

NEWS WEST FARGO

West Fargo, Fargo homeowners have chance to appeal property values

Fargo and West Fargo will hold annual Board of Equalization meetings next week to give property owners a chance to dispute 2025 valuations



Some of West Fargo's newer neighborhoods are seen in this aerial photo from Aug. 12, 2020, looking east from a roundabout at 38th Avenue and Ninth Street West. David Samson / Forum file photo



By **Wendy Reuer**

April 05, 2025 at 8:16 AM

1 Comments

Share

News Reporting

WEST FARGO — Fargo and West Fargo residents who expect a change in property valuation this year will have a chance to challenge the estimate on Tuesday, April 8, when both cities plan to hold board of equalization meetings.

The West Fargo Board of Equalization will meet at 5:30 p.m. Tuesday, April 8, in the West Fargo City Commission Chambers at

City Hall, 2515 Sixth St. E. The Fargo Board of Equalization will meet at 7:30 a.m. Tuesday in the Fargo City Commission Chambers at City Hall, 225 Fourth St. N., Fargo.

The annual meetings of the boards, generally held in April, are described as a chance to "equalize property valuations throughout the city and provide a forum for property owners to discuss their property value," said West Fargo Manager of Public Affairs Rachel Richter Lordemann.

City commissioners in both cities act as the Board of Equalization.

"Property owners can attend the board of equalization meeting to appeal their 2025 property valuation to the board," Lordemann said. "When acting as the board of equalization, (commissioners) can only hear discussion on property values, they cannot hear questions about the city's budget, tax levy, mill value or special assessments."

While the discussion is limited at the board of equalization meetings to the topic of valuations and not tax rates, the value of the property determines how much an owner will pay in property taxes each year.

"Those who feel their property value for tax purposes is inaccurate may present their case to the board at this meeting," Fargo officials said in a statement.

Cities, along with school districts and park districts, levy property taxes determined by the value of a property. This means that while a government agency might not increase its tax rate in an upcoming budget year, property owners could still see their taxes rise or fall based on changes to their property values.

In North Dakota, the standard of value for assessment purposes is market value; this is generally considered what most properties would sell for in a normal market transaction. The cities' total assessment valuations must be adjusted to fall within 90% to 100% of what properties are selling for in order to comply with North

Dakota law and state Board of Equalization requirements,
Lordemann said.

West Fargo Assessor Paul Fracassi said West Fargo is in its third year of a five-year residential mass appraisal cycle to update all properties across the city and have the most current, up-to-date records possible.

West Fargo valuations and building trends are on par with national statistics, he said.

"Our median home value grew 4.6% to \$340,000, but we saw our market outpace the national market with new builds only being down 7.7%," Fracassi said in his annual equalization report.

Fracassi said the rate of new buildings and home sales in West Fargo slightly declined in 2024 as interest rates rose. In 2024, there were 571 home sales compared to 591 in 2023, 668 in 2022, 854 in 2021, and a 10-year peak of 880 in 2020.

West Fargo residents can use the [property information search tool](https://westfargo.northdakotaassessors.com/search/res/)(<https://westfargo.northdakotaassessors.com/search/res/>) to see property sales and values. Fargo property owners can look up their assessment valuation at [FargoParcels.com](https://fargoparcels.com/). (<https://fargoparcels.com/>)

Property owners wishing to appear before the Board of Equalization are urged to contact their city's assessor before the meeting.

Lordemann said residents who don't contact the assessor's office ahead of the meeting will likely be referred to meet with the assessor to discuss a solution before any action is taken by the board.

West Fargo property owners whose true and full value increased by more than 10% have been sent a letter of notification with additional information.

The West Fargo assessor can be reached at assessor@westfargond.gov or 701-515-5300. The Fargo assessor can be reached at 701-241-1340 or online at [FargoND.gov/Assessor](https://fargond.gov/city-government/departments/assessors/contact-us). (<https://fargond.gov/city-government/departments/assessors/contact-us>)

After the city Board of Equalization meetings, residents can still appeal a valuation through Cass County. The Cass County Board of Equalization will meet in June.

