
Net Adjustments		\$267,969
Indicated Value		\$859,525


PIN **02-5151-00710-000**
Address 231 39 AVE E WEST FARGO



	P/SF	\$240.70	
Cd/Rec	D 000	1656379	
Analysis info	12/11/2024	/ 0.00% adj/mo	
Sale Date/Amt	01/04/2022	\$658,068	
Time Sale Adj	0 mo /Adj \$0 per mo	\$0	
Adj Sale Amt		\$658,068	
		Base	Difference
Land (SF)	12,000.00	\$83,200	\$114,800
Style	2 Story Frame		
Main SF	1,205	\$181,010	\$33,570
Addtns SF	0	\$0	\$0
Qtrs Over			
Porch SF	0	\$0	\$1,426
Garage SF	324	\$15,045	-\$11,753
Bsmt/Attic	Full / None	\$23,060	\$5,320
Heat/AC	FHA-Gas / Yes	\$6,000	\$1,070
TLA	2,734	1,205/1,529	
Yr/Age/Cond.	2013 / 11 / NML		
Rms / Bedrms	11 / 6		
Bath Fixtures	5	\$26,875	-\$7,100
Appliances	6	\$0	\$0
Bsmt Finish		\$31,358	-\$19,990
Porches	122 SF	\$5,080	\$0
Decks/Patios	196 SF	\$3,136	\$363
Veneer	0 LF	\$0	\$0
Fireplace	1	\$4,250	\$0
Att. Garages	1099 SF	\$32,961	\$8,913
Bsmt Stalls	0	\$0	\$0
Grade/Mult.	1-10 / 2.040	\$345,686	-\$11,238
Phy. Depr.	6%	-\$40,684	\$40,684
F/E/Othr	0%/10%/0%	-\$63,739	-\$4,185
Bldg Extras	1	\$6,239	\$1,202
Det. Garages	0 SF	\$0	\$0
Yard Extras	0	\$0	\$55,188
Ag Buildings	0	\$0	\$0
Multi-Fam Adj		\$0	\$0
Map Factor	1.010	\$5,736	-\$45,726
Mkt Influence	100%		\$0

Total (without rounding)	\$665,213	
Net Adjustments		\$162,544
Indicated Value		\$820,612

PIN **02-0720-00010-000**
Address 1280 GOLDENWOOD DR WEST FARGO

	SUBJECT P/SF	\$256.53	
	Base		
Land (SF)	71,755.00	\$198,000	
Style	2 Story Frame		
Main SF	1,568	\$214,580	
Addtns SF	0	\$0	
Qtrs Over			
Porch SF	16	\$1,426	
Garage SF	62	\$3,292	
Bsmt/Attic	Full / None	\$28,380	
Heat/AC	FHA-Gas / Yes	\$7,070	
TLA	3,214	1,568/1,646	
Yr/Age/Cond.	2021 / 3 / NML		
Rms / Bedrms	8 / 5		
Bath Fixtures	4	\$19,775	
Appliances	0	\$0	
Bsmt Finish		\$11,368	
Porches	126 SF	\$5,080	
Decks/Patios	714 SF	\$3,499	
Veneer	0 LF	\$0	
Fireplace	1	\$4,250	
Att. Garages	1399 SF	\$41,874	
Bsmt Stalls	0	\$0	
Grade/Mult.	2+10 / 1.970	\$334,448	
Phy. Depr.	0%	\$0	
F/E/Othr	0%/10%/0%	-\$67,924	
Bldg Extras	1	\$7,441	
Det. Garages	0 SF	\$0	
Yard Extras	1	\$55,188	
Ag Buildings	0	\$0	
Multi-Fam Adj		\$0	
Map Factor	0.940	-\$39,990	

PIN **02-5830-01340-000**
Address 1086 WILDFLOWER LN W WEST FARGO



	P/SF	\$259.18	
Cd/Rec	D 000	1666799	
Analysis info	12/11/2024	/ 0.00% adj/mo	
Sale Date/Amt	06/01/2022	\$627,739	
Time Sale Adj	0 mo /Adj \$0 per mo	\$0	
Adj Sale Amt		\$627,739	
	Base	Difference	
Land (SF)	15,747.00	\$117,700	\$80,300
Style	2 Story Frame		
Main SF	1,035	\$164,610	\$49,970
Addtns SF	26	\$3,090	-\$3,090
Qtrs Over			
Porch SF	0	\$0	\$1,426
Garage SF	326	\$15,048	-\$11,756
Bsmt/Attic	Full / None	\$20,590	\$7,790
Heat/AC	FHA-Gas / Yes	\$5,290	\$1,780
TLA	2,422	1,061/1,361	
Yr/Age/Cond.	2016 / 8 / NML		
Rms / Bedrms	8 / 4		
Bath Fixtures	4	\$21,200	-\$1,425
Appliances	0	\$0	\$0
Bsmt Finish		\$28,721	-\$17,353
Porches	77 SF	\$4,010	\$1,070
Decks/Patios	546 SF	\$8,134	-\$4,635
Veneer	0 LF	\$0	\$0
Fireplace	1	\$4,250	\$0
Att. Garages	810 SF	\$25,320	\$16,554
Bsmt Stalls	0	\$0	\$0
Grade/Mult.	2+10 / 1.970	\$291,255	\$43,193
Phy. Depr.	4%	-\$23,661	\$23,661
F/E/Othr	0%/10%/0%	-\$56,786	-\$11,138
Bldg Extras	0	\$0	\$7,441
Det. Garages	0 SF	\$0	\$0
Yard Extras	0	\$0	\$55,188
Ag Buildings	0	\$0	\$0
Multi-Fam Adj		\$0	\$0
Map Factor	0.970	-\$15,332	-\$24,658
Mkt Influence	100%		\$0

Total (without rounding)	\$613,439	
Net Adjustments		\$214,318
Indicated Value		\$842,057


PIN **02-5827-00230-000**
Address 4717 11 ST W WEST FARGO



	P/SF	\$285.36	
Cd/Rec	D 000	1668655	
Analysis info	12/11/2024	/ 0.00% adj/mo	
Sale Date/Amt	06/22/2022	\$735,089	
Time Sale Adj	0 mo /Adj \$0 per mo	\$0	
Adj Sale Amt		\$735,089	
	Base	Difference	
Land (SF)	12,204.00	\$111,200	\$86,800
Style	2 Story Frame		
Main SF	1,226	\$183,300	\$31,280
Addtns SF	100	\$7,280	-\$7,280
Qtrs Over			
Porch SF	24	\$1,440	-\$14
Garage SF	0	\$0	\$3,292
Bsmt/Attic	Full / None	\$23,410	\$4,970
Heat/AC	FHA-Gas / Yes	\$6,300	\$770
TLA	2,576	1,326/1,250	
Yr/Age/Cond.	2018 / 6 / NML		
Rms / Bedrms	10 / 5		
Bath Fixtures	4	\$18,300	\$1,475
Appliances	0	\$0	\$0
Bsmt Finish		\$37,905	-\$26,537
Porches	168 SF	\$6,480	-\$1,400
Decks/Patios	126 SF	\$617	\$2,882
Veneer	0 LF	\$0	\$0
Fireplace	1	\$4,250	\$0
Att. Garages	1093 SF	\$32,783	\$9,091
Bsmt Stalls	0	\$0	\$0
Grade/Mult.	1+5 / 2.290	\$415,464	-\$81,016
Phy. Depr.	2%	-\$14,750	\$14,750
F/E/Othr	0%/10%/0%	-\$72,278	\$4,354
Bldg Extras	0	\$0	\$7,441
Det. Garages	0 SF	\$0	\$0
Yard Extras	0	\$0	\$55,188
Ag Buildings	0	\$0	\$0
Multi-Fam Adj		\$0	\$0
Map Factor	0.970	-\$19,515	-\$20,475
Mkt Influence	100%		\$0

Total (without rounding)	\$742,186	
Net Adjustments		\$85,571
Indicated Value		\$820,660

PIN **02-0720-00010-000**
Address 1280 GOLDENWOOD DR WEST FARGO

	SUBJECT P/SF	\$256.53
Base		
Land (SF)	71,755.00	\$198,000
Style	2 Story Frame	
Main SF	1,568	\$214,580
Addtns SF	0	\$0
Qtrs Over		
Porch SF	16	\$1,426
Garage SF	62	\$3,292
Bsmt/Attic	Full / None	\$28,380
Heat/AC	FHA-Gas / Yes	\$7,070
TLA	3,214	1,568/1,646
Yr/Age/Cond.	2021 / 3 / NML	
Rms / Bedrms	8 / 5	
Bath Fixtures	4	\$19,775
Appliances	0	\$0
Bsmt Finish		\$11,368
Porches	126 SF	\$5,080
Decks/Patios	714 SF	\$3,499
Veneer	0 LF	\$0
Fireplace	1	\$4,250
Att. Garages	1399 SF	\$41,874
Bsmt Stalls	0	\$0
Grade/Mult.	2+10 / 1.970	\$334,448
Phy. Depr.	0%	\$0
F/E/Othr	0%/10%/0%	-\$67,924
Bldg Extras	1	\$7,441
Det. Garages	0 SF	\$0
Yard Extras	1	\$55,188
Ag Buildings	0	\$0
Multi-Fam Adj		\$0
Map Factor	0.940	-\$39,990

