



Brian Kroshus, Tax Commissioner

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

taxinfo@nd.gov

701-328-7088

www.tax.nd.gov

County Information – State Board of Equalization Appeal

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. 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:

Owner Name:	Amber Valley Property LLC
Address:	4854-5150 Amber Valley Pkwy S
Township Name (if applicable):	Fargo, ND 58104
Parcel ID:	01-6340-01000-000
Legal Description:	Amber Valley 4th Lot 1 Block 1

City/County Official Contact Information:

Name:	Michael Splonskowski	Matt Stanger
Address:	225 4th St N Fargo, ND 58102	211 9th St S Fargo, ND 58103
Phone Number:	701-241-1340	701-241-5616
Email Address:	msplonskowski@fargond.gov	stangerm@casscountynynd.gov

Answer the questions below that apply to the appeal:

Was the appellant sent a notice of increase letter from the city/township? (use drop-down for all that apply)

Township/City Equalization Meeting



Brian Kroshus, Tax Commissioner

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Bismarck, ND 58505-0599

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At which meeting(s) did the Appellant present the appeal? (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.*

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

1. All property record cards for the subject property (**This information should provide a calculated breakdown associated with the subject property.*)
2. Comparable property information and corresponding property record cards
3. Copies of the notice of increases with dates clearly noted
4. Any evidence to validate the assessment appealed
5. Minutes from all levels of equalization meetings as applicable

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.



CASS COUNTY BOARD OF COMMISSIONERS MINUTES
Monday, June 1, 2026--3:30 PM
Commission Room, Cass County Courthouse

A. MEETING OPENING

1. Call to Order

Chairman Tony Grindberg called the meeting to order at 3:30 PM.

2. Roll Call of Commissioners

Members were present as follows: Tony Grindberg, Jim Kapitan, Tim Flakoll, Joel Vettel, and Duane Breitling.

3. Pledge of Allegiance

Mr. Flakoll introduced today's Pledge of Allegiance leaders: Alyssa and Aubri Hodges. Alyssa is a multi-time grad from NDSU including 2021, 2023 and in May she was awarded her PhD in Pharmacy from NDSU. She didn't just attend NDSU she was totally immersed in the NDSU Community including various organizations such as Bison Ambassadors, Blue Key Honor Society and Phi Lambda Sigma and as Ambassador for the College of Health and Human Services.

Alyssa has an effervescent, and motivating demeanor with a strong passion and drive. She was a graduate research assistant with NDSU's Opioid and Naloxone Education Program (ONE). The program which started at the NDSU campus in 2018, proactively helps communities across the state to provide life-saving informational resources to pharmacists and patients about opioid misuse and accidental overdoses. In her three years with the ONE Program, she has authored papers published in peer-reviewed journals and has given presentations across the nation. Aubri Hodges (Age 8) Sometimes the people you look up to are only 4 feet 3 Inches tall. That is the case for me with Aubri. Aubri is a student at Shanley where she enjoys many activities including playing hockey.

Every year I host a group of student leaders at NDSU for breakfast at my house in north Fargo. Alyssa is in that distinguished group and I asked if she could bring her daughter Aubri for the 6:45 a.m. breakfast. I think Aubri was about 5 or less at the time. I told Alyssa that if she thought it would work, I would trust her. It worked out that Aubri sat next to NDSU First Lady Dr. Kathryn Cook. Aubri was amazing and proved to be the star of the breakfast.

When I see Auri out in public settings she shows maturity and emotional intelligence of a

property is valued higher than similar properties in the area.

An appeal was submitted by Bruce Holtan on behalf of Westrac Business Center for a property located at 3309 Fiechtner Drive South. Mr. Holtan said the three buildings have been for sale for over a year and are 50 years old. He said the lack of sale demonstrates the value is substantially lower than the current assessment. Mr. Stanger acknowledged a discrepancy in valuation figures appearing in meeting materials. He said that county staff and local assessing staff would continue working with the property owner to review supporting information and determine equitable valuation recommendations for the next meeting,

An appeal was submitted by Jaden Randall of Delta Property Tax on behalf of all the Circle K Stations in the City of Fargo and West Fargo. Mr. Randall said supporting materials had been uploaded separately to Mr. Stanger. He summarized that valuation analysis completed using cost and income approaches produced lower estimates than current assessments. He said that limited comparable sales information existed and that lease information from similar properties suggested values below current assessed amounts.

An appeal was submitted by Jennifer Carruth of Property Tax Resources on behalf of the Centennial Building located at 300 Northern Pacific Avenue North Unit C1. No one was present to discuss the appeal and supporting documentation was provided in the agenda packet.

An appeal was submitted by Reid Middaugh on behalf of Dakota Center for a property located at 51 Broadway North. No one was present to discuss the appeal, and no supporting documentation was provided.

An appeal was submitted by Shannon Roers for properties located at 350 45th Street South, 115 17th Street South, 1044 16th Street North, 1042 16th Street North, and 5948 Silverleaf Drive South. No one was present to discuss the appeals and no supporting documentation was provided.

An appeal was submitted by Jon Miskavage of ND Real Estate Ventures II LLC on behalf of Scheels Home and Hardware for a property located at 3202 13th Avenue South. Mr. Stanger said the property was reviewed and a recommendation of value will come at the next meeting.

An appeal was submitted by Clay Vincent of Alliance Tax Advisors for properties located at 4854 -5150 Amber Valley Parkway South, 5170 Amber Valley Parkway

South, and 4901 44th Street South. Mr. Vincent said when using the income approach, the value is much lower than the current value and recent sale prices.

An appeal was submitted by Elizabeth Hines of Jim Schwalls & Associates, Inc. for properties located at 2305 Great Northern Drive and 1602 45th Street North. No one was present to discuss the appeals and supporting documentation was provided.

An appeal was submitted by Valerie Fiske for a property located at 5894 58th Avenue South. Ms. Fiske said the property was sold in April and has the highest assessed value in the neighborhood. She said she supplied information on the sale, appraisal, and additional comparable information.

An appeal was submitted by Darren Neff for a property located at 6606 Selkirk Drive South. No one was present to discuss the appeals and no supporting documentation was provided.

An appeal was submitted by Joeph Berro for a property located at 5849 41st Street South. No one was present to discuss the appeals and supporting documentation was provided.

An appeal was submitted by Pamela Kinslow for a property located at 1316 7th Avenue South. No one was present to discuss the appeals and no supporting documentation was provided.

An appeal was submitted by Tanner Berg for a property located at 2921 12th Street South. No one was present to discuss the appeals and no supporting documentation was provided.

An appeal was submitted by Kelly Gress for a property located at 4355 58th Street South. Mr. Gress said he purchased the property in June 2025 for \$735,000 and the value at the time was \$598,400. He said the value was raised \$774,000 for this year, a 30% increase. He supplied documentation to support a lower value and did not attend the city equalization meeting.

An appeal was submitted by Igor Svidersky for a property located at 606 University Drive South. Mr. Svidersky said the home is a 120-year-old house and his property is the most expensive compared to the similar four on the same street. He said his home is the biggest, however his value jumped by 30% since last year. He said no remodel work has been done in years. He said he attended the City of Fargo

development. Commissioners emphasized the importance of balancing employee compensation with long-term financial sustainability. Mr. Wilson said the county's compensation discussions involved multiple factors, including COLA adjustments, step increases, salary surveys, and market comparisons.

Approve a 2.5% COLA for use in developing the 2027 Cass County Budget.

Moved by: Joel Vettel; seconded by: Tim Flakoll

Aye: Duane Breitling, Tony Grindberg, Joel Vettel, and Tim Flakoll

Nay: Jim Kapitan

Carried 4-1

6. [Approve Vouchers \(Flakoll\)](#)

Approve vouchers 356893 to 357212 for a total of \$1,195,519.41.

Moved by: Tim Flakoll; seconded by: Jim Kapitan

Aye: Duane Breitling, Jim Kapitan, Tony Grindberg, Joel Vettel, and Tim Flakoll

Carried 5-0

7. Committee Reports

D. PUBLIC COMMENT

[Public comment policy](#)

E. ADJOURNMENT

Adjourn the meeting at 5:19 PM.

