

Staff Report for 2026 State Board of Equalization

File No.: 2026 – BARNES – EGGERMONT

Prepared By: Property Tax Division

County or City: BARNES COUNTY

Appellant: KEVIN EGGERMONT

Type of Appeal: RESIDENTIAL VALUE

Appeal Issue: Mr. Kevin Eggermont is appealing the property value of \$704,400 on parcel 17-2410103, located at 3319 114th Ave SE Valley City, ND.

Analysis:

Summary of Findings:

Proposal for Board Review:



Brian Kroshus, Tax Commissioner

600 E. Boulevard Ave., Dept. 127
Bismarck, ND 58505-0599

taxinfo@nd.gov

701-328-7088

www.tax.nd.gov

Appellant Information – State Board of Equalization

County or City: Enter County or City Name
Appellant: Enter Appellant Name
Type of Appeal: Choose One

Please complete this form in its entirety. The information provided will be taken into consideration when investigating and reaching a conclusion regarding the appeal presented. To provide ample time for investigation, all information to support the appeal (property information, pictures, income information, etc.) must be received by August 1, 2026, and is subject to open records. Please provide one questionnaire per property.

Please email or mail any supporting documentation to:

propertytax@nd.gov

or

The Office of State Tax Commissioner, Attn: Property Tax, Dept. 127
600 E Boulevard Ave., Bismarck, ND 58505-0599

Information for Property Referenced in Appeal:

Address: 3319 114th Ave SE Valley City N.D 58072
Township Name: Hobart
County: Barnes
Parcel ID: 17-2410103
Legal Description: Sect 24 Twp 140 Range 59 Lot- Block O
650' x 500' of NE 1/4 7.46 Acres

Appellant Contact Information:

Appellant Name: Kevin Eggermont, Eggermont Family revocable living trust
Address: 3319 114th Ave SE Valley City N.D 58072
Phone Number: 701-388-1439
Email Address: KEggermont@hotmail.com

Answer the questions below that apply to the appeal:

Are you the owner of the property of this appeal? ☒ Yes ☐ No

Did you receive a notice of increase letter from the city/township? (choose all that apply)

☒ Prior to ☐ After Township/City Equalization Meeting
☒ Prior to ☐ After County Equalization Meeting
☐ No Notification Received

At which meeting(s) did you appeal your assessment? (choose all that apply)

☒ Township/City ☒ County ☐ N/A

****Please note NDCC § 57-13-04.3(a)(1)(2) requires appellants to appeal to the State Board of Equalization must have applied to both local and county boards.***

Has a recent appraisal been completed on the property?

☐ Yes (if yes, please attach) ☒ No

What grounds is your appeal based upon? Please check all that apply and provide supporting documentation for each selection.

- ☐ Factual error, that is, a data collection or clerical error.
- ☐ Equity and uniformity claim of discriminatory level of assessment.
- ☒ Belief that the valuation is inaccurate.
- ☐ Exemption, classification, or assessment limitation.

Please attach or email (propertytax@nd.gov) the following:

1. A detailed explanation of your appeal
2. Evidence to validate the assessment appealed

Appeal Process:

- 1.) Appellant notifies the Property Tax Division of intent to appeal.
- 2.) Submit this form and all applicable documentation to propertytax@nd.gov by the date specified above.
- 3.) The State Board of Equalization meets on the second Tuesday in August to examine and compare the returns of the assessment of taxable property as submitted by North Dakota counties. This is locally assessed property. The board equalizes the property so that all assessments of similar taxable property are uniform and equal throughout the state. During this meeting, tax directors or other representatives from a county will speak, along with city representatives, and individual taxpayers.
- 4.) After the State Board meeting, your case will be assigned, and staff will reach out to schedule an onsite review of the property (when deemed applicable). While an interior inspection of the property is not required, interior reviews may affect the consideration of value. If denied an interior review, we will assess from the exterior only. Staff will not be allowed to enter the property without the owner or a representative present.
- 5.) Generally, by the first Thursday of October, the property tax division staff will present their findings to the State Board of Equalization with a recommendation. The board deliberates and votes. You can attend this meeting; however, public comments are not accepted.

July 13, 2026

Property Assessment Appeal

Dear Members of the Board of Equalization,

I am writing to appeal the assessed value of my property because I do not believe it reflects its true fair market value. My goal is to have my property assessed fairly and consistently with actual market conditions.

To support my appeal, I collected information on recent property sales from local real estate sources. My research showed approximately 67 property sales, with the highest sale price being approximately \$480,000. In addition, I found a property in Hobart Township that sold in 2025 for \$235,500 (Parcel No. 17-4200950).

Based on these sales, I do not believe the local economy or housing market supports property values exceeding \$500,000, much less the current assessed value of \$744,400 assigned to my property. The available market data does not support an assessment at this level.

My home was built in 2014, and I have not made any significant improvements, additions, or remodeling projects since then. Despite this, the assessed value has increased every year and has never remained the same or decreased, even when market conditions did not appear to justify such increases.

I am requesting that my assessed value be reduced to \$651,400. This more accurately reflects the property's market value and what a buyer would reasonably be willing to pay in the current Valley City area market.

I have also enclosed information showing annual percentage increases in assessed values. One concern I have raised with the Equalization Department was why my property's assessed value increased by approximately 12%, while a neighboring property built in 2017, with a home similar in size and approximately 12 acres of land, increased by only 6%. I have not received an explanation for this discrepancy. Also, in Hobart Township, the last three years, agricultural land has decreased in assessed value, even as land sales have been elevated and are selling at all-time highs.

I respectfully request that the Board review the evidence provided, including comparable sales data and assessment comparisons, and adjust my property's assessed value to

reflect its true fair market value. Fair and equitable assessments are important to all property owners, and I believe my current assessment exceeds what the market supports.