PIN **02-5830-00930-000**
Address 936 51 AVE W WEST FARGO



		P/SF	\$253.79
Cd/Rec	D 000	1682544	
Analysis info	12/11/2024	/ 0.00% adj/mo	
Sale Date/Amt	12/30/2022		\$566,196
Time Sale Adj	0 mo /Adj \$0 per mo		\$0
Adj Sale Amt			\$566,196
		Base	Difference
Land (SF)	11,475.00	\$103,000	\$95,000
Style	2 Story Frame		
Main SF	994	\$162,230	\$52,350
Addtns SF	16	\$3,520	-\$3,520
Qtrs Over			
Porch SF	0	\$0	\$1,426
Garage SF	211	\$9,358	-\$6,066
Bsmt/Attic	Full / None	\$20,240	\$8,140
Heat/AC	FHA-Gas / Yes	\$5,190	\$1,880
TLA	2,231	1,010/1,221	
Yr/Age/Cond.	2019 / 5 / NML		
Rms / Bedrms	10 / 4		
Bath Fixtures	4	\$14,900	\$4,875
Appliances	0	\$0	\$0
Bsmt Finish		\$23,588	-\$12,220
Porches	113 SF	\$5,080	\$0
Decks/Patios	462 SF	\$5,544	-\$2,045
Veneer	0 LF	\$0	\$0
Fireplace	1	\$4,250	\$0
Att. Garages	903 SF	\$27,580	\$14,294
Bsmt Stalls	0	\$0	\$0
Grade/Mult.	2+10 / 1.970	\$273,036	\$61,412
Phy. Depr.	2%	-\$11,090	\$11,090
F/E/Othr	0%/10%/0%	-\$54,343	-\$13,581
Bldg Extras	0	\$0	\$7,441
Det. Garages	0 SF	\$0	\$0
Yard Extras	0	\$0	\$55,188
Ag Buildings	0	\$0	\$0
Multi-Fam Adj		\$0	\$0
Map Factor	0.970	-\$14,673	-\$25,317
Mkt Influence	100%		\$0
Total (without rounding)		\$577,410	
Net Adjustments			\$250,347
Indicated Value			\$816,543

LAND VALUE COMPARISON

SUBJECT							
PARCEL	ADDRESS	LABEL	ASSESSED LAND	LAND SQ FT	\$ PER SQ FT ASSESSED		
02-0720-00010-000	1280 Goldenwood Dr.	S	\$ 198,000	70,000	\$	2.83	Combined double lot

RECENT LAND SALES								
PARCEL	ADDRESS	LABEL	SALE DATE	SALE AMOUNT	LAND SQ FT	\$ PER SQ FT		NOTES
02-0719-00090-000	1292 Goldenwood Dr	A	5/1/2020	\$ 98,211	41,000	\$	2.40	River Lot- Adjacent owner purchased to increase lot size
02-0719-00200-000	1332 Goldenwood Dr	B	7/23/2020	\$ 102,147	32,500	\$	3.14	River Lot
02-0719-00200-000	1332 Goldenwood Dr	B	7/15/2022	\$ 115,069	32,500	\$	3.54	River Lot- 12.6% Sale increase in 2 years
02-0719-00070-000	1284 Goldenwood Dr	C	7/10/2020	\$ 104,129	27,000	\$	3.86	River Lot
02-0719-00160-000	1320 Goldenwood Dr	D	8/4/2020	\$ 114,008	27,000	\$	4.22	River Lot
02-0719-00150-000	1316 Goldenwood Dr	E	1/27/2022	\$ 95,292	23,000	\$	4.14	River Lot
02-0719-00140-000	1312 Goldenwood Dr	F	9/10/2020	\$ 110,883	20,500	\$	5.41	River Lot



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 West Fargo

County of Cass

Property I.D. No. 02-0720-00010-000

Name Amanda Jensen

Telephone No. (701) 799-3443

Address 1280 Goldenwood Drive West Fargo, ND 58078

Legal description of the property involved in this application:

LOT 1 BLK 1 GOLDENWOOD 6TH

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

Land \$ 198,000.00
Improvements \$ 603,900.00
Total \$ 801,900.00
(1)

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

Land \$ 130,000.00
Improvements \$ 603,900.00
Total \$ 733,900.00
(2)

The difference of \$ 68,000.00 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) Our lot is significantly overvalued for the area additional explanation & documentation attached

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: \$ 648,000.00 Date of purchase: 2/25/2022
Terms: Cash _____ Contract _____ Trade _____ Other (explain) Construction loan
Was there personal property involved in the purchase price? NO Estimated value: \$ 720,000.00
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: YES Purpose of appraisal: To determine fair value
our home would sell for Market value estimate: \$ 765,000.00 (2024)
Appraisal was made by whom? Cass-Clay Appraisals, Inc.
4. The applicant's estimate of market value of the property involved in this application is \$ 733,900.00 (2023)
5. The estimated agricultural productive value of this property is excessive because of the following condition(s): _____

Applicant asks that

The City reduce their valuation of our lot to be more comparable to the other lots in our development & so the total value of our home is not also inflated

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

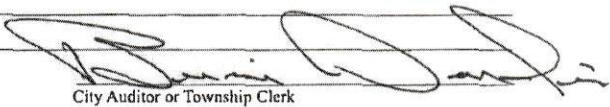
Date

Recommendation of the Governing Body of the City or Township

Recommendation of the governing board of West Fargo City Commission / Board of Equalization

On December 16, 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.

Dated this 16th day of December, 2024.


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

Amanda Jensen

County Auditor's File No.

4568

Date Application Was Filed
With The County Auditor

10/7/24

Date County Auditor Mailed
Application to Township
Clerk or City Auditor

10/10/24

(must be within five business days of filing date)

PROPERTY INFORMATION



PIN: 02-0720-00010-000
 ADDRESS: **1280 Goldenwood Dr**
 OWNER: **Amanda Jensen**
 LAND: \$198,000
 YEAR BUILT: 2021
 BLDG: \$626,500
 A24 VALUE: **\$824,500**

SUMMARY: Mrs. Jensen is requesting the board reduce the value of her home to \$750,000. She has submitted an appraisal along with a buildable area analysis of lots in Goldenwood 5th and 6th, and Carmell Place First, which is provided for your review in the work file. Our office has not been given an opportunity to review the property.


REVIEW: Our office has completed a sales comparison analysis, along with a land analysis for the property. Both items have been included for your review and indicate the property is valued in a fair and equitable manner.

The appraisal submitted by Mrs. Jensen uses only one property from West Fargo in it's main sales comparison approach summary, but the final opinion of value (\$765,000 + \$58,525 Specials) still supports our current valuation of the property. The reason for the difference is due to the outstanding specials. In North Dakota, we value property free and clear from any encumbrances. Since special assessments are used to finance the cost of a benefit to the property, the value is added onto the sale price.

CONCLUSION: The sales comparison and land analysis completed by our office show the property is assessed in a fair and equitable manner. Furthermore, the final conclusion of value in the appraisal supports our current value. Without having the ability to complete an interior inspection and observe any differences in quality or condition, I see no reason to adjust the 2024 value of \$824,500.