Moved by: Duane Breitling; seconded by: Tim Flakoll

Aye: Duane Breitling, Jim Kapitan, Tony Grindberg, Joel Vettel, and Tim Flakoll

Carried 5-0



Sarah Heinle, Finance Director



Tony Grindberg, Chairman Cass
County Board of Commissioners



CASS COUNTY BOARD OF COMMISSIONERS MINUTES
Monday, June 15, 2026--3:30 PM
Commission Room, Cass County Courthouse

A. MEETING OPENING

1. Call to Order
Chairman Tony Grindberg called the meeting to order at 3:30 PM.
2. Roll Call of Commissioners
Members were present as follows: Tony Grindberg, Jim Kapitan, Tim Flakoll, Joel Vettel, and Duane Breitling.
3. Pledge of Allegiance
Jim Kapitan led the Pledge of Allegiance.
4. Approve Minutes of Previous Meeting
[Regular Meeting - Jun 01 2026 - Minutes - Html](#) 
Approve minutes from the June 1, 2026 meeting.
Moved by: Jim Kapitan; seconded by: Duane Breitling
Aye: Duane Breitling, Jim Kapitan, Tony Grindberg, Joel Vettel, and Tim Flakoll
Carried 5-0
5. Approve Order of Agenda
Approve the order of the agenda.
Moved by: Tim Flakoll; seconded by: Duane Breitling
Aye: Duane Breitling, Jim Kapitan, Tony Grindberg, Joel Vettel, and Tim Flakoll
Carried 5-0

B. CONSENT AGENDA

- Approve the consent agenda.
Moved by: Jim Kapitan; seconded by: Duane Breitling
Aye: Duane Breitling, Jim Kapitan, Tony Grindberg, Joel Vettel, and Tim Flakoll
Carried 5-0
1. [Authorize purchase of ballistic helmets and face shields for the Sheriff's Office in the amount of \\$26,282.40 from Hard Head Veterans.](#) 

2. [Authorize purchase of four Motorola in-car radios through Midstate's Wireless in the amount of \\$24,199.20 for the Sheriff's Office.](#) 
3. [Approve the Certification of Township Road Mileage.](#) 
4. [Authorize contract documents for the structure design of the Highway 16 Bridge in Pontiac Township spanning the Maple River with Houston Engineering, Inc.](#) 

C. REGULAR AGENDA

1. Primary Election Recap (Sarah Heinle)
County Finance Director, Sarah Heinle was present and discussed a review of the recent primary election. Ms. Heinle reported that voter turnout reached 19.38 percent in Cass County, representing an increase of 4.75 percent over prior years. She said 29,162 voters participated in the election in Cass County, which was approximately 12,000 more voters than the next largest county. She expressed pride in the turnout and noted that the election proceeded smoothly overall.

Ms. Heinle said the county received positive feedback from the American Civil Liberties Union (ACLU). She quoted a letter from Cody Schuler of the ACLU stating that the election appeared to be well coordinated with very few issues or concerns. She noted that election results were released later than some members of the public expected due to one polling location needing to retrieve missing paperwork from one site. She emphasized that there were no major concerns and described the election as successful.

Mr. Grindberg said the election process appeared seamless and smooth due to extensive preparation by Ms. Heinle and her team. He acknowledged public discussion regarding the timing of election results but observed that the release schedule was generally consistent with previous elections. Mr. Grindberg commended election staff for their work and noted the effective coordination between the county and the Secretary of State's Office.

2. [**Reconvene the County Board of Equalization \(Matt Stanger\)**](#) 

Mr. Grindberg reconvened the County Board of Equalization.

County Director of Equalization, Matt Stanger was present and said the purpose of the meeting is to finalize determinations regarding appeals heard two weeks earlier. He said the packet provided to the Commission prior to the meeting includes all appeals and recommendations from the Director of Equalization. He said most appeals were straightforward and involved either confirmation of assessed values through market research or corrections to property listing information.

Finalize and close all appeals based on the respective recommendations of the Director of Equalization.

Moved by: Duane Breitling; seconded by: Joel Vettel

Aye: Duane Breitling, Jim Kapitan, Tony Grindberg, Joel Vettel, and Tim Flakoll

Carried 5-0

3. **Annex Remodel Notice to Proceed (Robert Wilson)**

County Administrator, Robert Wilson was present to discuss bid opening results and notice to proceed documents for the Annex Remodel project. He said the Annex Project has discussion for several months and involved coordination among county departments, architects, and project partners. He said the remodel would create new space for the Information Technology Department, the State's Attorney's Office, the Human Service Zone, and the Juvenile Courts Office. He noted that the project was designed to improve public service, workflow, and building functionality.

Mr. Wilson said the project budget had been estimated at \$12.5 million. He stated that bids were opened on June 2, 2026, and that the total projected cost, including alternates and soft costs, was approximately \$12.126 million, more than \$300,000 below budget. He identified Diversified Construction as the low general contractor bidder, Mission Mechanical as the low mechanical contractor bidder, and Bergstrom Electric as the low electrical contractor bidder. He said the notices to proceed would allow contractors and architects to begin mobilization while final construction agreements were completed and reviewed. He credited county departments and the architectural team for their extensive planning efforts and stated that the detailed project specifications contributed to competitive bidding and favorable pricing.

Authorize the award of the following bids for the Cass County Courthouse Annex Project and authorize the following Notices to Proceed with Diversified Contractors (General Contractor) in the amount of \$3,432,800, Bergstrom Electric (Electrical Contractor) in the amount of \$1,579,450 and Mission Mechanical Inc. (Mechanical Contractor) in the amount of \$3,013,600; and ensure the project includes sliding doors for the Human Service Zone.

Moved by: Tim Flakoll; seconded by: Joel Vettel

Aye: Duane Breitling, Jim Kapitan, Tony Grindberg, Joel Vettel, and Tim Flakoll

Carried 5-0

4. **Approve Vouchers (Flakoll)**

Approve vouchers 357213 to 357550 for a total of \$1,943,399.70.

Moved by: Tim Flakoll; seconded by: Jim Kapitan

Aye: Duane Breitling, Jim Kapitan, Tony Grindberg, Joel Vettel, and Tim Flakoll

Carried 5-0

5. **Committee Reports**

Mr. Wilson said June 20 would mark the one-year anniversary of the EF-5 tornado that impacted Enderlin and Cass County. He praised the efforts of the Sheriff's Office, Highway

Moved by: Tim Flakoll; seconded by: Joel Vettel

Aye: Duane Breitling, Jim Kapitan, Tony Grindberg, Joel Vettel, and Tim Flakoll

Carried 5-0



Sarah Heinle, Finance Director



Tony Grindberg, Chairman Cass
County Board of Commissioners



Equalization Department

Telephone: 701-241-5616

Fax: 701-241-5728

assessor@casscountynd.gov

Property Owner: **Amber Valley Property LLC**

Parcel: **01-6340-01000-000**

Address: **4854-5150 Amber Valley**

Pkwy S

Proposed Value: **\$13,537,000**

Value: **\$13,537,000**

Summary:

The appellant submitted an income analysis for the property as well as evidence of the recent sale price of the property.

Analysis:

In review of the appellant's income analysis, it's unclear how they arrived at the total of their operating expenses as their data provided only covers 9 months of 2025. Using City of Fargo's suggested vacancy rate and rebuilding the income and expense using the information provided, the implied value of the income approach would be notably higher than that claimed by the appellant. City of Fargo demonstrates that through sales and assessment equity the current value is well supported.

Recommended Motion:

Retain the 2026 value proposed by City of Fargo.



**State Board of Equalization – Appeal
Packet Amber Valley Property LLC
01-6340-01000-000**

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Appeal of Property Tax Assessment

City of Fargo Staff Report

General Appeal Information

Tax Year: 2026
Filed Via: 2026 City Board of Equalization
Parcel Number: 01-6340-01000-000
Address: 4854 Amber Valley Pkwy S, et al
Owner Name: Amber Valley Property LLC
Representative: Clay Vincent, ATA Tax
Requested Value: \$ 11,980,000 (\$ 66/SF - \$ 73,951/Unit)

Subject Property



Building Name: Amber Valley - 6 Buildings
Property Type: Apartments, Low Rise
Year Built: 2001-2002
Size (SF): 181,440 sf
Apartment Units: 162

Transaction History: Sold Apr-2025, \$13.4M (\$74/SF – \$83K/Unit)
True and Full Value: \$ 13,537,000 (\$ 75/SF - \$ 83,562/Unit)

Appeal Summary

The owner's representative contacted our office to request an appeal of the subject property. Support for the requested reduction included an income approach derived from the 2025 income and expenses information. The approach uses 11% for vacancy and utilizes all expenses with a 7% cap rate.

