



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: Feland/ Marshall ETAL

Address: 4504 HIGHLAND ROAD NW & 2203 14TH AVE SE

Township Name (if applicable): CITY OF MANDAN

Parcel ID: 65-0222000 & 65-0168060

Legal Description: LOT 4 BLOCK 1 DEBBIES ACRES & LOT 3 BLOCK 1 BAHMS 1ST

**This information should provide a calculated breakdown associated with the subject property.*

City/County Official Contact Information:

Name: Kimberly Markley

Address: 205 2nd Ave NW Mandan, ND 58554

Phone Number: 701-667-3232

Email Address: kimberly.markley@cityofmandan.com

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)

Choose One Township/City Equalization Meeting

Choose One County Equalization Meeting

Choose One

Notice of Real Estate Assessment from City



Brian Kroshus, Tax Commissioner

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

taxinfo@nd.gov

701-328-7088

www.tax.nd.gov

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.*

Minutes from all levels of equalization meetings: Choose One City & County attached

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 Notice was included with appeal
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.

The City of Mandan Board of Equalization met at 7:00 p.m. on April 7, 2026, in the Ed “Bosh” Froehlich Room at City Hall.

Roll Call

Present: Roll call of all City Commissioners. Those present were Dennis Rohr, Mike Braun, Mayor James Froelich, Craig Sjoberg. Commissioner Heinsohn via Zoom. Also, present were City Administrator Neubauer, Assessor Markley, Police Chief Ziegler, Senior Real Property Appraiser Johnson, Senior Real Property Appraiser Fleischer, Attorney Oster, Morton County Tax Director LaFleur, Finance Director Welsch, Assistant Finance Director Schulz. Property owner present Bernard Kuntz, Steve Pletan, James & April Hall-Gorman, Mary Anderson, Marshall Feland, Ben Kappel, Parick Kellar, Tori Meyer, and Bernice Thomas.

Mayor Froelich invited Assessor Markley to come forward to present the 2026 Annual Board of Equalization Report. Link for report:

<https://mandannd.portal.civicclerk.com/event/572/files/attachment/4453>

Assessor Markley answered questions from the Board. Assessor Markley respectfully recommended motion for approval of the 2026 annual assessment roll.

Commissioner Sjoberg moved to approve the recommendation of the 2026 Assessment Roll as presented by City Assessor Markley. Commissioner Braun seconded the motion. Roll call vote: Commissioner Rohr: Yes; Commissioner Braun: Yes; Commissioner Sjoberg: Yes; Commissioner Heinsohn: Yes; Mayor Froelich: Yes. The motion passed.

Mayor Froelich opened the meeting to the public for anyone in person, online or via telephone to ask questions or provide comments or concerns against the 2026 Assessments. The following property owner shared their concerns regarding their 2026 property value:

Ben Kappel, 1712 14th Ave SE
April Gorham, 1812 12th Ave NE
Tori Meyer, 3103 Bay Shore Bend SE
Marshall Feland, 4504 Highland Road NW, 2203 14th Ave SE, 4400 19th St, 2329 Memorial Hwy, 4408 19th St SE, and 4500 19th St SE
Mary Anderson, 1607 Linda Dr NW
Patrick Kellar, 3320 Bay Shores Bend SE
Bernice Thomas, 1006 3rd St NE

Assessor Markley recommended approval of the recommendations for the updated 2026 appeals list that was submitted today with the following additions:

April Gorham, 1812 12th Ave NE
Marshall Feland, 4504 Highland Road NW, 2203 14th Ave SE, 4400 19th St, 2329 Memorial Hwy, 4408 19th St SE, and 4500 19th St SE
Mary Anderson, 1607 Linda Dr NW
Patrick Kellar, 3320 Bay Shores Bend SE

Bernard A Kuntz, 505 6th Ave NE
Bernice Thomas, 1006 3rd St NE

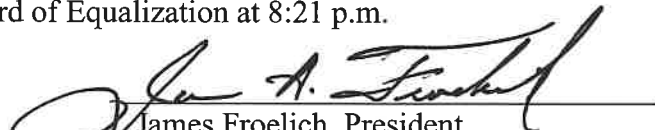
Link for list of Appeals: [City of Mandan Board of Equalization Appeal List April 7, 2026.pdf](#)

Commissioner Sjoberg made a motion to approve the recommendations as revised as submitted by City Assessor Markley. Seconded by Commissioner Braun. Roll call vote: Commissioner Rohr: Yes; Commissioner Sjoberg: Yes; Commissioner Braun: Yes; Commissioner Heinsohn: Yes; Mayor Froelich: Yes. The motion passed.

Mayor Froelich adjourned the City Board of Equalization at 8:21 p.m.



Kimberly Markley
Mandan City Assessor



James Froelich, President
Mayor, Mandan Board of Equalization

MORTON COUNTY TAX EQUALIZATION MEETING
June 4, 2026

The Morton County Board of Tax Equalization Meeting was called to order on June 4, 2026, at 6:00PM by Chairman Boehm at the Morton County Courthouse, 210 Second Avenue NW, Mandan, North Dakota. Others present were Commissioners Zachmeier, Buckley, Morrell and Tokach, Auditor Rhone Sheriff Kirchmeier and States Attorney Koppy.

Public Hearing for the City of Almont was opened.

Marshall Feland who owns property in Almont expressed a concern with the rise in valuations.

Public Hearing for the City of Almont was closed.

Morrell moved and Tokach seconded to approve the 2026 City of Almont valuations of residential = \$3,647,900; commercial = \$986,300; ag = \$551,100. On a roll call vote, all voting aye, motion carried.

City of Mandan Assessor Markley presented an overview of the valuation for the City of Mandan.

Public Hearing for the City of Mandan was opened.

Ben Kappel of 1712 14th Ave SE appealed his value.

Zachmeier moved the Buckley seconded to adjust the value of the property located at 1712 14th Ave SE to \$490,333.50. On a roll call vote, all voting aye, motion carried.

Tori Meyer of 3103 Bayshore Bend appealed her value.

Morrell moved and Buckley seconded to deny the appeal for the property located at 3103 Bayshore Bend. On a roll call vote, all voting aye, motion carried.

Public Hearing for City of Mandan was closed.

Morrell moved and Buckley seconded to approve the 2026 City of Mandan valuations of residential = \$2,276,419,000; commercial = \$979,289,200; ag = \$284,900. On a roll call vote, all voting aye, motion carried.

Public Hearing was opened for appeals for the City of New Salem.

Public Hearing for City of New Salem was closed.

Morrell moved and Tokach seconded to approve the 2026 City of New Salem valuations of residential = \$59,653,000; commercial = \$12,909,400; ag = \$210,500. On a roll call vote, all voting aye, motion carried.

Public Hearing for the City of Hebron was opened.

Public Hearing for the City of Hebron was closed.

Morrell moved and Zachmeier seconded to approve the 2026 City of Hebron valuations of residential = \$37,576,800; commercial = \$10,729,700; ag = \$228,400. On a roll call vote, all voting aye, motion carried.

Public Hearing for the City of Glen Ullin was opened.

Public Hearing for the City of Glen Ullin was closed.

Buckley moved and Tokach seconded to approve the 2026 City of Glen Ullin valuations of residential = \$28,435,700; commercial = \$7,179,100; ag = \$48,100. On a roll call vote, all voting aye, motion carried.

Public Hearing for the City of Flasher was opened.
Public Hearing for the City of Flasher was closed.

Morrell moved and Zachmeier seconded to approve the 2026 City of Flasher valuation of residential = \$8,210,400; commercial = \$3,741,700; Ag = \$0. On a roll call vote, all voting aye, motion carried.

Chair Boehm recessed the meeting at 8:08PM and reconvened at 8:16PM.

Public Hearing for Captains Landing Township was opened.
Public Hearing for Captains Landing Township was closed

Morrell moved and Zachmeier seconded to approve the 2026 Captains Landing Township valuation of residential = \$291,680,000; commercial = \$405,600; Ag = \$0. On a roll call vote, all voting aye, motion carried.

Public Hearing for rural Morton County property was opened.

Dustin Fleck of 4380 Pleasant Valley Rd South asked questions about the increase in his value.

Paige Larson of 2838 County Rd 139A appealed his value.

Morell moved and Zachmeier seconded to adjust the land value at 2838 County Rd 139A to \$32,500. On a roll call vote, all voting aye, motion carried.

Marshall Feland spoke to the Commission regarding his house located in the City of Mandan.

Debbie Kruckenberg of 228 Lake Street spoke to the Commission regarding the increase in her value over the past several years.

Keith Suchy of 4750 Highway 1806 questioned the increase in the value of his property.

John Boehm of 4540 Spring Creek Drive asked why his value increased and Tax Director Lefleur explained the change in grade that took place and was offered the opportunity to have the Tax Director visit the property to verify characteristics.

Tokach moved and Morrell seconded to approve the grant modifier for parcels 30-0292500 in the amount of \$900 and 29-0088000 in the amount of \$500. On a roll call vote, all voting aye, motion carried.

Public Hearing for rural Morton County was closed.

Morrell moved and Buckley seconded to approve the 2026 Morton County valuations of residential = \$961,359,700; commercial = \$419,205,500; Ag = \$417,905,500.
Morrell moved and seconded to amend the motion to residential = \$961,384,700. On a roll all vote, all voting aye, amendment passed.
On a roll call vote on the amended motion, all voting aye, motion carried.

Buckley moved and Zachmeier seconded to approve the Morton County Total valuations of residential = \$3,404,495,500; commercial = \$1,434,946,500; Ag = \$419,228,500. On a roll call vote, all voting aye, motion carried.

Morrell moved and Tokach seconded to adjourn the meeting at 11:04PM.

Nathan Boehm, Chairman, Morton County Commission

Nathan Boehm

Dawn R Rhone, County Auditor

Dawn R Rhone



65-1919020 SP/SF \$209
807 BRUCE DR NW TLA:2,849
9/25/2025 595,000 Yr Blt: 1997



65-5583600 SP/SF \$234
1701 31 ST NW TLA:2,178
8/26/2025 510,000 Yr Blt: 1974



65-1978000 SP/SF \$157
1005 LOHSTRETER RD NW TLA:2,559
7/18/2025 402,000 Yr Blt: 1989



65-5066000 SP/SF \$189
2125 OLD RED TRL NW TLA:2,332
5/29/2025 440,000 Yr Blt: 1975



65-3772750 SP/SF \$223
3410 SANDY LN SE TLA:2,421
6/10/2024 539,000 Yr Blt: 1992

SUBJECT PROPERTY 2203 14 AVE SE
PROPOSED 2026 VALUE 565,300
LIVING AREA ABOVE BASEMENT 3,308

PROPOSED PRICE PER SQ FT \$170.89

RANGE OF COMPARABLES \$157 TO \$234

2203 14 AVE SE, MANDAN

Deed: FELAND/MARSHALL ET AL

Map Area: Zone 9 - Res

Checks/Tags:

Contract:

Route: 000-000-000

Lister/Date: BKJ, 12/07/2021

CID#: 09361

Tax Dist: M1

Review/Date: MA, 05/24/2016

DBA:

Plat Page:

Entry Status: Inspected

MLS:

Subdiv: BAHM'S 1ST

Urban / Residential

Legal: LOT 3 BLOCK 1 BAHMS 1ST

Land																	
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Total (Rnd nearest \$100)
Unit Site						70,567.00	1.620	1.00	Unit	R-30	\$70,000.00	\$70,000	0%	0%	10%	\$0	\$63,000
Grand Total						70,567.00	1.620					\$70,000					\$63,000