MORE STORIES FROM WENDY REUER

Fargo aims to increase police, fire salaries from public safety sales tax revenue
(<https://www.inforum.com/news/fargo/fargo-to-increase-police-fire-salaries-under-proposed-budget-to-public-safety-sales-tax-revenue>)

(<https://www.inforum.com/news/fargo/fargo-to-increase-police-fire-salaries-under-proposed-budget-to-public-safety-sales-tax-revenue>)
1d ago · 4

College prep program helping West Fargo students flourish at next level
(<https://www.inforum.com/news/west-fargo/college-prep-program-helping-west-fargo-students-flourish-at-next-level>)

(<https://www.inforum.com/news/west-fargo/college-prep-program-helping-west-fargo-students-flourish-at-next-level>)
1d ago · 1

ws/west-
fargo/colle
ge-prep-
program-
helping-
west-fargo-
students-
flourish-at-
next-level)

**West Fargo Public Library still popular with book
lovers**(<https://www.inforum.com/news/west-fargo/west-fargo-public-library-still-popular-with-book-lovers>)

3d ago ·  1

([https://w
ww.inforu
m.com/ne
ws/west-
fargo/west
-fargo-
public-
library-
still-
popular-
with-book-
lovers](https://www.inforum.com/news/west-fargo/west-fargo-public-library-still-popular-with-book-lovers))

West Fargo to rework short-term rental licensing
(<https://www.inforum.com/news/west-fargo/west-fargo-to-rework-short-term-rental-licensing>)

May 8

([https://w
ww.inforu
m.com/ne
ws/west-
fargo/west
-fargo-to-
rework-
short-](https://www.inforum.com/news/west-fargo/west-fargo-to-rework-short-term-rental-licensing)

term-
rental-
licensing)

1 Comments

Share

News Reporting

Tags

(#conversations)



By **Wendy Reuer**(<https://www.inforum.com/Wendy Reuer>)

Wendy Reuer covers all things West Fargo for The Forum.

(<https://www.inforum.com/Wendy Reuer>)

~~Twitter~~ (<https://twitter.com/ForumWendy>)



Facebook

(<https://www.facebook.com/inforumwestfargo>)

~~Group~~ (<https://www.facebook.com/inforumwestfargo>)

~~Wendy Reuer~~

CONVERSATION



Property Assessment

The Office of the State Tax Commissioner oversees the valuation of real property in the state of North Dakota; they use a sales ratio analysis to determine if a jurisdiction is maintaining their property valuations at market.

Market is the price most buyers would pay for a given property in its present location and condition. The Assessment Department uses a Computer Assisted Mass Appraisal (CAMA) program to aid in the valuation process. Through the use of the program and updated property records we strive to value each property as fairly and equitably as possible.

Select Language



[Google Translate](#)

Assessment Date

February 1 is the official assessment date for each assessment year. This means that the value set of every property in a given year is based on the condition and state of that property on this date.

North Dakota Property Owner Rights

All property in ND that is subject to taxation is assessed according to its value on February 1st of each calendar year.

The State of North Dakota has created a Taxpayer Bill of Rights to give property owners valuable information on what their legal rights are regarding their property and taxation.

- [**View the North Dakota Taxpayer Bill of Rights**](#)

Appealing your Assessment

West Fargo residents may appeal the assessment of their property via one or more the following methods:

1. Informal Appraisal Review

The simplest method of appealing your assessment is to request a review of your property. This can be done at any time. In most cases, we will send an appraiser to your property to perform a review. If a change is justified, we will make a correction. Please note, our review may result in a valuation increase, decrease or remaining unchanged, depending on our market analysis.

- [**Complete Request for Property Review**](#)

2. Board of Equalization Meetings

Once per year the City, County, and State Boards of Equalization meet to hear individual property tax valuation appeals.

The City of West Fargo Board of Equalization meets the second Tuesday in April each year.

