Osborne Residence

Parcel Number: 01-2323-02042-000 Owner: Dawn Osborne

Appeal of Assessment for Year: 2023

Name of Applicant: Dawn Osborne

2023 True & Full Value 371,400 \$293 / sf

Applicants Requested Value(s) 331,400 \$262 / sf - 12%

General Property Information

Property Type Single Family Dwelling
Year Built 1995
Building Story Height Bi-Level
Total Living Area (Above Grade) 1,266 sf
4 Beds / 3 Baths

Staff Recommendation 371,400 No Value Change



3723 21 St S

Summary

Appellant appealed the 2023 true and full value on November 27, 2023 and a staff appraiser physically reviewed the property on November 30, 2023. The appellant is concerned about the large increase in a single year, and feels that the home is similar to the neighboring homes.

Upon review, we found that the house is a good grade house. Grade has to do with the quality of the construction materials, workmanship, and design of the home. Many of the neighboring houses and comparable properties presented by the appellant are average grade. For more accuracy in valuation and to ensure equalization, we strive to compare apples-to-apples. So, if we have enough sales, we will compare good grade homes together and not include higher or lower grades in the appraisal.

The following sales are considered the most comparable to the subject from 2022. The sales range from \$283/SF to \$325/SF, with a median of \$292.70/SF. This puts the subject property at the median of the sales prices. The competing assessed properties range from \$273/sf to \$299/SF, with a median of \$288/SF, putting the subject within the range of competing properties, and about 2% higher than the median.

Given this data, we feel that the value is well supported and equalized, and recommend no change for the 2023 assessment.

| Comn | arabla | Sales | Summary |
|------|--------|-------|---------|
| | | | |

| Comparable Jaies Jaminar | y | | | | | | | | | |
|--------------------------|-------------|---------------|------|----------|------|-------|---------------|-----------|---------------------------|-------------|
| Address | Map Zone | Year Built | Size | Style | Beds | Baths | Garage Stalls | Sale Date | Sale Price (with SPUN) | Price \$/SF |
| 3807 21 ST S | Southpointe | 1995 | 1227 | Bi-Level | 4 | 3 | 3 Stall / Att | 04-Jan-22 | \$365,500 | \$298 |
| 4286 WOODHAVEN ST S | Woodhaven | 2001 | 1186 | Bi-Level | 4 | 3 | 3 Stall / Att | 16-May-22 | \$386,000 | \$325 |
| 4336 WOODHAVEN ST S | Woodhaven | 2002 | 1195 | Bi-Level | 4 | 3 | 3 Stall / Att | 14-Feb-22 | \$364,900 | \$305 |
| 4148 WOODHAVEN ST S | Woodhaven | 2002 | 1306 | Bi-Level | 4 | 3 | 3 Stall / Att | 18-Jan-22 | \$375,500 | \$288 |
| 2301 35 AVE S | Southpointe | 1989 | 1232 | Bi-Level | 4 | 2 | 2 Stall / Att | 09-Dec-22 | \$354,000 | \$287 |
| 3402 22 ST S | Southpointe | 1988 | 1192 | Bi-Level | 5 | 2 | 2 Stall / Att | 04-Mar-22 | \$337,800 | \$283 |
| Subject | Southpointe | 1995 | 1266 | Bi-Level | 4 | 3 | 3 Stall/Att | Proposed | \$371,400 | \$293 |

Competing Properties (Assessed Values) Summary

| Address | Map Zone | Year Built | Size | Style | Beds | Baths | Garage Stalls | Tax Year | Assessed Value | Price \$/SF |
|------------------|-------------|------------|------|----------|------|-------|---------------|----------|----------------|-------------|
| 3816 22 ST S | Southpointe | 1996 | 1220 | Bi-Level | 4 | 3 | 3 Stall/Att | 2023 | \$332,600 | \$273 |
| 2008 36 1/2 CT S | Southpointe | 1994 | 1138 | Bi-Level | 4 | 2 | 3 Stall/Att | 2023 | \$314,600 | \$276 |
| 3715 20 ST S | Southpointe | 1995 | 1276 | Bi-Level | 4 | 3 | 3 Stall/Att | 2023 | \$362,200 | \$284 |
| 3822 21 ST S | Southpointe | 1994 | 1244 | Bi-Level | 4 | 3 | 3 Stall/Att | 2023 | \$357,900 | \$288 |
| 3663 21 ST S | Southpointe | 1994 | 1309 | Bi-Level | 5 | 3 | 3 Stall/Att | 2023 | \$376,800 | \$288 |
| 3725 20 ST S | Southpointe | 1995 | 1246 | Bi-Level | 3 | 3 | 3 Stall/Att | 2023 | \$362,900 | \$291 |
| 3807 21 ST S | Southpointe | 1995 | 1227 | Bi-Level | 4 | 3 | 3 Stall/Att | 2023 | \$361,800 | \$295 |
| 3667 21 ST S | Southpointe | 1996 | 1148 | Bi-Level | 4 | 2 | 3 Stall/Att | 2023 | \$343,600 | \$299 |
| Subject Before | Southpointe | 1995 | 1266 | Bi-Level | 4 | 3 | 3 Stall/Att | 2023 | \$371,400 | \$293 |
| Subject After | | • | | | • | • | Р | roposed | \$371,400 | \$293 |

Osborne Residence

Parcel Number: 01-2323-02042-000

3723 21 St S Owner: Dawn Osborne

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

Application For Abatement Or Refund Of Taxes North Dakota Century Code § 57-23-04

