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)
	-	75	7 57	P CE SESSE
	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.

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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				
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			-	
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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		73	3, 5	haft)
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	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	
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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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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.



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

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	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
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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: 01-2323-02092-000

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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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: 01-2323-02142-000

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

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~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

	. .	
-		

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	

····