RECOMMENDATION: Retain the 2024 Value

PDF+PIN **001+02-0720-00010-000**
Address 1280 GOLDENWOOD DR WEST FARGO



SUBJECT		
Base		
Land (SF)	71,755.00	\$198,000
Style	2 Story Frame	
Main SF	1,568	\$214,580
Addtns SF	0	\$0
Qtrs Over		
Porch SF	16	\$1,426
Garage SF	62	\$3,292
Bsmt/Attic	Full / None	
Heat/AC	FHA-Gas / Yes	
TLA	3,214	1,568/1,646
Yr/Age/Cond.	2021 / 4 / NML	
Rms / Bedrms	8 / 5	
Bath Fixtures	4	\$19,775
Appliances	0	\$0
Bsmt Finish		
Porches	126 SF	\$5,080
Decks/Patios	714 SF	\$3,499
Veneer	0 LF	\$0
Fireplace	1	\$4,250
Att. Garages	1399 SF	\$41,874
Bsmt Stalls	0	\$0
Grade	2+10	\$362,031
Phy. Depr.	1%	-\$7,068
F/E/Othr	5%/10%/0%	-\$101,464
Bldg Extras	1	\$7,283
Det. Garages	0 SF	\$0
Yard Extras	1	\$54,294
Ag Buildings	0	\$0
Multi-Fam Adj		
Map Factor	0.940	-\$39,156

PDF+PIN **001+02-5830-01080-000**
Address 1070 51 AVE W WEST FARGO




Cd/Rec	D 000	1690126	
Analysis info	04/29/2025	/ 0.00% adj/mo	
Sale Date/Amt	05/30/2023		\$846,598
Time Sale Adj	0 mo /Adj \$0 per mo		\$0
Adj Sale Amt			\$846,598
Base			Difference
Land (SF)	20,671.93	\$134,300	\$63,700
Style	2 Story Frame		
Main SF	1,302	\$190,180	\$24,400
Addtns SF	30	\$3,090	-\$3,090
Qtrs Over			
Porch SF	3	\$365	\$1,061
Garage SF	611	\$26,568	-\$23,276
Bsmt/Attic	Full / None		
Heat/AC	Yes / Yes		
TLA	3,248	1,332/1,916	\$3,510
Yr/Age/Cond.	2022 / 3 / NML		
Rms / Bedrms	9 / 4		
Bath Fixtures	3	\$15,700	\$4,075
Appliances	0	\$0	\$0
Bsmt Finish			
Porches	128 SF	\$5,080	-\$25,595
Decks/Patios	0 SF	\$0	\$3,499
Veneer	0 LF	\$0	\$0
Fireplace	1	\$4,250	\$0
Att. Garages	789 SF	\$25,320	\$16,554
Bsmt Stalls	0	\$0	\$0
Grade	1-10	\$359,103	\$2,928
Phy. Depr.	0%	\$0	-\$7,068
F/E/Othr	0%/10%/0%	-\$69,788	-\$31,676
Bldg Extras	0	\$0	\$7,283
Det. Garages	0 SF	\$0	\$0
Yard Extras	0	\$0	\$54,294
Ag Buildings	0	\$0	\$0
Multi-Fam Adj			
Map Factor	0.970	-\$18,843	-\$20,313
Mkt Influence	100%		\$0
Total (without rounding)		\$743,548	
Net Adjustments			\$70,966
Indicated Value			\$917,564

PDF+PIN **001+02-4526-00270-000**
Address 2349 RIVERS BEND DR E WEST FARGO



Cd/Rec	D 000	1692589	
Analysis info	04/29/2025	/ 0.00% adj/mo	
Sale Date/Amt	06/30/2023		\$885,037
Time Sale Adj	0 mo /Adj \$0 per mo		\$0
Adj Sale Amt			\$885,037
Base			Difference
Land (SF)	13,950.00	\$189,000	\$9,000
Style	2 Story Frame		
Main SF	1,115	\$164,020	\$50,560
Addtns SF	539	\$38,170	-\$38,170
Qtrs Over			
Porch SF	24	\$1,440	-\$14
Garage SF	0	\$0	\$3,292
Bsmt/Attic	Full / None		
Heat/AC	FHA-Gas / Yes		
TLA	2,452	1,654/798	-\$240
Yr/Age/Cond.	2016 / 9 / NML		
Rms / Bedrms	10 / 5		
Bath Fixtures	4	\$15,700	\$4,075
Appliances	0	\$0	\$0
Bsmt Finish			
Porches	116 SF	\$5,080	-\$26,095
Decks/Patios	595 SF	\$9,520	\$0
Veneer	0 LF	\$0	-\$6,021
Fireplace	1	\$4,250	\$0
Att. Garages	992 SF	\$30,020	\$0
Bsmt Stalls	0	\$0	\$11,854
Grade	1-10	\$361,579	\$452
Phy. Depr.	5%	-\$35,135	\$28,067
F/E/Othr	0%/10%/0%	-\$66,756	-\$34,708
Bldg Extras	0	\$0	\$7,283
Det. Garages	0 SF	\$0	\$0
Yard Extras	0	\$0	\$54,294
Ag Buildings	0	\$0	\$0
Multi-Fam Adj			
Map Factor	1.010	\$6,008	\$0
Mkt Influence	100%		-\$45,164
Total (without rounding)		\$795,809	
Net Adjustments			\$18,705
Indicated Value			\$903,742

PDF+PIN **001+02-0720-00010-000**
 Address 1280 GOLDENWOOD DR WEST FARGO



SUBJECT		
		Base
Land (SF)	71,755.00	\$198,000
Style	2 Story Frame	
Main SF	1,568	\$214,580
Addtns SF	0	\$0
Qtrs Over		
Porch SF	16	\$1,426
Garage SF	62	\$3,292
Bsmt/Attic	Full / None	\$28,380
Heat/AC	FHA-Gas / Yes	\$7,070
TLA	3,214	1,568/1,646
Yr/Age/Cond.	2021 / 4 / NML	
Rms / Bedrms	8 / 5	
Bath Fixtures	4	\$19,775
Appliances	0	\$0
Bsmt Finish		\$11,368
Porches	126 SF	\$5,080
Decks/Patios	714 SF	\$3,499
Veneer	0 LF	\$0
Fireplace	1	\$4,250
Att. Garages	1399 SF	\$41,874
Bsmt Stalls	0	\$0
Grade	2+10	\$362,031
Phy. Depr.	1%	-\$7,068
F/E/Othr	5%/10%/0%	-\$101,464
Bldg Extras	1	\$7,283
Det. Garages	0 SF	\$0
Yard Extras	1	\$54,294
Ag Buildings	0	\$0
Multi-Fam Adj		\$0
Map Factor	0.940	-\$39,156

PDF+PIN **001+02-4526-00640-000**
 Address 2314 MCLEOD DR E WEST FARGO



Cd/Rec	D 000	1683822	
Analysis info	04/29/2025	/ 0.00% adj/mo	
Sale Date/Amt	01/31/2023		\$938,458
Time Sale Adj	0 mo /Adj \$0 per mo		\$0
Adj Sale Amt			\$938,458
		Base	Difference
Land (SF)	18,232.50	\$161,400	\$36,600
Style	2 Story Frame		
Main SF	1,606	\$208,040	\$6,540
Addtns SF	203	\$13,770	-\$13,770
Qtrs Over			
Porch SF	0	\$0	\$1,426
Garage SF	42	\$2,529	\$763
Bsmt/Attic	Full / None	\$31,600	-\$3,220
Heat/AC	FHA-Gas / Yes	\$7,560	-\$490
TLA	3,114	1,809/1,305	
Yr/Age/Cond.	2022 / 3 / NML		
Rms / Bedrms	9 / 5		
Bath Fixtures	4	\$20,400	-\$625
Appliances	0	\$0	\$0
Bsmt Finish		\$13,115	-\$1,747
Porches	140 SF	\$5,820	-\$740
Decks/Patios	0 SF	\$0	\$3,499
Veneer	0 LF	\$0	\$0
Fireplace	1	\$4,250	\$0
Att. Garages	952 SF	\$28,820	\$13,054
Bsmt Stalls	0	\$0	\$0
Grade	1+5	\$466,907	-\$104,876
Phy. Depr.	0%	\$0	-\$7,068
F/E/Othr	0%/10%/0%	-\$80,281	-\$21,183
Bldg Extras	0	\$0	\$7,283
Det. Garages	0 SF	\$0	\$0
Yard Extras	0	\$0	\$54,294
Ag Buildings	0	\$0	\$0
Multi-Fam Adj		\$0	\$0
Map Factor	1.010	\$7,225	-\$46,381
Mkt Influence	100%		\$0

Total (without rounding)	\$891,155	
Net Adjustments		-\$76,641
Indicated Value		\$861,817