Thank you for your time and consideration of this appeal.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin Eggermont". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Kevin Eggermont

3319 114th Ave SE, Valley City, ND 58072

Parcel number: 17-2410103

701-388-1439

2026 Hobart Residential / Commercial					
Name	Parcel Number	2025	2026		
		Total	Total		
William Pritchert	17-0110105	\$ 409,000	\$ 423,100	3.4	
Valerie F Hubbard	17-0440410	\$ 344,300	\$ 361,700	5.1	
Donald Vig	17-0810100	\$ 224,300	\$ 234,600	4.6	
Beatrice & Daniel Faust	17-0920200	\$ 102,300	\$ 113,200	10.7	
James Zubrod	17-1010105	\$ 398,700	\$ 416,500	4.5	
Roxann Myhra	17-1010110	\$ 219,300	\$ 230,500	5.1	
Mark & Tonya Schlotman	17-1240410	\$ 223,100	\$ 234,800	5.2	
Douglas & Ann Kelly	17-1320210	\$ 182,900	\$ 195,000	6.6	
Ellen, Brian & Alan Kiefert	17-1540410	\$ 81,600	\$ 91,400	12.01	
Donald & Kathleen Schlotman	17-1640400	\$ 349,700	\$ 370,300	5.9	
Daniel Donnelly	17-2030315	\$ 459,000	\$ 482,300	5.1	
Aaron & Tara Bulow	17-2110120	\$ 297,800	\$ 309,900	4.1	
Jody Jacobson	17-2210120	\$ 254,000	\$ 265,700	4.6	
Borg Living Trust	17-2210130	\$ 225,300	\$ 229,400	1.8	
Dale & Kathryn Trosen	17-2320200	\$ 74,800	\$ 83,700	11.9	
Everett Walker	17-2320280	\$ 46,000	\$ 62,100	35.0	
Timothy & Trisha Eggert	17-2410101	\$ 315,000	\$ 328,600	4.3	
Eggermont Rev. Living Trust	17-2410103	\$ 665,000	\$ 744,400	11.9	
Shanon Bredeson	17-2420205	\$ 153,700	\$ 166,200	8.1	
Melvin & Judy Karch	17-2440410	\$ 155,300	\$ 163,800	5.5	
Glen & Judy Torgerson	17-2440420	\$ 292,600	\$ 303,200	3.6	
Josh & Tristan Johnson	17-2440450	\$ 625,400	\$ 662,500	5.9	
Ethan & Kayla Nolte	17-2520210	\$ 150,400	\$ 162,800	8.2	
Jordan Lunn	17-2530305	\$ 334,700	\$ 356,200	6.4	
Karla & Shawn Ranisate	17-2610110	\$ 154,900	\$ 160,200	3.4	
Keith & Wanda Kirsch	17-2610130	\$ 309,200	\$ 319,800	3.4	
Stefanie Quernemoen	17-2710110	\$ 88,200	\$ 97,500	10.5	
Amiah & Braeden Olason	17-3010110	\$ 216,200	\$ 225,600	4.3	
Wayne Brock	17-3020210	\$ 66,000	\$ 75,400	14.2	
Dennis & Samantha Norby	17-3040400	\$ 250,400	\$ 265,000	5.8	
Kimberly Bredeson	17-3040420	\$ 110,400	\$ 122,000	10.5	
Gloria & Terry Swart	17-3220210	\$ 296,300	\$ 310,700	4.9	
Craig & Stephanie O'Halloran	17-3230310	\$ 176,600	\$ 186,800	5.8	
Chey & Natalie Spitzer	17-3310110	\$ 474,700	\$ 518,600	9.2	
Mark & Kimberly Undem	17-3420220	\$ 183,800	\$ 195,100	6.1	
Tony & Marlis Russell	17-3420250	\$ 229,200	\$ 242,200	5.7	
Richard & Bernedette Nelson	17-3610110	\$ 244,600	\$ 257,000	5.1	\$ 9,967,800
Zachary & Jill Rischmiller	17-4100100	\$ 252,200	\$ 266,900	5.8	
Gary & Teri Crooks	17-4100200	\$ 114,500	\$ 198,200	73.1	
Richard L Anderson	17-4100300	\$ 190,200	\$ 200,200	5.3	
Kaneia & Royce Kinney	17-4100325	\$ 372,000	\$ 382,300	2.8	
Gary & Teri Crooks	17-4100350	\$ 214,800	\$ 225,500	5.0	
Keith & Susan Colville	17-4100400	\$ 336,600	\$ 351,400	4.4	\$ 1,624,500
Diane & Mark Nolte	17-4200100	\$ 169,200	\$ 180,400	6.6	
Todd & Christine Anderson	17-4200500	\$ 238,800	\$ 250,500	4.9	
Dallas Kamstra	17-4200900	\$ 241,700	\$ 254,200	5.2	
Brett & Alissa Elstad	17-4200950	\$ 235,500	\$ 248,300	5.4	\$ 933,400
David Brown	17-4250010	\$ 262,100	\$ 277,600	5.9	\$ 277,600
Bernard & Edna Elsner	17-4300325	\$ 182,600	\$ 190,400	4.3	\$ 190,400
Justin & Brianne Foell	17-4350210	\$ 257,300	\$ 272,400	5.9	
Cheryl Ann Foell	17-4350220	\$ 238,600	\$ 246,000	3.1	\$ 518,400
Robert M Nelson	17-4400070	\$ 173,900	\$ 182,500	4.9	\$ 182,500
		\$ 12,864,700	\$ 13,694,600	6.5	\$ 13,694,600
2026 Hobart Commercial					