It is recommended to contact the City of West Fargo Assessment Department prior to attending the meeting(s), as appeals are typically referred back to us if we are unaware of them prior to that meeting.

At the hearing, you will be given the opportunity to present any evidence you have to support the value you feel should be placed on the property.

Note: You may appear at the County Board of Equalization without first attending the City Board of Equalization, however, you must appear at both the City and County boards to appeal your assessment at the State Board of Equalization.


3. File an Abatement

Any person who has an estate, right, title, or interest in a property may file an application for abatement or refund of taxes. Meetings will then be set at the city and county level. If necessary, the decision made by the local governing bodies may also be appealed to North Dakota District Court.

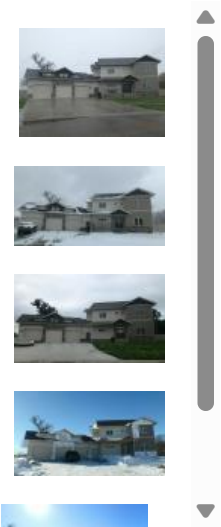
Applications must be filed by Nov. 1, of the year following the year in which the tax becomes delinquent. For example, the abatement application for the taxes billed in December 2023 must be filed no later than Nov. 1, 2025.

- ***Guidelines for Abatement Application***
- ***Abatement or Tax Refund Application***

Parcel Detail: 02-0720-00010-000

Parcel Number: 02-0720-00010-000
Deed Holder: RYAN JENSON, ETAL
Deed Holder 2: AMANDA LEE
Property Address: 1280 GOLDENWOOD DR
WEST FARGO, ND 58078-0000
 [Map This Address](#)
Class: Residential
Zoning: R-1 - One/Two-Family Dwlg District
Credit/Exemption: None
Lot-Block: 1-1
Subdivision: 0720: GOLDENWOOD 6TH
Legal Description: LOT 1 BLK 1 GOLDENWOOD 6TH
County Sale Map: [SEE SALES HERE](#)

Applications & Exemptions



Prior Year Value Information				
Year	Land Value	Dwelling Value	Improvement Value	Total Value
2025	\$198,000	\$613,400	\$0	\$811,400
2024	\$198,000	\$626,500	\$0	\$824,500
- More Years...				
2023	\$198,000	\$603,900	\$0	\$801,900
2022	\$220,000	\$417,100	\$0	\$637,100
2021	\$154,000	\$0	\$0	\$154,000
2020	\$154,000	\$0	\$0	\$154,000
Get Current Year Tax Estimate				

Land Front Foot Information				
Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to this Recorded Plat Map.				
Lot	Front	Rear	Side 1	Side 2
Main Lot	134.00	431.00	254.00	254.00

Residential Building Information			
Occupancy	Style	Year Built	Total Living Area
+ Single-Family / Owner Occupied	2 Story Frame	2021	3,214

Yard Extra Information		
Description	Item Count	Year Built
+ Swimming Pool (Residential)	1	2022

Sale Information						
Sale Date	Sales Condition Code	Deeded Price	Personal Property	Specials Assumed	Adjusted Sales Price	Recording
> 07/29/2019	089 - Vacant Res Land - Usable Sale	\$100,000	\$0	78,863	\$178,863	1567741

Building Permit Information			
Building Permit Information is for assessment purposes only and may NOT represent valid permits or satisfactory completion of work. For more information please contact the West Fargo Building Department at 701-515-5380 or visit their website.			
Date	Number Comments	Amount	Reason
07/28/2022	220818	95,000	Accessory
	In-ground swimming pool		
06/16/2021	210736	690,000	Res Dwelling
	Build 2 story single family dwelling, LL-Finished-		

West Far

West F
29 result

114 days

\$765,0
5 bds | 3
2800 McL
REALTY XPER

Price cut:

Wet bar

\$685,0
6 bds | 4



\$651,900

1280 Goldenwood Dr, West Fargo, ND 58078

-- beds
0 baths
-- sqft

Claim this home

Est. refi payment: \$4,226/mo [Refinance your loan](#)