For 2026, the buildings were increased by 8% (\$847,000) due to market conditions.

City of Fargo Staff Analysis

The subject is a low-rise apartment property comprised of six buildings containing 27 units per building, with 162 single and double garage stalls. 5050 Amber Valley Pkwy was partially remodeled with new trusses and a new roof due to fire damage sustained in 2024. Four of the buildings sustained storm damage in 2011, which has since been repaired.

Assessment Fairness

To test for assessment fairness, we compared the subject's true and full value to that of similar properties. We identified 186 apartment buildings of a similar unit mix, constructed between 1991 and 2012, and containing more than 24 units. The subject is positioned at the 56th percentile on a per-square-foot basis, and the 44th percentile on a per-unit basis.

Measure	True & Full Value	Value / SF	Value / Unit
90th Percentile	\$ 5,094,000	\$ 83	\$ 103,341
75th Percentile	3,628,300	80	92,836
Median	2,582,400	74	84,975
25th Percentile	2,059,578	70	75,884
10th Percentile	1,818,400	67	70,762
Subject Value	\$ 13,537,000	\$ 75	\$ 83,562
Percentile Rank		56%	44%

Valuation Accuracy

We tested the accuracy of the true and full value by studying comparable sale prices. We identified five comparable property sales for analysis. The subject's value is below the median sale price on both key units of comparison.

Address	Property Type	Year Built	Size (SF)	Apt Units	Sale Date	Sale Price (w/SPUN)	\$ / SF	\$ / Unit
2714 36 AVE S	Apartment	1999	322,865	241	Feb-2026	\$ 25,867,900	\$ 80	\$ 107,336
4391 33 AVE S	Apartment	2008	137,180	120	Jul-2025	12,339,900	90	102,833
5031 44 AVE S	Apartment	2004	272,160	243	Jun-2024	21,195,900	78	87,226
3342 35 AVE S	Apartment	1995	34,000	30	Feb-2026	2,158,600	63	71,953
937 44 ST S	Apartment	1991	22,581	24	Sep-2025	1,511,200	67	62,967
Subject Value	Apartment	2002	181,440	162	2026	\$ 13,537,000	\$ 75	\$ 83,562

Conclusion

The subject's own 2025 sale price is less than one percent away from the current assessed value. Furthermore, the subject value is fair relative to competing properties and supported by other recent market activity.

Recommended Action:

Retain the value of \$13,537,000 for the 2026 tax year

Parcel Information

Page: 1
Parcel Number: 01-6340-01000-000
As Of: 2027
Date Printed: 07/17/2026 12:47 PM

Land Information

Status: Active

Land Address: 4854 AMBER VALLEY PKWY S FARGO ND 58104
Mail Address: 140 BROADWAY STE 4501 NEW YORK NY 10005
Legal Owner: AMBER VALLEY PROPERTY LLC

Date Last Changed: 5/14/2026 4:40:38 PM

Addition: Amber Valley 4th

Building Group:

Owner Group:

Block: 1

Lot: 1

Additional: REPLAT OF PT OF MIDWEST BEHAV HEALTHCARE 1ST ADDN (05/24/2001 B-S1, P-41) *03/10/00 SPL/FR 3500-43210

Miscellaneous

ID	Land Address	Use	Land	Bldg	Shape	Width:		Depth:		Assessed	Built	Garages	Story Height	Prop Type
			Sq Ft	Sq Ft		Front	Back	1	2					
2	4854 AMBER VALLEY PKWY S	P	63,595	30,240	1-Irregular	904	807	315	630	Local	2001			10-Apartment
3	4854 AMBER VALLEY PKWY S	P	63,595	30,240	1-Irregular	904	807	315	630	Local	2001			10-Apartment
4	4854 AMBER VALLEY PKWY S	P	63,595	30,240	1-Irregular	904	807	315	630	Local	2001			10-Apartment
5	4854 AMBER VALLEY PKWY S	P	63,595	30,240	1-Irregular	904	807	315	630	Local	2001			10-Apartment
6	4854 AMBER VALLEY PKWY S	P	63,595	30,240	1-Irregular	904	807	315	630	Local	2002			10-Apartment
7	4854 AMBER VALLEY PKWY S	P	63,595	30,240	1-Irregular	904	807	315	630	Local	2002			10-Apartment

Assessment

				Full Appraised			Net Appraised			Assessed		
Year	Use	Seg	Homstd	Land	Impr	Total	Land	Impr	Total	Land	Impr	Total
2026	P	2		350,000	1,905,400	2,255,400	350,000	1,905,400	2,255,400	175,000	952,700	1,127,700
2026	P	3		350,000	1,905,400	2,255,400	350,000	1,905,400	2,255,400	175,000	952,700	1,127,700
2026	P	4		350,000	1,905,400	2,255,400	350,000	1,905,400	2,255,400	175,000	952,700	1,127,700
2026	P	5		350,000	1,905,400	2,255,400	350,000	1,905,400	2,255,400	175,000	952,700	1,127,700
2026	P	6		350,000	1,907,700	2,257,700	350,000	1,907,700	2,257,700	175,000	953,850	1,128,850
2026	P	7		350,000	1,907,700	2,257,700	350,000	1,907,700	2,257,700	175,000	953,850	1,128,850
Total:				2,100,000	11,437,000	13,537,000	2,100,000	11,437,000	13,537,000	1,050,000	5,718,500	6,768,500
2027	P	2		350,000	1,905,400	2,255,400	350,000	1,905,400	2,255,400	175,000	952,700	1,127,700
2027	P	3		350,000	1,905,400	2,255,400	350,000	1,905,400	2,255,400	175,000	952,700	1,127,700
2027	P	4		350,000	1,905,400	2,255,400	350,000	1,905,400	2,255,400	175,000	952,700	1,127,700
2027	P	5		350,000	1,905,400	2,255,400	350,000	1,905,400	2,255,400	175,000	952,700	1,127,700
2027	P	6		350,000	1,907,700	2,257,700	350,000	1,907,700	2,257,700	175,000	953,850	1,128,850
2027	P	7		350,000	1,907,700	2,257,700	350,000	1,907,700	2,257,700	175,000	953,850	1,128,850
Total:				2,100,000	11,437,000	13,537,000	2,100,000	11,437,000	13,537,000	1,050,000	5,718,500	6,768,500

Parcel Information

Page: 2
Parcel Number: 01-6340-01000-000
As Of: 2027
Date Printed: 07/17/2026 12:47 PM

Segment 2, Apartment

Occupancy Code	% of Bldg	Class	Bldg Wall Height	Rank
352	10,000.00%	D	9.00	2.00

Bldg SF	30240
Number of Floors	3
Building Shape Code	2
Building Imprint Sq Ft	10080

Yr Built	2001
Eff Age	
Condition	3

Heat/Ac Type	% Bldg
601	100

Exterior Wall Code	888
Sprinkler Type	
SF Sprinkler	

Elev Type	# Elev	# Stops	Elev Rank

Roof Code	2
Misc. Components	

Building Value 1905400

Land Value 350000

Land Sq Ftg 63595.22

Zoning MR-2 Location

Property Type: 10

Bsmt Occup Code	SF of Bsmt	Fin Type	Rank

Heat Furnished

Security

Misc Code

Remarks

Building Name 4854 AMBER VALLEY PKWY

Appraiser

Inspection Date 10/25/2002 12:00:00

Appraisal Date 11/1/2016 12:00:00

Pricing	% Local	% Adjust	\$ Adjust
X C	1		
M			
I			

Extra Item Desc	Quantity	Unit Cost	Depr
Balconies or Decks	27	1700	
Wall Air Conditioners	33	1500	
Built Ins	27	900	
Fireplaces	0	0	
Single Stall Garages	7	4200	
Double Stall Garages	20	11400	
Paving	27	1000	