Street			Utilities			Zoning			Land Use		
Unit Site	Paved		City			RESIDENTIAL SINGLE FAMILY			Residential		

Sales				Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	Exempt Amount	Net Assmt	Pr Yr: 2025
				8/27/2009	5109	N	\$0	820	Land	\$63,000	\$0	\$0	\$63,000
				12/19/2008	15308	N	\$0	840	Dwlg	\$502,300	\$0	\$0	\$473,900
				5/27/2008	22108	N	\$163,125	180	Impr		\$0	\$0	
				10/5/1998	6898	N	\$0	820	Total	\$565,300	\$0	\$0	\$536,900

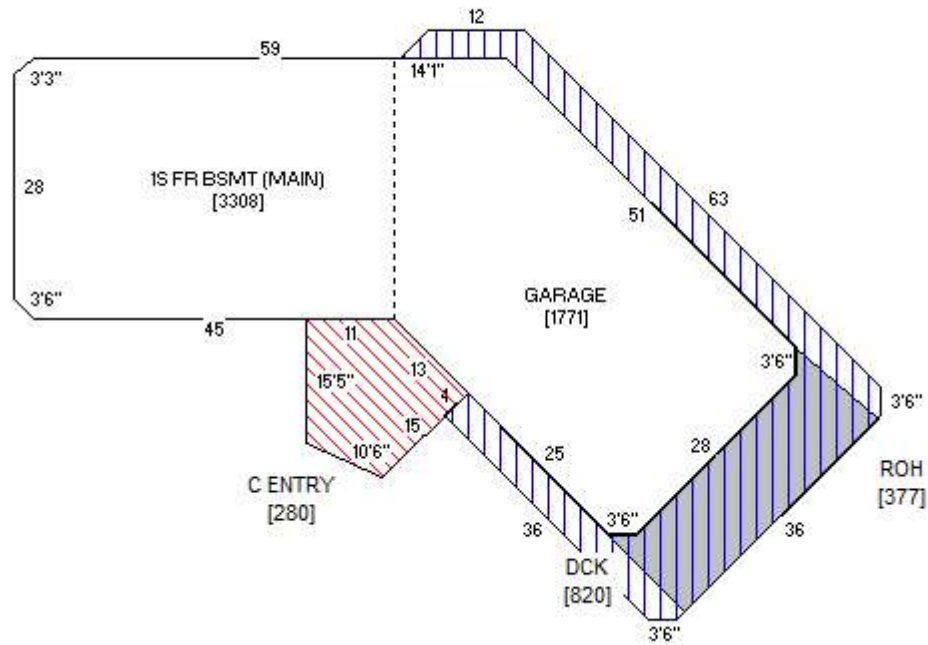
Res. Structure		Finish				Plumbing		Addition		Garage	
Occ. Code	101	Ttl Rooms Above #	6	Bedrooms Above #	3	Standard Bath - 3 Fixt	2	Addition	No Additions	Garage	No garages
Occ. Descr.	Single-Family / Owner Occupied	Ttl Rooms Below #	0	Bedrooms Below #	0	Shower Stall Bath -3 Fixt		Year Built		Year Built	
Year Built	1997	Minimal Finish	1537		\$11.00	Toilet Room (1/2 Bath)	1	EFA		EFA	
EFA / EFYr	29 / 1997					Lavatory (Sink w/vanity)		EFA Year		EFF Year	
Arch. Dsgn	Ranch					Water Closet-toilet only		Style		Style	
Style	1 Story Brick					Sink	1	Area (SF)			
AreaSF/TLA	3,308 / 3,308	Foundation	Conc			Shower Stall/Tub		Condition		Area (SF)	
GLA 1st/2nd	3,308 / 0	Exterior Walls	Brick			Wet Bar		Phy-Depr. %		No Flr Adj.	
Grade	3+10	Roof	Gable/Asph Comp			Fbgl's Service Sink		Bsmt (SF)		Grade	
Grade Mult.	1.880	Interior Finish	Drwl			Urinal		NoBsmt Flr(SF)		Condition	
Condition	NML	Flooring	Hardwood			Sauna		2nd Flr Adj.		Bsmt (SF)	
Phy-Depr. %	13%	Non-base Heating		Fireplace		Metal St Sh Bath		Heat		Interior Finish	
Basement	Full	Floor/Wall #	0			Metal Stall Shower		AC		Interior Finish (SF)	
No Bsmt Flr.	1,559	Pipeless #	0			Cust Bath - 3 Fixt	1	Attic (SF)		Qtrs Over	
Heat	Elec - Basebd	Hand Fired (Y/N)	No			Custom Tub				Qtrs Over (SF)	
AC	No	Space Heat #	0			Cust Bath - 4 Fixt		Obsolescence		Qtrs AC (SF)	
Attic	None	Appliances				Cust Tile Full Bath		Functional %	10%	%Phy/F-E-O Obs	
		Range Unit	[EMPTY]			Cust Tile SS Bath		External %	0%	Door Opnrs	
		Oven - Single	[EMPTY]			Cust Bath w/Cust SS		Other %	0%	Stalls- Bsmt / Gar	4 / --
		Oven - Double	[EMPTY]			Cust Bath w/Cust SS +lav		Until Completed			
		Dishwasher	[EMPTY]			Bidet		None			
		Microwave	[EMPTY]			Hot Tub		None			
		[EMPTY]				Water Only w/Sink		None			
		Jennair				Sewer & Water Only					
		Security System				No Plumbing					
						No Hot Water Tank					



Bldg / Addn	Description	Units	Base Value	Grade Mult	Replacement Cost new (rounded to \$1)	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$100)
	101 — Single-Family / Owner Occupied												
	1 Story Brick	3,308 SF	\$287,850										
BF1	Minimal Finish - Low	1,537 Tbl	\$16,907										
	Basement, No Floor Deduct	1,559	(\$7,639)										
	Base Heat: Elec - Basebd												
#1	Porch: 1S Brick Open	280 SF	\$11,480										
D1	Wood Deck - Avg	820 SF	\$17,220										
D2	Asph/Wd Roof OH - Avg	377 SF	\$4,713										
	Plumbing	5	\$15,400										
	Basement Stall	1	\$4,500										
	Basement Stall (others)	3	\$4,500										
	Basement Stall Openers	1	\$500										
	Sub Total		\$355,431	1.880	\$668,210	1997	13.00	10	0	0	\$523,209		
	Dwelling TOTAL				\$668,210						\$523,209		
	Residential Building TOTAL										\$523,209	0.960	\$502,300

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Res	\$63,000	\$473,900	\$0	\$0	\$536,900
2024		Appr	Urban	Res	\$63,000	\$452,800	\$0	\$0	\$515,800
2023		Appr	Urban	Res	\$63,000	\$432,500	\$0	\$0	\$495,500

65-0168060 2203 14 AVE SE



Sketch 1 of 1





65-5052000 SP/SF \$251
 3400 OLD RED TRL NW TLA:1,690
 11/26/2025 425,000 Yr Blt: 1960



65-0233000 SP/SF \$294
 5104 HIGHLAND RD NW TLA:1,342
 8/4/2025 395,000 Yr Blt: 1976



65-0458000 SP/SF \$309
 3709 37 ST NW TLA:1,068
 6/6/2025 330,000 Yr Blt: 1978



65-5066000 SP/SF \$189
 2125 OLD RED TRL NW TLA:2,332
 5/29/2025 440,000 Yr Blt: 1975

SUBJECT PROPERTY 4504 HIGHLAND RD
 PROPOSED VALUE 452,300; TLA 1681

PROPOSED ASSESSED PER SQ FT 269.07

RANGE OF COMPS \$189 TO \$309

Deed: **FELAND/MARSHALL ET AL**
Contract:
CID#: **08059**
DBA:
MLS:

Map Area: **Zone 6 - Res**
Route: **000-000-000**
Tax Dist: **M1**
Plat Page:
Subdiv: **DEBBIES ACRES**

Checks/Tags:
 Lister/Date: **MA, 11/04/2016**
 Review/Date: **SS, 01/09/2017**
 Entry Status: **Estimated**

Urban / Residential

Legal: LOT 4 BLOCK 1 DEBBIES ACRES

Land																	
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Total (Rnd nearest \$100)
Unit Site						61,250.00	1.406	1.00	Unit	R-30	\$70,000.00	\$70,000	0%	0%	0%	\$7,000	\$77,000
Grand Total						61,250.00	1.406					\$70,000					\$77,000

	Street	Utilities	Zoning	Land Use
Unit Site	Paved	City	RESIDENTIAL SINGLE FAMILY	Residential

Sales				Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	Exempt Amount	Net Assmt	Pr Yr: 2025
10/14/2004	\$124,000	D000	392058	6/29/2000	5800	N	\$0	820	Land	\$77,000	\$0	\$0	\$77,000
									Dwlg	\$375,300	\$0	\$0	\$356,500
									Impr		\$0	\$0	
									Total	\$452,300	\$0	\$0	\$433,500

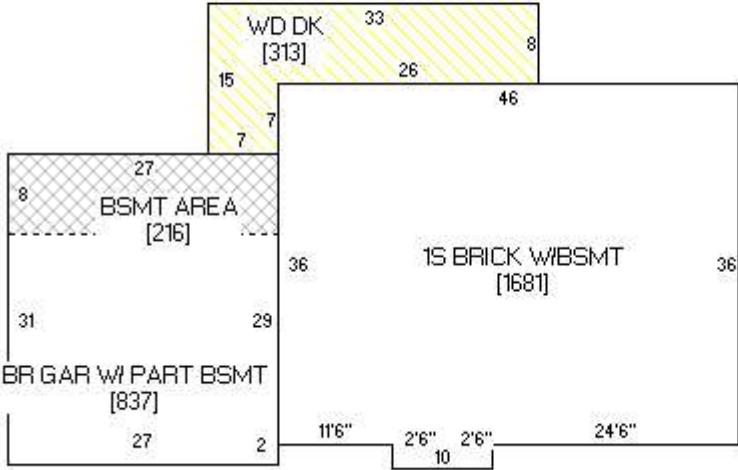
Res. Structure		Finish				Plumbing		Addition		Garage	
Occ. Code	101	Ttl Rooms Above #	4	Bedrooms Above #	1	Standard Bath - 3 Fixt	2	Addition	No Additions	Garage	1 of 1
Occ. Descr.	Single-Family / Owner Occupied	Ttl Rooms Below #	3	Bedrooms Below #	2	Shower Stall Bath -3 Fixt		Year Built		Year Built	1977
Year Built	1977	Living Qtrs. (Multi)	1681			Toilet Room (1/2 Bath)	1	EFA		EFA	49
EFA / EFYr	49 / 1977					Lavatory (Sink w/vanity)		EFA Year		EFF Year	1977
Arch. Dsgn	Conventional					Water Closet-toilet only		Style		Style	Att Brick w/ Bsmt
Style	1 Story Brick	Foundation	Conc			Sink	1	Shower Stall/Tub		Area (SF)	
AreaSF/TLA	1,681 / 1,681	Exterior Walls	Brick			Wet Bar		Condition		Condition	837
GLA 1st/2nd	1,681 / 0	Roof	Gable/Asph Comp			Fbgl's Service Sink		Phy-Depr.%		No Flr Adj.	No
Grade	3-5	Interior Finish	Drwl			Urinal		Bsmt (SF)		Grade	Main Building
Grade Mult.	1.620	Flooring	Ceramic			Sauna		NoBsmt Flr(SF)		Condition	NML
Condition	BL NML	Non-base Heating		Fireplace		Metal St Sh Bath		2nd Flr Adj.		Bsmt (SF)	216
Phy-Depr.%	23%	Floor/Wall #	0	Masonry	2	Metal Stall Shower		Heat		Interior Finish	<None>
Basement	Full	Pipeless #	0			Cust Bath - 3 Fixt		AC		Interior Finish (SF)	
No Bsmt Flr.	0	Hand Fired (Y/N)	No			Custom Tub		Attic (SF)		Qtrs Over	None
Heat	FHA - Gas	Space Heat #	0			Cust Bath - 4 Fixt		Obsolescence		Qtrs Over (SF)	
AC	Yes	Appliances				Cust Tile Full Bath		Functional %	0%	Qtrs AC (SF)	
Attic	None	Range Unit		[EMPTY]		Cust Tile SS Bath		External %	0%	%Phy/F-E-O Obs	19.00-0-0-0
		Oven - Single		[EMPTY]		Cust Bath - 5 Fixt		Other %	0%	Door Opnrs	1
		Oven - Double		[EMPTY]		Cust Bath w/Cust SS		None		Stalls- Bsmt / Gar	-- / 2.00
		Dishwasher	1	[EMPTY]		Cust Bath w/Cust SS +lav		None			
		Microwave	1	[EMPTY]		Bidet		None			
		[EMPTY]				Hot Tub		None			
		Jennair				Water Only w/Sink		None			
		Security System				Sewer & Water Only		None			
						No Plumbing					
						No Hot Water Tank					