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

| | Assessment District City of Fargo |
|--|---|
| State of North Dakota County of CESS | |
| Name Dawn M Osborne | |
| | Telephone No. 701-361-5330 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 |
| V . | ND 58104 344 10 2024 PHO 1228 |
| Legal description of the property involved in this application: | 10 A 1.11 20 100 1 # 10 - 1272 02 12 12 |
| Frame Crossing, 12 rep | slat, lot6, parcei # 01-2323-02012-02 |
| | |
| Total true and full value of the property described | Total true and full value of the property described |
| above for the year 3202315 | above for the year 2013 should be: |
| Improvements S 270 600 | Improvements \$ 352,600 |
| Total \$ 371,40 | Total \$_331,400 |
| (1) | (2) |
| The difference of \$ 40,000 true and full value bet | ween (1) and (2) above is due to the following reason(s): |
| Agricultural property true and full value exceeds its agricultural property's true and full value exceeds its agricultural property's true and full value exceeds its agricultural property's true and full value exce | |
| Residential of commercial property's due and full value exce Berror in property description, entering the description, or external property in the description of the descripti | |
| 4. Nonexisting improvement assessed 5. Complainant or property is exempt from taxation. Attach a c | one of Application for Property Tay Exemption |
| 6. Duplicate assessment | opy of Appheation for Froperty Tax vaccination. |
| 7. Property improvement was destroyed or damaged by fire, flow 8. Error in noting payment of taxes, taxes erroneously paid | od, tornado, or other natural disaster (see N.D.C.C. § 57-23-04(1)(g)) |
| | 8.1) or Disabled Veterans Credit (N.D.C.C. § 57-02-08.8). Attach a copy of |
| the application. 10. Other (explain) | |
| | |
| | nmercial property described above. For agricultural property, go directly to |
| question #5. 1. Purchase price of property: \$ 195,100 Date of pur | chase: 3004 |
| | Other (explain) |
| | V D Estimated value: \$ |
| 2. Has the property been offered for sale on the open market? yes | VD. If yes, how long? |
| Asking price: \$ Terms of sale: | |
| 3. The property was independently appraised: Ves/no Purpose | of appraisal: |
| ' | farket value estimate: \$ |
| Appraisal was made by whom? I Shouldn't ka | we to pay for an appraisal to betreated fairly. |
| 4. The applicant's estimate of market value of the property involved | |
| 5. The estimated agricultural productive value of this property is executed the second | essive because of the following condition(s): |
| 11 2 1 | 1 2 manifes to see for agrees live |
| 34% increase cainnot be just | fied! No improvements made to home |
| in the last 14 years. | Comparables offacted whotes |
| By filing this application, I consent to an inspection of the above-descri appraisal of the property. I understand the official will give me reasona | bed property by an authorized assessment official for the purpose of making an ble notification of the inspection. See N.D.C.C. § 57-23-05.1. |
| | es 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, | |
| | Maur (12-31-23 |
| Signature of Preparer (if other than applicant) Date | Signature of Applicant Date |

Recommendation of the Governing Body of the City or Township

| | erning board of Cuty | | | |
|---|---|---|--|--|
| On <u>FEDIVARY</u> resolution recommending t | o the Board of County Comn | erning board of this municipality hissioners that the application be | y, after examination of this | application and the facts, passed |
| | | | | |
| | | | | |
| Dated this 26 | day of February | 202V | Punio. | Bear) |
| Dated this | day of | Deputy Cit | y Auditor or Township Cle | rk |
| | A ation by | u the Daoud of County Cour | | |
| | Action by | y the Board of County Com | missioners | |
| Application was | by actio | n of | County Board o | of Commissioners. |
| | | | | |
| | | | | ove this application. The taxable d accordingly. The taxes, if paid, |
| | | | | in full settlement of taxes for the |
| ix year | | | | 200 101 |
| | | | | |
| We reject this applica | ntion in whole or in part for | the following reason(s). Write | tten explanation of the ra | tionale for the decision must be |
| tached. | | 140 | | |
| | | | | |
| | | | | |
| ated | , | | | |
| | | | | |
| ounty Auditor | | | | Chairperson |
| I certify that the Board | | ertification of County Audi ok the action stated above and the | | the office of the County Treasurer |
| now the following facts as to | o the assessment and the payr | ment of taxes on the property de | scribed in this application. | The County Treasure |
| Year | Taxable Value | Tax | Date Paid (if paid) | Payment Made Under Written Protest? |
| | | | | yes/no |
| | | | | |
| further certify that the taxab | ole valuation and the taxes or | dered abated or refunded by the | Board of County Commiss | sioner are as follows: |
| Year | Reduction in | Taxable Valuation | Reduc | tion in Taxes |
| | | | | |
| | | | | |
| | | C | ounty Auditor | Date |
| | | | | |
| | 1 1 | 9 | | |
| | | sberne | 4 4 | - (a) |
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| | s men | V (| 12024 | . पीच ५ वर्ष |
| | . Laxe | 2552 | 7 6 | ourinees |
| | r Ab | 7 | | alver & |
| | Application For Abatement Or Refund Of Taxes | 3 | | (must be within flive basinees days of lifting date) |
| | tion Sefu | 6 | County Auditor's Fire No. Date Application Was Filed With The County Auditor Date County Auditor Mailed Application to Township Clerk or City Auditor | musi (musi |
| | lica Or F | <u> </u> | County Auditor's File No. Date Application Was Filed With The County Auditor Date County Auditor Mailee Application to Township Clerk or City Auditor | |
| | dq. | Name of Applicant | County Auditor's Fire Date Application Was With The County Auditor's Application to Townsh Clerk or City Auditor | |
| | | [Ap | Aug pplic ne Co numby from | |
| | 11 | 0 | 동 물론 유민들 | |

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.