PDF+PIN **001+02-4912-00410-000**
 Address 3737 BELL BLVD E WEST FARGO



Cd/Rec	D 000	1688773	
Analysis info	04/29/2025	/ 0.00% adj/mo	
Sale Date/Amt	04/24/2023		\$704,963
Time Sale Adj	0 mo /Adj \$0 per mo		\$0
Adj Sale Amt			\$704,963
		Base	Difference
Land (SF)	14,946.00	\$108,900	\$89,100
Style	2 Story Frame		
Main SF	1,262	\$185,590	\$28,990
Addtns SF	92	\$8,920	-\$8,920
Qtrs Over			
Porch SF	0	\$0	\$1,426
Garage SF	120	\$6,008	-\$2,716
Bsmt/Attic	Full / None	\$25,160	\$3,220
Heat/AC	FHA-Gas / Yes	\$6,380	\$690
TLA	2,736	1,354/1,382	
Yr/Age/Cond.	2013 / 12 / NML		
Rms / Bedrms	11 / 5		
Bath Fixtures	4	\$20,400	-\$625
Appliances	0	\$0	\$0
Bsmt Finish		\$30,525	-\$19,157
Porches	132 SF	\$5,080	\$0
Decks/Patios	308 SF	\$3,696	-\$197
Veneer	0 LF	\$0	\$0
Fireplace	2	\$8,500	-\$4,250
Att. Garages	823 SF	\$25,900	\$15,974
Bsmt Stalls	0	\$0	\$0
Grade	1-10	\$345,728	\$16,303
Phy. Depr.	7%	-\$47,032	\$39,964
F/E/Othr	0%/10%/0%	-\$62,486	-\$38,978
Bldg Extras	0	\$0	\$7,283
Det. Garages	0 SF	\$0	\$0
Yard Extras	1	\$5,117	\$49,177
Ag Buildings	0	\$0	\$0
Multi-Fam Adj		\$0	\$0
Map Factor	1.010	\$5,675	-\$44,831
Mkt Influence	100%		\$0

Total (without rounding)	\$682,061	
Net Adjustments		\$132,453
Indicated Value		\$837,416

PDF+PIN **001+02-0720-00010-000**
Address 1280 GOLDENWOOD DR WEST FARGO

			SUBJECT		
			Base		
Land (SF)	71,755.00				\$198,000
Style	2 Story Frame				
Main SF	1,568				\$214,580
Addtns SF	0				\$0
Qtrs Over					
Porch SF	16				\$1,426
Garage SF	62				\$3,292
Bsmt/Attic	Full / None				\$28,380
Heat/AC	FHA-Gas / Yes				\$7,070
TLA	3,214				1,568/1,646
Yr/Age/Cond.	2021 / 4 / NML				
Rms / Bedrms	8 / 5				
Bath Fixtures	4				\$19,775
Appliances	0				\$0
Bsmt Finish					\$11,368
Porches	126 SF				\$5,080
Decks/Patios	714 SF				\$3,499
Veneer	0 LF				\$0
Fireplace	1				\$4,250
Att. Garages	1399 SF				\$41,874
Bsmt Stalls	0				\$0
Grade	2+10				\$362,031
Phy. Depr.	1%				-\$7,068
F/E/Othr	5%/10%/0%				-\$101,464
Bldg Extras	1				\$7,283
Det. Garages	0 SF				\$0
Yard Extras	1				\$54,294
Ag Buildings	0				\$0
Multi-Fam Adj					\$0
Map Factor	0.940				-\$39,156

PDF+PIN **001+02-5830-00190-000**
Address 5014 11 ST W WEST FARGO



Cd/Rec			D 000	1683634	
Analysis info			04/29/2025	/ 0.00% adj/mo	
Sale Date/Amt			01/20/2023		\$742,900
Time Sale Adj			0 mo /Adj \$0 per mo		\$0
Adj Sale Amt					\$742,900
			Base		Difference
Land (SF)	12,039.89			\$104,200	\$93,800
Style	2 Story Frame				
Main SF	1,208			\$175,290	\$39,290
Addtns SF	531			\$33,510	-\$33,510
Qtrs Over					
Porch SF	0			\$0	\$1,426
Garage SF	131			\$6,026	-\$2,734
Bsmt/Attic	Full / None			\$30,380	-\$2,000
Heat/AC	FHA-Gas / Yes			\$7,030	\$40
TLA	2,864			1,739/1,125	
Yr/Age/Cond.	2022 / 3 / NML				
Rms / Bedrms	11 / 6				
Bath Fixtures	4			\$19,100	\$675
Appliances	0			\$0	\$0
Bsmt Finish				\$45,788	-\$34,420
Porches	136 SF			\$5,080	\$0
Decks/Patios	0 SF			\$0	\$3,499
Veneer	0 LF			\$0	\$0
Fireplace	1			\$4,250	\$0
Att. Garages	812 SF			\$25,320	\$16,554
Bsmt Stalls	0			\$0	\$0
Grade	2+5			\$334,186	\$27,845
Phy. Depr.	0%			\$0	-\$7,068
F/E/Othr	0%/10%/0%			-\$68,596	-\$32,868
Bldg Extras	0			\$0	\$7,283
Det. Garages	0 SF			\$0	\$0
Yard Extras	0			\$0	\$54,294
Ag Buildings	0			\$0	\$0
Multi-Fam Adj				\$0	\$0
Map Factor	0.970			-\$18,520	-\$20,636
Mkt Influence	100%				\$0
Total (without rounding)				\$703,044	
Net Adjustments					\$111,470
Indicated Value					\$854,370

LAND VALUE COMPARISON

SUBJECT							
PARCEL	ADDRESS	LABEL	ASSESSED LAND	LAND SQ FT	\$ PER SQ FT ASSESSED		
02-0720-00010-000	1280 Goldenwood Dr.	S	\$ 198,000	70,000	\$	2.83	Combined double lot

RECENT LAND SALES								
PARCEL	ADDRESS	LABEL	SALE DATE	SALE AMOUNT	LAND SQ FT	\$ PER SQ FT		NOTES
02-0719-00090-000	1292 Goldenwood Dr	A	5/1/2020	\$ 98,211	41,000	\$	2.40	River Lot- Adjacent owner purchased to increase lot size
02-0719-00200-000	1332 Goldenwood Dr	B	7/23/2020	\$ 102,147	32,500	\$	3.14	River Lot
02-0719-00200-000	1332 Goldenwood Dr	B	7/15/2022	\$ 115,069	32,500	\$	3.54	River Lot- 12.6% Sale increase in 2 years
02-0719-00070-000	1284 Goldenwood Dr	C	7/10/2020	\$ 104,129	27,000	\$	3.86	River Lot
02-0719-00160-000	1320 Goldenwood Dr	D	8/4/2020	\$ 114,008	27,000	\$	4.22	River Lot
02-0719-00150-000	1316 Goldenwood Dr	E	1/27/2022	\$ 95,292	23,000	\$	4.14	River Lot
02-0719-00140-000	1312 Goldenwood Dr	F	9/10/2020	\$ 110,883	20,500	\$	5.41	River Lot



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 West Fargo

County of Cass

Property I.D. No. 02-0720-00010-000

Name Amanda Jensen

Telephone No. (701) 799-3443

Address 1280 Goldenwood Drive West Fargo, ND 58078

Legal description of the property involved in this application:

LOT 1 BLK 1 GOLDENWOOD 6TH

APR - 3 REC'D

Total true and full value of the property described above for the year 2024 is:

Land \$ 190,000.00
Improvements \$ 626,500.00
Total \$ 816,500.00

Total true and full value of the property described above for the year 2024 should be:

Land \$ 130,000.00
Improvements \$ 620,000.00
Total \$ 750,000.00

The difference of \$ 74,500.00 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) Our lot and home are overvalued for the area

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: \$ 640,000.00 Date of purchase: 2/25/2022
Terms: Cash Contract Trade Other (explain) Construction Loan
Was there personal property involved in the purchase price? NO Estimated value: \$ 726,000.00
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: YES Purpose of appraisal: TO determine fair value
yes/no
our home could be sold for Market value estimate: \$ 765,000.00
Appraisal was made by whom? Cass Clay Appraisals, Inc. \$ 750,000.00
4. The applicant's estimate of market value of the property involved in this application is \$ 750,000.00
5. The estimated agricultural productive value of this property is excessive because of the following condition(s):

Applicant asks that the City reduce their valuation of our lot and home to be more comparable per square foot with surrounding homes and lots and to represent the actual fair value

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

Date

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

Amanda Jensen

County Auditor's File No.