 © 1995-2026 Vanguard Appraisals, Inc.
 (rev. 28.0.58.5537)

Bldg / Addn	Description	Units	Base Value	Grade Mult	Replacement Cost new (rounded to \$1)	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$100)
	101 — Single-Family / Owner Occupied												
	1 Story Brick	1,681 SF	\$182,790										
BF1	Living Qtrs. (Multi) - Avg	1,681 Tbl	\$46,648										
	Base Heat: FHA - Gas												
	Add Central Air	1,681 SF	\$4,130										
D1	Wood Deck - Avg	313 SF	\$6,573										
	Plumbing	4	\$9,700										
	B.I. Appliances	2	\$0										
#1	Fireplace: Masonry	2	\$10,600										
	Sub Total		\$260,441	1.620	\$421,914	1977	23.00	0	0	0	\$324,874		
Gar	Att Brick w/ Bsmt	837 SF	\$38,460	1.620	\$62,305	1977	19.00	0	0	0	\$50,467		
	Basement area	216 SF											
	Dwelling TOTAL				\$484,219						\$375,341		
	Residential Building TOTAL										\$375,341	1.000	\$375,300

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Res	\$77,000	\$356,500	\$0	\$0	\$433,500
2024		Appr	Urban	Res	\$77,000	\$327,800	\$0	\$0	\$404,800
2023		Appr	Urban	Res	\$77,000	\$314,500	\$0	\$0	\$391,500

65-0222000 4504 HIGHLAND RD



Sketch 1 of 1



Photo 1 of 1 11/03/2018

807 BRUCE DR NW, MANDAN

Deed: NESS/KALYN & CHRISTOPHER

Map Area: Zone 7 - Res

Checks/Tags:

Contract:

Route: 000-000-000

Lister/Date:

CID#: 02353-B

Tax Dist: M1

Review/Date: KM, 07/18/2019

DBA:

Plat Page:

Entry Status:

MLS:

Subdiv: LOHSTRETER'S 1ST RP LOTS 6-8,11-13 PT 17 BLK 5

Urban / Residential

Legal: S 1/2 LOT 7B & ALL LOT 7C BLOCK 5 LOHSTRETER'S 1ST REPLAT, L6-8, 11-13, PT 17 B5

Land																	
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Total (Rnd nearest \$100)
Unit Site						30,393.00	0.698	1.00	Unit	R-26	\$50,000.00	\$50,000	0%	0%	0%	\$25,000	\$75,000
Grand Total						30,393.00	0.698					\$50,000					\$75,000

Unit Site	Street Paved	Utilities City	Zoning RESIDENTIAL SINGLE FAMILY	Land Use Residential
-----------	-----------------	-------------------	-------------------------------------	-------------------------

Sales				Building Permits				Values					
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	Exempt Amount	Net Assmt	Pr Yr: 2025
09/25/2025	\$595,000	D000	526524	2/9/2016	RESR-16-00	N	\$18,500	Int-Remodel	Land	\$75,000	\$0	\$0	\$62,500
09/24/1997	\$235,000	D000	999999	7/6/2012	38412	N	\$1,500	Utility Shed	Dwlg	\$520,800	\$0	\$0	\$549,800
				4/11/2000	9900	N	\$5,176	Misc	Impr		\$0	\$0	
				3/12/1998	5098	N	\$5,176	Misc	Total	\$595,800	\$0	\$0	\$612,300

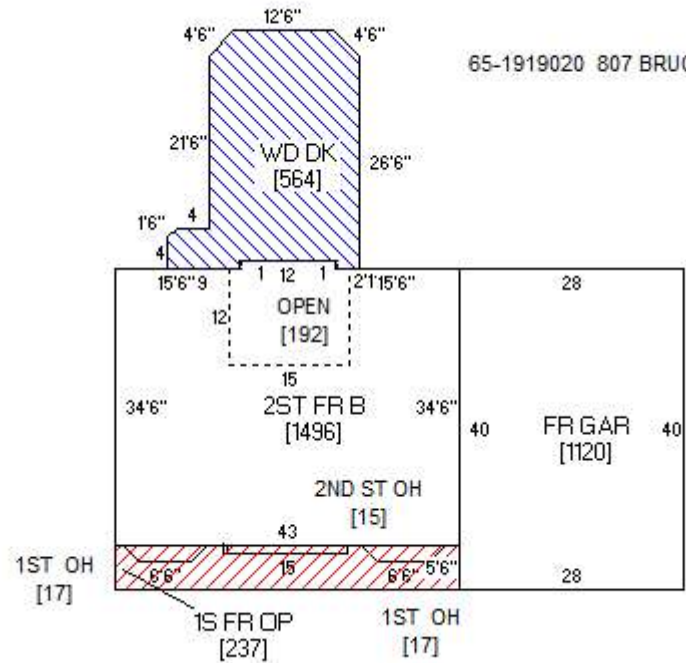
Res. Structure		Finish				Plumbing		Addition		Garage	
Occ. Code	101	Ttl Rooms Above #	8	Bedrooms Above #	5	Standard Bath - 3 Fixt	2	Addition	1 of 3	Garage	1 of 1
Occ. Descr.	Single-Family / Owner Occupied	Ttl Rooms Below #	4	Bedrooms Below #	2	Shower Stall Bath -3 Fixt	2	Year Built	1997	Year Built	1997
Year Built	1997	Living Qtrs. (Multi)	1462		\$27.75	Toilet Room (1/2 Bath)	1	EFA	29	EFA	29
EFA / EFYr	29 / 1997					Lavatory (Sink w/vanity)		EFA Year	1997	EFF Year	1997
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	2 Story Frame	Exterior Walls	Metal			Sink	1	Area (SF)	15	Area (SF)	1,120
AreaSF/TLA	1,496 / 2,849	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition	Normal	No Flr Adj.	No
GLA 1st/2nd	1,530 / 1,319	Interior Finish	Drwl			Wet Bar		Phy-Depr.%	13.00	Grade	Main Building
Grade	3+5	Flooring	Linoleum			Urinal		Bsmt (SF)		Condition	NML
Grade Mult.	1.790	Non-base Heating		Fireplace		Sauna		NoBsmt Flr(SF)		Bsmt (SF)	
Condition	NML	Floor/Wall #	0			Metal St Sh Bath		2nd Flr Adj.	Yes	Interior Finish	<None>
Phy-Depr.%	13%	Pipeless #	0			Metal Stall Shower		Heat	FHA - Gas	Interior Finish (SF)	
Basement	Full	Hand Fired (Y/N)	No			Cust Bath - 3 Fixt		AC	Yes	Qtrs Over	None
No Bsmt Flr.	0	Space Heat #	0			Custom Tub		Attic (SF)		Qtrs Over (SF)	
Heat	FHA - Gas	Appliances				Cust Bath - 4 Fixt		See other pages for more additions.		Qtrs AC (SF)	
AC	Yes	Range Unit	[EMPTY]			Cust Tile Full Bath		Obsolescence		%Phy/F-E-O Obs	13.00-0-0-0
Attic	None	Oven - Single	[EMPTY]			Cust Tile SS Bath		Functional %	0%	Door Opnrs	3
		Oven - Double	[EMPTY]			Cust Bath - 5 Fixt		External %	0%	Stalls- Bsmt / Gar	-- / 3.00
		Dishwasher	[EMPTY]			Cust Bath w/Cust SS		Other %	0%		
		Microwave	[EMPTY]			Cust Bath w/Cust SS +lav		None			
		Jennair				Bidet		None			
		Security System				Hot Tub		None			
						Water Only w/Sink		None			
						Sewer & Water Only		None			
						No Plumbing		None			
						No Hot Water Tank		None			



Bldg / Addn	Description	Units	Base Value	Grade Mult	Replacement Cost new (rounded to \$1)	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$100)
	101 — Single-Family / Owner Occupied												
	2 Story Frame	1,496 SF	\$235,070										
	Foyer Adjustment	192 SF	(\$5,120)										
BF1	Living Qtrs. (Multi) - Avg	1,462 Tbl	\$40,571										
	Base Heat: FHA - Gas												
	Add Central Air	1,496 SF	\$6,890										
#1	Porch: 1S Frame Open	237 SF	\$8,010										
D1	Wood Deck - Avg	564 SF	\$11,844										
	Plumbing	6	\$16,500										
	Sub Total		\$313,765	1.790	\$561,639	1997	13.00	0	0	0	\$488,626		
Gar	Att Frame	1,120 SF	\$35,085	1.790	\$62,803	1997	13.00	0	0	0	\$54,639		
1 of 3 Adtn	1 Story Frame 2FLRA	15 SF	\$1,360	1.790	\$2,434	1997	13.00	0	0	0	\$2,118		
2 of 3 Adtn	1 Story Frame	17 SF	\$2,240	1.790	\$4,010	1997	13.00	0	0	0	\$3,488		
3 of 3 Adtn	1 Story Frame	17 SF	\$2,240	1.790	\$4,010	1997	13.00	0	0	0	\$3,488		
	Dwelling TOTAL				\$634,896						\$552,358		
	Residential Building TOTAL										\$552,358	0.940	\$519,200

[illegible]

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Res	\$62,500	\$549,800	\$0	\$0	\$612,300
2024		Appr	Urban	Res	\$62,500	\$523,800	\$0	\$0	\$586,300
2023		Appr	Urban	Res	\$62,500	\$507,500	\$0	\$0	\$570,000



Sketch 1 of 1



Photo 1 of 2, 07/09/2019



Photo 2 of 2, 07/09/2019

Deed: **REYNOLDS/BRETT D & KAITLYN L REYNOLDS**
Contract:
CID#: **08159**
DBA:
MLS:

Map Area: **Zone 7 - Res**
Route: **000-000-000**
Tax Dist: **M1**
Plat Page:
Subdiv: **LOHSTRETE**