THE HARD

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|---|---|
| State of North Dakota | Assessment District City of Fargo CASS CO ASSESSED |
| County of (ZiSS | Property I.D. No. 01-2323-02042-00010 2074 PMO1184 |
| Name Dawn M Osborne | Telephone No. 701-361-5330 |
| Address 3723 21 St St S Fargo | ND 58104 |
| Legal description of the property involved in this application: | |
| Praine Crossing, 12 rep | slat, lot6, prince 1 # 01-2323-02012-a |
| Total true and full value of the property described above for the year 2023 (| Total true and full value of the property described above for the year 2023 should be: |
| Land \$ 78,800 | Land \$ 78,800 |
| Improvements \$ 290 600 | Improvements \$ 352,600 |
| Total \$ 371,400 | Total \$ 331,400 |
| The difference of \$ 40,000 frue and full value bet | (c) |
| , | |
| Agricultural property true and full value exceeds its agriculture Residential or commercial property's true and full value exceeds | |
| 3. Error in property description, entering the description, or extend | · · · · · · · · · · · · · · · · · · · |
| 4. Nonexisting improvement assessed 5. Complainant or property is exempt from taxation. Attach a c | copy of Application for Property Tax Exemption. |
| 6. Duplicate assessment | |
| | od, tornado, or other natural disaster (see N.D.C.C. § 57-23-04(1)(g)) |
| | 98.1) or Disabled Veterans Credit (N.D.C.C. § 57-02-08.8). Attach a copy of |
| the application. | |
| 10. Other (explain) | |
| The following facts relate to the market value of the residential or cor | mmercial property described above. For agricultural property, go directly to |
| question #5. | |
| | rehase: 3004 |
| Terms: Cash Contract Trade | Other (explain) |
| Was there personal property involved in the purchase price? | /Vo Estimated value: \$ |
| Has the property been offered for sale on the open market? yes | V. If yes, how long? |
| Asking price: \$ Terms of sale: | |
| 3. The property was independently appraised: Yes/no Purpose | of appraisal: |
| 1 | Market value estimate: \$ |
| Appraisal was made by whom? I Shouldn't ka | we to pay for an appraisal to be Acated fairly |
| 4. The applicant's estimate of market value of the property involved | I |
| 5. The estimated agricultural productive value of this property is exc | sessive because of the following condition(s): |
| | |
| Applicant asks that Holjust value and | retund appropriate taxes for 2023. Tyr. Fied! No improvements made to home Comparables attached winotes. |
| 3490 increase cannot be just | FRA! No improvements made to nome |
| in the last 14 years. | Comparables offacted winotes, |
| By filing this application, I consent to an inspection of the above-descr appraisal of the property. I understand the official will give me reason | ibed property by an authorized assessment official for the purpose of making an able 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 provid matter, that this application is, to the best of my knowledge and belief, | les for a Class A misdemeanor for making a false statement in a governmental a true and confect application. |
| Circolina of Donners (if other than analysis) | Signature of Applicant |
| Signature of Preparer (if other than applicant) Date | Signature of Applicant Date |

Recommendation of the Governing Body of the City or Township

| decommendation of the gov | crning board of | | | |
|--------------------------------|---|---|--|---|
| | | erning board of this municipality | | |
| esolution recommending t | o the Board of County Comm | nissioners that the application be | | |
| | | | | |
| | | | | |
| Dated this | day of | | / Auditor or Township Cle | -rk |
| | | | , readiler of Township en | |
| | Action b | y the Board of County Com | missioners | |
| pplication wasAppro | by action | on of | County Board | of Commissioners. |
| Based upon an examin | nation of the facts and the pro | visions of North Dakota Century | Code § 57-23-04, we ann | rove this application. The taxab |
| | | to \$ | | |
| ill be refunded to the extent | of\$ | . The Board accepts \$ | | in full settlement of taxes for th |
| x year | | | | |
| acueu. | | | | |
| | | | - | |
| ted | | | | |
| ounty Auditor | | <u> </u> | | Chairperso |
| | | ertification of County Audit | | |
| | | ok the action stated above and the ment of taxes on the property des | | |
| Year | Taxable Value | Tax | Date Paid (if paid) | Payment Made Under Written Protest? |
| | Tivas (alas | | (pana, | yes/no |
| in ther certify that the tayak | ale voluntion and the tower or | dered abated or refunded by the l | Pourd of County Commis | sionar ara un fallanta |
| | | | | |
| Year | Reduction in | Taxable Valuation | Redu | ction in Taxes |
| | | | | |
| | | Cc | ounty Auditor | Date |
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| | t l | O | 7024 | of Rilog c |
| | emel es | 45.56 | 2 7 | we days o |
| | bate | 1 2 | 10/2 | re busine |
| | Application For Abatement Or Refund Of Taxes | lawn M Osberne 4556 | 7 7 | (filler be withfin live business chaps of filing class) |
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| | ilqq | Name of Applicant | County Augustor's Fire roy Date Application Was Fill With The County Auditor Date County Auditor Mai Application to Township Clerk or City Auditor | |
| | * |)f App | pplica he Col ounty ation to | |
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Parcel Information Report Parcel Number: 01-2323-02042-000