Additional Item Desc	Quantity	Unit Cost	Depr
BATHROOM	20	3200.00	
	0	0.00	
	0	0.00	
	0	0.00	
	0	0.00	

Unit Breakdowns

Unit Type Description	Total # Units	Total # Rooms	Total Sq Ftg	Total # Baths
Efficiency Units	0	0		
1 Bedroom Units	7	21	5040	7
2 Bedroom Units	14	56	13424	28
3 Bedroom Units	6	30	7056	12

Parcel Information

Page: 3
Parcel Number: 01-6340-01000-000
As Of: 2027
Date Printed: 07/17/2026 12:47 PM

Segment 3, Apartment

Occupancy Code 352 % of Bldg 10,000.00% Class D Bldg Wall Height 9.00 Rank 2.00

Bldg SF	30240
Number of Floors	3
Building Shape Code	2
Building Imprint Sq Ft	10080

Yr Built	2001
Eff Age	
Condition	3

Heat/Ac Type	% Bldg
601	100

Exterior Wall Code	888
Sprinkler Type	
SF Sprinkler	

Elev Type	# Elev	# Stops	Elev Rank

Roof Code	2
Misc. Components	

Building Value 1905400

Land Value 350000

Land Sq Ftg 63595.22

Zoning MR-2 Location

Property Type: 10

Bsmt Occup Code SF of Bsmt Fin Type Rank

Heat Furnished

Security

Misc Code

Remarks

Building Name 4924 AMBER VALLEY PKWY

Appraiser

Inspection Date 10/25/2002 12:00:00

Appraisal Date 11/1/2016 12:00:00

Pricing	% Local	% Adjust	\$ Adjust
X C	1		
M			
I			

Extra Item Desc	Quantity	Unit Cost	Depr
Balconies or Decks	27	1700	
Wall Air Conditioners	33	1500	
Built Ins	27	900	
Fireplaces	0	0	
Single Stall Garages	7	4200	
Double Stall Garages	20	11400	
Paving	27	1000	

Additional Item Desc	Quantity	Unit Cost	Depr
BATHROOM	20	3200.00	
	0	0.00	
	0	0.00	
	0	0.00	
	0	0.00	

Unit Breakdowns

Unit Type Description	Total # Units	Total # Rooms	Total Sq Ftg	Total # Baths
Efficiency Units	0	0		
1 Bedroom Units	7	21	5040	7
2 Bedroom Units	14	56	13424	28
3 Bedroom Units	6	30	7056	12

Parcel Information

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Segment 5, Apartment

Occupancy Code	% of Bldg	Class	Bldg Wall Height	Rank
352	10,000.00%	D	9.00	2.00

Bldg SF	30240
Number of Floors	3
Building Shape Code	2
Building Imprint Sq Ft	10080

Yr Built	2001
Eff Age	
Condition	3

Heat/Ac Type	% Bldg
601	100

Exterior Wall Code	888
Sprinkler Type	
SF Sprinkler	

Elev Type	# Elev	# Stops	Elev Rank

Roof Code	2
Misc. Components	

Building Value 1905400

Land Value 350000

Land Sq Ftg 63595.22

Zoning MR-2 Location

Property Type: 10

Bsmt Occup Code	SF of Bsmt	Fin Type	Rank

Heat Furnished

Security Yes

Misc Code

Remarks

9/30/2024 - WH

BP24050934 Repair damage caused bay fire segment 5 5050 Amber Valley Parkway. Affected apartment units 101, 201, 301, 302, 303, 304 and corridor areas in the northeast corner of the apartment building. Included the following Interior finishes, vinyl and carpet flooring, drywall finishes, doors and trim work, cabinets, plumbing and lighting fixtures. Exterior finishes, siding, roof cover, windows and decks -WH

Building Name 5050 AMBER VALLEY PKWY

Appraiser

Inspection Date 10/29/2002 12:00:00

Appraisal Date 11/1/2016 12:00:00

Pricing	% Local	% Adjust	\$ Adjust
X C			
M			
I			

Extra Item Desc	Quantity	Unit Cost	Depr
Balconies or Decks	27	1700	
Wall Air Conditioners	33	1500	
Built Ins	27	900	
Fireplaces	0	0	
Single Stall Garages	7	4200	
Double Stall Garages	20	11400	
Paving	27	1000	

Additional Item Desc	Quantity	Unit Cost	Depr
BATHROOM	20	3200.00	
	0	0.00	
	0	0.00	
	0	0.00	
	0	0.00	

Unit Breakdowns

Unit Type Description	Total # Units	Total # Rooms	Total Sq Ftg	Total # Baths
Efficiency Units	0	0		
1 Bedroom Units	7	21	5040	7
2 Bedroom Units	14	56	13424	28
3 Bedroom Units	6	30	7056	12

Parcel Information

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Segment 4, Apartment

Occupancy Code 352 % of Bldg 10,000.00% Class D Bldg Wall Height 9.00 Rank 2.00

Bldg SF	30240
Number of Floors	3
Building Shape Code	2
Building Imprint Sq Ft	10080

Yr Built	2001
Eff Age	
Condition	3

Heat/Ac Type	% Bldg
601	100

Exterior Wall Code	888
Sprinkler Type	
SF Sprinkler	

Elev Type	# Elev	# Stops	Elev Rank

Roof Code	2
Misc. Components	

Building Value 1905400

Land Value 350000

Land Sq Ftg 63595.22

Zoning MR-2 Location

Property Type: 10

Bsmt Occup Code	SF of Bsmt	Fin Type	Rank

Heat Furnished

Security Yes

Misc Code

Remarks

Building Name 5002 AMBER VALLEY PKWY

Appraiser

Inspection Date 10/19/2002 12:00:00

Appraisal Date 11/1/2016 12:00:00

Pricing	% Local	% Adjust	\$ Adjust
X C			
M			
I			

Extra Item Desc	Quantity	Unit Cost	Depr
Balconies or Decks	27	1700	
Wall Air Conditioners	33	1500	
Built Ins	27	900	
Fireplaces	0	0	
Single Stall Garages	7	4200	
Double Stall Garages	20	11400	
Paving	27	1000	

Additional Item Desc	Quantity	Unit Cost	Depr
BATHROOM	20	3200.00	
	0	0.00	
	0	0.00	
	0	0.00	
	0	0.00	

Unit Breakdowns

Unit Type Description	Total # Units	Total # Rooms	Total Sq Ftg	Total # Baths
Efficiency Units	0	0		
1 Bedroom Units	7	21	5040	7
2 Bedroom Units	14	56	13424	28
3 Bedroom Units	6	30	7056	12

Parcel Information

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Segment 7, Apartment

Occupancy Code	% of Bldg	Class	Bldg Wall Height	Rank
352	10,000.00%	D	9.00	2.00

Bldg SF	30240
Number of Floors	3
Building Shape Code	2
Building Imprint Sq Ft	10080

Yr Built	2002
Eff Age	1
Condition	3

Heat/Ac Type	% Bldg
601	100

Exterior Wall Code	888
Sprinkler Type	681
SF Sprinkler	30240

Elev Type	# Elev	# Stops	Elev Rank

Roof Code	2
Misc. Components	

Building Value 1907700

Land Value 350000

Land Sq Ftg 63595.22

Zoning MR-2 Location

Property Type: 10

Bsmt Occup Code	SF of Bsmt	Fin Type	Rank

Heat Furnished

Security Yes

Misc Code

Remarks

Building Name 5032 AMBER VALLEY PKWY

Appraiser

Inspection Date 10/25/2002 12:00:00

Appraisal Date 11/1/2016 12:00:00

Pricing	% Local	% Adjust	\$ Adjust
X C			
M			
I			

Extra Item Desc	Quantity	Unit Cost	Depr
Balconies or Decks	27	1700	
Wall Air Conditioners	35	1500	
Built Ins	27	900	
Fireplaces	0	0	
Single Stall Garages	7	4200	
Double Stall Garages	20	11400	
Paving	27	1000	

Additional Item Desc	Quantity	Unit Cost	Depr
BATHROOM	20	3200.00	
	0	0.00	
	0	0.00	
	0	0.00	
	0	0.00	