\$895,0
5 bds | 4
2026 5th
PARK CO., RE

VacantLand

Built in ---

-- sqft lot

Zestimate®

\$/sqft

\$-- HOA

Home value

Rent Zestimate®

\$1,079/mo

[United States](#) > [North Dakota](#) > [Cass County](#) > [58078](#) > Goldenwood Dr

Goldenwood Dr, 58078 ND property records

Find homes for sale in Goldenwood Dr, 58078 ND, or type an address below:

Goldenwood Dr, West Fargo, ND

×

Property records & home values in Goldenwood Dr, 58078 ND

1336 Goldenwood Dr, West Fargo, ND 58078 For sale	\$684,750	1430 Goldenwood Dr, West Fargo, ND 58078 Recently sold	\$80,780,180
1288 Goldenwood Dr, West Fargo, ND 58078 For sale	\$567,900	1329 Goldenwood Dr, West Fargo, ND 58078 Recently sold	\$80,780,180
1309 Goldenwood Dr, West Fargo, ND 58078 For sale	\$435,000	1297 Goldenwood Dr, West Fargo, ND 58078 Recently sold	\$80,780,180
1228 Goldenwood Dr, West Fargo, ND 58078 For sale	\$365,000	1409 Goldenwood Dr, West Fargo, ND 58078 Recently sold	\$850,000
1377 Goldenwood Dr, Fargo, 58078 For sale	\$349,900	1259 Goldenwood Dr, West Fargo, ND 58078 Off market	\$465,363 est.
1369 Goldenwood Dr, West Fargo, ND 58078 Recently sold	\$80,780,180	1332 Goldenwood Dr, West Fargo, ND 58078 Off market	\$545,000 est.
1408 Goldenwood Dr, West Fargo, ND 58078 Recently sold	\$5,715,534	1373 Goldenwood Dr, West Fargo, ND 58078 Off market	\$330,000 est.
1418 Goldenwood Dr, West Fargo, ND 58078 Recently sold	\$5,715,534	1242 Goldenwood Dr, West Fargo, ND 58078 Off market	\$341,080 est.
1397 Goldenwood Dr, West Fargo, ND 58078 Recently sold	\$80,780,180	1301 Goldenwood Dr, West Fargo, ND 58078 Off market	\$369,700 est.
1357 Goldenwood Dr, West Fargo, ND 58078 Recently sold	\$806,000	1416 Goldenwood Dr, West Fargo, ND 58078 Off market	\$361,487 est.
1404 Goldenwood Dr, West Fargo, ND 58078 Recently sold	\$80,780,180	1317 Goldenwood Dr, West Fargo, ND 58078 Off market	\$438,900 est.
1305 Goldenwood Dr, West Fargo, ND 58078 Recently sold	\$80,780,180	1417 Goldenwood Dr, West Fargo, ND 58078 Off market	\$360,492 est.
1361 Goldenwood Dr, West Fargo, ND 58078 Recently sold	\$80,780,180	1393 Goldenwood Dr, West Fargo, ND 58078 Off market	\$329,516 est.
1360 Goldenwood Dr, West Fargo, ND 58078 Recently sold	\$80,780,180	1324 Goldenwood Dr, West Fargo, ND 58078 Off market	\$526,200 est.
1412 Goldenwood Dr, West Fargo, ND 58078 Recently sold	\$80,780,180	1352 Goldenwood Dr, West Fargo, ND 58078 Off market	\$487,000 est.
1432 Goldenwood Dr, West Fargo, ND 58078 Recently sold	\$80,780,180	1312 Goldenwood Dr, West Fargo, ND 58078 Off market	\$546,711 est.