Checks/Tags:
 Lister/Date: **MA, 09/13/2016**
 Review/Date: **GR, 04/22/2020**
 Entry Status: **Estimated**

Urban / Residential

Legal: LOT 15 BLOCK 1 LOHSTRETERS 2ND

Land																	
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Total (Rnd nearest \$100)
Unit Site						11,180.00	0.257	1.00	Unit	R-26	\$50,000.00	\$50,000	0%	0%	0%	\$0	\$50,000
Grand Total						11,180.00	0.257					\$50,000					\$50,000

Unit Site	Street	Utilities	Zoning	Land Use
	Paved	City	RESIDENTIAL SINGLE FAMILY	Residential

Sales				Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	Exempt Amount	Net Assmt	Pr Yr: 2025
07/18/2025	\$402,000	D000	525519	11/30/2000	13500	N	\$0	840	Land	\$50,000	\$0	\$0	\$50,000
03/09/2021	\$0	D003	501670	1/20/1994	894	N	\$5,000	180	Dwlg	\$367,600	\$0	\$0	\$357,600
09/11/1996	\$121,400	D000	341400	12/5/1990	14190	N	\$0	840	Impr		\$0	\$0	
01/25/1993	\$102,500	D000	323099	9/21/1990	18090	N	\$0	860	Total	\$417,600	\$0	\$0	\$407,600

Res. Structure		Finish				Plumbing		Addition		Garage	
Occ. Code	101	Ttl Rooms Above #	3	Bedrooms Above #	3	Standard Bath - 3 Fixt	2	Addition	1 of 1	Garage	1 of 1
Occ. Descr.	Single-Family / Owner Occupied	Ttl Rooms Below #	3	Bedrooms Below #	1	Shower Stall Bath -3 Fixt	2	Year Built	1989	Year Built	1989
Year Built	1989	Living Qtrs. (Multi)	858		\$27.75	Toilet Room (1/2 Bath)	1	EFA	37	EFA	37
EFA / EFYr	37 / 1989					Lavatory (Sink w/vanity)		EFA Year	1989	EFF Year	1989
Arch. Dsgn	Contemporary	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	2 Story Frame	Exterior Walls	Metal			Sink		Area (SF)	171	Area (SF)	562
AreaSF/TLA	906 / 2,559	Roof	Hip/Asph Comp			Fbgl's Service Sink		Condition	Normal	No Flr Adj.	No
GLA 1st/2nd	1,077 / 1,482	Interior Finish	Drwl			Urinal		Phy-Depr.%	15.00	Grade	Main Building
Grade	3-5	Flooring	Linoleum			Sauna		Bsmt (SF)		Condition	NML
Grade Mult.	1.620		Non-base Heating		Fireplace		Metal St Sh Bath		NoBsmt Flr(SF)	Bsmt (SF)	
Condition	BL NML	Floor/Wall #	0	Freestanding	1	Metal Stall Shower		2nd Flr Adj.	No	Interior Finish	<None>
Phy-Depr.%	17%	Pipeless #	0			Cust Bath - 3 Fixt		Heat	FHA - Gas	Interior Finish (SF)	
Basement	Full	Hand Fired (Y/N)	No			Custom Tub		AC	Yes	Qtrs Over	Frame
No Bsmt Flr.	0	Space Heat #	0			Cust Bath - 4 Fixt		Attic (SF)		Qtrs Over (SF)	576
Heat	FHA - Gas	Appliances				Cust Tile Full Bath		Obsolescence		Qtrs AC (SF)	576
AC	Yes	Range Unit		[EMPTY]		Cust Tile SS Bath		Functional %	0%	%Phy/F-E-O Obs	15.00-0-0-0
Attic	None	Oven - Single		[EMPTY]		Cust Bath - 5 Fixt		External %	0%	Door Opnrs	2
		Oven - Double		[EMPTY]		Cust Tile Shower/Tub		Other %	0%	Stalls- Bsmt / Gar	-- / 2.00
		Dishwasher		1	[EMPTY]	Cust Bath w/Cust SS		None			
		Microwave		[EMPTY]		Cust Bath w/Cust SS +lav		None			
		Jennair				Bidet		None			
		Security System				Hot Tub		None			
						Water Only w/Sink		None			
						Sewer & Water Only		None			
						No Plumbing					
						No Hot Water Tank					

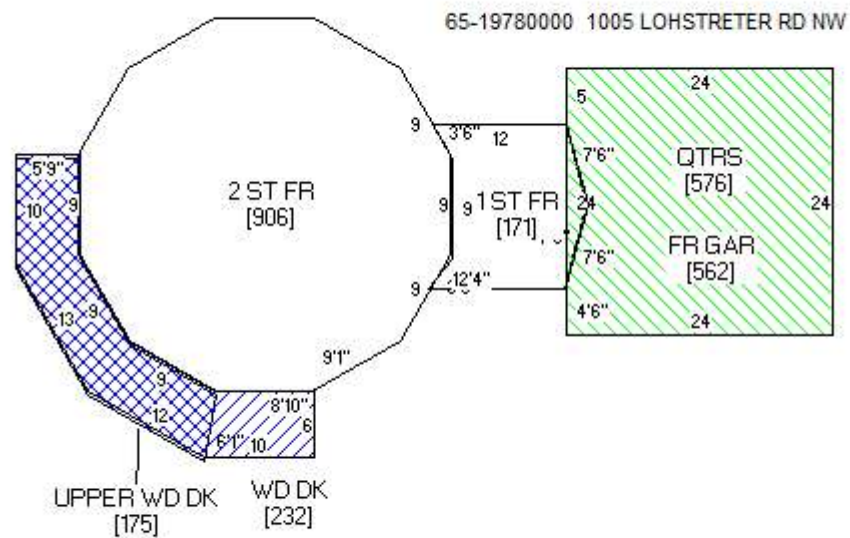


© 1995-2026 Vanguard Appraisals, Inc.
(rev. 28.0.58.5537)



Bldg / Addn	Description	Units	Base Value	Grade Mult	Replacement Cost new (rounded to \$1)	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$100)
	101 — Single-Family / Owner Occupied												
	2 Story Frame	906 SF	\$171,610										
BF1	Living Qtrs. (Multi) - Avg	858 Tbl	\$23,810										
	Base Heat: FHA - Gas												
	Add Central Air	906 SF	\$4,650										
D1	Wood Deck - High	232 SF	\$6,264										
D2	Wood Deck - High	175 SF	\$4,725										
	Plumbing	5	\$15,700										
	B.I. Appliances	1	\$0										
#1	Fireplace: Freestanding	1	\$3,300										
	Sub Total		\$230,059	1.620	\$372,696	1989	17.00	0	0	0	\$309,338		
Gar	Att Frame	562 SF	\$45,640	1.620	\$73,937	1989	15.00	0	0	0	\$62,846		
	Qtrs Over: Frame	576 SF											
Adtn	1 Story Frame	171 SF	\$12,550	1.620	\$20,331	1989	15.00	0	0	0	\$17,281		
	Dwelling TOTAL				\$466,964						\$389,465		
	Residential Building TOTAL										\$389,465	0.940	\$366,100

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Res	\$50,000	\$357,600	\$0	\$0	\$407,600
2024		Appr	Urban	Res	\$50,000	\$340,300	\$0	\$0	\$390,300
2023		Appr	Urban	Res	\$50,000	\$322,200	\$0	\$0	\$372,200



Sketch 1 of 1



Deed: ENGH/NATHAN

Contract:

CID#: 02697

DBA:

MLS:

Map Area: Zone 5 - Res

Route: 000-000-000

Tax Dist: M1

Plat Page:

Subdiv: MANDAN LANDS 139-81

Checks/Tags:

Lister/Date: JLF, 12/30/2025

Review/Date: LT, 06/21/2019

Entry Status: Inspected

Urban / Residential

Legal: LOT 1 OF LOT D OF SW 1/4 (LESS .93A RD EASEMENT) 9.07 ACRES

Land																	
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Total (Rnd nearest \$100)
Unit Site						395,160.00	9.072	1.00	Unit	R-30	\$70,000.00	\$70,000	0%	0%	10%	\$70,000	\$126,000
Grand Total						395,160.00	9.072					\$70,000					\$126,000

Street		Utilities		Zoning		Land Use	
Unit Site	Paved	City		AGRICULTURE		Residential	

Sales				Building Permits				Values					
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	Exempt Amount	Net Assmt	Pr Yr: 2025
08/26/2025	\$510,000	D004	526060	6/20/1994	11894	N	\$0	860	Land	\$126,000	\$0	\$0	\$140,000
03/27/2025	\$0	D024	523943	6/20/1994	27894	N	\$8,000	200	Dwlg	\$449,900	\$0	\$0	\$466,600
03/27/2025	\$0	D024	523937	12/7/1992	12392	N	\$0	820	Impr		\$0	\$0	
04/13/2018	\$0	D003	482979	6/22/1992	4592	N	\$0	820	Total	\$575,900	\$0	\$0	\$606,600

Res. Structure		Finish				Plumbing		Addition		Garage	
Occ. Code	101	Ttl Rooms Above #	4	Bedrooms Above #	1	Standard Bath - 3 Fixt	1	Addition	1 of 1	Garage	1 of 1
Occ. Descr.	Single-Family / Owner Occupied	Ttl Rooms Below #	3	Bedrooms Below #	3	Shower Stall Bath -3 Fixt	2	Year Built	1974	Year Built	1974
Year Built	1974	Living Qtrs. W/ Walk-	960		\$27.25	Toilet Room (1/2 Bath)		EFA	52	EFA	52
EFA / EFYr	52 / 1974					Lavatory (Sink w/vanity)		EFA Year	1974	EFF Year	1974
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Brick
Style	Split Level Brick	Exterior Walls	Brick			Sink		Area (SF)	694	Area (SF)	952
AreaSF/TLA	1,484 / 2,178	Roof	Gable/Metal			Shower Stall/Tub		Condition	Fair	No Flr Adj.	No
GLA 1st/2nd	2,178 / 0	Interior Finish	Drwl			Wet Bar		Phy-Depr.%	28.00	Grade	Main Building
Grade	3+5	Flooring	LAMINATE/CARPET			Urinal		Bsmt (SF)		Condition	BL NML
Grade Mult.	1.790	Non-base Heating		Fireplace		Sauna		NoBsmt Flr(SF)		Bsmt (SF)	
Condition	Fair	Floor/Wall #	0	Masonry w/1 Extra	1	Metal St Sh Bath		2nd Flr Adj.	No	Interior Finish	Fin. Minimal
Phy-Depr.%	28%	Pipeless #	0			Metal Stall Shower		Heat	HW - Baseboard	Interior Finish (SF)	952
Basement	Full	Hand Fired (Y/N)	No			Cust Bath - 3 Fixt		AC	Yes	Qtrs Over	None
No Bsmt Flr.	0	Space Heat #	0			Custom Tub		Attic (SF)		Qtrs Over (SF)	
Heat	HW - Baseboard	Appliances				Cust Bath - 4 Fixt		Obsolescence		Qtrs AC (SF)	
AC	Yes	Range Unit	[EMPTY]			Cust Tile Full Bath		Functional %	25%	%Phy/F-E-O Obs	25.00-25-0-0
Attic	None	Oven - Single	[EMPTY]			Cust Tile SS Bath		External %	0%	Door Opnrs	3
		Oven - Double	[EMPTY]			Cust Bath w/Cust SS		Other %	0%	Stalls- Bsmt / Gar	-- / 3.00
		Dishwasher	1	[EMPTY]		Cust Bath w/Cust SS +lav		Layout			
		Microwave	1	[EMPTY]		Bidet		None			
		[EMPTY]				Hot Tub		None			
		Jennair				Water Only w/Sink		None			
		Security System				Sewer & Water Only		None			
						No Plumbing					
						No Hot Water Tank					