Unit Breakdowns

Unit Type Description	Total # Units	Total # Rooms	Total Sq Ftg	Total # Baths
Efficiency Units	0	0		
1 Bedroom Units	7	21	5040	7
2 Bedroom Units	14	56	13424	28
3 Bedroom Units	6	30	7056	12

Parcel Information

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Segment 6, Apartment

Occupancy Code	% of Bldg	Class	Bldg Wall Height	Rank
352	10,000.00%	D	9.00	2.00

Bldg SF	30240
Number of Floors	3
Building Shape Code	2
Building Imprint Sq Ft	10080

Yr Built	2002
Eff Age	1
Condition	3

Heat/Ac Type	% Bldg
601	

Exterior Wall Code	888
Sprinkler Type	681
SF Sprinkler	30240

Elev Type	# Elev	# Stops	Elev Rank

Roof Code	2
Misc. Components	

Building Value 1907700

Land Value 350000

Land Sq Ftg 63595.22

Zoning MR-2 Location

Property Type: 10

Bsmt Occup Code	SF of Bsmt	Fin Type	Rank

Heat Furnished

Security Yes

Misc Code

Remarks

Building Name 5018 Amber Valley Pkwy

Appraiser

Inspection Date 10/25/2002 12:00:00

Appraisal Date 11/1/2016 12:00:00

Pricing	% Local	% Adjust	\$ Adjust
X C			
M			
I			

Extra Item Desc	Quantity	Unit Cost	Depr
Balconies or Decks	27	1700	
Wall Air Conditioners	35	1500	
Built Ins	27	900	
Fireplaces	0	0	
Single Stall Garages	7	4200	
Double Stall Garages	20	11400	
Paving	27	1000	

Additional Item Desc	Quantity	Unit Cost	Depr
BATHROOM	20	3200.00	
	0	0.00	
	0	0.00	
	0	0.00	
	0	0.00	

Unit Breakdowns

Unit Type Description	Total # Units	Total # Rooms	Total Sq Ftg	Total # Baths
Efficiency Units	0	0		
1 Bedroom Units	7	21	5040	7
2 Bedroom Units	14	56	13424	28
3 Bedroom Units	6	30	7056	12



Fargo Assessor's Office
225 4th St N
Fargo, ND 58102
701-241-1340
assessor@fargond.gov

NOTICE OF REAL ESTATE ASSESSMENT

AMBER VALLEY PROPERTY LLC
140 BROADWAY STE 4501
NEW YORK, NY 10005

Name of Township/City/District Fargo	County Cass County	Parcel Number 01-6340-01000-000
Property Owner/Address AMBER VALLEY PROPERTY LLC 4854 AMBER VALLEY PKWY S FARGO, ND 58104	Real Estate Description Lot: 1, Block: 1, REPLAT OF PT OF MIDWEST BEHAV HEALTHCARE 1ST ADDN (05/24/2001 B-S1, P-41) *03/10/00 SPL/FR 3500-43210	
Assessment Year 2025	True and Full Value \$12,690,000	Net Assessed After Exemptions \$12,690,000
Assessment Year 2026	True and Full Value \$13,537,000	Net Assessed After Exemptions \$13,537,000

Hearing Schedule

A property owner may appeal the assessor's valuation for the current year to the local board of equalization. The local board may increase or decrease an assessment upon the property owner's and the assessor's presentation of evidence to support the appeal.

If the property owner is not satisfied with the decision of the local board, the property owner may continue the appeal to the county board of equalization.

If the property owner is not satisfied with the decision of the county board, the final step is an appeal to the State Board of Equalization. The state board meets the second Tuesday in August and may decrease an assessment only if the property owner has appealed to both the local and county boards of equalization.

The equalization boards will hold hearings as follows:

Township/City Board of Equalization Fargo	Hearing Location Commission Chambers - 225 4th St N, Fargo, ND 58102	Date 04/14/2026	Time 7:30 AM
County Board of Equalization Cass County	Hearing Location County Courthouse - 211 9th St S, Fargo, ND. 58103	Date 06/01/2026	Time 3:30 PM
State Board of Equalization ND State	Hearing Location State Capitol Building - 600 E. Boulevard Ave, Bismarck, ND.	Date 08/11/2026	Time 8:30 AM



Questions?

Scan the QR Code or visit
<https://fargond.gov/city-government/departments/assessors>

For property information visit fargoparcels.com

Parcel Information

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Land Information

Status: Active

Land Address: 2510 36 AVE S
FARGO ND 58104

Mail Address: 4340 18 AVE S, SUITE 200
FARGO ND 58103

Legal Owner: STERLING STONEBRIDGE LLC

Date Last Changed:
5/14/2026 4:40:38 PM

Addition: Stonebridge Farms 2nd

Building Group:

Owner Group: Matrix Properties

Block: 4

Lot: 1, LESS THAT PT DESC AS FOLL: BEG AT SW COR OF 1, THEN ON A BRG OF N, ASSMD BRG ALG W LN OF 1, A DIST OF 313.11 FT; THEN NWLY 151.83 FT ALG W LN OF 1 & ALG A TANGENTIAL CURVE CONCAVE TO W HAVING A CENTRAL ANGLE OF 28 DEG 59 MIN 49 SEC & A RADIUS OF 300 FT; THEN N 28 DEG 59 MIN 49 SEC W TANGENT TO LAST DESC CURVE & ALG W LN OF 1, A DIST OF 63.50 FT; THEN N 61 DEG 00 MIN 11 SEC E 28.84 FT ALG N LN OF 1; THEN ELY 111.04 FT ALG N LN OF 1 & ALG A TANGENTIAL CURVE CONCAVE TO S HAVING A CENTRAL ANGLE OF 28 DEG 55 MIN 06 SEC & A RADIUS OF 220 FT; THEN N 89 DEG 55 MIN 17 SEC E, TANGENT TO LAST DESC CURVE & ALG N LN OF 1, A DIST OF 66.83 FT; THEN ON A BRG OF S 555.74 FT TO S LN OF 1; THEN ON A BRG OF W 130 FT ALG S LN OF 1 TO PT OF BEG

Additional: *06/11/99 SPL/FR 2922-08500

Miscellaneous

ID	Land Address	Use	Land	Bldg	Shape	Width:		Depth:		Assessed	Built	Garages	Story Height	Prop Type
			Sq Ft	Sq Ft		Front	Back	1	2					
1	2510 36 AVE S	P	95,896	64,653	1-Irregular	848	873	557	556	Local	1997			10-Apartment
2	2510 36 AVE S	P	95,747	64,553						Local	1997			10-Apartment
3	2510 36 AVE S	P	95,747	64,553						Local	1998			10-Apartment
4	2510 36 AVE S	P	95,747	64,553						Local	1998			10-Apartment
5	2510 36 AVE S	P	95,747	64,553						Local	1999			10-Apartment

Assessment

				Full Appraised			Net Appraised			Assessed		
Year	Use	Seg	Homstd	Land	Impr	Total	Land	Impr	Total	Land	Impr	Total
2026	P	1		335,000	4,209,200	4,544,200	335,000	4,209,200	4,544,200	167,500	2,104,600	2,272,100
2026	P	2		335,000	4,213,800	4,548,800	335,000	4,213,800	4,548,800	167,500	2,106,900	2,274,400
2026	P	3		335,000	4,298,400	4,633,400	335,000	4,298,400	4,633,400	167,500	2,149,200	2,316,700
2026	P	4		335,000	4,298,400	4,633,400	335,000	4,298,400	4,633,400	167,500	2,149,200	2,316,700
2026	P	5		335,000	4,368,000	4,703,000	335,000	4,368,000	4,703,000	167,500	2,184,000	2,351,500
Total:				1,675,000	21,387,800	23,062,800	1,675,000	21,387,800	23,062,800	837,500	10,693,900	11,531,400
2027	P	1		527,000	4,017,200	4,544,200	527,000	4,017,200	4,544,200	263,500	2,008,600	2,272,100
2027	P	2		527,000	4,021,800	4,548,800	527,000	4,021,800	4,548,800	263,500	2,010,900	2,274,400
2027	P	3		527,000	4,106,400	4,633,400	527,000	4,106,400	4,633,400	263,500	2,053,200	2,316,700
2027	P	4		527,000	4,106,400	4,633,400	527,000	4,106,400	4,633,400	263,500	2,053,200	2,316,700
2027	P	5		527,000	4,176,000	4,703,000	527,000	4,176,000	4,703,000	263,500	2,088,000	2,351,500
Total:				2,635,000	20,427,800	23,062,800	2,635,000	20,427,800	23,062,800	1,317,500	10,213,900	11,531,400