Appellant Information

General Information

Segment Id:

1

Owner 1:

OSBORNE, DAWN MICHELLE

Owner 2:

Property Address:

3723 21 ST S

Mailing Address:

3723 21 ST S FARGO, ND 58104-

Addition Name:

Prairie Crossing

Block:

12 REPLAT

Lot:

6

Additional Description:

Estimated Flood Stage Levels For River Flooding:

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

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

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

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

District Information

Cass School District:

1

Elem. School District:

-Centennial - E

Eagles

Property Valuation

Land

Improvements

Total

Current Appraised Value:

\$78,800.00

\$292,600.00

\$371,400.00

231.12/59#

Building Information

Year Built:

1995

No. of Apartment Units:

Total Building SqFt:

1266

Residential Story Height:

4 (Bi-Level)

Lot Size

Front Width:

81.00

Land Use:

R (Residential)

Back Width:

00.16

Property Type:

1 (Single Family)

Depth Side 1:

138.00

Depth Side 2:

Square Footage:

11217.28

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

Zone 1:

SR-2

Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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01/04/2024



Parcel Information Report Parcel Number: 01-2323-02052-000

General Information

Segment Id:

Owner 1:

GILMAN, DREW K & KYOMI

Owner 2:

Property Address:

3803 21 ST S

Mailing Address:

3803 21 ST S FARGO, ND 58104-

Addition Name:

Prairie Crossing

Block:

12 REPLAT

Lot:

7

Additional Description:

Estimated Flood Stage Levels For River Flooding:

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

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

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

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

District Information

Cass School District:

Elem. School District:

Contemnial Eagles

Property Valuation

Land

Improvements

Total

pext door, close to some floorplan

Current Appraised Value:

\$78,800.00

\$219,800.00

\$298,600.00

188.83/sq ft

Building Information

Year Built:

1995

No. of Apartment Units:

Total Building SqFt:

1164

Residential Story Height:

4 (Bi-Level)

Lot Size

Front Width:

81.29

Land Use:

R (Residential)

Back Width:

81.29

Property Type:

Depth Side 1:

138.00

1 (Single Family)

Depth Side 2:

138.00

Square Footage:

11217,36

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Zone 1:

SR-2

Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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01/04/2024



Parcel Information Report Parcel Number: 01-2323-01460-000

General Information

Segment Id:

1

Owner 1:

JACKSON, REGGIE D & JOAN E

Owner 2:

Property Address:

1910 37 AVE S

Mailing Address:

1910 37 AVE S FARGO, ND 58104-

Addition Name:

Prairie Crossing

Block:

10

Lot:

7

Additional Description:

Estimated Flood Stage Levels For River Flooding:

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

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

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

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

District Information

Cass School District:

1

Elem. School District:

Centennial Eagles

Property Valuation

Land

Improvements

Total

Current Appraised Value:

\$75,100.00

\$221,900.00

\$297,000.00

193.29/sgft

Building Information

Year Built:

1993

No. of Apartment Units:

Total Building SqFt:

1148

Residential Story Height:

4 (Bi-Level)

Lot Size

Front Width:

75.00

Land Use:

R (Residential)

Back Width:

. 4.00

Property Type:

1 (Single Family)

Depth Side 1:

141.00

Depth Side 2:

Square Footage:

10537.52

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p.1

Zone 1:

SR-2

Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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Parcel Information Report Parcel Number: 01-2323-01910-000

General Information

Segment Id:

1

Owner 1:

SIEH, GEORGE A & MAYATU M

Owner 2:

Property Address:

3806 21 ST S

Mailing Address:

3806 21 ST S FARGO, ND 58104-6852

Addition Name:

Prairie Crossing

Block:

11

Lot:

19

Additional Description:

Estimated Flood Stage Levels For River Flooding:

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

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

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

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

District Information

Cass School District:

1

Elem. School District:

Contennial Eagles

Property Valuation

Land

Improvements

Total

Current Appraised Value:

\$73,200.00

\$208,500.00

\$281,700.00

194.85/sgft

Building Information

Year Built:

1995

No. of Apartment Units:

Total Building SqFt:

1070

Residential Story Height:

4 (Bi-Level)

Lot Size

Front Width:

74.00

Land Use:

R (Residential)

Back Width:

4.00

Property Type:

1 (Single Family)

Depth Side 1:

138.00

Depth Side 2:

Square Footage:

10211,34

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| Zone | 1 | |
|--------------|-----|--|
| 40110 | - 1 | |

SR-2

Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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Parcel Information Report Parcel Number: 01-2323-02162-000

General Information

Segment Id:

1

Owner 1:

BULLINGER, DARIN G & DITTBERNER, JODI L

Owner 2:

Property Address:

3804 22 ST S

Mailing Address:

3804 22 ST S FARGO, ND 58104-

Addition Name:

Prairie Crossing

Block:

12 REPLAT

Lot:

18

Additional Description:

Estimated Flood Stage Levels For River Flooding:

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

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

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

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

District Information

Cass School District:

1

Elem. School District:

-Gentennial Eagles

Property Valuation

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Improvements

Total

Current Appraised Value:

\$78,800.00

\$220,400.00

\$299,200.00

191.98/50ft

Building Information

Year Built:

1996

No. of Apartment Units:

Total Building SqFt:

1148

Residential Story Height:

4 (Bi-Level)

Lot Size

Front Width:

81.29

Land Use:

R (Residential)

Back Width: 81,29

Property Type:

1 (Single Family)

Depth Side 1:

138.00

Depth Side 2:

138.00

Square Footage:

11217,28

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SR-2

Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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01/04/2024



Parcel Information Report Parcel Number: 01-2323-01970-000

General Information

Segment Id:

Owner 1:

LENO, ALAN L & MARESA ANNE

Owner 2:

Property Address:

3706 21 ST S

Mailing Address:

3706 21 ST S FARGO, ND 58104-

Addition Name:

Prairie Crossing

Block:

11

Lot:

25

Additional Description:

Estimated Flood Stage Levels For River Flooding:

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

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

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

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

District Information

Cass School District:

Elem. School District:

Gentennial Engles

Property Valuation

Land

Improvements

Total

Current Appraised Value:

\$73,200.00

\$227,600.00

\$300,800.00

Building Information

Year Built:

1995

No. of Apartment Units:

Total Building SqFt:

1164

Residential Story Height:

4 (Bi-Level) # 195153/Sgf/

ot Size

Front Width:

74.00

Land Use:

R (Residential)

Back Width:

Property Type:

1 (Single Family)

Depth Side 1:

01/04/2024

138.00

Depth Side 2:

Square Footage:

10211.47

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p.1

Zone 1: SR-2

Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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Parcel Information Report Parcel Number: 01-2323-01900-000

General Information

Segment Id:

Owner 1:

POPPE, ELRICK N

Owner 2:

Property Address:

3810 21 ST S

Mailing Address:

3810 21 ST S FARGO, ND 58104-

Addition Name:

Prairie Crossing

Block:

11

Lot:

18

Additional Description:

Estimated Flood Stage Levels For River Flooding:

Same Hoorplan, it is a with addition it is a larger house larger house finishes than nine, same finishes still improvements walked less than valued less than If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

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

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

District Information

Cass School District:

Elem. School District:

Contennial Eagles

Property Valuation

Land

Improvements

Total

Current Appraised Value:

\$73,200.00

\$268,600.00

\$341,800.00

197.21/sqft

Building Information

Year Built:

1994

No. of Apartment Units:

Total Building SqFt:

1362

Residential Story Height:

4 (Bi-Level)

Lot Size

Front Width:

74.00

Land Use:

R (Residential)

Back Width:

Property Type:

1 (Single Family)

Depth Side 1:

74.00 138.00

Depth Side 2:

138.00

Square Footage:

10211,40

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p.1 01/04/2024

Zone 1:

SR-2

Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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01/04/2024



Parcel Information Report Parcel Number: 01-2323-02172-000

General Information

Segment Id:

Owner 1:

STIENING, LOGAN J & BACHMANN, BROOKE L

Owner 2:

Property Address:

3724 22 ST S

Mailing Address:

3724 22 ST S FARGO, ND 58104-

Addition Name:

Prairie Crossing

Block:

12 REPLAT

Lot:

19

Additional Description:

Estimated Flood Stage Levels For River Flooding:

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

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

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

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

District Information

Cass School District:

Elem. School District:

Gentennial Eagles

Property Valuation

Land

Improvements

Total

Current Appraised Value:

\$78,800.00

\$223,400.00

\$302,200.00

200.90/5944

Building Information

Year Built:

1998

No. of Apartment Units:

Total Building SqFt:

1112

Residential Story Height:

4 (Bi-Level)

Lot Size

Front Width:

81.00

Land Use:

R (Residential)

Back Width:

Property Type:

1 (Single Family)

Depth Side 1: Depth Side 2:

138.00

Square Footage:

11217,27

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Zone 1:

SR-2

Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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01/04/2024



Parcel Information Report Parcel Number: 01-2323-02132-000

General Information

Segment Id:

Owner 1:

PAUL, SCOTT E & MELISSA A

Owner 2:

Property Address:

3816 22 ST S

Mailing Address:

3816 22 ST S FARGO, ND 58104-

Addition Name:

Prairie Crossing

Block:

12 REPLAT

Lot:

15

Additional Description:

Estimated Flood Stage Levels For River Flooding:

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

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

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

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

District Information

Cass School District:

Elem. School District:

Centennial Eagles

Property Valuation

Land

Improvements

Total

Current Appraised Value:

\$78,800.00

\$253,800.00

\$332,600.00

208.03/50SH

Building Information

Year Built:

1996

No. of Apartment Units:

Total Building SqFt:

1220

Residential Story Height:

4 (Bi-Level)

Lot Size

Front Width:

81.00

Land Use:

R (Residential)

Back Width:

Property Type:

1 (Single Family)

Depth Side 1:

Depth Side 2:

138.00

Square Footage:

11217.33

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SR-2

Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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Parcel Information Report Parcel Number: 01-2323-02022-000

General Information

Segment Id:

1

Owner 1:

ENGLISH, PATRICK T & IRENE F

Owner 2:

Property Address:

3715 21 ST S

Mailing Address:

3715 21 ST S FARGO, ND 58104-

Addition Name:

Prairie Crossing

Block:

12 REPLAT

Lot:

4

Additional Description:

Estimated Flood Stage Levels For River Flooding:

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

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

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

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

District Information

Cass School District:

1

Elem. School District:

Gentennial Eagles

Property Valuation

Land

Improvements

Total

Current Appraised Value:

\$78,800.00

\$259,500.00

\$338,300.00

209.61/sqf1

Building Information

Year Built:

1996

No. of Apartment Units:

Total Building SqFt:

1238

Residential Story Height:

4 (Bi-Level)

Lot Size

Front Width:

81.00

Land Use:

R (Residential)

Back Width:

01.00

Property Type:

1 (Single Family)

Depth Side 1:

138.00

Depth Side 2:

Square Footage:

11217.29

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| Zone 1: | SR-2 |
|---------|------|
| | |

Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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Parcel Information Report Parcel Number: 01-2323-02152-000

General Information

Segment Id:

Owner 1:

KREIN, MARK & OVERBECK, CRYSTAL

Owner 2:

Property Address:

3808 22 ST S

Mailing Address:

3808 22 ST S FARGO, ND 58104-

Addition Name:

Prairie Crossing

Block:

12 REPLAT

Lot:

17

Additional Description:

Estimated Flood Stage Levels For River Flooding:

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

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

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

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

District Information

Cass School District:

Elem. School District:

Gentennial Eagles

Property Valuation

Land

Improvements

Total

Current Appraised Value:

\$78,800.00

\$267,300.00

\$346,100.00

212.14/5gf/

Building Information

Year Built:

1996

No. of Apartment Units:

Total Building SqFt:

1260

Residential Story Height:

4 (Bi-Level)

Lot Size

Front Width:

81.00

Land Use:

R (Residential)

Back Width:

Property Type:

1 (Single Family)

Depth Side 1:

01/04/2024

138.00

Depth Side 2:

Square Footage:

11217,24

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SR-2

Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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Parcel Information Report Parcel Number: 01-2323-01020-000

General Information

Segment Id:

1

Owner 1:

CARRIER, THOMAS J & FLUTO, LUANN A

Owner 2:

Property Address:

2005 37 AVE S

Mailing Address:

2005 37 AVE S FARGO, ND 58104-

Addition Name:

Prairie Crossing

Block:

7

Lot:

8

Additional Description:

Estimated Flood Stage Levels For River Flooding:

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

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

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

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

District Information

Cass School District:

1

Elem. School District:

Centennial Eagles

Property Valuation

Land

Improvements

Total

Current Appraised Value:

\$76,500.00

\$265,700.00

\$342,200.00

Building Information

Year Built:

1995

No, of Apartment Units:

Total Building SqFt:

1246

Residential Story Height:

4 (Bi-Level

\$713,24/4St

Lot Size

Front Width:

80.00

Land Use:

R (Residential)

Back Width:

Property Type:

1 (Single Family)

Depth Side 1:

135.00

Depth Side 2:

Square Footage:

10800.02

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| Zone | 1: | SR-2 |
|------|----|------|
| | | |

Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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Parcel Information Report Parcel Number: 01-2323-02082-000

General Information

Segment Id:

Owner 1:

OPDAHL, KEVIN W & SHEILA A

Owner 2:

Property Address:

3815 21 ST S

Mailing Address:

3815 21 ST S FARGO, ND 58104-

Addition Name:

Prairie Crossing

Block:

12 REPLAT

Lot:

10

Additional Description:

Estimated Flood Stage Levels For River Flooding:

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

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

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

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

District Information

Cass School District:

Elem. School District:

Contemnal Eagles

Property Valuation

| _ | | |
|---|-----|--|
| | and | |

Improvements

Total

Current Appraised Value:

\$78,800.00

\$259,400.00

\$338,200.00

213.32/5gff

Building Information

Year Built:

1994

No. of Apartment Units:

Total Building SqFt:

1216

Residential Story Height:

4 (Bi-Level

Lot Size

Front Width:

81.00

Land Use:

R (Residential)

Back Width:

Property Type:

1 (Single Family)

Depth Side 1:

138.00

Depth Side 2:

Square Footage:

11217.28

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p.1 01/04/2024

| Zone 1: | SR-2 |
|---------|------|
|---------|------|

Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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Parcel Information Report Parcel Number: 01-2323-02092-000

General Information

Segment Id:

Owner 1:

KORBEL, JENA

Owner 2:

Property Address:

3819 21 ST S

Mailing Address:

3819 21 ST S FARGO, ND 58104-

Addition Name:

Prairie Crossing

Block:

12 REPLAT

Lot:

11

Additional Description:

Estimated Flood Stage Levels For River Flooding:

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

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

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

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

District Information

Cass School District:

Elem. School District:

Contennial Eagles

Property Valuation

Land

Improvements

Total

Current Appraised Value:

\$78,800.00

\$257,600.00

\$336,400.00

213.59/gf

Building Information

Year Built:

1995

No. of Apartment Units:

Total Building SqFt:

1206

Residential Story Height:

4 (Bi-Level)

Lot Size

Front Width:

81.00

Land Use:

R (Residential)

Back Width:

Property Type:

1 (Single Family)

Depth Side 1:

138.00

Depth Side 2:

Square Footage:

11217.30

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Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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Parcel Information Report Parcel Number: 01-2323-01940-000

General Information

Segment Id:

Owner 1:

CANNING, CHARLES & CHRISTINE

Owner 2:

Property Address:

3718 21 ST S

Mailing Address:

3718 21 ST S FARGO, ND 58104-

Addition Name:

Prairie Crossing

Block:

11

Lot:

22

Additional Description:

Estimated Flood Stage Levels For River Flooding:

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

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

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

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

District Information

Cass School District:

Elem. School District:

Gentennial Eagles

Property Valuation

| _ | | _ |
|---|-----|---|
| ł | and | 1 |

Improvements

Total

Current Appraised Value:

\$73,200.00

\$263,400.00

\$336,600.00

\$213,79/syf1

Building Information

Year Built:

1995

No. of Apartment Units:

Total Building SqFt:

1232

Residential Story Height:

₋ot Size

Front Width:

74.00

Land Use:

R (Residential)

Back Width:

74.00

Property Type:

Depth Side 1:

1 (Single Family)

Depth Side 2:

138.00 138.00

Square Footage:

10211,35

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Zone 1:

SR-2

Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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Parcel Information Report Parcel Number: 01-2323-02142-000

General Information

Segment Id:

Owner 1:

QUAM, WILLIAM P & CHERI A

Owner 2:

Property Address:

3812 22 ST S

Mailing Address:

3812 22 ST S FARGO, ND 58104-

Addition Name:

Prairie Crossing

Block:

12 REPLAT

Lot:

16

Additional Description:

Estimated Flood Stage Levels For River Flooding:

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

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

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

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

District Information

Cass School District:

Elem. School District:

_Centennial Eagles

Property Valuation

Land

Improvements

Total

Current Appraised Value:

\$78,800.00

\$265,000.00

\$343,800.00

215.09/sgH

Building Information

Year Built:

1996

No. of Apartment Units:

Total Building SqFt:

1232

Residential Story Height:

ot Size

Front Width:

81.00

Land Use:

R (Residential)

Back Width:

Property Type:

1 (Single Family)

Depth Side 1:

138.00

Depth Side 2:

Square Footage:

11217.23

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p.1 01/04/2024

| 7000 | ۱. | |
|--------|----|--|
| Zone : | ۱. | |

SR-2

Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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Parcel Information Report Parcel Number: 01-2323-02062-000

General Information

Segment Id:

Owner 1:

ELLEFSON, MELVIN J & DALONNA R

Owner 2:

Property Address:

3807 21 ST S

Mailing Address:

3807 21 ST S FARGO, ND 58104-

Addition Name:

Prairie Crossing

Block:

12 REPLAT

Lot:

Additional Description:

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

Estimated Flood Stage Levels For River Flooding:

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

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

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

District Information

Cass School District:

Elem. School District:

Centennial Eagles

Property Valuation

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

Building Information

Year Built:

1995

No. of Apartment Units:

Total Building SqFt:

1227

Residential Story Height:

4 (Bi-Level)

1 230,64/sqfF

Lot Size

Front Width:

81.00

Land Use:

R (Residential)

Back Width:

Property Type:

1 (Single Family)

Depth Side 1:

138.00

Depth Side 2:

Square Footage:

11217.32

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01/04/2024 p,1

| 70 | na | 1 | |
|----|-----|-----|--|
| ~0 | 100 | - 1 | |

SR-2

Zone 2:

Conditional Use Permit:

Planned Unit Devel #:

Planned Unit Devel Date:

Conditional Overlay Number:

Conditional Overlay Date:

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Prepared by local realtor 1-4-24

I'm looking up the properties in your neighborhood.

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

Single family homes-bi-levels and split levels only

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

- 32 properties have closed of those homes:
- 11 properties closed between \$510,000 & \$372,000- they were larger finished SF and larger lots than your home
- 11 properties closed between \$350,000 & \$300,000
- 9 properties closed between \$299,000 & \$250,000
- 1 property closed at \$159,000

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

Provided by City Assessor

NAME: asRpt60100

DATE: 12/11/2023 3:04 PM

ENTITY: City of Fargo

USER: TLAsh

Ryland

Comparable Parcels From Sales Database

Not Comparable Wations

Morlock Construction

Not comparable.

'Seenotes

lattached

en parcel report 2023

Ryland

| | | * | Cen | ternial Sc Comp 2 | froot | | |
|----------------------|---------------------|-------------------|-------|----------------------|--------|-------------------|-------------|
| | Subject | Comp 1 | 470 | Comp 2 | | Comp 3 | |
| Property Address: | 3723 21 ST S | 2924 37 AVE S | | 2301 35 AVE | S | 3807 21 ST S | |
| Parcel Number: | 01-2323-02042-000 | 01-2922-00450-000 | | 01-2830-01460-000 | | 01-2323-02062-000 | |
| Sale Price: | | 392,300 | | 354,000 | | 365,500 | |
| Property Type: | Single Family | Single Family | | Single Family | | Single Family | |
| Story Height: | Bi-Level | Bi-Level | | Bi-Level | | Bi-Level | |
| Homo Area: | Good Low | Good Low | | Good Low | | Good Low | |
| Year Built: | 1995 | 1993 | | 1989 | 17,700 | 1995 | |
| Grade: | Good | Good | | Good | | Good | |
| Total Area: | 1266 | 1262 | | 1232 | | 1227 | |
| Condition: | Average | Average | | Average | | Average | |
| Basement Area: | Full | Full | | Full | | Full | |
| # Stalls: | Three (or Two w/ | Three (or Two w/ | | Two | 2,000 | Three (or Two w/ | |
| # Baths: | 3 or 31/2 | 3 or 31/2 | | 1 3/4 or 2 | 2,500 | 3 or 31/2 | |
| Basement Finish: | Full | Full | | Full | | Full | |
| _and Value: | 78,800 | 72,000 | 6,800 | 72,000 | 6,800 | 78,800 | |
| # Fireplaces: | Fireplace | Fireplace | | Fireplace | | Fireplace | |
| Air Conditioning: | Central | Central | | Central | | Central | |
| Built Ins: | Average | Average | | Average | | Average | |
| Deck: | Combination | Deck | 3,000 | Combination | 1,000 | Deck | |
| Extras: | None | None | | None | | Shed | |
| Sale Date: | • | 07/27/2023 | 6,500 | 12/09/2022 | 12,900 | 01/04/2022 | 46,900 |
| Recap | | | | | | | |
| Sale Price: | | 392,300 | | 354,000 | | 365,500 | |
| Net Sum of Adj: | • | 16,300 | | 42,900 | | 46,900 | |
| Adjusted Sale Price: | | 408,600 | | 396,900 | | 412,400 | |
| Absolute Sum of Adj: | | , 16,300 | | 42,900 | | 46,900 | |
| Number of Adj: | | 3 | | 6 | | 1 | |
| Pct of Adj: | | 4% | | 12% | | 13% | |
| Weight Factor: | | 60.90 | | 20.30 | | 18,80 | |
| Price Per Sq Ft: | <u> </u> | 311 | | 287 | | 298 | |
| Current Value | 371,400 293 / Sq Ft | i e | | | | (- | e e nj |

