



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: Mark R & Darcy Sandstrom

Address: 6785 13th St SE Minot, ND 58701

Township Name (if applicable): Sundre Township

Parcel ID: SR180020000000

Legal Description: E2NW Lots 1& 2 S18-154-82 Sundre-S10 A158

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

City/County Official Contact Information:

Name: Noreen Wilkie

Address: 225 3rd St SE Minot, ND 58701

Phone Number: 701-857-6432

Email Address: nowilkie@wardnd.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)

Choose One Township/City Equalization Meeting

Choose One County Equalization Meeting

Choose One



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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.*

Minutes from all levels of equalization meetings: Choose One

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.

4/13/2026 6:30 PM Ward County Admn Building

Sundre Township Tax Equalization Meeting

Attendees: Devin Druse, Noreen Wilkie, Tom Klein, Derek Morey, Cari Morey, Todd Hustad, Mark Sandstrom, Lauren and Brenda Weishar, Ladonna Klimple, Stewart Uleberg.

Todd called meeting to order.

Noreen gave 2026 values:

Residential increased 12.39 %

Commercial increased 3.01 %

Agricultural decreased 4.08%

True and full value for Sundre Township is \$202,554,100

Appeals:

Peter Sandroni SR050990000033 -written appeal

Current assessment is \$360,000. Noreen/Devin reassessed to \$340,000

Todd made motion to approve \$340,000 assessment

Derek seconded.

Motion passed.

Mark Sandstrom SR180020000000

Not in agreement with assessment. 3 barns 1 support building 1 house 158 acres

Taxes paid since 2018 have been \$84,000

Has over a \$1,000,000 into the buildings but wouldn't be able to get that if sold. Would like to be reassessed.

Noreen stated that the 2 acres around house are assessed at residential and the other 156 acres are assessed at agricultural. Most residential acres around Minot are \$30,000/acre unless in a development or certain area, then it is \$40,000/acre.

Will be reassessed and if not in agreement, can be taken to the County.

Lauren & Brenda Weisharr SR0240200000100

\$526,000 assessment which is a 12.3% increase

Increase of \$53,000 on dwellings

Land has stayed the same since 2023.

Other houses along county rd 19 only increase 6.3%, 6.9%, 4.3%. Don't agree with their value increasing so much more than the neighbors.

Noreen made note of comparable houses. Houses in neighborhood might not be comparable in build, finished basement, year, etc.

Todd made motion to lower assessment to \$504,000.

Tom seconded the motion.

Motion passed.

Ladonna Klimple SR2409900000050

2025 \$244,000 2026 \$288,000 increase of 18%. 7.39acres

Dwelling increased 6.5%. Land increased due to location.

Land was assessed at \$30,000 and should be \$40,000.

First 2 acres are now at \$40,000, other 3 acres are at \$20,000 and then 2.39ac are at \$1,000/acre due to creek.

Todd made motion to keep current assessment.

Derek seconded.

Motion passed.

Stewart Uleberg SR040010000360

2025 \$59,000 2026 \$100,000

.43 acres 1972 trailer garage and polebarn

Land value increased \$19,000 due to sales of lots around the area during 2025.

Discussed trailer valuation with no updates besides a roof.

Todd made motion to decrease assessment to \$95,000.

Tom seconded.

Motion passed.

Todd made motion to accept all 2026 valuations with the adjustments as noted above and a reassessment of Mark Sandstrom (SR180020000000).

Tom seconded the motion. Motion passed.

Todd made motion to adjourn. Derek seconded

Meeting adjourned.

Cari Morey Clerk/ Treasurer Sundre Township 4/13/2026

Minutes of the Ward County Board of Equalization

June 2, 2026

The regular meeting of the Ward County Board of Equalization was called to order by Commissioner/Chairman Fjeldahl at 1:00 PM. with Comm. Olson, Marritt, Rostad, and Schuler present; Comm. Also present were department heads Marisa Haman and Noreen Wilkie.

Moved by Comm. Rostad, seconded by Comm. Merritt, to approve the agenda as presented. Roll call; all voted yes; motion carried.

Director of Tax Equalization Noreen Wilkie presented a summary of the 2026 County Board of Equalization Report.

Ms. Wilkie presented assessments by City Boards of Equalization and recommends a true and full value adjustment for approval for the following cities: City of Burlington decrease of \$25,000, City of Des Lacs decrease \$4,000, City of Kenmare decrease \$365,000, City of Sawyer decrease of \$14,000, City of Surrey decrease \$3,000, and City of Minot decrease \$3,479,000 for the 2026 assessment year.