Parcel Information

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Segment 1, Apartment

Occupancy Code 352 % of Bldg 10,000.00% Class D Bldg Wall Height 9.00 Rank 3.00

Bldg SF	64653
Number of Floors	3
Building Shape Code	2
Building Imprint Sq Ft	22721

Yr Built	1997
Eff Age	17
Condition	3

Heat/Ac Type	% Bldg
601	100

Exterior Wall Code	888
Sprinkler Type	681
SF Sprinkler	21416

Elev Type	# Elev	# Stops	Elev Rank
651	1	4	

Roof Code	2
Misc. Components	

Building Value 4017200

Land Value 527000

Land Sq Ftg 95895.81

Zoning MR-3 Location

Property Type: 10

Bsmt Occup Code	SF of Bsmt	Fin Type	Rank
352	22721	706	2

Heat Furnished

Security

Misc Code

Remarks

CALCULATED AS A 2.5 RANK

Building Name 2510 36 AVE SW/STONEBRIDGE APTS

Appraiser

Inspection Date 1/27/1998 12:00:00

Appraisal Date 9/1/2017 12:00:00

Pricing	% Local	% Adjust	\$ Adjust
X C			
M			
I			

Extra Item Desc	Quantity	Unit Cost	Depr
Balconies or Decks	48	1700	
Wall Air Conditioners	48	1500	
Built Ins	48	900	
Fireplaces	0	0	
Single Stall Garages	11	4200	
Double Stall Garages	0	0	
Paving	33	1000	

Additional Item Desc	Quantity	Unit Cost	Depr
BATHROOM	12	3200.00	
1/2 BATH	1	1700.00	
	0	0.00	
	0	0.00	
	0	0.00	

Unit Breakdowns

Unit Type Description	Total # Units	Total # Rooms	Total Sq Ftg	Total # Baths
Efficiency Units	1	2	780	
1 Bedroom Units	11	33	8314	11
2 Bedroom Units	24	96	27120	24
3 Bedroom Units	12	60	16020	24

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Segment 2, Apartment

Occupancy Code 352 % of Bldg 10,000.00% Class D Bldg Wall Height 9.00 Rank 3.00

Bldg SF	64553
Number of Floors	3
Building Shape Code	2
Building Imprint Sq Ft	22621

Yr Built	1997
Eff Age	17
Condition	3

Heat/Ac Type	% Bldg
601	100

Exterior Wall Code	888
Sprinkler Type	681
SF Sprinkler	21316

Elev Type	# Elev	# Stops	Elev Rank
651	1	4	2

Roof Code	2
Misc. Components	

Building Value 4021800

Land Value 527000

Land Sq Ftg 95747.49

Zoning MR-3 Location

Property Type: 10

Bsmt Occup Code	SF of Bsmt	Fin Type	Rank
352	22621	706	2

Heat Furnished

Security

Misc Code

Remarks

CALCULATED AS A 2.5 RANK

Building Name 2540 36 AVE SW/STONEBRIDGE APTS

Appraiser

Inspection Date 1/27/1998 12:00:00

Appraisal Date 9/1/2017 12:00:00

Pricing	% Local	% Adjust	\$ Adjust
X C			
M			
I			

Extra Item Desc	Quantity	Unit Cost	Depr
Balconies or Decks	48	1700	
Wall Air Conditioners	48	1500	
Built Ins	48	900	
Fireplaces	0	0	
Single Stall Garages	11	4200	
Double Stall Garages	1	11400	
Paving	33	1000	

Additional Item Desc	Quantity	Unit Cost	Depr
BATHROOM	12	3200.00	
	0	0.00	
	0	0.00	
	0	0.00	
	0	0.00	

Unit Breakdowns

Unit Type Description	Total # Units	Total # Rooms	Total Sq Ftg	Total # Baths
Efficiency Units	1	2	780	
1 Bedroom Units	11	3	8570	11
2 Bedroom Units	24	96	27120	24
3 Bedroom Units	12	60	16020	24

Parcel Information

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Segment 5, Apartment

Occupancy Code 352 % of Bldg 10,000.00% Class D Bldg Wall Height 9.00 Rank 3.00

Bldg SF	64553
Number of Floors	3
Building Shape Code	2
Building Imprint Sq Ft	22621

Yr Built	1999
Eff Age	15
Condition	3

Heat/Ac Type	% Bldg
601	100

Exterior Wall Code	888
Sprinkler Type	681
SF Sprinkler	21316

Elev Type	# Elev	# Stops	Elev Rank
651	1	4	2

Roof Code	2
Misc. Components	

Building Value 4176000

Land Value 527000

Land Sq Ftg 95747.49

Zoning MR-3 Location

Property Type: 10

Bsmt Occup Code	SF of Bsmt	Fin Type	Rank
352	22621	706	2

Heat Furnished

Security

Misc Code

Remarks

CALCULATED AS A 2.5 RANK

Building Name 2714 36 AVE SW/STONEBRIDGE APTS

Appraiser

Inspection Date 1/27/1998 12:00:00

Appraisal Date 9/1/2017 12:00:00

Pricing	% Local	% Adjust	\$ Adjust
X C			
M			
I			

Extra Item Desc	Quantity	Unit Cost	Depr
Balconies or Decks	48	1700	
Wall Air Conditioners	48	1500	
Built Ins	48	900	
Fireplaces	0	0	
Single Stall Garages	11	4200	
Double Stall Garages	0	0	
Paving	57	1000	

Additional Item Desc	Quantity	Unit Cost	Depr
BATHROOM	24	3200.00	
	0	0.00	
	0	0.00	
	0	0.00	
	0	0.00	

Unit Breakdowns

Unit Type Description	Total # Units	Total # Rooms	Total Sq Ftg	Total # Baths
Efficiency Units	1	1	450	
1 Bedroom Units	11	33	8455	11
2 Bedroom Units	24	96	26910	36
3 Bedroom Units	12	60	17280	24

Parcel Information

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Segment 3, Apartment

Occupancy Code	% of Bldg	Class	Bldg Wall Height	Rank
352	10,000.00%	D	9.00	3.00

Bldg SF	64553
Number of Floors	3
Building Shape Code	2
Building Imprint Sq Ft	22621

Yr Built	1998
Eff Age	16
Condition	3

Heat/Ac Type	% Bldg
601	100

Exterior Wall Code	888
Sprinkler Type	681
SF Sprinkler	21316

Elev Type	# Elev	# Stops	Elev Rank
651	1	4	2

Roof Code	2
Misc. Components	

Building Value 4106400

Land Value 527000

Land Sq Ftg 95747.49

Zoning MR-3 Location

Property Type: 10

Bsmt Occup Code	SF of Bsmt	Fin Type	Rank
352	22621	706	2

Heat Furnished

Security

Misc Code

Remarks

Building Name 2612 36 AVE SW/STONEBRIDGE APTS

Appraiser

Inspection Date 8/20/1999 12:00:00

Appraisal Date 9/1/2017 12:00:00

Pricing	% Local	% Adjust	\$ Adjust
X C			
M			
I			

Extra Item Desc	Quantity	Unit Cost	Depr
Balconies or Decks	48	1700	
Wall Air Conditioners	49	1500	
Built Ins	47	900	
Fireplaces	0	0	
Single Stall Garages	11	4200	
Double Stall Garages	0	0	
Paving	33	1000	

Additional Item Desc	Quantity	Unit Cost	Depr
BATHROOM	24	3200.00	
	0	0.00	
	0	0.00	
	0	0.00	
	0	0.00	

Unit Breakdowns

Unit Type Description	Total # Units	Total # Rooms	Total Sq Ftg	Total # Baths
Efficiency Units	1	2	600	
1 Bedroom Units	11	33	8455	11
2 Bedroom Units	24	96	26910	36
3 Bedroom Units	12	60	17280	24

CALCULATED AS A 2.5 RANK

COMMUNITY RM EXPANDED INTO EFF UNIT. BALCONY/DECK, 2 WALL A/C, 3/4 BATH, KITCHENETTE W/ NO BUILT-INS (2005). RM COUNT INCLUDES COMMUNITY RM INDICATED AS EFF.