Indicated Market Value as of 12/11/2023 is 406.900 - 321 / Sq Ft

Land

78,800

Improvement

328,100

Total

406,900

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

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2023 Market Support Same as #3 on

Comparable Parcels From Sales Database Previous page.

NAME: asRpt60100

ENTITY: City of Fargo USER: TLAsh

12/11/2023 2:58 PM

Ryland

DATE:

mode prior to Sal J&L Construction

| | \mathcal{J} | | | | Comp 2 3807 21 ST S | | ₩ | | |
|----------------------|---------------------------------------|-----------------|-------------------|-------|------------------------|--------|-------------------|---|--|
| | Subject | | Comp 1 | | | | Comp 3 | | |
| Property Address: | 3723 21 ST S | | 2924 37 AVE S | | | | 3724 22 ST S | | |
| Parcel Number: | 01-2323-0204 | 2-000 | 01-2922-00450-000 | | 01-2323-02062-000 | | 01-2323-02172-000 | | |
| Sale Price: | | | 392,300 | | 365,500 | | 356,100 | | |
| Property Type: | Single F | amily | Single Family | | Single Family | | Single Family | | |
| Story Height: | Bi- | Level | Bi-Level | | Bi-Level | | Bi-Level | | |
| Homo Area: | Good | d Low | Good Low | | Good Low | | Good Low | | |
| Year Built: | | 1995 | 1993 | | 1995 | | 1998 | | |
| Grade: | Good | | Good | | Good | | Average | 71,200 | |
| Total Area: | 1266 | | 1262 | | 1227 | | 1112 | 5,000 | |
| Condition: | Av | erage | Average | | Average . | | Average | | |
| Basement Area: | | Full | Fuli | | Full | | Full | | |
| # Stalls: | Three (or Tv | vo w/ | Three (or Two w/ | | Three (or Two w/ | | Three (or Two w/ | - | |
| # Baths: | 3 | or 3½ | 3 or 31/2 | | 3 or 3½ | | 3 or 3½ | | |
| Basement Finish: | | Full | Full | | Full | | Full | | |
| Land Value: | 7 | 8,800 | 72,000 | 6,800 | 78,800 | | 78,800 | | |
| # Fireplaces: | Fire | place | Fireplace | | Fireplace | | Fireplace | | |
| Air Conditioning: | C | entral | Central | | Central | | Central | | |
| Built Ins: | Av | erage | Average | | Average | | Average | | |
| Deck: | Combin | nation | Deck | 3,000 | Deck | | Combination | 1,000 | |
| Extras: | | None | None | | Shed | | None | | |
| Sale Date: | | .* | 07/27/2023 | 6,500 | 01/04/2022 | 46,900 | 10/27/2023 | 2,300 | |
| Recap | | | | - | - | | | | |
| Sale Price: | | | 392,300 | | 365,500 | | 356,100 | | |
| Net Sum of Adj: | | • | 16,300 | | 46,900 | | 79,500 | | |
| Adjusted Sale Price: | | | 408,600 | | 412,400 | | 435,600 | | |
| Absolute Sum of Adj: | | | 16,300 | | 46,900 | | 79,500 | | |
| Number of Adj: | | | 3 | | 1 | | 4 | | |
| Pct of Adj: | | | 4% | | 13% | | 22% | | |
| Weight Factor: | | | 67.10 | | 20.70 | | 12.20 | | |
| Price Per Sq Ft: | · · · · · · · · · · · · · · · · · · · | | 311 | | 298 | | 320 | | |
| Current Value | 371,400 | 293 / Sq Ft | | | | | 1 | | |
| Indicated Market \ | /alue as of 12/11/ | 2023 is 412,700 | - 325 / Sq Ft | | | | not | factures parcel eport eport parac p, 200 | |
| Land | 78,800 | | | | | | See | parce | |
| Improvement | 333,900 | | | | | | , | eport | |
| Total | 412,700 | | | | | | | -fattac | |
| | -, | | | | | | 620 | 2,300 | |

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