Moved by Comm. Schuler, seconded by Comm. Olson, to approve the adjustments for the above listed cities for the 2026 valuation. Roll call; all voted yes; motion carried.

The assessments by the Township Boards of Equalization were presented with the following recommended True and Full values: Afton decrease \$313,000, Berthold decrease \$243,000, Cameron decrease \$89,000, Denmark decrease \$653,000, Eureka decrease \$73,000, Gasman decrease \$97,000, Harrison decrease \$636,000, Maryland decrease \$542,000, Nedrose decrease \$634,000, Rice Lake decrease \$362,000, Rolling Green decrease \$328,000, Sundre decrease \$173,000, and Surrey decrease \$33,000 for the 2026 assessment year.

Moved by Comm. Merritt, seconded by Comm. Rostad, to approve the adjustments for the above listed townships for the 2026 valuations. Roll call; all voted yes; motion carried.

Chairman Fjeldahl opened the floor for any property owners from Rushville Township (151-83) that would like to appeal their 2026 property assessments. No one came forward to appeal.

A memorandum was presented for Rushville Township 2025 and 2026 values and the percentage of increase for residential, commercial, and agricultural for 2026. True and Full values of residential properties increased 10.26%, commercial properties increased 1.38%, and agricultural land reassessed using the most current soils data from the USDA-Natural Resources Conservation Service (NRCS) and land use and the total agricultural value decreased 4.20%. The total true and full value for Rushville Township for 2026 is \$19,385,000 and a taxable value of \$939,870.

Moved by Comm. Rostad, seconded by Comm. Schuler, to approve the 2026 Rushville Township values as presented. Roll call; all voted yes; motion carried.

The floor was opened for property owners to make appeals.

Terry Sanders appeared to make appeals for RL100030000201, RL100051010010, and RL100140000130. Mr. Sanders primary complaint is the land value of parcel RL100140000130.

Moved by Comm. Merritt, seconded by Comm. Schuler, to decrease the land value of parcel RL100140000130 from \$319,000 to \$160,000. Roll call; all voted yes; motion carried.

Bruce Haskins appeared to make appeals for parcels RL100070000050 and RL100990000120. Mr. Haskins would like the value lowered on his lake front lot as half of the property is under water and would like the back lot to be lowered as he feels it is not marketable as there is no water access.

Moved by Comm. Schuler, seconded by Comm. Rostad, to hold the 2025 value of \$4 per sq foot on parcel RL100990000120 for a land value of \$43,000. Roll call; all voted yes; motion carried.

Moved by Comm. Olson, seconded by Comm. Schuler, to make no changes to the assessed value of \$257,000 for parcel RL100070000050. Roll call; all voted yes; motion carried.

Jamie Mercier appeared to make an appeal on parcel RL100990000250. Ms. Mercier states that the parcel is unbuildable due to an unrecorded water pipeline that goes through the property.

Moved by Comm. Schuler, seconded by Comm. Olson, to use a true and full value of \$124,000 (land \$116,000 and structure \$8,000) for parcel RL100990000250. Roll call; all voted yes; motion carried.

Charles Badke submitted an appeal for parcel SY190720000020. He did not appear to speak on his appeal.

Moved by Comm. Merritt, seconded by Comm. Rostad, to follow the recommendation of the Office of Tax Equalization and approve the 2026 value of \$509,000 for parcel SY190720000020. Roll call; all voted yes, motion carried.

Mark Sandstrom appeared to make an appeal on parcel SR180020000000. Mr. Sandstrom feels his property is valued too high as he has not made any improvements to the property since the home was built.

Moved by Comm. Schuler, seconded by Comm Rostad, to follow the recommendation of the Office of Tax Equalization and approve the 2026 value of \$1,217,000 for parcel SR180020000000. Roll call; Comms. Schuler, Rostad, and Olson voted yes; Comm. Merritt and Chair Fjeldahl voted no; motion carried.

David Rothchild appeared to make an appeal for parcel HA170300000030. Mr. Rothchild has had an appraiser come out to assess his property but does not have the full appraisal back.

Moved by Comm. Schuler, seconded by Comm. Rostad, to accept the 2026 valuation of \$832,000, but direct Mr. Rothchild to work with Ms. Wilkie once the appraisal is completed and file an abatement if needed. Roll call; all voted yes; motion carried.

Shelly Zumbaum appeared to make appeals on parcels RL100140000030 and RL100140000040. She believes her land value is too high for the area as there is no water access and has no road access due to the terrain.