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Segment 4, Apartment

Occupancy Code 352 % of Bldg 10,000.00% Class D Bldg Wall Height 9.00 Rank 3.00

Bldg SF	64553
Number of Floors	3
Building Shape Code	2
Building Imprint Sq Ft	22621

Yr Built	1998
Eff Age	16
Condition	3

Heat/Ac Type	% Bldg
601	100

Exterior Wall Code	888
Sprinkler Type	681
SF Sprinkler	21316

Elev Type	# Elev	# Stops	Elev Rank
651	1	4	2

Roof Code	2
Misc. Components	

Building Value 4106400

Land Value 527000

Land Sq Ftg 95747.49

Zoning MR-3 Location

Property Type: 10

Bsmt Occup Code	SF of Bsmt	Fin Type	Rank
352	22621	706	2

Heat Furnished

Security

Misc Code

Remarks

CALCULATED AS A 2.5 RANK

Building Name 2644 36 AVE SW/STONEBRIDGE APTS

Appraiser

Inspection Date 8/20/1999 12:00:00

Appraisal Date 9/1/2017 12:00:00

Pricing	% Local	% Adjust	\$ Adjust
X C			
M			
I			

Extra Item Desc	Quantity	Unit Cost	Depr
Balconies or Decks	48	1700	
Wall Air Conditioners	48	1500	
Built Ins	48	900	
Fireplaces	0	0	
Single Stall Garages	11	4200	
Double Stall Garages	0	0	
Paving	33	1000	

Additional Item Desc	Quantity	Unit Cost	Depr
BATHROOM	24	3200.00	
	0	0.00	
	0	0.00	
	0	0.00	
	0	0.00	

Unit Breakdowns

Unit Type Description	Total # Units	Total # Rooms	Total Sq Ftg	Total # Baths
Efficiency Units	2	4	900	
1 Bedroom Units	11	33	8455	11
2 Bedroom Units	24	96	26910	36
3 Bedroom Units	12	60	17280	24

Land Information

Land Address:

3342 35 AVE S

FARGO ND 58104

Mail Address:

4654 AMBER VALLEY

PKWY S

FARGO ND 58104

Legal Owner:

MARIA PLACE APARTMENTS LLC

Date Last Changed:

5/14/2026 4:40:38 PM

Status:

Active

Addition:

Stonebridge Farms 4th

Building Group:

Owner Group:

Block:

2

Lot:

PT OF 2, DESC AS FOLL: BEG AT NW COR OF 2, THEN N 52 DEG 49 MIN 46 SEC E 188 FT, THEN S 37 DEG 10 MIN 14 SEC E 325 FT TO S LN OF 2, THEN S 52 DEG 49 MIN 46 SEC W 188 FT ALG SD S LN TO SW COR OF 2, THEN N 37 DEG 10 MIN 14 SEC W 325 FT TO PT OF BEG

Additional:

*08/18/95 SPL/FR 2924-01080 *01/04/96 SPL/TO 2924-01090 & 2924-01099

Miscellaneous			Land	Bldg		Width:		Depth:						
ID	Land Address	Use	Sq Ft	Sq Ft	Shape	Front	Back	1	2	Assessed	Built	Garages	Story Height	Prop Type
1	3342 35 AVE S	P	61,100	34,000	2-Typical	188	188	325	325	Local	1995			10-Apartment

Assessment				Full Appraised			Net Appraised			Assessed		
Year	Use	Seg	Homstd	Land	Impr	Total	Land	Impr	Total	Land	Impr	Total
2026	P	1		214,000	2,055,700	2,269,700	214,000	2,055,700	2,269,700	107,000	1,027,850	1,134,850
Total:				214,000	2,055,700	2,269,700	214,000	2,055,700	2,269,700	107,000	1,027,850	1,134,850
2027	P	1		336,000	1,933,700	2,269,700	336,000	1,933,700	2,269,700	168,000	966,850	1,134,850
Total:				336,000	1,933,700	2,269,700	336,000	1,933,700	2,269,700	168,000	966,850	1,134,850

Segment 1, Apartment

Occupancy Code

352

% of Bldg

10,000.00%

Class

D

Bldg Wall Height

9.00

Rank

2.00

Bldg SF	34000
Number of Floors	3
Building Shape Code	2
Building Imprint Sq Ft	11440

Yr Built	1995
Eff Age	5
Condition	3

Heat/Ac Type	% Bldg
617	100

Exterior Wall Code	895
Sprinkler Type	
SF Sprinkler	

Elev Type	# Elev	# Stops	Elev Rank

Roof Code	2
Misc. Components	

Building Value

1933700

Land Value

336000

Land Sq Ftg

61099.82

Zoning

MR-3

Location

Property Type:

10

Bsmt Occup Code	SF of Bsmt	Fin Type	Rank
			0

Heat Furnished

Security

Misc Code

Remarks

Building Name

3342 35 AVE SW

Appraiser

Inspection Date

8/19/1998 12:00:00

Appraisal Date

11/1/2016 12:00:00

Pricing	% Local	% Adjust	\$ Adjust
X C			
M			
I			

Extra Item Desc	Quantity	Unit Cost	Depr
Balconies or Decks	30	1700	
Wall Air Conditioners	30	1500	
Built Ins	30	900	
Fireplaces	0	0	
Single Stall Garages	12	4200	
Double Stall Garages	18	11400	
Paving	17	1000	

Additional Item Desc	Quantity	Unit Cost	Depr
BATHROOM	13	3200.00	
	0	0.00	
	0	0.00	
	0	0.00	
	0	0.00	

Unit Breakdowns				
Unit Type Description	Total # Units	Total # Rooms	Total Sq Ftg	Total # Baths
Efficiency Units	0	0		
1 Bedroom Units	9	27	6993	9
2 Bedroom Units	12	48	11733	16
3 Bedroom Units	9	45	10800	18

Land Information

Land Address:

937 44 ST S

FARGO ND 58103

Mail Address:

PO BOX 10552

FARGO ND 58106-0552

Legal Owner:

SOUTHSIDE HOLDINGS LLC

Date Last Changed:

5/14/2026 4:40:38 PM

Status:

Active

Addition:

Village West 2nd

Building Group:

Owner Group:

Block:

1

Lot:

S 66 FT OF 6 & ALL OF 7 & N 17 FT OF 8

Additional:

REPLAT OF PT OF VILLAGE WEST 2ND (05/29/1979 B-L, P-16) *09/06/91 SPL/FR 3610-00620 & 3610-00720

Miscellaneous			Land	Bldg		Width:		Depth:						
ID	Land Address	Use	Sq Ft	Sq Ft	Shape	Front	Back	1	2	Assessed	Built	Garages	Story Height	Prop Type
1	937 44 ST S	P	59,003	22,581	2-Typical	233	233	254	255	Local	1991			10-Apartment

Assessment				Full Appraised			Net Appraised			Assessed		
Year	Use	Seg	Homstd	Land	Impr	Total	Land	Impr	Total	Land	Impr	Total
2026	P	1		209,000	1,338,600	1,547,600	209,000	1,338,600	1,547,600	104,500	669,300	773,800
Total:				209,000	1,338,600	1,547,600	209,000	1,338,600	1,547,600	104,500	669,300	773,800
2027	P	1		292,000	1,255,600	1,547,600	292,000	1,255,600	1,547,600	146,000	627,800	773,800
Total:				292,000	1,255,600	1,547,600	292,000	1,255,600	1,547,600	146,000	627,800	773,800

Parcel Information

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Parcel Number: 01-3610-00073-000
As Of: 2027
Date Printed: 07/17/2026 1:22 PM

Segment 1, Apartment

Occupancy Code 352 % of Bldg 10,000.00% Class D Bldg Wall Height 9.00 Rank 2.00

Bldg SF	22581
Number of Floors	3
Building Shape Code	2
Building Imprint Sq Ft	7635