1273 Goldenwood Dr, West Fargo, ND Off market \$406,000 est.

1340 Goldenwood Dr, West Fargo, ND Off market \$617,059 est.

1220 Goldenwood Dr, West Fargo, ND Off market \$385,000 est.

1217 Goldenwood Dr, West Fargo, ND Off market \$474,248 est.

1348 Goldenwood Dr, West Fargo, ND Off market \$396,400 est.

1434 Goldenwood Dr, West Fargo, ND Off market \$298,499 est.

1392 Goldenwood Dr, West Fargo, ND Off market \$494,910 est.

1341 Goldenwood Dr, West Fargo, ND Off market \$340,808 est.

1223 Goldenwood Dr, West Fargo, ND Off market \$356,000 est.

1230 Goldenwood Dr, West Fargo, ND Off market \$333,100 est.

1280 Goldenwood Dr, West Fargo, ND Off market -

1269 Goldenwood Dr, West Fargo, ND Off market \$580,000 est.

1440 Goldenwood Dr, West Fargo, ND Off market \$300,088 est.

1276 Goldenwood Dr, West Fargo, ND Off market -

1320 Goldenwood Dr, West Fargo, ND Off market \$554,000 est.

1289 Goldenwood Dr, West Fargo, ND Off market \$462,911 est.

1216 Goldenwood Dr, West Fargo, ND Off market \$331,000 est.

1292 Goldenwood Dr, West Fargo, ND Off market -

1401 Goldenwood Dr, West Fargo, ND Off market \$357,993 est.

1321 Goldenwood Dr, West Fargo, ND Off market \$435,200 est.

1277 Goldenwood Dr, West Fargo, ND Off market \$398,645 est.

1356 Goldenwood Dr, West Fargo, ND Off market \$360,489 est.

1285 Goldenwood Dr, West Fargo, ND Off market \$438,000 est.

1313 Goldenwood Dr, West Fargo, ND Off market \$442,300 est.

1426 Goldenwood Dr, West Fargo, ND Off market \$327,179 est.

1353 Goldenwood Dr, West Fargo, ND Off market \$348,352 est.

1422 Goldenwood Dr, West Fargo, ND Off market \$304,512 est.

1388 Goldenwood Dr, West Fargo, ND Off market \$438,200 est.

1281 Goldenwood Dr, West Fargo, ND Off market \$539,251 est.

1293 Goldenwood Dr, West Fargo, ND Off market \$469,429 est.

1424 Goldenwood Dr, West Fargo, ND Off market \$307,994 est.

1244 Goldenwood Dr, West Fargo, ND Off market \$324,000 est.

1280 Goldenwood Dr, West Fargo, ND Off market \$676,961 est.

1396 Goldenwood Dr, West Fargo, ND Off market \$387,175 est.

1420 Goldenwood Dr, West Fargo, ND Off market \$288,300 est.

1241 Goldenwood Dr, West Fargo, ND Off market \$458,100 est.

1268 Goldenwood Dr, West Fargo, ND Off market \$442,900 est.

1284 Goldenwood Dr, West Fargo, ND Off market \$554,700 est.

1224 Goldenwood Dr, West Fargo, ND Off market \$364,000 est.

1400 Goldenwood Dr, West Fargo, ND Off market \$394,100 est.

1345 Goldenwood Dr, West Fargo, ND Off market \$357,426 est.

1372 Goldenwood Dr, West Fargo, ND Off market \$456,519 est.

1247 Goldenwood Dr, West Fargo, ND Off market \$361,000 est.

1365 Goldenwood Dr, West Fargo, ND Off market \$360,833 est.

1205 Goldenwood Dr, West Fargo, ND Off market \$401,300 est.

1364 Goldenwood Dr, West Fargo, ND Off market \$370,846 est.

1264 Goldenwood Dr, West Fargo, ND Off market \$528,796 est.

1325 Goldenwood Dr, West Fargo, ND Off market \$384,466 est.

1232 Goldenwood Dr, West Fargo, ND Off market \$350,800 est.

1238 Goldenwood Dr, West Fargo, ND Off market \$328,900 est.

1380 Goldenwood Dr, West Fargo, ND Off market \$438,475 est.

1316 Goldenwood Dr, West Fargo, ND Off market \$559,000 est.

1212 Goldenwood Dr, West Fargo, ND Off market \$204,000 est.

1260 Goldenwood Dr, West Fargo, ND Off market \$415,400 est.

1376 Goldenwood Dr, West Fargo, ND Off market \$562,800 est.

1300 Goldenwood Dr, West Fargo, ND Off market \$497,800 est.

1248 Goldenwood Dr, West Fargo, ND Off market \$323,600 est.

1253 Goldenwood Dr, West Fargo, ND Off market \$433,600 est.

- 1296 Goldenwood Dr, West Fargo, ND

Off market \$527,800 est.