2017 -

Admission

		Price / Status / MLS #	Area	Sub Area	Sub Type	Beds	Total Baths	Total Finished SqFt	DOM	Listing Member	Year Built
1		\$245,000 488 2nd Avenue NE 5 Valley City, ND 58072 Closed / 4018670	Valley City	Valley City	CN	2	2	1,499		Ross W Powell RE/MAX Now - VC	1987
2		\$140,000 250 4th Street NE 10 Valley City, ND 58072 Closed / 4019425	Valley City	Valley City	CN	2	2	1,091		Loni Trapp 701-840-0038 loni@ivyrealestategroup.com http://ivyrealestategroup.com Ivy Real Estate Group	1987
3		\$170,000 477 3rd Avenue NE Valley City, ND 58072 Closed / 4020183	Valley City	Valley City	DP	7	2	2,520		Loni Trapp 701-840-0038 loni@ivyrealestategroup.com http://ivyrealestategroup.com Ivy Real Estate Group	1900
4		\$225,000 119 7th Street NE Valley City, ND 58072 Closed / 4017419	Valley City	Valley City	QP	7	4	2,544		Ross W Powell RE/MAX Now - VC	1958
5		\$150,000 516 Central Avenue N Valley City, ND 58072 Closed / 4018809	Valley City	Valley City	SF	0	2	2,971		Alison M Kasowski 701-840-5460 alison@ivyrealestategroup.com http://ivyrealestategroup.com Ivy Real Estate Group	1881
6		\$60,000 504 5th Avenue NE Valley City, ND 58072 Closed / 4021119	Valley City	Valley City	SF	2	1	848		Ross W Powell 701-490-1687 ross@myrealtyxperts.com Realty Xperts	1902
7		\$159,000 353 3rd Street NE Valley City, ND 58072 Closed / 4019427	Valley City	Valley City	SF	2	2	1,802		Kristi R Schweitzer 701-490-2332 kristi@ivyrealestategroup.com http://www.ivyrealestategroup.com Ivy Real Estate Group	1971
8		\$146,000 625 8th Avenue NE Valley City, ND 58072 Closed / 4019938	Valley City	Valley City	SF	2	2	980		James Jensen 701-730-0104 james@nowrealtynnd.com http://www.findrealtynow.com RE/MAX Now - VC	1940
9		\$169,000 551 6th Street NE Valley City, ND 58072 Closed / 4022989	Valley City	Valley City	SF	2	2	2,312		Alison M Kasowski 701-840-5460 alison@ivyrealestategroup.com http://ivyrealestategroup.com Ivy Real Estate Group	1954
10		\$123,000 341 5th Avenue NE Valley City, ND 58072 Closed / 4020656	Valley City	Valley City	SF	2	3	1,240		James Jensen 701-730-0104 james@nowrealtynnd.com http://www.findrealtynow.com RE/MAX Now - VC	1895

	#		Area	Type	Baths	Finished	SqFt		Built	
11		\$126,000 309 5th Avenue NE Valley City, ND 58072 Closed / 4022468	Valley City	Valley City NE	SF	2	3	1,020	Ross W Powell 701-490-1687 ross@myrealtyxperts.com Realty Xperts	1940
12		\$173,040 223 6th Street NE Valley City, ND 58072 Closed / 4019747	Valley City	Valley City NE	SF	3	1	1,344	James Jensen 701-730-0104 james@nowrealtynd.com http://www.findrealtynow.com RE/MAX Now - VC	1920
13		\$244,000 1430 Central Avenue N Valley City, ND 58072 Closed / 4019880	Valley City	Valley City NE	SF	3	1	2,000	Kristi R Schweitzer 701-490-2332 kristi@ivyrealestategroup.com http://www.ivyrealestategroup.com Ivy Real Estate Group	1964
14		\$310,000 1136 6th Avenue NE Valley City, ND 58072 Closed / 4023269	Valley City	Valley City NE	SF	3	3	2,423	Loni Trapp 701-840-0038 loni@ivyrealestategroup.com http://ivyrealestategroup.com Ivy Real Estate Group	1971
15		\$257,400 321 15th Street NE Valley City, ND 58072 Closed / 4023792	Valley City	Valley City NE	SF	3	3	2,832	Ross W Powell 701-490-1687 ross@myrealtyxperts.com Realty Xperts	1976
	Status Change									
16		\$275,000 1390 Central Avenue N Valley City, ND 58072 Closed / 4020605	Valley City	Valley City NE	SF	4	2	1,983	Loni Trapp 701-840-0038 loni@ivyrealestategroup.com http://ivyrealestategroup.com Ivy Real Estate Group	1960
17		\$360,000 252 14th Street NE Valley City, ND 58072 Closed / 4019537	Valley City	Valley City NE	SF	4	3	2,300	Alison M Kasowski 701-840-5460 alison@ivyrealestategroup.com http://ivyrealestategroup.com Ivy Real Estate Group	1973
18		\$323,500 1348 6th Avenue NE Valley City, ND 58072 Closed / 4019746	Valley City	Valley City NE	SF	4	3	2,784	Alison M Kasowski 701-840-5460 alison@ivyrealestategroup.com http://ivyrealestategroup.com Ivy Real Estate Group	1960
19		\$480,000 927 10th Street NE Valley City, ND 58072 Closed / 4019512	Valley City	Valley City NE	SF	4	5	4,520	James Jensen 701-730-0104 james@nowrealtynd.com http://www.findrealtynow.com RE/MAX Now - VC	1976
20		\$112,000 605 Central Avenue N Valley City, ND 58072 Closed / 4016791	Valley City	Valley City NW	MF	6	2	2,658	Loni Trapp 701-840-0038 loni@ivyrealestategroup.com http://ivyrealestategroup.com Ivy Real Estate Group	1881
21		\$329,000 425 6th Avenue NW Valley City, ND 58072 Closed / 4022444	Valley City	Valley City NW	MF	8	4	3,808	James Jensen 701-730-0104 james@nowrealtynd.com http://www.findrealtynow.com RE/MAX Now - VC	1968