4593

Date Application Was Filed
With The County Auditor

03/26/2005

Date County Auditor Mailed
Application to Township
Clerk or City Auditor

03/26/2005

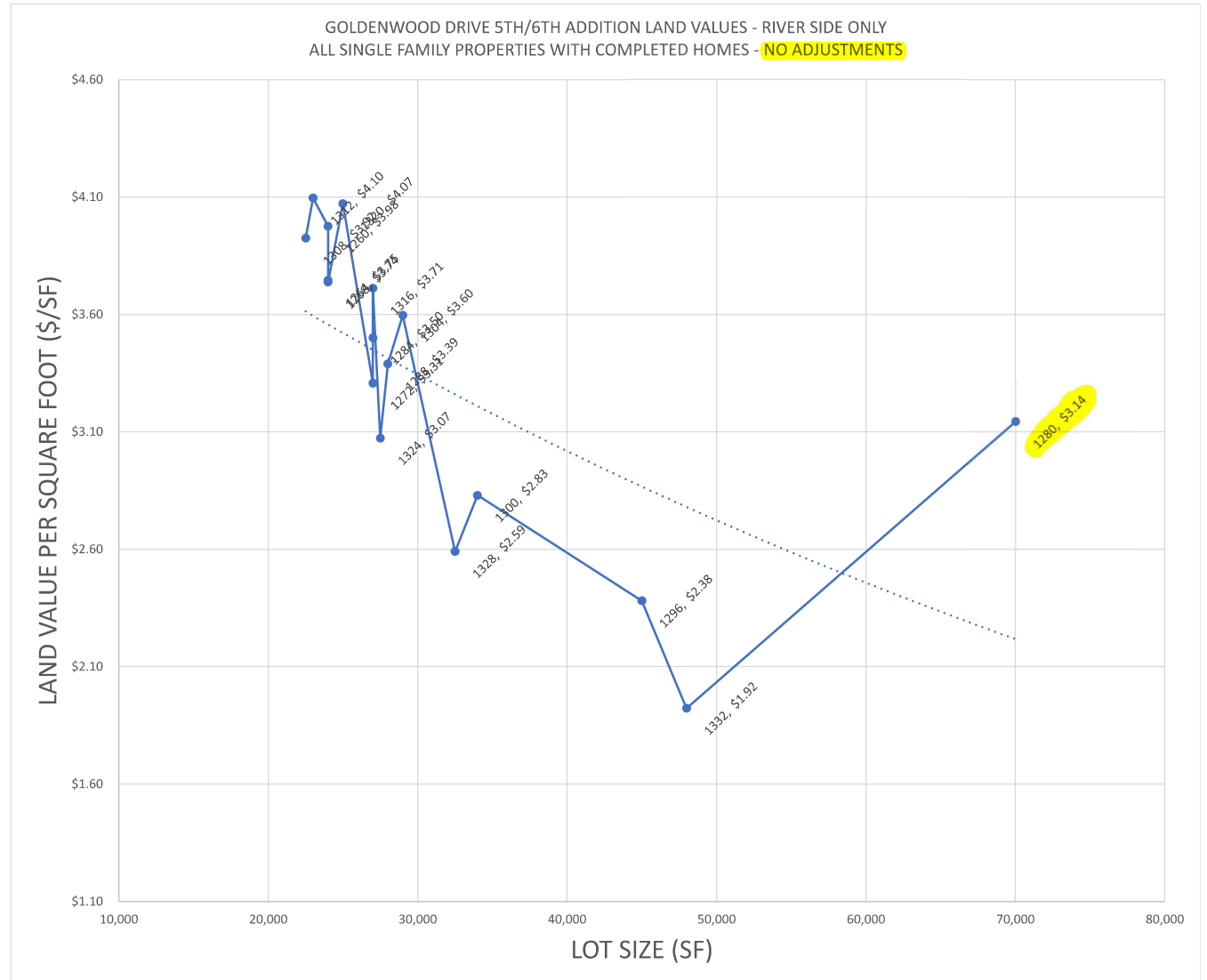
(must be within five business days of filing date)

GOLDENWOOD DRIVE 5TH/6TH ADDITION LAND VALUES - RIVER SIDE ONLY

GOLDENWOOD DRIVE 5TH/6TH ADDITION LAND VALUES -
RIVER SIDE ONLY

LOT #	HOUSE #	LAND VALUE	SF	\$/SF
13	1308	\$ 88,300	22,500	\$ 3.92
14	1312	\$ 94,200	23,000	\$ 4.10
1	1260	\$ 95,400	24,000	\$ 3.98
2	1264	\$ 89,900	24,000	\$ 3.75
3	1268	\$ 89,700	24,000	\$ 3.74
16	1320	\$ 101,800	25,000	\$ 4.07
4	1272	\$ 89,300	27,000	\$ 3.31
7	1284	\$ 94,500	27,000	\$ 3.50
15	1316	\$ 100,200	27,000	\$ 3.71
18	1324	\$ 84,500	27,500	\$ 3.07
8	1288	\$ 94,900	28,000	\$ 3.39
12	1304	\$ 104,300	29,000	\$ 3.60
19	1328	\$ 84,200	32,500	\$ 2.59
11	1300	\$ 96,200	34,000	\$ 2.83
10	1296	\$ 107,100	45,000	\$ 2.38
20	1332	\$ 92,300	48,000	\$ 1.92
5/6	1280	\$ 220,000	70,000	\$ 3.14

EXCLUDED LOT - NO IMPROVEMENTS				
9	1292	\$ 72,000	41,000	\$ 1.76



ALL DATA PULLED FROM WEST FARGO ASSESSOR'S OFFICE PROPERTY INFORMATION WEBSITE:

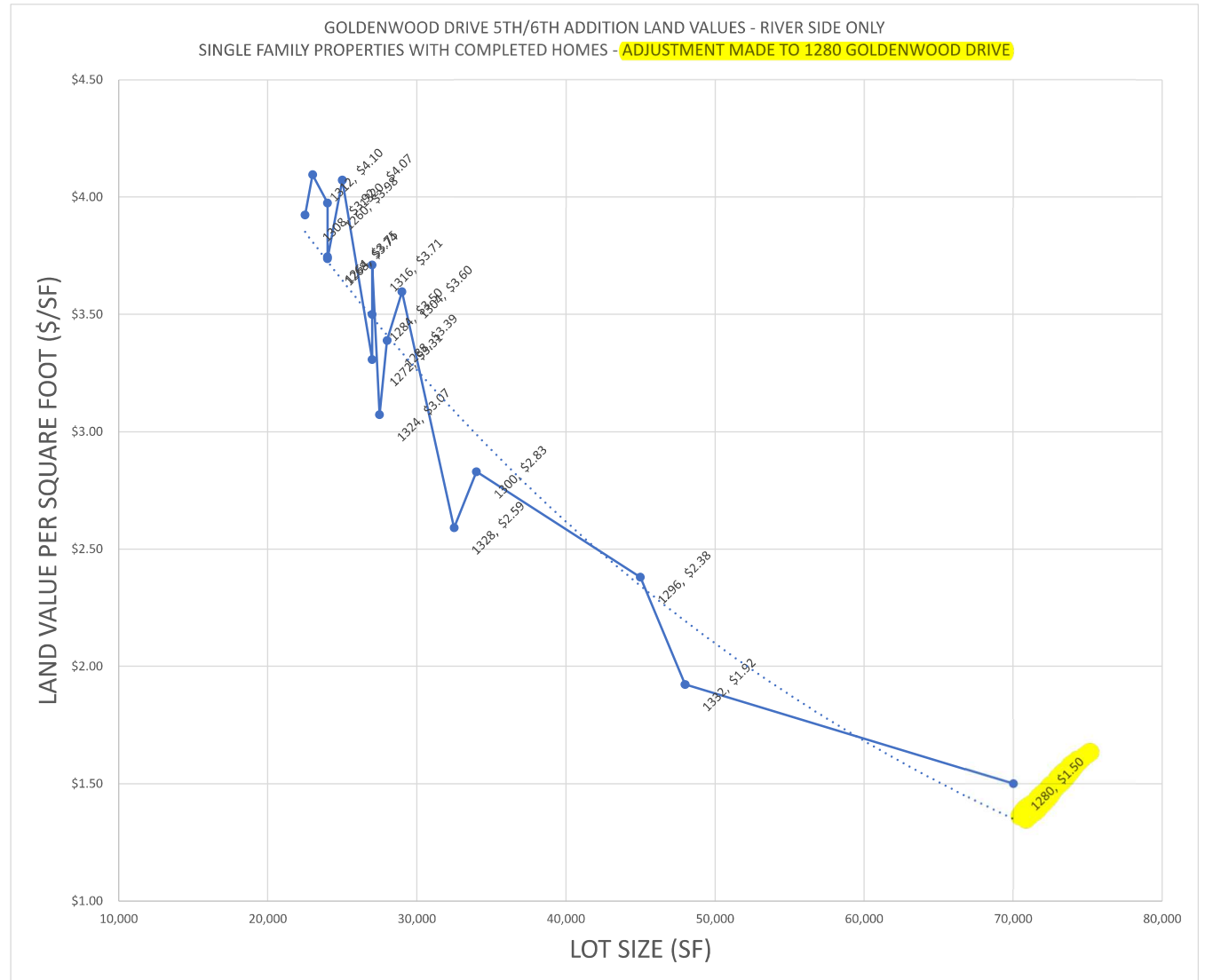
<https://www.westfargond.gov/518/Property-Information>