1272 Goldenwood Dr, West Fargo, ND

Off market \$569,000 est.

1308 Goldenwood Dr, West Fargo, ND

Off market \$455,000 est.

1208 Goldenwood Dr, West Fargo, ND

Off market \$492,990 est.

1344 Goldenwood Dr, West Fargo, ND

Off market \$517,000 est.

1413 Goldenwood Dr, West Fargo, ND

Off market \$342,200 est.

1389 Goldenwood Dr, West Fargo, ND

Off market \$353,800 est.

1368 Goldenwood Dr, West Fargo, ND

Off market \$508,863 est.

1211 Goldenwood Dr, West Fargo, ND

Off market \$356,800 est.

1438 Goldenwood Dr, West Fargo, ND

Off market \$299,611 est.

1304 Goldenwood Dr, West Fargo, ND

Off market \$507,000 est.

1256 Goldenwood Dr, West Fargo, ND
- Off market \$309,000 est.

1328 Goldenwood Dr, West Fargo, ND

Off market \$506,000 est.

1236 Goldenwood Dr, West Fargo, ND

Off market \$346,501 est.

1384 Goldenwood Dr, West Fargo, ND

Off market \$461,497 est.

1250 Goldenwood Dr, West Fargo, ND

Off market \$334,500 est.

1405 Goldenwood Dr, West Fargo, ND

Off market \$344,000 est.

1235 Goldenwood Dr, West Fargo, ND

Off market \$428,000 est.

1265 Goldenwood Dr, West Fargo, ND

Off market \$356,323 est.

1337 Goldenwood Dr, West Fargo, ND

Off market \$343,562 est.

1333 Goldenwood Dr, West Fargo, ND

Off market \$374,000 est.

1428 Goldenwood Dr, West Fargo, ND

Off market \$321,000 est.

1254 Goldenwood Dr, West Fargo, ND

Off market \$311,700 est.
- Popular amenities in West Fargo, ND
- Homes for sale in West Fargo, ND with basement
 - Homes for sale in West Fargo, ND with rental property
 - Price reduced homes for sale in West Fargo, ND
 - 3D tours in West Fargo, ND
- [See more](#) ▼
- Property searches in West Fargo, ND
- Single family homes for sale in West Fargo
 - Condos for sale in West Fargo
 - Townhomes for sale in West Fargo
 - Lands for sale in West Fargo
- [See more](#) ▼
- Popular rental features in West Fargo, ND
- Rentals in West Fargo, ND with in-unit laundry
 - Rentals in West Fargo, ND with basement
 - Affordable
 - Rentals in West Fargo, ND with pets allowed
- [See more](#) ▼
- Rental searches in West Fargo, ND
- Townhomes West Fargo
 - Condos West Fargo
 - Apartments West Fargo
 - Single family homes West Fargo
-
-
- [About us](#)
- [Careers](#)
- [Accessibility](#)
- [Feedback](#)

[Media room](#)[Ad Choices](#)[Advertise with us](#)[Agent support](#)[Privacy](#)[Terms](#)[Home Made](#)[Tech Blog](#)[Agent Blog](#)[Sitemap](#)[Do Not Sell or Share My
Personal Information](#)

Get the app



Any mortgage lead generation activity in the state of Connecticut is performed by MSIM, LLC (NMLS #2121192), a subsidiary of Move, Inc.

© 1995–2025 National Association of REALTORS[®] and Move, Inc. All rights reserved.