	#		Area	Type	Baths	Finished SqFt		Built		
22		\$339,000 615 9th Street NW Valley City, ND 58072 Closed / 4021349	Valley City	Valley City NW	QP	8	6	4,904	James Jensen 701-730-0104 james@nowrealtynnd.com http://www.findrealtynow.com RE/MAX Now - VC	1975
23		\$39,000 235 8th Avenue NW Valley City, ND 58072 Closed / 4020930	Valley City	Valley City NW	SF	1	1	640	James Jensen 701-730-0104 james@nowrealtynnd.com http://www.findrealtynow.com RE/MAX Now - VC	1900
24		\$39,000 438 5th Avenue NW Valley City, ND 58072 Closed / 4023399	Valley City	Valley City NW	SF	1	3	522	Ross W Powell 701-490-1687 ross@myrealtxperts.com Realty Xperts	1900
25		\$164,000 337 8th Avenue NW Valley City, ND 58072 Closed / 4019236	Valley City	Valley City NW	SF	2	2	1,330	Ross W Powell RE/MAX Now - VC	1930
26		\$140,000 1027 2nd Avenue NW Valley City, ND 58072 Closed / 4019647	Valley City	Valley City NW	SF	2	2	1,828	Ross W Powell RE/MAX Now - VC	1958
27		\$149,000 445 3rd Street NW Valley City, ND 58072 Closed / 4021341	Valley City	Valley City NW	SF	2	2	1,942	James Jensen 701-730-0104 james@nowrealtynnd.com http://www.findrealtynow.com RE/MAX Now - VC	1953
28		\$167,000 1147 2nd Avenue NW Valley City, ND 58072 Closed / 4018769	Valley City	Valley City NW	SF	3	1	1,074	Tracie J Zaun 701-361-1699 tracie@ivyrealestategroup.com http://www.IvyRealEstateGroup.com Ivy Real Estate Group	1959
29		\$70,000 436 7th Avenue NW Valley City, ND 58072 Closed / 4019733	Valley City	Valley City NW	SF	3	1	870	Derek Brandenburg 701-354-2725 brandenburgderek@gmail.com http://bchomestoday.com eXp Realty Non MLS Member Non Member	1951
30		\$250,000 550 7th Street NW Valley City, ND 58072 Closed / 4020980	Valley City	Valley City NW	SF	3	2	2,559	Alison M Kasowski 701-840-5460 alison@ivyrealestategroup.com http://ivyrealestategroup.com Ivy Real Estate Group	1964
31		\$225,000 120 Secarse Drive Valley City, ND 58072 Closed / 4021219	Valley City	Valley City NW	SF	3	2	2,184	Ross W Powell 701-490-1687 ross@myrealtxperts.com Realty Xperts	1973
32		\$164,500 359 3rd Street NW Valley City, ND 58072 Closed / 4021949	Valley City	Valley City NW	SF	3	2	2,596	Ross W Powell 701-490-1687 ross@myrealtxperts.com Realty Xperts	1950

	#		Area	Type	Baths	Finished	SqFt		Built	
33		\$245,000 450 8th Street NW Valley City, ND 58072 Closed / 4022087	Valley City	Valley City NW	SF	3	2	2,500	Alison M Kasowski 701-840-5460 alison@ivyrealestategroup.com http://ivyrealestategroup.com Ivy Real Estate Group	1930
34		\$254,500 923 7th Avenue NW Valley City, ND 58072 Closed / 4022743	Valley City	Valley City NW	SF	3	2	2,004	James Jensen 701-730-0104 james@nowrealtynnd.com http://www.findrealtynow.com RE/MAX Now - VC	1976
35		\$280,000 915 2nd Avenue NW Valley City, ND 58072 Closed / 4019099	Valley City	Valley City NW	SF	4	2	2,993	Tracie J Zaun 701-361-1699 tracie@ivyrealestategroup.com http://www.IvyRealEstateGroup.com Ivy Real Estate Group	1955
36		\$163,760 465 4th Street NW Valley City, ND 58072 Closed / 4019829	Valley City	Valley City NW	SF	4	2	2,397	Ross W Powell RE/MAX Now - VC	1900
37		\$175,000 468 5th Street NW Valley City, ND 58072 Closed / 4020880	Valley City	Valley City NW	SF	4	2	1,678	Ross W Powell 701-490-1687 ross@myrealtxperts.com Realty Xperts	1920
38		\$255,000 1026 7th Avenue NW Valley City, ND 58072 Closed / 4020897	Valley City	Valley City NW	SF	4	2	2,082	Loni Trapp 701-840-0038 loni@ivyrealestategroup.com http://ivyrealestategroup.com Ivy Real Estate Group	1976
39		\$240,000 923 4th Avenue NW Valley City, ND 58072 Closed / 4022399	Valley City	Valley City NW	SF	4	2	1,850	Loni Trapp 701-840-0038 loni@ivyrealestategroup.com http://ivyrealestategroup.com Ivy Real Estate Group	1959
40		\$115,000 723 4th Avenue NW Valley City, ND 58072 Closed / 4018241	Valley City	Valley City NW	SF	4	3	2,104	James Jensen 701-730-0104 james@nowrealtynnd.com http://www.findrealtynow.com RE/MAX Now - VC	1913
41		\$164,000 653 4th Avenue NW Valley City, ND 58072 Closed / 4021435	Valley City	Valley City NW	SF	4	3	1,900	James Jensen 701-730-0104 james@nowrealtynnd.com http://www.findrealtynow.com RE/MAX Now - VC	1920
42		\$235,000 506 3rd Street NW Valley City, ND 58072 Closed / 4016008	Valley City	Valley City NW	SF	4	3	2,225	Ross W Powell RE/MAX Now - VC	1906
43		\$244,900 615 Central Avenue N Valley City, ND 58072 Closed / 4023461	Valley City	Valley City NW	SF	5	5	2,208	James Jensen 701-730-0104 james@nowrealtynnd.com http://www.findrealtynow.com RE/MAX Now - VC	1893