GOLDENWOOD DRIVE 5TH/6TH ADDITION LAND VALUES - RIVER SIDE ONLY

GOLDENWOOD DRIVE 5TH/6TH ADDITION
LAND VALUES - RIVER SIDE ONLY

LOT #	HOUSE #	LAND VALUE	SF	\$/SF
13	1308	\$ 88,300	22,500	\$ 3.92
14	1312	\$ 94,200	23,000	\$ 4.10
1	1260	\$ 95,400	24,000	\$ 3.98
2	1264	\$ 89,900	24,000	\$ 3.75
3	1268	\$ 89,700	24,000	\$ 3.74
16	1320	\$ 101,800	25,000	\$ 4.07
4	1272	\$ 89,300	27,000	\$ 3.31
7	1284	\$ 94,500	27,000	\$ 3.50
15	1316	\$ 100,200	27,000	\$ 3.71
18	1324	\$ 84,500	27,500	\$ 3.07
8	1288	\$ 94,900	28,000	\$ 3.39
12	1304	\$ 104,300	29,000	\$ 3.60
19	1328	\$ 84,200	32,500	\$ 2.59
11	1300	\$ 96,200	34,000	\$ 2.83
10	1296	\$ 107,100	45,000	\$ 2.38
20	1332	\$ 92,300	48,000	\$ 1.92
5/6	1280	\$ 105,000	70,000	\$ 1.50

EXCLUDED LOT - NO IMPROVEMENTS				
	1292	\$ 72,000	41,000	\$ 1.76

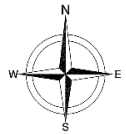
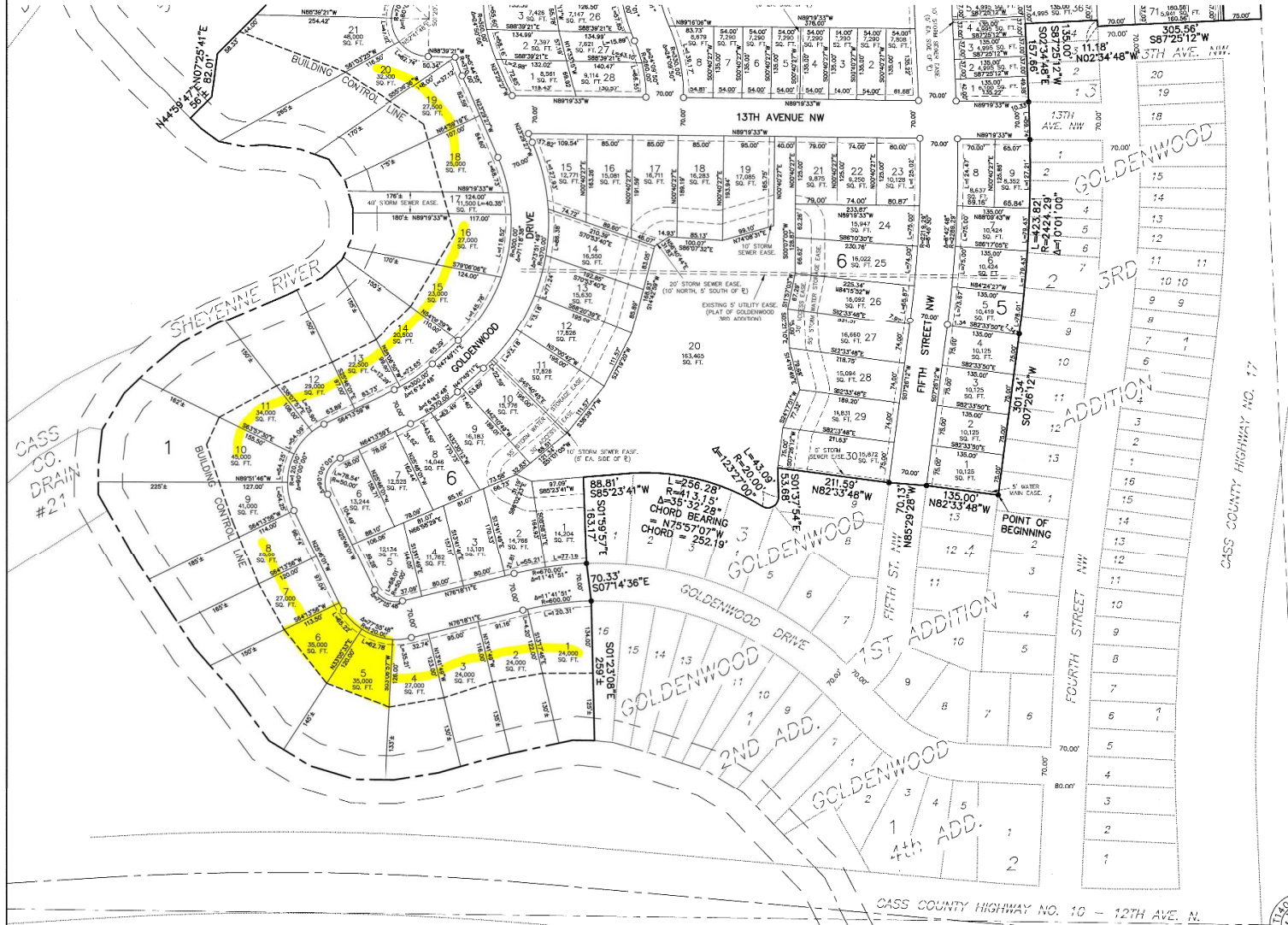


ALL DATA PULLED FROM WEST FARGO ASSESSOR'S OFFICE PROPERTY INFORMATION WEBSITE:

<https://www.westfargond.gov/518/Property-Information>

PLAT OF
GOLDENWOOD FIFTH ADDITION

TO THE CITY OF WEST FARGO, A REPLAT OF LOT 10, BLOCK 3, GOLDENWOOD FIRST ADDITION AND A PLAT OF PART OF THE
SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 140 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA.

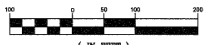


LEGEND

● IRON MONUMENT FOUND
○ IRON MONUMENT PLACED
— DENOTES ARC LENGTH
— DENOTES RADIUS LENGTH
— DENOTES CENTRAL ANGLE
— ACCESS CONTROL

UTILITY EASEMENTS ARE 10' WIDE LYING
ALONG AND ADJACENT TO ALL STREET
RIGHTS-OF-WAY UNLESS OTHERWISE NOTED.

GRAPHIC SCALE



1 inch = 200 ft.

BASIS OF BEARING: GOLDENWOOD THIRD
AND FOURTH ADDITIONS AS RECORDED.



PARTIAL VACATION
DOCUMENT NO. 1567206

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Page: 1 of 3
4/13/2016 8:38 AM
PLAT \$50.00



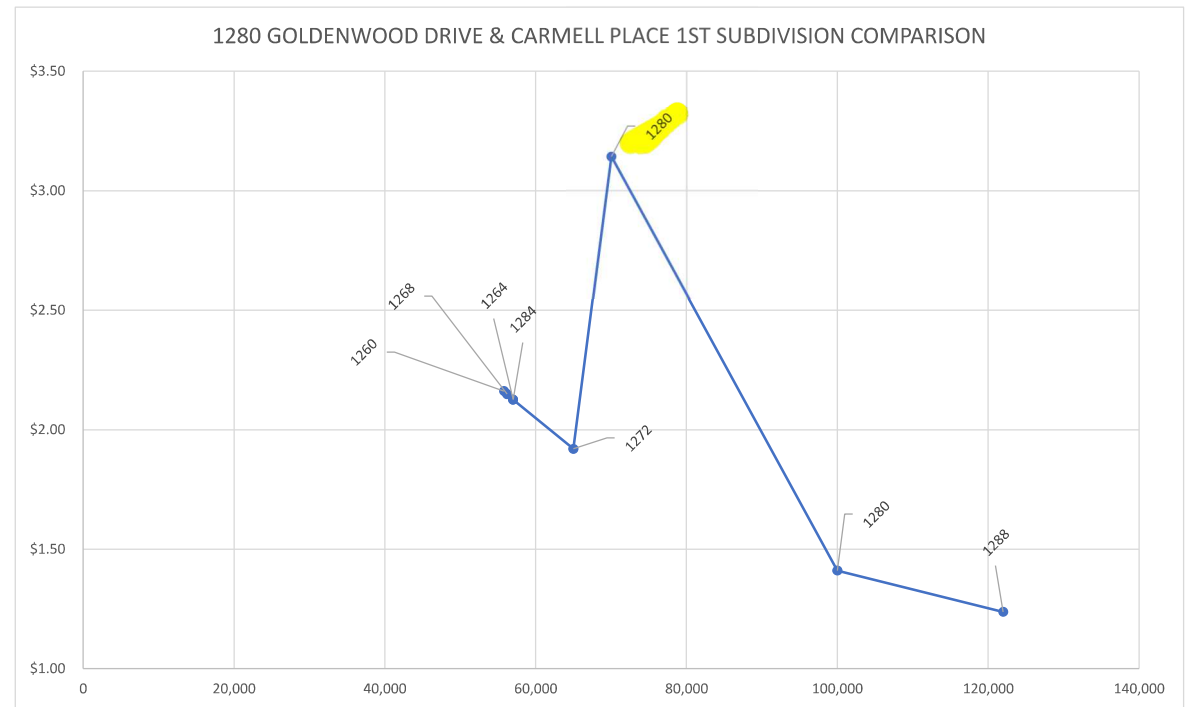
moore
engineering, inc.
SHEET 1 OF 3
PROJ. NO. 17401