Moved by Comm. Schuler, seconded by Comm. Merritt, to set the land value for both parcels RL100140000030 and RL100140000040 at \$3 per square foot. Roll call; all voted yes; motion carried.

Helen Zablotney appeared to make an appeal on parcel LI300010000000.

Moved by Comm. Rostad, seconded by Comm. Merritt, to direct Ms. Zablotney to work with Ms. Wilkie and fill out the Farm Exemption paperwork. Roll call; all voted yes; motion carried.

Ms. Wilkie addressed the omitted assessments for 2026.

Moved by Comm. Rostad, seconded by Comm. Merritt, to approve the 2026 true and full values that were omitted for the 2026 assessment year. Roll call; all voted yes; motion carried.

Moved by Comm. Olson, seconded by Comm. Schuler, to reconsider item 6.E. – Sandstrom, Mark and Darcy, SR18.002.000.0000. Roll call; all voted yes; the motion carried.

Moved by Comm. Olson, seconded by Comm. Schuler, to follow the recommendation of the Office of Tax Equalization and approve the 2026 value of \$1,217,000 for parcel SR180020000000. Comms. Rostad and Schuler voted yes; Comms. Merritt, Olson, and Chair Fjeldahl voted no; motion failed.

Moved by Comm. Merritt, seconded by Comm. Schuler; to set the valuation back to the 2025 amount of 1,149,000 for parcel SR180020000000, due to an assessor not doing a complete interior assessment. Roll call; Comm. Merritt and Chair Fjeldal voted yes; Comms. Rostad, Olson, and Schuler voted no; motion failed.

Moved by Comm. Olson, seconded by Comm. Rostad, to accept the 2026 value of \$1,217,000 for parcel SR180020000000 and ask Ms. Wilkie to reassess the property. Roll call; all voted yes; motion carried.

The floor was opened for public comment.

Ryan Kamrowski, City of Minot Assessor, came forward and confirmed that the City did not have any owner appeals.

With no other appeals to valuations pending, Ms. Wilkie recommended that the Board of Equalization adopt the 2026 Resolution.

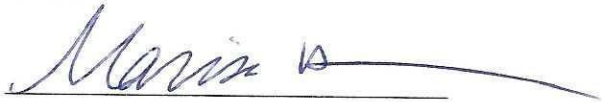
Moved by Comm. Olson, seconded by Comm. Schuler, to adopt the 2026 Resolution and have the Chairman sign it. Roll call; all voted yes; motion carried.

At 3:44 PM, with no further business was adjourned.

ACCEPTED AND APPROVED THIS 16th DAY OF JUNE, 2025


Chairman, Ward County Commission

ATTEST:



RESOLUTION

WHEREAS, this Board of Equalization has reviewed the 2026 property assessment; and
WHEREAS, any errors and inequalities have come to the attention of this Board; and
WHEREAS, the County Director of Tax Equalization has reported that the notices of increases and decreases have been given to the owners and local equalization boards as provided by law; and opportunity to be heard in protest is such changes have been given;

NOW, THEREFORE, BE IT RESOLVED, that all returns as made by local equalization boards be approved except for changes ordered by this Board, and that all actions taken by this Board of Equalization be confirmed, and that such revised assessments be noted on the County Assessment Rolls and included in the report to the States Tax Commissioner.

Adopted this 2nd day of June, 2026


John Fjeldahl
Ward County Commission Chairman

ATTEST:


Marisa Haman
Ward County Auditor/Treasurer





Noreen Wilkie
Ward County Tax Director
PO Box 5005
Minot, ND 58702-5005
(701) 857-6430
nowilkie@wardnd.gov
www.wardnd.com

TO: North Dakota State Board of Equalization

FROM: Noreen Wilkie, Ward County Tax Director

DATE: August 4, 2026

SUBJECT: 6785 13th St SE Minot, ND 58701

Parcel Number: SR180020000000

Legal Description: E2NW Lots 1 & 2 S18-154-82 Sundre-S10 A158

I. RECOMMENDED ACTION

Sundre Township requested an assessor to reassess the property. On April 21, 2026, an assessor from the office completed a reassessment of the above-listed parcel. The reassessment concluded with no change to the 2026 value. There was a lean-to and an outbuilding (28X56) that was not valued at the time of the reassessment in April. The 28x56 building was moved on the property without a moving/building permit. The value of the lean too and the building will be added for the 2027 value. Ward County Board of Equalization recommended denial of the appeal.