	#		Area	Type	Baths	Finished SqFt		Built		
44		\$115,000 1115 2nd Street SE Valley City, ND 58072 Closed / 4019257	Valley City	Valley City SE	MF	4	3	1,564	James Jensen 701-730-0104 james@nowrealtynynd.com http://www.findrealtynynd.com RE/MAX Now - VC	1930
45		\$37,000 346 College Street SE Valley City, ND 58072 Closed / 4021160	Valley City	Valley City SE	SF	2	1	744	James Jensen 701-730-0104 james@nowrealtynynd.com http://www.findrealtynynd.com RE/MAX Now - VC	1900
46		\$174,000 383 6th Avenue SE Valley City, ND 58072 Closed / 4017192	Valley City	Valley City SE	SF	4	2	1,344	James Jensen 701-730-0104 james@nowrealtynynd.com http://www.findrealtynynd.com RE/MAX Now - VC	1900
47		\$160,000 237 Viking Drive Valley City, ND 58072 Closed / 4021790	Valley City	Valley City SE	SF	4	2	2,160	Alison M Kasowski 701-840-5460 alison@ivyrealestategroup.com http://ivyrealestategroup.com Ivy Real Estate Group	1920
48		\$280,000 589 6th Street SE Valley City, ND 58072 Closed / 4021905	Valley City	Valley City SE	SF	5	2	2,336	Alison M Kasowski 701-840-5460 alison@ivyrealestategroup.com http://ivyrealestategroup.com Ivy Real Estate Group	1978
49		\$397,500 847 12th Street SE Valley City, ND 58072 Closed / 4015810	Valley City	Valley City SE	TH	3	2	1,820	Loni Trapp 701-840-0038 loni@ivyrealestategroup.com http://ivyrealestategroup.com Ivy Real Estate Group	2024
50		\$399,900 901 12th Street SE Valley City, ND 58072 Closed / 4015813	Valley City	Valley City SE	TH	3	2	1,820	Loni Trapp 701-840-0038 loni@ivyrealestategroup.com http://ivyrealestategroup.com Ivy Real Estate Group	2024
51		\$163,900 639 8th Avenue SW Valley City, ND 58072 Closed / 4020928	Valley City	Valley City SW	DP	3	2	1,880	Alison M Kasowski 701-840-5460 alison@ivyrealestategroup.com http://ivyrealestategroup.com Ivy Real Estate Group	1962
52		\$65,000 1536 11th Street SW Valley City, ND 58072 Closed / 4020426	Valley City	Valley City SW	MH	3	2	1,568	Crystal Lytle 701-320-4442 crystal@c21morrison.com http://crystaljamestownhomes.com Century 21 Morrison Realty	1995
53		\$110,000 205 7th Avenue SW Valley City, ND 58072 Closed / 4022086	Valley City	Valley City SW	SF	2	1	616	Ross W Powell 701-490-1687 ross@myrealtyperts.com Realty Xperts	1940
54		\$136,000 474 6th Street SW Valley City, ND 58072 Closed / 4018472	Valley City	Valley City SW	SF	2	2	1,616	Loni Trapp 701-840-0038 loni@ivyrealestategroup.com http://ivyrealestategroup.com	1927

#		Area	Type	Baths	Finished	SqFt		Built		
							Ivy Real Estate Group			
55		\$259,000 901 Hanna Avenue Valley City, ND 58072 Closed / 4020539	Valley City	Valley City SW	SF	2	2	1,988	Nikki Lee Nielsen 701-840-5592 nikki@dakotaplainsrealty.com Dakota Plains Realty	1976
56		\$149,500 738 4th Street SW Valley City, ND 58072 Closed / 4019127	Valley City	Valley City SW	SF	3	2	1,163	Ross W Powell RE/MAX Now - VC	1920
57		\$80,000 724 4th Street SW Valley City, ND 58072 Closed / 4021094	Valley City	Valley City SW	SF	3	2	1,408	Loni Trapp 701-840-0038 loni@ivyrealestategroup.com http://ivyrealestategroup.com Ivy Real Estate Group	1930
58		\$205,000 1033 5th Street SW Valley City, ND 58072 Closed / 4022662	Valley City	Valley City SW	SF	3	2	2,168	Loni Trapp 701-840-0038 loni@ivyrealestategroup.com http://ivyrealestategroup.com Ivy Real Estate Group	1960
59		\$264,900 1410 10th Street SW Valley City, ND 58072 Closed / 4016656	Valley City	Valley City SW	SF	3	2	2,240	Alison M Kasowski 701-840-5460 alison@ivyrealestategroup.com http://ivyrealestategroup.com Ivy Real Estate Group	1961
60		\$165,000 435 5th Avenue SW Valley City, ND 58072 Closed / 4018518	Valley City	Valley City SW	SF	4	2	1,409	James Jensen 701-730-0104 james@nowrealtynnd.com http://www.findrealtynow.com RE/MAX Now - VC	1949
61		\$130,000 1007 6th Street SW Valley City, ND 58072 Closed / 4014466	Valley City	Valley City SW	SF	4	2	1,600	John Halverson 701-490-0001 john@nowrealtynnd.com http://findrealtynow.com RE/MAX Now - VC	1957
62		\$279,900 880 Riverview Drive Valley City, ND 58072 Closed / 4020925	Valley City	Valley City SW	SF	5	2	2,204	Ross W Powell 701-490-1687 ross@myrealtyxperts.com Realty Xperts	1971
63		\$283,000 955 12th Avenue SW Valley City, ND 58072 Closed / 4021807	Valley City	Valley City SW	SF	5	2	2,936	Ross W Powell 701-490-1687 ross@myrealtyxperts.com Realty Xperts	1971
64		\$274,000 3570 116w Avenue SE Valley City, ND 58072 Closed / 4011782	Valley City	Valley City SW	SF	5	2	2,044	Loni Trapp 701-840-0038 loni@ivyrealestategroup.com http://ivyrealestategroup.com Ivy Real Estate Group	1979
65		\$391,000 839 4th Street SW Valley City, ND 58072 Closed / 4018259	Valley City	Valley City SW	SF	5	4	2,820	Jeremy P Wiebe 701-490-1390 jeremy.wiebe@ivyrealestategroup.com http://www.ivyrealestategroup.com	2016