1280 GOLDENWOOD DRIVE CARMELL PLACE 1ST SUBDIVISION COMPARISON
ONLY LOTS WITH DIRECT ACCESS TO RIVER

CARMELL PLACE 1ST SUBDIVISION - RIVER ACCESS ONLY

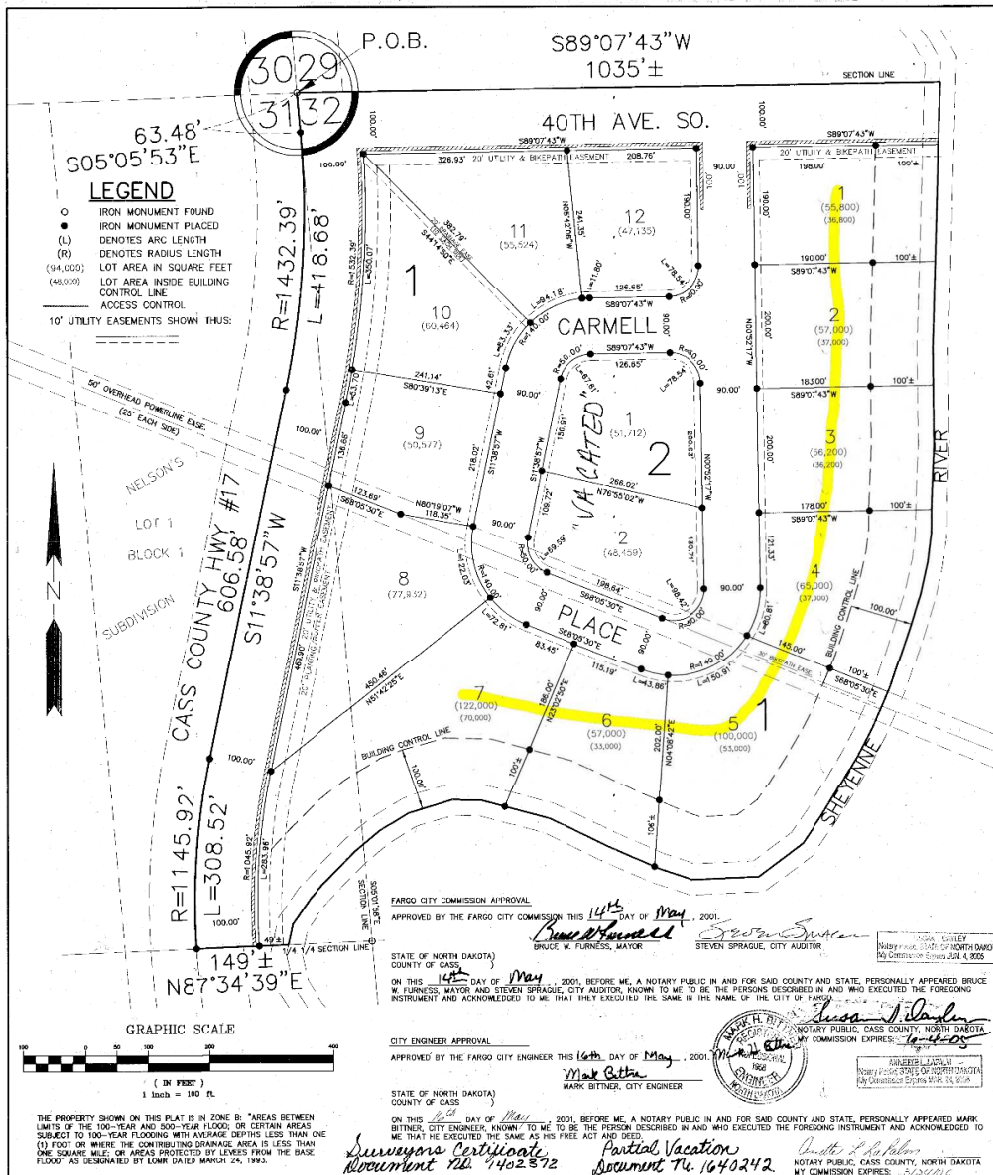
LOT #	HOUSE #	ASSESSED LAND VALUE	TOTAL SF	\$/SF	BUILDABLE AREA	% BUILDABLE
1	1260	\$ 120,600	55,800	\$ 2.16	36800	66%
3	1268	\$ 120,800	56,200	\$ 2.15	36200	64%
2	1264	\$ 121,200	57,000	\$ 2.13	37000	65%
6	1284	\$ 121,200	57,000	\$ 2.13	33000	58%
4	1272	\$ 124,800	65,000	\$ 1.92	37000	57%
5/6	1280	\$ 220,000	70,000	\$ 3.14	20100	29%
5	1280	\$ 141,000	100,000	\$ 1.41	53000	53%
7	1288	\$ 151,000	122,000	\$ 1.24	70000	57%

GOLDENWOOD ---->



ALL DATA PULLED FROM WEST FARGO ASSESSOR'S OFFICE PROPERTY INFORMATION WEBSITE:

<https://www.westfargond.gov/518/Property-Information>



A MAJOR SUBDIVISION

PLAT OF CARMELL PLACE FIRST SUBDIVISION

A PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 32 AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 31, TOWNSHIP 139 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA.

CERTIFICATE

GREG MUND, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE REGISTERED PROFESSIONAL LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED PLAT OF "CARMELL PLACE FIRST SUBDIVISION" OF A PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY TWO (32) AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY ONE (31), TOWNSHIP ONE HUNDRED THIRTY NINE (139) NORTH, RANGE FORTY NINE (49) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA, THAT SAID ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, THAT ALL DISTANCES, BEING CONSIDERED, ARE CORRECT, AND THAT THE EXTERIOR BOUNDARY LINES OF SAID SUBDIVISION ARE DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY TWO (32), TOWNSHIP ONE HUNDRED THIRTY NINE (139) NORTH, RANGE FORTY NINE (49) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA;

THENCE S 00°00'00" E (ASSUMING THE WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4) BEARS S 00°00'00" E) ALONG THE CENTERLINE OF CASS COUNTY HIGHWAY #17 FOR A DISTANCE OF SIXTY THREE AND FORTY EIGHT HUNDREDTHS (63.48) FEET;

THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID CASS COUNTY HIGHWAY #17 ALONG A CURVE TO THE RIGHT (R = 1,432.39', Δ = 18°44'50") FOR AN ARC DISTANCE OF FOUR HUNDRED EIGHTEEN AND SIXTY EIGHT HUNDREDTHS (418.68) FEET;

THENCE S 11°26'07" W ALONG THE CENTERLINE OF SAID CASS COUNTY HIGHWAY #17 FOR A DISTANCE OF SIX HUNDRED SIX AND FIFTY EIGHT HUNDREDTHS (606.58) FEET;

THENCE S 00°00'00" E ALONG THE CENTERLINE OF SAID CASS COUNTY HIGHWAY #17 ALONG A CURVE TO THE LEFT (L = 1,432.39', Δ = 18°44'50") FOR AN ARC DISTANCE OF THREE HUNDRED EIGHT AND FIFTY TWO HUNDREDTHS (308.52) FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER (N 1/2 NE 1/4) OF SECTION THIRTY ONE (31), TOWNSHIP ONE HUNDRED THIRTY NINE (139) NORTH, RANGE FORTY NINE (49) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA;

THENCE S 89°57'43" W ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) FOR A DISTANCE OF ONE HUNDRED FORTY NINE (149) FEET, MORE OR LESS, TO A POINT ON THE CENTERLINE OF THE SHEYENNE RIVER;

THENCE EASTERLY AND NORTHERLY DOWNSTREAM ALONG THE CENTERLINE OF SAID SHEYENNE RIVER TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION THIRTY TWO (32);

THENCE S 89°57'43" W ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) FOR A DISTANCE OF ONE THOUSAND THIRTY FIVE (1,035) FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4), THE POINT OF BEGINNING;

SAID TRACT CONTAINS 32.5 ACRES, MORE OR LESS.