II. DEPARTMENT CONTACT PERSON

Noreen Wilkie, Ward County Tax Director, 701-857-6430

III. VALUES

2026 Assessment: \$1,217,000

IV. DESCRIPTION

Mark R & Darcy Sandstrom filed an assessment appeal to the Sundre Township Board and the Ward County Board of Equalization for parcel number SR180020000000 located at 6785 13th St SE Minot, ND. Mr. Sandstrom did appear at both meetings but never had any factual data indicating the 2026 value was not at market value. I presented factual data, 2025 township sales located in the same map area and sales over \$1,000,000, to Sundre Township and the Ward County Board of Equalization, and they denied his appeal and left the 2026 value at \$1,217,000.

I have included a spreadsheet with Sundre Townships sales for 2025 with a median sale price of 86.5%, 2025 townships sales located in the same map area with a median sale price of 82%, sales \$1,000,000 or more within the last four years and comparable property record cards with a sale

price of \$879,000 and greater. I did increase the residential structure values by 10% county wide for 2026 because of the sale prices for 2025.

V. IMPACT

It is my opinion that the above listed parcel was adjusted fairly with consideration as compared to other similar properties and granting the appellants request would in fact place the property value for tax year 2026 below a reasonable market value regarding similar properties that existed as of February 1, 2026.

VI. LIST OF ATTACHMENTS

1. Subject Property Record Card
2. Notice of Real Estate Assessment
3. List of 2025 Sundre Township Sales
4. List of 2025 Townships Sales Located in the Same Map Area
5. List of Sales of \$1,000,000 or more
6. Property Record Cards with a Sale of \$879,000 or greater
7. Sundre Township Board Minutes
8. Ward County Equalization Board Minutes

6785 13TH ST SE, MINOT

Deed: SANDSTROM, MARK R & DARCY

Map Area: SUNDRE-RES

Checks/Tags:

Contract:

Route: 000-000-000

Lister/Date: RK, 08/23/2016

CID#: SR18.200.000.0000

Tax Dist: MINOT

Review/Date: RK, 02/21/2018

DBA:

Plat Page:

Entry Status: Inspected

MLS: MINOT 2 MILE ETA

Subdiv: NORTHWEST QUARTER

Rural / Ag Dwelling

Legal: E2NW LOTS 1 & 2 S18-154-82 SUNDRE-S10 A 158

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 (Rd nearest \$1000)
Acre X Rate						87,120.00	2.00			R-180	\$30,000.00					\$0	
Subtotal						87,120.00	2.00					\$60,000	0%	0%	0%	\$0	\$60,000
AG							94.64					\$80,565	0%	0%	0%	\$0	\$81,000
IND							10.41					\$346	0%	0%	0%	\$0	\$0
NCR							37.93					\$10,258	0%	0%	0%	\$0	\$10,000
NP							9.21					\$1,619	0%	0%	0%	\$0	\$2,000
RD							3.81					\$0	0%	0%	0%	\$0	\$0
Grand Total						6,882,480.00	158.00					\$152,788					\$153,000

	Street	Utilities	Zoning	Land Use
Acre X Rate	None	None	Not Applicable	Residential Land
AG	None	None	Not Applicable	Cropland
IND	None	None	Not Applicable	Inundated Land
NCR	None	None	Not Applicable	Non-Cropland
NP	None	None	Not Applicable	Non Productive
RD	None	None	Not Applicable	Roads

Sales				Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	Exempt Amount	Net Assmt	Pr Yr: 2025
04/15/2015		D000	298/5017						Land	\$153,000	\$0	\$0	\$157,000
									Dwlg	\$1,064,000	\$0	\$0	\$992,000
									Impr		\$0	\$0	
									Total	\$1,217,000	\$0	\$0	\$1,149,000

[illegible]

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 \$1000)
	101 — Single-Family / Owner Occupied												
	1 Story Frame	2,234 SF	\$204,510										
BF1	Living Qtrs. (Multi) (Egress Bdrms) - Avg	2,000 Tbl	\$55,500										
	Base Heat												
	Add Central Air	2,234 SF	\$4,920										
#1	Porch: Frame 3 Seasons	576 SF	\$34,382										
#2	Porch: 1S Frame Open	396 SF	\$13,740										
#3	Porch: 1S Frame Open	120 SF	\$5,080										
D1	Concrete Patio - Avg	225 SF	\$1,103										
#1	Veneer: 1/2 Story Sim Stone	68.00 LF	\$3,604										
	Plumbing	4	\$9,575										
	Sub Total		\$332,414	1.890	\$628,262	2017	3.00	0	0	0	\$609,414		
BEx	IN FLR HW	2,234 SF	\$6,702	1.890	\$12,667		3.00	0	0	0	\$12,287		
Gar	Att Frame	1,109 SF	\$36,585	1.890	\$69,146	2018	3.00	0	0	0	\$67,072		
	Int Finish: HTing (in-floor)	1,109 SF											
	Dwelling TOTAL				\$710,075						\$688,773		
	Residential Building TOTAL										\$688,773	1.000	\$689,000