#		Area	Type	Baths	Finished	SqFt		Built		
							Ivy Real Estate Group			
66		\$127,500	Valley City Rural	Valley City Rural	MH	4	2	2,076	Loni Trapp 701-840-0038 loni@ivyrealestategroup.com http://ivyrealestategroup.com Ivy Real Estate Group	2002
		2255 117t Avenue SE Valley City, ND 58072 Closed / 4022304								
67		\$260,000	Valley City Rural	Valley City Rural	SF	5	3	2,760	Loni Trapp 701-840-0038 loni@ivyrealestategroup.com http://ivyrealestategroup.com Ivy Real Estate Group	1983
		3688 117th Avenue SE Valley City, ND 58072 Closed / 4021556								

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Parcel	Owner	Legal	Section	Ag Acres	AG LAND VALUATIONS		Per Acre
					2025	2026	
17-0110100	Richard Pritchert	NE1/4 LESS	1	150.75	\$ 63,600	\$ 61,800	\$ 408.95
17-0110110	Mark & Tonya Schlotman	PART NE1/4	1	3.49	\$ 1,000	\$ 400	\$ 113.61
17-0120200	Donald & Kathleen Schlotman	NW1/4 LESS	1	96.20	\$ 45,700	\$ 44,500	\$ 461.58
17-0120205	Palmer Paulson	30A OF NW1/4	1	30.00	\$ 5,700	\$ 5,500	\$ 182.33
17-0120210	Donald & Kathleen Schlotman	SW1/4NW1/4	1	40.00	\$ 7,700	\$ 7,400	\$ 184.00
17-0130300	Marlene Bartz	N1/2SW1/4	1	80.00	\$ 14,900	\$ 14,300	\$ 177.75
17-0130310	Marlene Bartz	S1/2SW1/4	1	80.00	\$ 58,000	\$ 57,400	\$ 716.50
17-0140400	Richard Pritchert	SE1/4&E OF NW1/4	1	41.81	\$ 26,000	\$ 25,400	\$ 606.51
17-0140410	Mark & Tonya Schlotman	SE1/4 S OF NW1/4	1	116.37	\$ 20,400	\$ 19,600	\$ 167.43
17-0210100	Donald & Kathleen Schlotman	NE1/4	2	173.59	\$ 144,300	\$ 141,200	\$ 812.41
17-0220200	Karen & Joel Erickson/Schlotman	SW1/2NW1/4	2	82.69	\$ 88,200	\$ 86,400	\$ 1,043.87
17-0220210	Donald & Kathleen Schlotman	E1/2NW1/4	2	79.22	\$ 75,400	\$ 77,400	\$ 976.03
17-0230300	Marlene Bartz	E1/2SW1/4	2	80.00	\$ 92,800	\$ 91,000	\$ 1,136.50
17-0230310	Karen & Joel Erickson/Schlotman	SW1/2SW1/4	2	80.00	\$ 84,500	\$ 82,800	\$ 1,034.00
17-0240400	Marlene Bartz	SE1/4	2	160.00	\$ 112,500	\$ 109,800	\$ 685.25
17-0310100	Roxann Myhra	NE1/4	3	171.21	\$ 174,300	\$ 170,800	\$ 996.61
17-0320200	Roxann Myhra	NW1/4	3	171.66	\$ 164,700	\$ 161,300	\$ 938.65
17-0330300	Roxann Myhra	SW1/4	3	160.00	\$ 166,500	\$ 163,100	\$ 1,018.38
17-0340400	Roxann Myhra	SE1/4 LESS	3	158.97	\$ 168,800	\$ 165,300	\$ 1,038.82
17-0410100	Dean & Anne Vig	NE1/4	4	170.31	\$ 190,900	\$ 187,000	\$ 1,097.00
17-0420200	Roxann Myhra	NW1/4	4	168.51	\$ 175,500	\$ 171,800	\$ 1,018.52
17-0430300	Roxann Myhra	SW1/4	4	160.00	\$ 168,500	\$ 165,000	\$ 1,030.25
17-0440400	John Triebold	SE1/4LESS	4	150.00	\$ 162,900	\$ 159,600	\$ 1,063.00
17-0510100	Karen Wendel	NE1/4	5	167.61	\$ 185,400	\$ 181,600	\$ 1,082.47
17-0520200	Skogen Farms LLP	NW1/4	5	167.89	\$ 166,200	\$ 162,900	\$ 969.28
17-0530300	Donald Vig	SW1/4	5	160.00	\$ 171,800	\$ 168,300	\$ 1,050.88
17-0540400	Karen Wendel	SE1/4	5	160.00	\$ 161,300	\$ 158,000	\$ 986.50
17-0610100	Donald Vig	NE1/4	6	168.36	\$ 165,400	\$ 162,100	\$ 961.82
17-0620200	Marlene Bartz	NW1/4	6	151.25	\$ 172,700	\$ 169,200	\$ 1,117.68
17-0630300	Marlene Bartz	SW1/4	6	63.14	\$ 72,500	\$ 71,000	\$ 1,123.49
17-0640400	Donald Vig	SE1/4	6	160.00	\$ 140,600	\$ 137,800	\$ 860.25
17-0710100	Donald Vig	N1/2NE1/4	7	80.00	\$ 87,500	\$ 85,700	\$ 1,070.25
17-0710110	Marlene Bartz	S1/2NE1/4	7	80.00	\$ 66,500	\$ 65,100	\$ 812.75
17-0720200	Donald Vig	NE1/4NW1/4	7	40.00	\$ 36,600	\$ 35,900	\$ 896.50
17-0720210	Victoria Lovell ETAL	W1/2NW1/4	7	61.48	\$ 44,400	\$ 45,700	\$ 742.33
17-0720220	Marlene Bartz	SE1/4NW1/4	7	40.00	\$ 46,100	\$ 45,200	\$ 1,129.00
17-0730300	Skogen Farms LLP	NE1/4SW1/4	7	103.19	\$ 103,200	\$ 101,100	\$ 978.75
17-0740400	Marlene Bartz	SE1/4	7	160.00	\$ 181,700	\$ 178,000	\$ 1,111.50
17-0810100	Donald Vig	NE1/4	8	158.00	\$ 146,200	\$ 143,100	\$ 904.70
17-0820200	VCSU Foundation	NW1/4	8	160.00	\$ 159,100	\$ 155,900	\$ 973.38
17-0830300	VCSU Foundation	SW1/4	8	160.00	\$ 164,900	\$ 161,600	\$ 1,009.00
17-0840400	Donald Vig	SE1/4	8	160.00	\$ 175,900	\$ 172,400	\$ 1,076.50
17-0910100	John & Susan Triebold	NE1/4	9	160.00	\$ 168,800	\$ 165,400	\$ 1,032.75