Yr Built	1991
Eff Age	19
Condition	3

Heat/Ac Type	% Bldg
604	100

Exterior Wall Code	888
Sprinkler Type	
SF Sprinkler	

Elev Type	# Elev	# Stops	Elev Rank

Roof Code	2
Misc. Components	

Building Value 1255600

Land Value 292000

Land Sq Ftg 59003.31

Zoning MR-3 Location

Property Type: 10

Bsmt Occup Code	SF of Bsmt	Fin Type	Rank
			0

Heat Furnished

Security

Misc Code

Remarks

Building Name 937 44 ST SW

Appraiser

Inspection Date 6/17/1998 12:00:00

Appraisal Date 11/1/2016 12:00:00

Pricing	% Local	% Adjust	\$ Adjust
X C			
M			
I			

Extra Item Desc	Quantity	Unit Cost	Depr
Balconies or Decks	0	0	
Wall Air Conditioners	24	1500	
Built Ins	24	900	
Fireplaces	0	0	
Single Stall Garages	13	4200	
Double Stall Garages	13	11400	
Paving	15	1000	

Additional Item Desc	Quantity	Unit Cost	Depr
	0	0.00	
	0	0.00	
	0	0.00	
	0	0.00	
	0	0.00	

Unit Breakdowns

Unit Type Description	Total # Units	Total # Rooms	Total Sq Ftg	Total # Baths
Efficiency Units	0	0		
1 Bedroom Units	1	3	600	1
2 Bedroom Units	23	92	19896	23
3 Bedroom Units	0	0		0

Parcel Information

Page: 1
Parcel Number: 01-6310-00201-000
As Of: 2027
Date Printed: 07/17/2026 1:20 PM

Land Information

Status: Active

Land Address: 4379 33 AVE S
FARGO ND 58104
Mail Address: 51 BROADWAY N, STE 600
FARGO ND 58102
Legal Owner: EWR FARGO MAPLE CREEK LLC

Date Last Changed:
5/14/2026 4:40:38 PM

Addition: Pointe West 1st

Building Group:

Owner Group:

Block: 2

Lot: 1 LESS THE FOLL: BEG AT NW COR OF LT 1; THEN E ALG THE N LN OF SD LT 1 ON A BRG OF S 87 DEG 57 MIN 22 SEC E & A DIST OF 70.23 FT; THEN S 2 DEG 21 MIN 42 SEC E, A DIST OF 287.27 FT MORE OR LESS TO THE S LN OF SD LT 1; THEN N 87 DEG 57 MIN 22 SEC W, A DIST OF 60 FT TO THE SW COR OF SD LT 1; THEN N 4 DEG 23 MIN 39 SEC W ALG W LN OF LT 1, A DIST OF 287.45 FT TO THE PT OF BEG

Additional: *9/13/05 SPL/FR 01-6310-00200-000

Miscellaneous

			Land	Bldg		Width:		Depth:						
ID	Land Address	Use	Sq Ft	Sq Ft	Shape	Front	Back	1	2	Assessed	Built	Garages	Story Height	Prop Type
2	4379 33 AVE S	P	135,386	68,590	2-Typical	1,003	1,013	288	288	Local	2008			10-Apartment
3	4379 33 AVE S	P	135,386	68,590	2-Typical	1,003	1,013	288	288	Local	2008			10-Apartment

Assessment

				Full Appraised			Net Appraised			Assessed		
Year	Use	Seg	Homstd	Land	Impr	Total	Land	Impr	Total	Land	Impr	Total
2026	P	2		796,000	4,911,300	5,707,300	796,000	4,911,300	5,707,300	398,000	2,455,650	2,853,650
2026	P	3		796,000	4,935,300	5,731,300	796,000	4,935,300	5,731,300	398,000	2,467,650	2,865,650
Total:				1,592,000	9,846,600	11,438,600	1,592,000	9,846,600	11,438,600	796,000	4,923,300	5,719,300
2027	P	2		745,000	4,962,300	5,707,300	745,000	4,962,300	5,707,300	372,500	2,481,150	2,853,650
2027	P	3		745,000	4,986,300	5,731,300	745,000	4,986,300	5,731,300	372,500	2,493,150	2,865,650
Total:				1,490,000	9,948,600	11,438,600	1,490,000	9,948,600	11,438,600	745,000	4,974,300	5,719,300

Parcel Information

Page: 2
Parcel Number: 01-6310-00201-000
As Of: 2027
Date Printed: 07/17/2026 1:20 PM

Segment 2, Apartment

Occupancy Code 352 % of Bldg 10,000.00% Class D Bldg Wall Height 9.36 Rank 2.00

Bldg SF	68590
Number of Floors	3
Building Shape Code	4
Building Imprint Sq Ft	22990

Yr Built	2008
Eff Age	
Condition	3

Heat/Ac Type	% Bldg
601	100

Exterior Wall Code	888
Sprinkler Type	681
SF Sprinkler	68590

Elev Type	# Elev	# Stops	Elev Rank
651	1	3	2

Roof Code	2
Misc. Components	

Building Value 4962300

Land Value 745000

Land Sq Ftg 135386.04

Zoning MR-3 Location

Property Type: 10

Bsmt Occup Code SF of Bsmt Fin Type Rank

Heat Furnished

Security Yes

Misc Code

Remarks

Building Name 4379 33 AVE S

Appraiser

Inspection Date 12/11/2009 12:00:00

Appraisal Date 11/1/2016 12:00:00

Pricing	% Local	% Adjust	\$ Adjust
X C			
M			
I			

Extra Item Desc	Quantity	Unit Cost	Depr
Balconies or Decks	60	1800	
Wall Air Conditioners	62	1500	
Built Ins	60	1200	
Fireplaces	0	0	
Single Stall Garages	20	4500	
Double Stall Garages	40	11400	
Paving	42	1200	

Additional Item Desc	Quantity	Unit Cost	Depr
BATHROOM	34	3200.00	
	0	0.00	
	0	0.00	
	0	0.00	
	0	0.00	

Unit Breakdowns

Unit Type Description	Total # Units	Total # Rooms	Total Sq Ftg	Total # Baths
Efficiency Units	0	0	0	
1 Bedroom Units	20	20	16818	20
2 Bedroom Units	34	68	36408	62
3 Bedroom Units	6	18	7770	12

Parcel Information

Page: 3
Parcel Number: 01-6310-00201-000
As Of: 2027
Date Printed: 07/17/2026 1:20 PM

Segment 3, Apartment

Occupancy Code 352 % of Bldg 10,000.00% Class D Bldg Wall Height 9.36 Rank 2.00

Bldg SF	68590
Number of Floors	3
Building Shape Code	4
Building Imprint Sq Ft	22990

Yr Built	2008
Eff Age	
Condition	3

Heat/Ac Type	% Bldg
601	100

Exterior Wall Code	888
Sprinkler Type	681
SF Sprinkler	68590

Elev Type	# Elev	# Stops	Elev Rank
651	1	3	2

Roof Code	2
Misc. Components	

Building Value 4986300

Land Value 745000

Land Sq Ftg 135386.04

Zoning MR-3 Location

Property Type: 10

Bsmt Occup Code SF of Bsmt Fin Type Rank

Heat Furnished

Security Yes

Misc Code

Remarks

Building Name 4391 33 AVE S

Appraiser

Inspection Date 12/11/2009 12:00:00

Appraisal Date 11/1/2016 12:00:00

Pricing	% Local	% Adjust	\$ Adjust
X C			
M			
I			

Extra Item Desc	Quantity	Unit Cost	Depr
Balconies or Decks	60	1800	
Wall Air Conditioners	62	1500	
Built Ins	60	1200	
Fireplaces	0	0	
Single Stall Garages	20	4500	
Double Stall Garages	41	11400	
Paving	48	1200	

Additional Item Desc	Quantity	Unit Cost	Depr
BATHROOM	34	3200.00	
	0	0.00	
	0	0.00	
	0	0.00	
	0	0.00	

Unit Breakdowns

Unit Type Description	Total # Units	Total # Rooms	Total Sq Ftg	Total # Baths
Efficiency Units	0	0	0	
1 Bedroom Units	20	20	16818	20
2 Bedroom Units	34	68	36408	62
3 Bedroom Units	6	18	7770	12