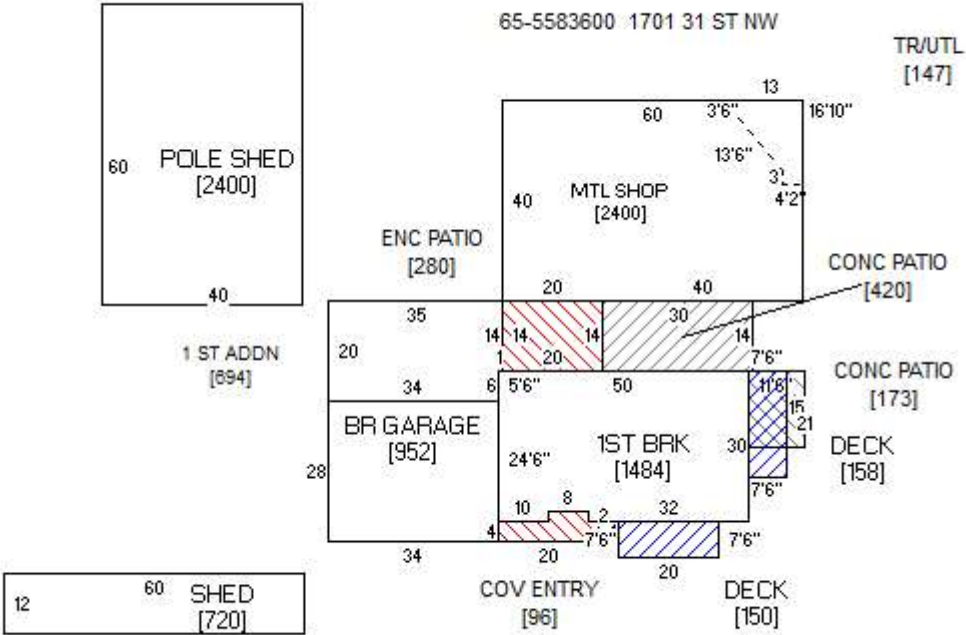
Bldg / Addn	Description	Units	Base Value	Grade Mult	Replacement Cost new (rounded to \$1)	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$100)
	101 — Single-Family / Owner Occupied												
	Split Level Brick	1,484 SF	\$168,700										
BF1	Living Qtrs. W/ Walk-out - Low	960 Tbl	\$26,160										
	Base Heat: HW - Baseboard												
	Add Central Air	1,484 SF	\$3,770										
#1	Porch: 1S Frame Enclosed	280 SF	\$14,650										
#2	Porch: 1S Frame Open	96 SF	\$4,240										
D1	Wood Deck - Low	150 SF	\$2,250										
D2	Wood Deck - Low	158 SF	\$2,370										
D3	Concrete Patio - Low	173 SF	\$519										
D4	Concrete Patio - Low	420 SF	\$1,260										
	Plumbing	3	\$10,200										
	B.I. Appliances	2	\$0										
#1	Fireplace: Masonry w/1 Extra	1	\$8,600										
	Sub Total		\$242,719	1.790	\$434,467	1974	28.00	25	0	0	\$234,612		
Gar	Att Brick	952 SF	\$43,270	1.790	\$77,453	1974	25.00	25	0	0	\$43,568		
	Int Finish: Fin. Minimal	952 SF											
Adtn	1 Story Frame	694 SF	\$44,736	1.790	\$80,078	1974	28.00	25	0	0	\$43,242		
	Dwelling TOTAL				\$591,998						\$321,421		
	Residential Building TOTAL										\$321,421	0.930	\$298,900

Precomputed Structure		Verticals							Plumbing		
Occ. Code	607	Ftg & Fdtn	Concrete w/o Bsmt	8"						B	Ext
Occ. Descr.	Metal Shop - Post Frame	Exterior wall	Metal/ Steel (< 50' Wide)	0							
Price Code	610	Interior wall	Incl. w/ Base	0							
Price Descr.	Metal Light Indust. - Post Frame	Pilasters									
		Wall facing									
Year Built	1974	Windows									
EFF Age/Yr	52/ 1974	Fronts/Doors									
Depr. Table	10	Horizontals									
Condition	NML	Basement									
Grade Mult.	1.400	Roof									
Phy-Depr.	26.00	Ceiling									
Description	POLE SHED	Struct. Floor									
Width	40	Floor Cover									
Ht	16	Partitions									
Grade	4	Framing									
Base	2,400	HVAC									
Basement	0	Electrical									
GBA	2400	Sprinkler									
Obsolescence											
Functional:		External:		Other:							
© 1995-2026 Vanguard Appraisals, Inc. (rev. 28.0.58.5537)											
Partition - Plywood or C									640	Low	

Precomputed Structure		Verticals						Plumbing			B	Ext
Occ. Code	601	Ftg & Fdtn							Rough Plumbing Toilet Room		1 1	
Occ. Descr.	Metal Warehouse - Rigid Steel Frame	Exterior wall										
Price Code	601	Interior wall										
Price Descr.	Metal Warehouse - Rigid Steel Frame	Pilasters										
		Wall facing										
Year Built	1974	Windows										
EFF Age/Yr	52/ 1974	Fronts/Doors										
Depr. Table	10	Horizontals						Adjustments				
Condition	Poor	Basement						Liner - metal (SFSA)	2,400	AVG		
Grade Mult.	1.260	Roof						Liner - metal (SFSA)	1,600	AVG		
Phy-Depr.	41.00	Ceiling										
Description	MTL SHOP	Struct. Floor										
Width	40	Floor Cover										
Ht	8	Partitions										
Grade	4-10	Framing										
Base	2,400	HVAC										
Basement	0	Electrical										
GBA	2400	Sprinkler										
Obsolescence												
Functional:		External:	Other:									
© 1995-2026 Vanguard Appraisals, Inc. (rev. 28.0.58.5537)												

[illegible]

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Res	\$140,000	\$466,600	\$0	\$0	\$606,600
2024		Appr	Urban	Res	\$140,000	\$443,300	\$0	\$0	\$583,300
2023		Appr	Urban	Res	\$75,000	\$423,900	\$0	\$0	\$498,900



Sketch 1 of 1



2125 OLD RED TRL NW, MANDAN

Deed: HORNER/STEVEN J & CAROL C

Map Area: Zone 6 - Res

Checks/Tags:

Contract:

Route: 000-000-000

Lister/Date: KM, 01/13/2026

CID#: 07366

Tax Dist: M1

Review/Date: SS, 10/04/2017

DBA:

Plat Page:

Entry Status: Estimated

MLS: MAIL HC

Subdiv: SUNVIEW HEIGHTS 2ND

Urban / Residential

Legal: LOT 1 BLOCK 1 SUNVIEW HEIGHTS 2ND ADDTION

Land																	
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Total (Rnd nearest \$100)
Unit Site						58,241.00	1.337	1.00	Unit	R-30	\$70,000.00	\$70,000	0%	0%	0%	\$7,000	\$77,000
Grand Total						58,241.00	1.337					\$70,000					\$77,000

Street		Utilities		Zoning		Land Use	
Unit Site	Paved	City		RESIDENTIAL SINGLE FAMILY		Residential	

Sales				Building Permits				Values					
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	Exempt Amount	Net Assmt	Pr Yr: 2025
10/22/2025	\$440,000	D023	526980	10/10/2025	25-0692	R	\$200,000	New Bldg	Land	\$77,000	\$0	\$0	\$77,000
05/29/2025	\$440,000	D023	524834	9/5/2000	17600	N	\$0	Plumb/Elec	Dwlg	\$401,900	\$0	\$0	\$367,800
									Impr		\$0	\$0	
									Total	\$478,900	\$0	\$0	\$444,800

Res. Structure		Finish				Plumbing		Addition		Garage	
Occ. Code	101	Ttl Rooms Above #	7	Bedrooms Above #	3	Standard Bath - 3 Fixt	1	Addition	No Additions	Garage	1 of 1
Occ. Descr.	Single-Family / Owner Occupied	Ttl Rooms Below #	4	Bedrooms Below #	0	Shower Stall Bath -3 Fixt	1	Year Built		Year Built	1975
Year Built	1975	Rec. Room (Single)	618		\$22.25	Toilet Room (1/2 Bath)	1	EFA		EFA	51
EFA / EFYr	51 / 1975					Lavatory (Sink w/vanity)		EFA Year		EFF Year	1975
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style		Style	Att Fr.
Style	1 Story Frame	Exterior Walls	Rock			Sink	1	Area (SF)		Area (SF)	782
AreaSF/TLA	2,332 / 2,332	Roof	Gable/Wood			Shower Stall/Tub		Condition		No Flr Adj.	No
GLA 1st/2nd	2,332 / 0	Interior Finish	Combination			Wet Bar		Phy-Depr. %		Grade	Main Building
Grade	3	Flooring	Linoleum			Fbgl's Service Sink		Bsmt (SF)		Condition	NML
Grade Mult.	1.700	Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
Condition	NML	Floor/Wall #	0	Gas	1	Sauna		2nd Flr Adj.		Interior Finish	<None>
Phy-Depr. %	20%	Pipeless #	0	Masonry	1	Metal St Sh Bath		Heat		Interior Finish (SF)	
Basement	Full	Hand Fired (Y/N)	No			Metal Stall Shower		AC		Qtrs Over	None
No Bsmt Flr.	0	Space Heat #	0			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	
Heat	FHA - Gas	Appliances				Custom Tub		Obsolescence		Qtrs AC (SF)	
AC	Yes	Range Unit	2	[EMPTY]		Cust Bath - 4 Fixt		Functional %	0%	%Phy/F-E-O Obs	20.00-0-0-0
Attic	None	Oven - Single		[EMPTY]		Cust Tile Full Bath		External %	0%	Door Opnrs	2
		Oven - Double		[EMPTY]		Cust Tile SS Bath		Other %	0%	Stalls- Bsmt / Gar	-- / 2.00
		Dishwasher	1	[EMPTY]		Cust Bath - 5 Fixt		None			
		Microwave	1	[EMPTY]		Cust Tile Shower/Tub		None			
		[EMPTY]				Cust Tile SSB +lav		None			
		Jennair				Cust Tile SSB w/Std Tub		None			
		Security System				Cust Tile SSB - 5 Fixt		None			
						Cust Bath +lav		None			
						Cust Bath w/Cust SS		None			
						Cust Bath w/Cust SS +lav		None			
						Bidet		None			
						Hot Tub		None			
						Water Only w/Sink		None			
						Sewer & Water Only		None			
						No Plumbing		None			
						No Hot Water Tank		None			