17-2620200	Norma Voldal	AUD LT 2 N	26	13.76	\$ 9,700	\$ 9,500	\$ 689.41
17-2620205	Caleb Sjostrom	AUD LT 1 N	26	1.09	\$ 500	\$ 400	\$ 365.97
17-2620210	Jason & Hilary Sjostrom	75A OF NW	26	73.91	\$ 68,600	\$ 67,200	\$ 908.21
17-2620220	John, Alan, & Roger Trie	73.35A OF	26	59.59	\$ 67,900	\$ 66,500	\$ 1,114.96
17-2630300	John, Alan, & Roger Trie	SW1/4	26	149.11	\$ 154,500	\$ 151,300	\$ 1,013.69
17-2640400	Kathy Anderson	SE1/4 LES A	26	87.49	\$ 72,500	\$ 71,000	\$ 810.52
17-2640420	John, Alan, & Roger Trie	AUD LT1 SE	26	17.30	\$ 19,100	\$ 18,800	\$ 1,085.71
17-2710100	Jason & Hilary Sjostrom	NE1/4LESS	27	140.71	\$ 130,900	\$ 128,200	\$ 910.09
17-2720200	Jason & Hilary Sjostrom	NW1/4	27	160.00	\$ 179,600	\$ 175,900	\$ 1,098.38
17-2730300	Skogen Farms LLP	SW1/4 LES	27	150.29	\$ 164,500	\$ 161,200	\$ 1,071.59
17-2740400	Skogen Farms LLP	SE1/4 LESS	27	104.74	\$ 111,600	\$ 109,400	\$ 1,043.49
17-2810100	Mark Thomsen	LOTS 1&2	28	80.50	\$ 72,200	\$ 70,700	\$ 877.26
17-2830300	Mark Thomsen	LOT 5 SW1	28	16.09	\$ 13,600	\$ 13,400	\$ 831.82
17-2840400	Mark Thomsen	E1/2SE1/4	28	141.46	\$ 144,200	\$ 141,200	\$ 997.16
17-2910100	Luther Skogen	NE1/4 LESS	29	148.41	\$ 156,500	\$ 153,400	\$ 1,032.62
17-2920200	Luther Skogen	NW1/4	29	154.55	\$ 172,900	\$ 169,400	\$ 1,095.09
17-2930300	Carol Skogen Meyers Fa	SW1/4	29	154.18	\$ 172,800	\$ 169,300	\$ 1,097.07
17-2940400	Carol Skogen Meyers Fa	SE1/4LESS	29	111.75	\$ 122,800	\$ 120,400	\$ 1,076.40
17-3010100	Skogen Farms LLP	NE1/4 LESS	30	155.00	\$ 149,500	\$ 146,500	\$ 944.16
17-3020200	Skogen Farms LLP	NW1/4LES	30	100.60	\$ 111,300	\$ 109,000	\$ 1,082.50
17-3020210	Wayne Brock	N 750' OF	30	38.00	\$ 36,800	\$ 36,000	\$ 946.37
17-3030300	Skogen Farms LLP	E1/2SW1/4	30	76.39	\$ 86,300	\$ 84,600	\$ 1,106.47
17-3030310	Skogen Farms LLP	W1/2 SW1	30	52.57	\$ 58,400	\$ 57,200	\$ 1,087.07
17-3040410	Skogen Farms LLP	SE1/4	30	113.34	\$ 108,100	\$ 105,900	\$ 933.36
17-3110100	Greg & Marcy Svenning	NE1/4NE1/	31	31.92	\$ 31,100	\$ 30,400	\$ 951.38
17-3110110	Greg & Marcy Svenning	NW1/4NE1	31	35.44	\$ 19,600	\$ 19,200	\$ 540.76
17-3110120	Greg & Marcy Svenning	S1/2NE1/4	31	80.00	\$ 26,000	\$ 25,300	\$ 315.25
17-3120200	Greg & Marcy Svenning	N1/2NW1/	31	63.56	\$ 60,600	\$ 59,300	\$ 931.98
17-3120220	Greg & Marcy Svenning	S1/2NW1/4	31	70.08	\$ 75,900	\$ 74,400	\$ 1,060.64
17-3130300	Raymond & Lillian Borg	E1/2SW1/4	31	80.00	\$ 74,300	\$ 72,700	\$ 907.75
17-3130310	Greg & Marcy Svenning	W1/2SW1/	31	60.31	\$ 50,000	\$ 48,900	\$ 809.81
17-3140400	Greg & Marcy Svenning	N1/2 SE1/4	31	80.00	\$ 60,600	\$ 59,300	\$ 740.25
17-3140410	Adam & Tara Svennings	S1/2 SE1/4	31	80.00	\$ 76,100	\$ 76,100	\$ 950.25
17-3210100	Greg & Marcy Svenning	NW1/4NE1	32	91.85	\$ 95,700	\$ 93,800	\$ 1,020.23
17-3220200	Greg & Marcy Svenning	NW1/4 LES	32	126.68	\$ 132,200	\$ 129,500	\$ 1,021.26
17-3220215	Greg & Marcy Svenning	AUD LT 2 O	32	5.69	\$ 1,100	\$ 1,100	\$ 192.32
17-3230300	Greg & Marcy Svenning	SW1/4 LES	32	120.00	\$ 65,000	\$ 63,300	\$ 526.50
17-3230310	Craig & Stephanie O'Ha	E1/2E1/2SV	32	38.00	\$ 20,800	\$ 20,300	\$ 533.21
17-3240400	Bruce & Kathy Anderson	SE1/4	32	104.20	\$ 74,300	\$ 69,500	\$ 665.99
17-3310100	Darin & Julia Anderson	NE1/4	33	136.76	\$ 155,700	\$ 152,500	\$ 1,114.09
17-3320200	Darin & Julia Anderson	NW1/4	33	113.17	\$ 93,100	\$ 95,300	\$ 841.10
17-3330300	Darin & Julia Anderson	SW1/4	33	154.40	\$ 141,000	\$ 138,100	\$ 893.43
17-3340400	Darin & Julia Anderson	SE1/4	33	160.00	\$ 171,300	\$ 167,800	\$ 1,047.75
17-3410100	Matthew & Casandra G	E1/2NE1/4	34	79.41	\$ 85,700	\$ 84,000	\$ 1,056.80
17-3410110	Mark & Kimberly Under	40.34A W1	34	40.34	\$ 23,100	\$ 22,500	\$ 556.76
17-3410120	Gast Land LLLP	34.02A W1	34	34.02	\$ 33,400	\$ 32,700	\$ 960.20
17-3420200	Mark & Kimberly Under	7.64A E1/2	34	7.64	\$ 6,800	\$ 6,600	\$ 862.87