GREG MUND
REGISTERED PROFESSIONAL LAND SURVEYOR
NO REG. NO. 2727

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS 14th DAY OF May, 2001, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GREG MUND, REGISTERED PROFESSIONAL LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

J. MICHAEL SELLS
Notary Public
State of North Dakota
My Commission Expires Oct 1, 2006

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ABOVE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF "CARMELL PLACE FIRST SUBDIVISION" OF A PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY TWO (32) AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY ONE (31), TOWNSHIP ONE HUNDRED THIRTY NINE (139) NORTH, RANGE FORTY NINE (49) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA, THAT WE HAVE CAUSED IT TO BE PLATED INTO LOTS AND BLOCKS AS SHOWN BY SAID PLAT AND CERTIFICATE OF GREG MUND, REGISTERED PROFESSIONAL LAND SURVEYOR, THAT THE DESCRIPTION AS SHOWN IN THE CERTIFICATE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR IS CORRECT. ALL RIGHTS, ALLEYS AND UTILITY EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DELEGATED TO PUBLIC USE.

NORTHDAKOTA REEL INVESTMENTS INC.
George A. Wyum, President
Norman Deise, Treasurer
CASS COUNTY HIGHWAY #17 RIGHT-OF-WAY
Keith D. Berry, Cass County Engineer

MORTGAGE STATE BANK OF WEST FARGO
David Canton, President

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS 14th DAY OF May, 2001, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GEORGE A. WYUM, PRESIDENT, AND NORMAN DEISE, TREASURER, KNOWN TO ME TO BE OFFICERS OF THE CORPORATION DESCRIBED IN AND THAT EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE NAME OF THE CORPORATION.

J. MICHAEL SELLS
Notary Public
State of North Dakota
My Commission Expires Oct 1, 2006

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: Oct 1, 2006

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS 14th DAY OF May, 2001, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAVID CANTON, KNOWN TO ME TO BE THE PRESIDENT OF STATE BANK OF WEST FARGO, THE CORPORATION DESCRIBED IN AND THAT EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE CORPORATION.

J. MICHAEL SELLS
Notary Public
State of North Dakota
My Commission Expires Oct 1, 2006

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: Oct 1, 2006

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS 14th DAY OF May, 2001, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KEITH D. BERRY, CASS COUNTY ENGINEER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE CITY OF FARGO.

J. MICHAEL SELLS
Notary Public
State of North Dakota
My Commission Expires Oct 1, 2006

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: Oct 1, 2006

FARGO PLANNING COMMISSION APPROVAL

APPROVED BY THE FARGO PLANNING COMMISSION THIS 14th DAY OF May, 2001.

JOHN C. PAULSEN, CHAIR

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS 14th DAY OF April, 2001, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOHN C. PAULSEN, CHAIR OF THE FARGO PLANNING COMMISSION, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE CITY OF FARGO.

JOHN C. PAULSEN
Chair of Fargo Planning Commission

JOHN C. PAULSEN
Chair of Fargo Planning Commission

CASS COUNTY AUDITOR'S TAX RECORD

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS DUE ON THE ABOVE PLAT ARE PAID AND TRANSFERS THEREON.

JOHN C. PAULSEN
Chair of Fargo Planning Commission

JOHN C. PAULSEN
Chair of Fargo Planning Commission

982205
CITY OF FARGO NORTH DAKOTA OFFICE PLAT 11-30-01 21-50

SHEET 1 OF 1

DOCUMENT NO. 982205
STATE OF NORTH DAKOTA - \$11.30 chg.
COUNTY OF CASS

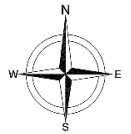
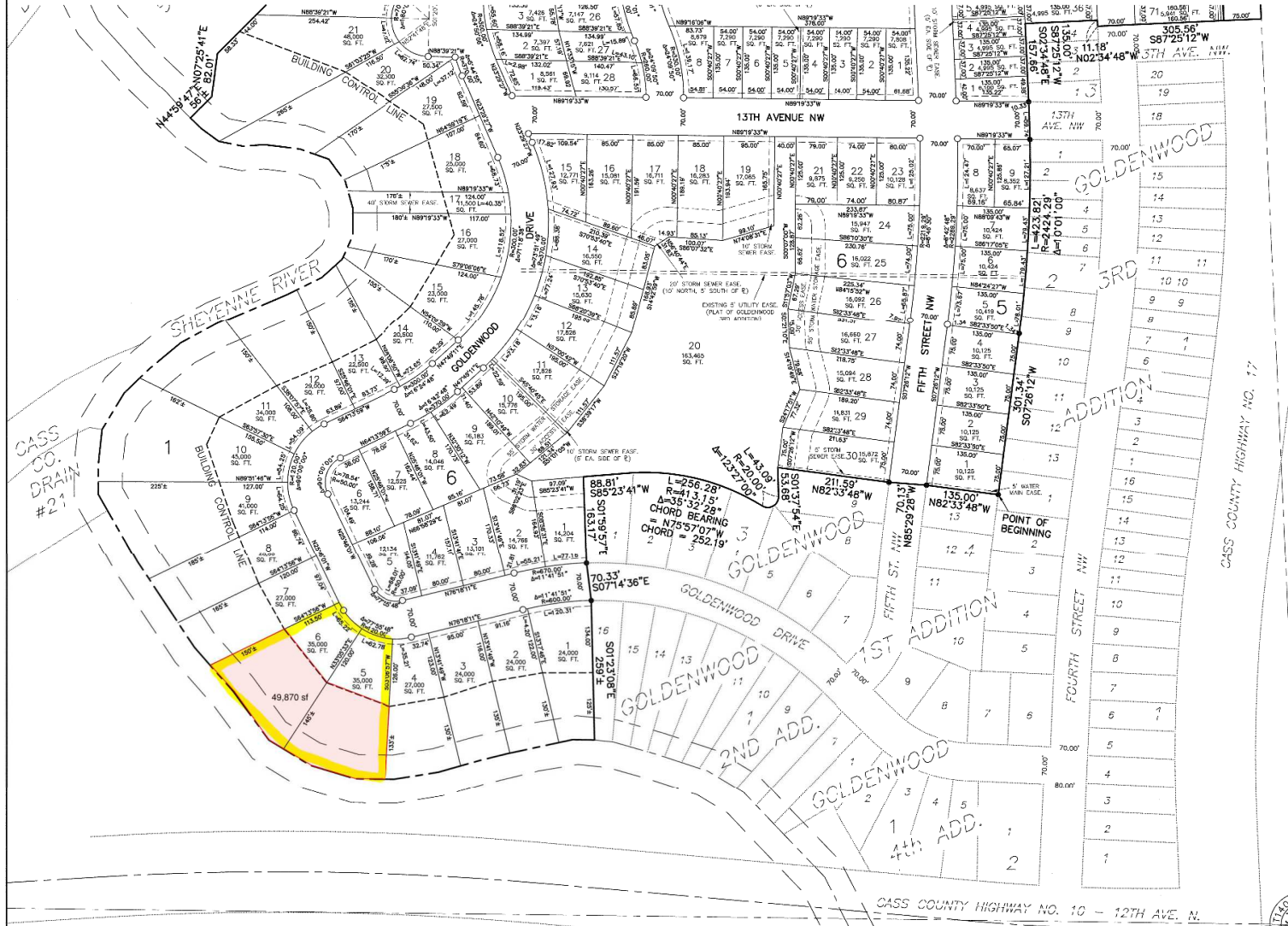
I HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS FILED IN THIS OFFICE FOR RECORD ON THIS 14th DAY OF May, A.D. 2001 AT 1:30 O'CLOCK P.M. AND WAS RECORDED IN BOOK 51 OF PLATS PAGE 38.

BY Jessica A. Hinkley DEPUTY

SI-38

PLAT OF GOLDENWOOD FIFTH ADDITION

TO THE CITY OF WEST FARGO, A REPLAT OF LOT 10, BLOCK 3, GOLDENWOOD FIRST ADDITION AND A PLAT OF PART OF THE
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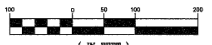


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PARTIAL VACATION
DOCUMENT NO. 1567206

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Page: 1 of 3
4/3/2014 8:38 AM
PLAT \$50.00



moore
engineering, inc.

SHEET 1 OF 3
PROJ. NO. 17401