Bldg / Addn	Description	Units	Base Value	Grade Mult	Replacement Cost new (rounded to \$1)	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$100)
	101 — Single-Family / Owner Occupied												
	1 Story Frame	2,332 SF	\$210,200										
BF1	Rec. Room (Single) - Avg	618 Tbl	\$13,751										
	Base Heat: FHA - Gas												
	Add Central Air	2,332 SF	\$5,020										
#1	Porch: 1S Frame Open	204 SF	\$7,260										
D1	Concrete Patio - Avg	192 SF	\$941										
	Plumbing	4	\$9,700										
	B.I. Appliances	4	\$0										
#1	Fireplace: Gas	1	\$4,250										
#2	Fireplace: Masonry	1	\$5,300										
	Sub Total		\$256,422	1.700	\$435,917	1975	20.00	0	0	0	\$348,734		
Gar	Att Frame	782 SF	\$25,770	1.700	\$43,809	1975	20.00	0	0	0	\$35,047		
	Dwelling TOTAL				\$479,726						\$383,781		
	Residential Building TOTAL										\$383,781	1.000	\$383,800

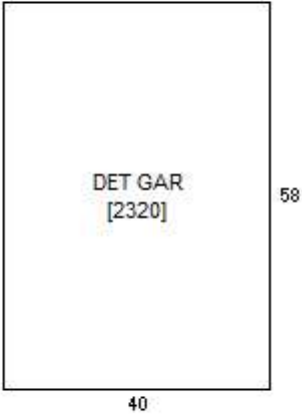
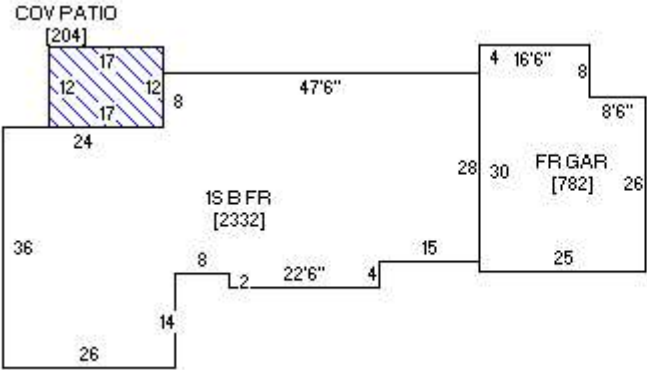
[illegible]

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Res	\$77,000	\$367,800	\$0	\$0	\$444,800
2024		Appr	Urban	Res	\$77,000	\$355,100	\$0	\$0	\$432,100
2023		Appr	Urban	Res	\$77,000	\$338,300	\$0	\$0	\$415,300

65-5066000 2125 OLD RED TRL NW



CONC PATIO
[192]



Sketch 1 of 1



65-5066000

Photo 1 of 1 09/28/2017

3400 OLD RED TRL NW, MANDAN

Deed: WETZSTEIN/WYATT R & ZENKER/BROOKLYN

Map Area: Zone 6 - Res

Checks/Tags:

Contract:

Route: 000-000-000

Lister/Date: GR, 05/05/2015

CID#: 08051

Tax Dist: M1

Review/Date: KM, 09/11/2020

DBA:

Plat Page:

Entry Status: Info From Owner

MLS:

Subdiv: MANDAN LANDS 139-81

Urban / Residential

Legal: LOT 28 REPLAT OF LOT B OF SW1/4 MANDAN LANDS 1.15 ACRES

Land																	
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Total (Rnd nearest \$100)
Unit Site						50,007.00	1.148	1.00	Unit	R-30	\$70,000.00	\$70,000	0%	0%	0%	\$7,000	\$77,000
Grand Total						50,007.00	1.148					\$70,000					\$77,000

Unit Site	Street Paved	Utilities City	Zoning RESIDENTIAL SINGLE FAMILY	Land Use Residential
-----------	-----------------	-------------------	-------------------------------------	-------------------------

Sales				Building Permits				Values					
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	Exempt Amount	Net Assmt	Pr Yr: 2025
11/26/2025	\$425,000	D000	527514	3/27/2012	101-12	N	\$12,500	180	Land	\$77,000	\$0	\$0	\$77,000
07/08/2025	\$0	D008	525338	8/6/2009	337-09	N	\$2,100	Deck/Patio	Dwlg	\$361,600	\$0	\$0	\$319,800
07/08/2025	\$0	D008	525339	3/30/2007	36-07	N	\$0	Plumb/Elec	Impr		\$0	\$0	
07/08/2025	\$0	D008	525340	11/3/1999	84-99	N	\$0	820	Total	\$438,600	\$0	\$0	\$396,800

Res. Structure		Finish				Plumbing		Addition		Garage	
Occ. Code	101	Ttl Rooms Above #	5	Bedrooms Above #	3	Standard Bath - 3 Fixt	1	Addition	1 of 1	Garage	1 of 2
Occ. Descr.	Single-Family / Owner Occupied	Ttl Rooms Below #	4	Bedrooms Below #	1	Shower Stall Bath -3 Fixt	1	Year Built	1992	Year Built	1989
Year Built	1960	Living Qtrs. (Multi)	900		\$27.75	Toilet Room (1/2 Bath)	1	EFA	34	EFA	37
EFA / EFYr	66 / 1960					Water Closet-toilet only		EFA Year	1992	EFF Year	1989
Arch. Dsgn	Conventional	Foundation	Conc			Sink	2	Style	1 Sty Fr.	Style	Det Fr.
Style	1 Story Frame	Exterior Walls	Wd Lap			Shower Stall/Tub		Area (SF)	528		
AreaSF/TLA	1,162 / 1,690	Roof	Gable/Asph Comp			Wet Bar		Condition	Normal	Area (SF)	1,984
GLA 1st/2nd	1,690 / 0	Interior Finish	Drwl			Fbgl's Service Sink	1	Phy-Depr.%	14.00	No Flr Adj.	No
Grade	3-10	Flooring	Linoleum			Urinal		Bsmt (SF)		Grade	4+10
Grade Mult.	1.550	Non-base Heating		Fireplace		Sauna		NoBsmt Flr(SF)		Condition	NML
Condition	NML	Floor/Wall #	0	Masonry w/Gas Insert	1	Metal St Sh Bath		2nd Flr Adj.	No	Bsmt (SF)	
Phy-Depr.%	28%	Pipeless #	0			Metal Stall Shower		Heat	HW - Baseboard	Interior Finish	<None>
Basement	Full	Hand Fired (Y/N)	No			Cust Bath - 3 Fixt		AC	No	Interior Finish (SF)	
No Bsmt Flr.	0	Space Heat #	0			Custom Tub		Attic (SF)		Qtrs Over	None
Heat	HW - Baseboard	Appliances				Cust Bath - 4 Fixt		Obsolescence		Qtrs Over (SF)	
AC	Yes	Range Unit	[EMPTY]			Cust Tile Full Bath		Functional %	0%	Qtrs AC (SF)	
Attic	None	Oven - Single	[EMPTY]			Cust Tile SS Bath		External %	0%	%Phy/F-E-O Obs	37.00-0-0-0
		Oven - Double	[EMPTY]			Cust Bath - 5 Fixt		Other %	0%	Door Opnrs	1
		Dishwasher	1	[EMPTY]		Cust Tile Shower/Tub		None		Stalls- Bsmt / Gar	-- / 5.00
		Microwave	[EMPTY]			Cust Tile SSB +lav		None			
		Jennair				Cust Tile SSB w/Std Tub		None			
		Security System				Cust Bath +lav		None			
						Cust Bath w/Cust SS		None			
						Cust Bath w/Cust SS +lav		None			
						Bidet		None			
						Hot Tub		None			
						Water Only w/Sink		None			
						Sewer & Water Only		None			
						No Plumbing		None			
						No Hot Water Tank		None			



Bldg / Addn	Description	Units	Base Value	Grade Mult	Replacement Cost new (rounded to \$1)	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$100)
	101 — Single-Family / Owner Occupied												
	1 Story Frame	1,162 SF	\$132,610										
BF1	Living Qtrs. (Multi) - Avg	900 Tbl	\$24,975										
	Base Heat: HW - Baseboard												
	Add Central Air	1,162 SF	\$3,200										
#1	Porch: 1S Frame Open	269 SF	\$9,450										
D1	Wood Deck - Avg	496 SF	\$10,416										
D2	Concrete Patio - Avg	1,068 SF	\$5,233										
D3	Paver Patio - Avg	644 SF	\$9,660										
#1	Veneer: 1/2 Story Brick	44.00 LF	\$2,332										
	Plumbing	6	\$11,175										
	B.I. Appliances	1	\$0										
#1	Fireplace: Masonry w/Gas Insert	1	\$5,300										
	Sub Total		\$214,351	1.550	\$332,244	1960	28.00	0	0	0	\$239,216		
Gar	Att Frame	644 SF	\$22,710	1.550	\$35,201	1960	28.00	0	0	0	\$25,345		
Adtn	1 Story Frame	528 SF	\$33,510	1.550	\$51,941	1992	14.00	0	0	0	\$44,669		
	Dwelling TOTAL				\$419,386						\$309,229		
Gar	Det Frame	1,984 SF	\$54,298	1.530	\$83,076	1989	37.00	0	0	0	\$52,338		
	Residential Building TOTAL										\$361,567	1.000	\$361,600

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Res	\$77,000	\$319,800	\$0	\$0	\$396,800
2024		Appr	Urban	Res	\$77,000	\$307,000	\$0	\$0	\$384,000
2023		Appr	Urban	Res	\$77,000	\$297,800	\$0	\$0	\$374,800

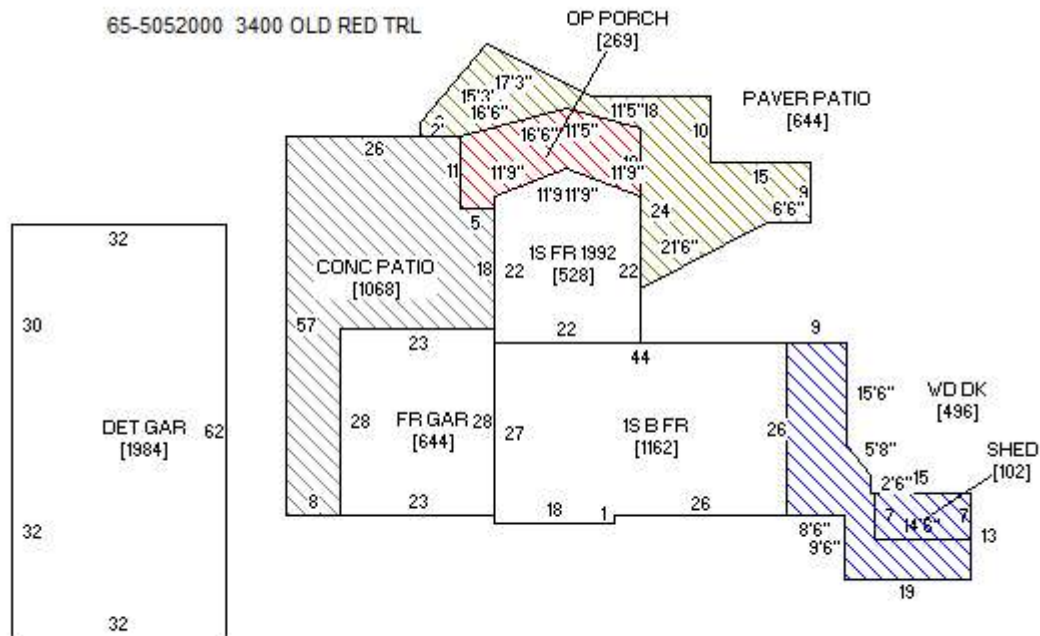




Photo 1 of 1 10/19/2018

3410 SANDY LN SE, MANDAN

Deed: STAIGER/RONALD R & SUSAN I

Map Area: Zone 11 - Res

Checks/Tags:

Contract:

Route: 000-000-000

Lister/Date: JB, 01/20/2015

CID#: 07756-A

Tax Dist: M1

Review/Date: GR, 12/11/2020

DBA:

Plat Page:

Entry Status: Estimated

MLS:

Subdiv: MISSOURI MEADOWS 1ST

Urban / Residential

Legal: N 1/2 LOT 1 BLOCK 1 MISSOURI MEADOWS 1ST

Land																	
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Total (Rnd nearest \$100)
Unit Site						17,140.00	0.394	1.00	Unit	R-40	\$120,000.00	\$120,000	0%	0%	0%	\$30,000	\$150,000
Grand Total						17,140.00	0.394					\$120,000					\$150,000

Street		Utilities		Zoning		Land Use	
Unit Site	Paved	City		RESIDENTIAL SINGLE FAMILY		Residential	

Sales				Building Permits				Values					
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	Exempt Amount	Net Assmt	Pr Yr: 2025
06/10/2024	\$539,000	D000	520043	7/20/1992	8392	N	\$0 840		Land	\$150,000	\$0	\$0	\$137,500
09/15/1992	\$92,000	D000	999999	7/20/1992	13692	N	\$0 860		Dwlg	\$375,300	\$0	\$0	\$367,600
01/30/1992	\$14,800	D000	318205						Impr		\$0	\$0	
									Total	\$525,300	\$0	\$0	\$505,100

Res. Structure		Finish				Plumbing		Addition		Garage	
Occ. Code	101	Ttl Rooms Above #	7	Bedrooms Above #	3	Standard Bath - 3 Fixt		Addition	1 of 4	Garage	1 of 1
Occ. Descr.	Single-Family / Owner Occupied	Ttl Rooms Below #	0	Bedrooms Below #	0	Shower Stall Bath -3 Fixt	1	Year Built	1992	Year Built	1992
Year Built	1992					Toilet Room (1/2 Bath)		EFA	34	EFA	34
EFA / EFYr	34 / 1992					Lavatory (Sink w/vanity)		EFA Year	1992	EFF Year	1992
Arch. Dsgn	Conventional					Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	2 Story Frame	Foundation	Conc			Sink		Area (SF)	30		
AreaSF/TLA	744 / 2,421	Exterior Walls	EIFIS			Shower Stall/Tub		Condition	Normal	Area (SF)	1,183
GLA 1st/2nd	1,583 / 838	Roof	Gable/Asph Comp			Wet Bar		Phy-Depr. %	14.00	No Flr Adj.	No
Grade	2-10	Interior Finish	Drwl			Fbgl's Service Sink		Bsmt (SF)		Grade	Main Building
Grade Mult.	1.890	Flooring	Laminate			Urinal		NoBsmt Flr(SF)		Condition	NML
Condition	NML					Sauna		2nd Flr Adj.	Yes	Bsmt (SF)	
Phy-Depr. %	14%	Non-base Heating		Fireplace		Metal St Sh Bath		Heat	FHA - Gas	Interior Finish	<None>
Basement	Crawl	Floor/Wall #	0	Gas	2	Metal Stall Shower		AC	Yes	Interior Finish (SF)	
No Bsmt Flr.	0	Pipeless #	0			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over	None
Heat	FHA - Gas	Hand Fired (Y/N)	No			Custom Tub	1	See other pages for more additions.		Qtrs Over (SF)	
AC	Yes	Space Heat #	0			Cust Bath - 4 Fixt	1	Obsolescence		Qtrs AC (SF)	
Attic	None	Appliances				Cust Tile Full Bath		Functional %	0%	%Phy/F-E-O Obs	14.00-0-0-0
		Range Unit	1	[EMPTY]		Cust Tile SS Bath		External %	0%	Door Opnrs	3
		Oven - Single		[EMPTY]		Cust Bath w/Cust SS		Other %	0%	Stalls- Bsmt / Gar	-- / 3.00
		Oven - Double		[EMPTY]		Cust Bath w/Cust SS +lav		None			
		Dishwasher	1	[EMPTY]		Bidet		None			
		Microwave		[EMPTY]		Hot Tub		None			
		[EMPTY]				Water Only w/Sink		None			
		Jennair				Sewer & Water Only		None			
		Security System				No Plumbing		None			
						No Hot Water Tank					



Bldg / Addn	Description	Units	Base Value	Grade Mult	Replacement Cost new (rounded to \$1)	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$100)
	101 — Single-Family / Owner Occupied												
	2 Story Frame	744 SF	\$154,630										
	Adjustment for basement - Crawl		(\$16,480)										
	Base Heat: FHA - Gas												
	Add Central Air	744 SF	\$3,930										
#1	Porch: 1S Frame Open	88 SF	\$4,160										
D1	Paver Patio - Avg	348 SF	\$5,220										
D2	Concrete Patio - Avg	435 SF	\$2,132										
	Plumbing	3	\$14,000										
	B.I. Appliances	2	\$0										
#1	Fireplace: Gas	2	\$8,500										
	Sub Total		\$176,092	1.890	\$332,814	1992	14.00	0	0	0	\$286,220		
Gar	Att Frame	1,183 SF	\$36,957	1.890	\$69,849	1992	14.00	0	0	0	\$60,070		
1 of 4 Adtn	1 Story Frame	2FLRA 30 SF	\$1,940	1.890	\$3,667	1992	14.00	0	0	0	\$3,153		
2 of 4 Adtn	1 Story Frame	813 SF	\$52,404	1.890	\$99,043	1992	14.00	0	0	0	\$85,177		
3 of 4 Adtn	1 Story Frame	26 SF	\$3,160	1.890	\$5,972	1992	14.00	0	0	0	\$5,136		
4 of 4 Adtn	1 Story Frame	2FLRA 64 SF	\$3,120	1.890	\$5,897	1992	14.00	0	0	0	\$5,071		
	Dwelling TOTAL				\$517,242						\$444,827		
	Residential Building TOTAL										\$444,827	0.840	\$373,700

[illegible]





65-3772750

Photo 7 of 7 01/28/2015

Deed: **HAKANSON/JOHNATHAN & TANA E HAKANSON**
Contract:
CID#: **00430**
DBA:
MLS:

Map Area: **Zone 6 - Res**
Route: **000-000-000**
Tax Dist: **M1**
Plat Page:
Subdiv: **DEVELOPER**

Checks/Tags:
 Lister/Date: **GR, 09/11/2017**
 Review/Date: **SS, 09/26/2017**
 Entry Status: **Estimated**

Urban / Residential

Legal: LOT 24 BLOCK 11 DEVELOPER'S WEST ACRES 1ST

Land																	
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Total (Rnd nearest \$100)
Unit Site						9,000.00	0.207	1.00	Unit	R-26	\$50,000.00	\$50,000	0%	0%	0%	\$0	\$50,000
Grand Total						9,000.00	0.207					\$50,000					\$50,000

	Street	Utilities	Zoning	Land Use
Unit Site	Paved	City	RESIDENTIAL SINGLE FAMILY	Residential

Sales				Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	Exempt Amount	Net Assmt	Pr Yr: 2025
06/06/2025	\$330,000	D000	524899	10/11/2006	338-06	N	\$0	Plumb/Elec	Land	\$50,000	\$0	\$0	\$50,000
03/22/2023	\$295,000	D000	514324	3/29/1994	29-94	N	\$0	Misc	Dwlg	\$274,800	\$0	\$0	\$264,100
12/15/2017	\$218,500	D000	481352						Impr		\$0	\$0	
12/16/2016	\$215,500	D000	475042						Total	\$324,800	\$0	\$0	\$314,100

Res. Structure		Finish				Plumbing		Addition		Garage	
Occ. Code	101	Ttl Rooms Above #	5	Bedrooms Above #	2	Standard Bath - 3 Fixt	1	Addition	1 of 1	Garage	1 of 1
Occ. Descr.	Single-Family / Owner Occupied	Ttl Rooms Below #	3	Bedrooms Below #	2	Shower Stall Bath -3 Fixt	1	Year Built	1978	Year Built	1978
Year Built	1978	Living Qtrs. (Multi)	1044		\$27.75	Toilet Room (1/2 Bath)		EFA	48	EFA	48
EFA / EFYr	48 / 1978					Lavatory (Sink w/vanity)		EFA Year	1978	EFF Year	1978
Arch. Dsgn	Conventional					Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	1 Story Frame	Foundation	Conc			Sink		Area (SF)	24		
AreaSF/TLA	1,044 / 1,068	Exterior Walls	Metal			Shower Stall/Tub		Condition	Normal	Area (SF)	612
GLA 1st/2nd	1,068 / 0	Roof	Gable/Asph Comp			Wet Bar	1	Phy-Depr.%	19.00	No Flr Adj.	No
Grade	3-5	Interior Finish	Combination			Urinal		Bsmt (SF)		Grade	Main Building
Grade Mult.	1.620	Flooring	Duraceramic			Sauna		NoBsmt Flr(SF)		Condition	NML
Condition	NML	Non-base Heating		Fireplace		Metal St Sh Bath		2nd Flr Adj.	No	Bsmt (SF)	
Phy-Depr.%	19%	Floor/Wall #	0	Masonry	1	Metal Stall Shower		Heat	FHA - Gas	Interior Finish	Fin/Insul & HT
Basement	Full	Pipeless #	0			Cust Bath - 3 Fixt		AC	Yes	Interior Finish (SF)	612
No Bsmt Flr.	0	Hand Fired (Y/N)	No			Custom Tub		Attic (SF)		Qtrs Over	None
Heat	FHA - Gas	Space Heat #	0			Cust Bath - 4 Fixt				Qtrs Over (SF)	
AC	Yes					Cust Tile Full Bath		Obsolescence		Qtrs AC (SF)	
Attic	None	Appliances				Cust Tile SS Bath		Functional %	0%	%Phy/F-E-O Obs	19.00-0-0-0
		Range Unit		[EMPTY]		Cust Bath - 5 Fixt		External %	0%	Door Opnrs	2
		Oven - Single		[EMPTY]		Cust Bath w/Cust SS		Other %	0%	Stalls- Bsmt / Gar	-- / 2.00
		Oven - Double		[EMPTY]		Cust Bath w/Cust SS +lav		None			
		Dishwasher	1	[EMPTY]		Bidet		None			
		Microwave	1	[EMPTY]		Hot Tub		None			
		[EMPTY]				Water Only w/Sink		None			
		Jennair				Sewer & Water Only		None			
		Security System				No Plumbing		None			
						No Hot Water Tank					


 © 1995-2026 Vanguard Appraisals, Inc.
 (rev. 28.0.58.5537)



Bldg / Addn	Description	Units	Base Value	Grade Mult	Replacement Cost new (rounded to \$1)	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$100)
	101 — Single-Family / Owner Occupied												
	1 Story Frame	1,044 SF	\$125,560										
BF1	Living Qtrs. (Multi) - Avg	1,044 Tbl	\$28,971										
	Base Heat: FHA - Gas												
	Add Central Air	1,044 SF	\$3,200										
D1	Wood Deck - Avg	120 SF	\$2,520										
#1	Veneer: 1/2 Story Sim Stone	40.00 LF	\$2,120										
	Plumbing	3	\$7,600										
	B.I. Appliances	2	\$0										
#1	Fireplace: Masonry	1	\$5,300										
	Sub Total		\$175,271	1.620	\$283,939	1978	19.00	0	0	0	\$229,991		
Gar	Att Frame	612 SF	\$29,908	1.620	\$48,451	1978	19.00	0	0	0	\$39,245		
	Int Finish: Fin/Insul & HT	612 SF											
Adtn	1 Story Frame	24 SF	\$2,240	1.620	\$3,629	1978	19.00	0	0	0	\$2,939		
	Dwelling TOTAL				\$336,019						\$272,175		
	Residential Building TOTAL										\$272,175	1.000	\$272,200