17-3420210	Gast Land LLLP	67.05A E1/4	34	67.05	\$ 72,900	\$ 71,500	\$ 1,065.37
17-3420230	Bruce & Kathy Anderson	W1/2NW1/4	34	61.80	\$ 57,900	\$ 56,700	\$ 916.48
17-3430300	Kathy Anderson	SW1/4	34	160.00	\$ 185,900	\$ 182,100	\$ 1,137.13
17-3440400	Matthew & Casandra G	E1/2SE1/4	34	79.41	\$ 78,900	\$ 77,400	\$ 973.69
17-3440410	Kathy Anderson	W1/2SE1/4	34	80.00	\$ 92,600	\$ 90,800	\$ 1,134.00
17-3510100	Bruce & Kathy Anderson	NE1/4	35	156.88	\$ 151,700	\$ 148,500	\$ 945.58
17-3520200	Bruce & Kathy Anderson	NW1/4 LES	35	138.99	\$ 125,500	\$ 122,900	\$ 883.24
17-3520205	Bruce & Kathy Anderson	AUD LOT 1	35	1.66	\$ 700	\$ 600	\$ 360.45
17-3520210	Darin & Julia Anderson	AUD LOT 3	35	5.02	\$ 2,700	\$ 2,600	\$ 516.93
17-3520215	Bruce & Kathy Anderson	AUD LOT 4	35	17.24	\$ 6,500	\$ 6,200	\$ 358.63
17-3530300	Bruce & Kathy Anderson	SW1/4	35	157.09	\$ 162,800	\$ 159,500	\$ 1,014.34
17-3540400	Bruce & Kathy Anderson	SE1/4	35	156.85	\$ 171,200	\$ 167,700	\$ 1,068.17
17-3610100	Jack & Diane Bjerke	NE1/4 LESS	36	127.00	\$ 140,000	\$ 137,200	\$ 1,079.31
17-3620200	Joseph O'Brien Lmt'd Pa	NW1/4	36	157.04	\$ 135,700	\$ 140,700	\$ 894.95
17-3630300	Jack & Diane Bjerke	SW1/4	36	156.59	\$ 167,500	\$ 164,100	\$ 1,046.96
17-3640400	Joseph O'Brien Lmt'd Pa	SE1/4	36	160.00	\$ 131,200	\$ 128,400	\$ 801.50
17-4250010	David Brown	45.54A SE1/4	27	42.00	\$ 12,800	\$ 12,300	\$ 291.86
				20,153.67	\$ 19,494,700	\$ 19,116,400	\$ 947.53

Retail



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