Address	City of WF Value in 2022	City of WF Value in 2025	Increase in Value since 2022	City of WF Lot Value	Living Area Sq/ft	Price per sq/ft	Misc. considerations & relevant comments
1280 Goldenwood Drive	\$637,100.00	\$811,400.00	\$174,300.00	\$198,000.00	3,214	\$252.46	House finished, certificate of occupancy obtained February 2022
1332 Goldenwood Drive	\$616,600.00	\$725,500.00	\$108,900.00	\$92,300.00	2,058	\$352.53	Finished their basement since 2022
1336 Goldenwood Drive	\$567,700.00	\$659,700.00	\$92,000.00	\$103,700.00	2,428	\$271.71	House listed for \$684,750, dropped price more than once, not selling
1296 Goldenwood Drive	\$596,200.00	\$639,300.00	\$43,100.00	\$194,900.00	1,616	\$395.61	Combined a second lot & build a huge garage since 2022
1340 Goldenwood Drive	\$491,400.00	\$590,000.00	\$98,600.00	\$10,400.00	1,829	\$322.58	
1320 Goldenwood Drive	\$482,300.00	\$550,100.00	\$67,800.00	\$101,800.00	2,616	\$210.28	
1264 Goldenwood Drive	\$446,200.00	\$518,800.00	\$72,600.00	\$89,900.00	1,673	\$310.10	
1304 Goldenwood Drive	\$440,400.00	\$504,100.00	\$63,700.00	\$104,300.00	1,580	\$319.05	
1272 Goldenwood Drive	\$438,400.00	\$502,300.00	\$63,900.00	\$89,300.00	1,673	\$300.24	
1284 Goldenwood Drive	\$432,200.00	\$496,000.00	\$63,800.00	\$94,500.00	1,578	\$314.32	
1324 Goldenwood Drive	\$420,800.00	\$482,700.00	\$61,900.00	\$84,500.00	1,580	\$305.51	
1288 Goldenwood Drive	\$413,400.00	\$473,100.00	\$59,700.00	\$94,900.00	1,999	\$236.67	Just sold house for \$567,900 after dropping price
1312 Goldenwood Drive	\$365,500.00	\$465,600.00	\$100,100.00	\$94,200.00	1,519	\$306.52	Finished their basement since 2022
1300 Goldenwood Drive	\$415,000.00	\$464,400.00	\$49,400.00	\$96,200.00	2,078	\$223.48	
1316 Goldenwood Drive	\$406,400.00	\$464,400.00	\$58,000.00	\$100,200.00	1,983	\$234.19	
1328 Goldenwood Drive	\$392,700.00	\$448,000.00	\$55,300.00	\$87,200.00	2,271	\$197.27	
1268 Goldenwood Drive	\$354,300.00	\$444,800.00	\$90,500.00	\$89,700.00	1,524	\$291.86	Finished their basement since 2022
1308 Goldenwood Drive	\$366,500.00	\$412,600.00	\$46,100.00	\$88,300.00	1,875	\$220.05	
1260 Goldenwood Drive	\$355,500.00	\$388,100.00	\$32,600.00	\$95,400.00	1,502	\$258.39	