[illegible]

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Res	\$50,000	\$264,100	\$0	\$0	\$314,100
2024		Appr	Urban	Res	\$50,000	\$251,500	\$0	\$0	\$301,500
2023		Appr	Urban	Res	\$50,000	\$232,000	\$0	\$0	\$282,000

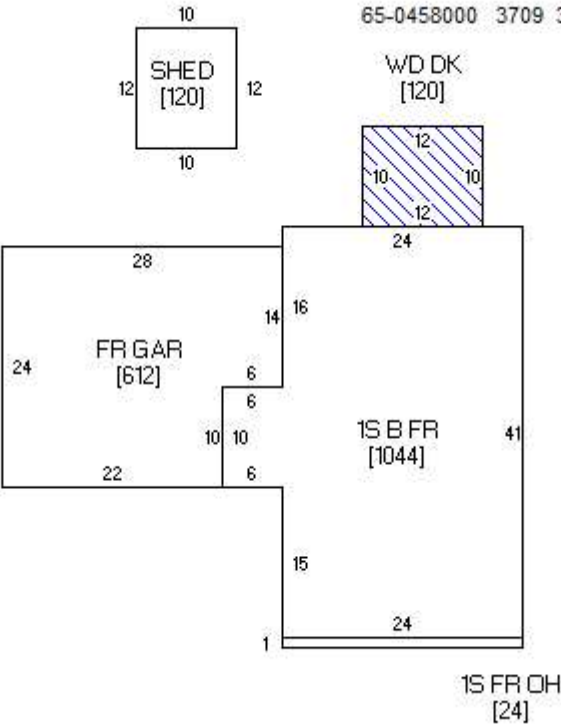




Photo 1 of 1 09/01/2016

5104 HIGHLAND RD NW, MANDAN

Deed: THIEL/BRAD

Contract:

CID#: 08069

DBA:

MLS:

Map Area: Zone 6 - Res

Route: 000-000-000

Tax Dist: M1

Plat Page:

Subdiv: DEBBIES ACRES

Checks/Tags:

Lister/Date: MA, 12/07/2016

Review/Date: SS, 01/09/2017

Entry Status: Estimated

Urban / Residential

Legal: LOT 15 BLOCK 1 DEBBIES ACRES

Land																	
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Total (Rnd nearest \$100)
Unit Site						61,250.00	1.406	1.00	Unit	R-30	\$70,000.00	\$70,000	0%	0%	0%	\$7,000	\$77,000
Grand Total						61,250.00	1.406					\$70,000					\$77,000

Street		Utilities		Zoning		Land Use	
Unit Site	Paved	City		RESIDENTIAL SINGLE FAMILY		Residential	

Sales				Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	Exempt Amount	Net Assmt	Pr Yr: 2025
08/04/2025	\$395,000	D004	525755	11/9/2010	9410	N	\$0 820		Land	\$77,000	\$0	\$0	\$77,000
				8/8/2008	23708	N	\$0 860		Dwlg	\$308,100	\$0	\$0	\$289,800
				2/23/2001	401	N	\$0 820		Impr		\$0	\$0	
				9/18/1995	48995	N	\$1,152 330		Total	\$385,100	\$0	\$0	\$366,800

Res. Structure			Finish				Plumbing				Addition		Garage	
Occ. Code	101	Ttl Rooms Above #	5	Bedrooms Above #	3	Standard Bath - 3 Fixt	1	Addition	No Additions	Garage	1 of 2			
Occ. Descr.	Single-Family / Owner Occupied	Ttl Rooms Below #	3	Bedrooms Below #	1	Shower Stall Bath -3 Fixt	1	Year Built		Year Built	1976			
Year Built	1976	Living Qtrs. W/ Walk- In	1170			Toilet Room (1/2 Bath)		EFA		EFA	50			
EFA / EFYr	50 / 1976					Lavatory (Sink w/vanity)		EFA Year		EFF Year	1976			
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style		Style	Det Fr.			
Style	1 Story Frame	Exterior Walls	Wd Lap			Sink		Area (SF)		Area (SF)	780			
AreaSF/TLA	1,342 / 1,342	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition		No Flr Adj.	No			
GLA 1st/2nd	1,342 / 0	Interior Finish	Drwl			Wet Bar		Phy-Depr.%		Grade	4			
Grade	3-10	Flooring	Ceramic			Fbgl's Service Sink	1	Bsmt (SF)		NoBsmt Flr(SF)	NML			
Grade Mult.	1.550	Non-base Heating		Fireplace			Urinal		2nd Flr Adj.		Bsmt (SF)	Fin. Minimal		
Condition	NML	Floor/Wall #	0	Masonry	1	Sauna		Heat		Interior Finish	780			
Phy-Depr. %	20%	Pipeless #	0			Metal St Sh Bath		AC		Interior Finish (SF)	Qtrs Over	None		
Basement	Full	Hand Fired (Y/N)	No			Metal Stall Shower		Attic (SF)		Qtrs Over (SF)	Qtrs AC (SF)	50.00-0-0-0		
No Bsmt Flr.	0	Space Heat #	0			Cust Bath - 3 Fixt		Obsolescence		%Phy/F-E-O Obs	Door Opnrs	1		
Heat	FHA - Gas	Appliances				Custom Tub		Functional %	0%	Stalls- Bsmt / Gar				
AC	Yes	Range Unit	[EMPTY]			Cust Bath - 4 Fixt		External %	0%					
Attic	None	Oven - Single	[EMPTY]			Cust Tile Full Bath		Other %	0%					
		Oven - Double	[EMPTY]			Cust Tile SS Bath		None						
		Dishwasher	1	[EMPTY]		Cust Bath - 5 Fixt		None						
		Microwave	[EMPTY]			Cust Tile Shower/Tub		None						
		[EMPTY]				Cust Tile SSB +lav		None						
		Jennair				Cust Tile SSB w/Std Tub		None						
		Security System				Cust Tile SSB - 5 Fixt		None						
						Cust Bath +lav		None						
						Cust Bath w/Cust SS		None						
						Cust Bath w/Cust SS +lav		None						
						Bidet		None						
						Hot Tub		None						
						Water Only w/Sink		None						
						Sewer & Water Only		None						
						No Plumbing		None						
						No Hot Water Tank		None						

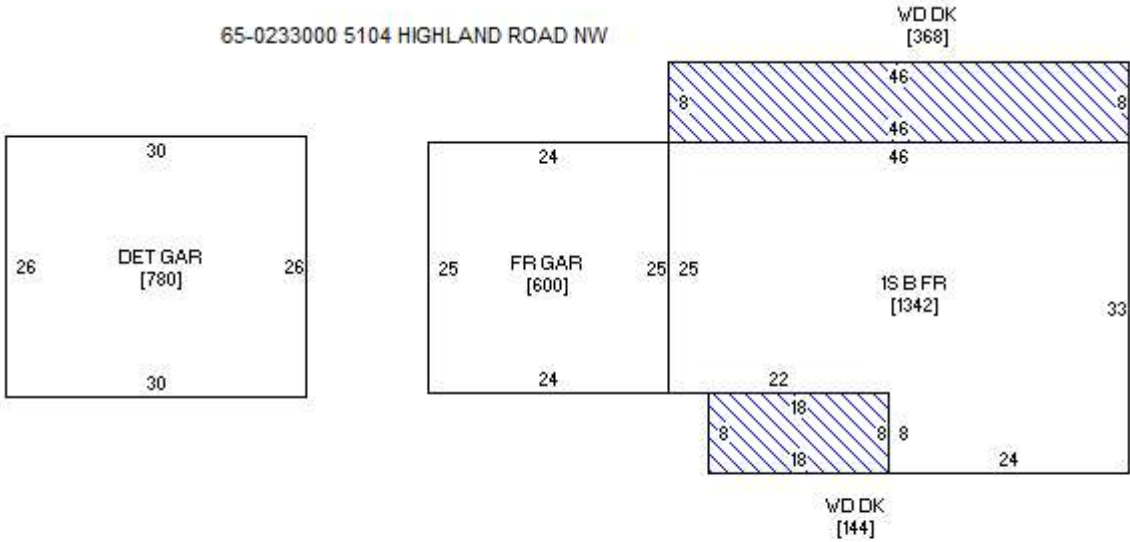


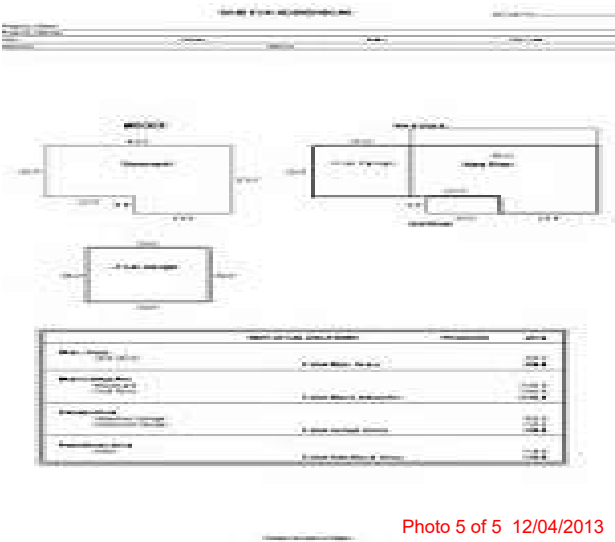
© 1995-2026 Vanguard Appraisals, Inc.
(rev. 28.0.58.5537)



Bldg / Addn	Description	Units	Base Value	Grade Mult	Replacement Cost new (rounded to \$1)	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$100)
	101 — Single-Family / Owner Occupied												
	1 Story Frame	1,342 SF	\$146,360										
BF1	Living Qtrs. W/ Walk-out - Avg	1,170 Tbl	\$39,780										
	Base Heat: FHA - Gas												
	Add Central Air	1,342 SF	\$3,520										
D1	Wood Deck - Avg	368 SF	\$7,728										
D2	Wood Deck - Avg	144 SF	\$3,024										
	Plumbing	3	\$7,475										
	B.I. Appliances	1	\$0										
#1	Fireplace: Masonry	1	\$5,300										
	Sub Total		\$213,187	1.550	\$330,440	1976	20.00	0	0	0	\$264,352		
Gar	Att Frame	600 SF	\$20,840	1.550	\$32,302	1976	20.00	0	0	0	\$25,842		
	Dwelling TOTAL				\$362,742						\$290,194		
Gar	Det Frame	780 SF	\$25,615	1.400	\$35,861	1976	50.00	0	0	0	\$17,931		
	Int Finish: Fin. Minimal	780 SF											
	Residential Building TOTAL										\$308,125	1.000	\$308,100

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Res	\$77,000	\$289,800	\$0	\$0	\$366,800
2024		Appr	Urban	Res	\$77,000	\$277,500	\$0	\$0	\$354,500
2023		Appr	Urban	Res	\$77,000	\$269,500	\$0	\$0	\$346,500





imported by Photo/Doc Import