<u>Address</u>	<u>City of West Fargo Valuation</u>	<u>Fair Market value using either Sale Price or Appraised Value</u>	<u>City Valuation v. Sale price</u>	<u>90% of the fair market value</u>	<u>Sq/Ft</u>	<u>Beds</u>	<u>Baths</u>	<u>Price per sq/ft using City's Valuation</u>	<u>Relevant comments/observations</u>
1288 Goldenwood Drive West Fargo, ND 58078	\$473,100.00	\$567,900.00	-\$94,800.00	\$511,110.00	2,848	4	4	\$166.12	Sitting on the market 30+ days, price just dropped another \$12,000 because it was not selling, finally a contingency sale in place
517 35th Ave E West Fargo, ND 58078	\$480,800.00	\$715,000.00	-\$234,200.00	\$643,500.00	3,305	5	3.5	\$145.48	On a large pond, luxury finishes inside including a sauna and fully finished basement and extravagant landscaping in the backyard
707 Lakeridge Drive West Fargo, ND 58078	\$510,500.00	\$534,900.00	-\$24,400.00	\$481,410.00	3,516	5	3	\$145.19	Large backyard with stamped concrete patio, outdoor grilling station, brick oven, smoker setup and small garage/shed in backyard
4708 McMahon Estates Court West Fargo, ND 58078	\$518,200.00	\$629,000.00	-\$110,800.00	\$566,100.00	3,252	5	3	\$159.35	1.3 acre lot, huge detached garage, secluded lot similar to Goldenwood area. Just dropped \$10,000, unable to sell
1814 Brentwood Ct West Fargo, ND 58078	\$544,200.00	\$779,900.00	-\$235,700.00	\$701,910.00	3,038	5	3	\$179.13	roof-covered patio in backyard luxury finishes throughout the house, 4 stall garage, full tile bathroom(s) including the walls, full of upgrades
3032 Katherine Dr E West Fargo, ND 58078	\$564,100.00	\$664,900.00	-\$100,800.00	\$598,410.00	3,915	6	4	\$144.09	Just dropped the price \$3,100 on 5/6. Huge maintenance free deck in backyard, upgrades throughout house, finished basement
301 Edgewater Dr West Fargo, ND 58078	\$589,500.00	\$539,900.00	\$49,600.00	\$485,910.00	4,064	5	3	\$145.05	Just dropped the price \$19,000 because it's not selling, fully finished basement with a theater
1751 Charleswood Estates Dr West Fargo, ND 58078	\$621,000.00	\$685,000.00	-\$64,000.00	\$616,500.00	4,289	6	4	\$144.79	Active, sale pending on contingency
1336 Goldenwood Drive West Fargo, ND 58078	\$659,700.00	\$684,750.00	-\$25,050.00	\$616,275.00	2,428	3	3	\$271.71	Previously dropped their sale price by \$5,000 and just recently dropped their price another \$10,250 because unable to sell
1045 Wildflower Lane W West Fargo, ND 58078	\$661,100.00	\$719,900.00	-\$58,800.00	\$647,910.00	4,660	5	3.5	\$141.87	shortly before. Large lot, advertised as low specials, finished basement, shed & roof covered concrete stamped patio in backyard
2800 McLeod Dr E West Fargo, ND 58078	\$690,600.00	\$765,000.00	-\$74,400.00	\$688,500.00	3,868	5	3	\$178.54	Just dropped price \$24,000 on 4/3, listed for sale 100+ days. Upgrades throughout entire house, epoxy floor in finished garage, big backyard
639 47th Ave W West Fargo, ND 58078	\$733,900.00	\$825,500.00	-\$91,600.00	\$742,950.00	4,422	5	5	\$165.97	On a large pond. Just dropped price \$20,400 since not selling, gorgeous house with nice landscaping and a finished basement
300 25th Ave E West Fargo, ND 58078	\$754,900.00	\$849,000.00	-\$94,100.00	\$764,100.00	3,764	5	4	\$200.56	Preserve development, upgrades throughout entire house, finished basement, extensive landscaping outside, large backyard
4717 11st St W West Fargo, ND 58078	\$763,000.00	\$825,000.00	-\$62,000.00	\$742,500.00	3,800	5	4	\$200.79	landscaping large speciality maintenance free fence in new, still developing neighborhood
1280 Goldenwood Drive West Fargo, ND 58078	\$811,400.00	\$765,000.00	\$46,400.00	\$688,500.00	3,214	5	3.5	\$252.46	2 appraisal values, Zillow, and Realtor.com all value home anywhere from \$46,400-\$160,000 less than city's valuation
2026 5th St E West Fargo, ND 58078	\$916,700.00	\$895,000.00	\$21,700.00	\$805,500.00	4,468	5	3.5	\$205.17	Home has been sitting on the market for months, unable to sell, finished basement with luxury finishes