Precomputed Structure		Verticals						Plumbing		
Occ. Code	601	Fig & Fdtn							B	Ext
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	2016	Windows								
EFF Age/Yr	10/ 2016	Fronts/Doors								
Depr. Table	1	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.150	Roof								
Phy-Depr.	10.00	Ceiling								
Description	B1-1S MTL/STL	Struct. Floor						Floor - no concrete (6"	10,800	AVG
Width	90	Floor Cover						Heat - none	10,800	AVG
Ht	20	Partitions						Insulation - none/roll	10,800	AVG
Grade	4	Framing								
Base	10,800	HVAC								
Basement	0	Electrical								
GBA	10800	Sprinkler								
Obsolescence										
Location	15%									
Functional:		External: 15%	Other:							

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(rev. 28.0.58.5537)

Precomputed Structure		Verticals						Plumbing					
Occ. Code	603	Fig & Fdtn						Toilet Room	B	Ext 1			
Occ. Descr.	Metal Warehouse - Post Frame	Exterior wall											
Price Code	603	Interior wall											
Price Descr.	Metal Warehouse - Post Frame	Pilasters											
		Wall facing											
		Windows											
		Fronts/Doors											
Year Built	2017	Horizontals						Adjustments					
EFF Age/Yr	9/ 2017	Basement						Liner - metal (SFSA)	8,160	AVG			
Depr. Table	1	Roof											
Condition	NML	Ceiling											
Grade Mult.	1.150	Struct. Floor											
Phy-Depr.	9.00	Floor Cover						Insulation - none/roll	2,640	AVG			
Description	MTL POLE	Partitions											
Width	60	Framing											
Ht	16	HVAC											
Grade	4	Electrical						Mezzanine - open stor	480	AVG			
Base	5,280	Sprinkler											
Basement	0	Obsolescence									© 1995-2026 Vanguard Appraisals, Inc. (rev. 28.0.58.5537)		
GBA	5280	Location	15%										
		Functional:	External:	15%	Other:								

[illegible]

		Ag Buildings TOTAL Value
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Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Rural	Ag Dwlg	\$157,000	\$992,000	\$0	\$0	\$1,149,000
2024		Appr	Rural	Ag Dwlg	\$153,000	\$927,000	\$0	\$0	\$1,080,000
2023		Appr	Rural	Ag Dwlg	\$158,000	\$940,000	\$0	\$0	\$1,098,000





Photo 7 of 18 08/20/2018



Photo 8 of 18 01/08/2018



Photo 9 of 18 08/22/2016



Photo 10 of 18 01/08/2018

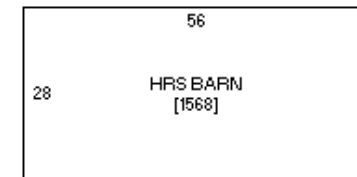
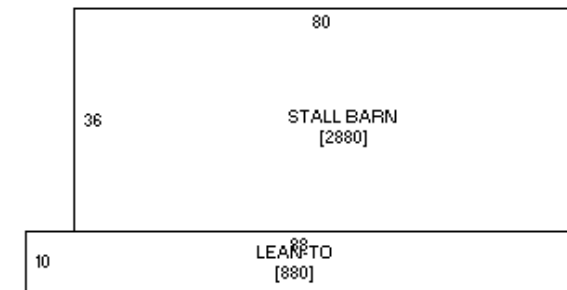
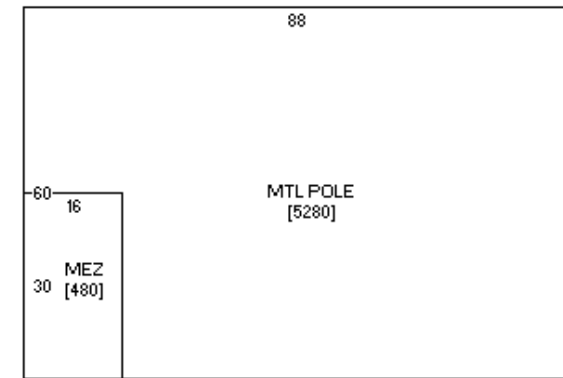
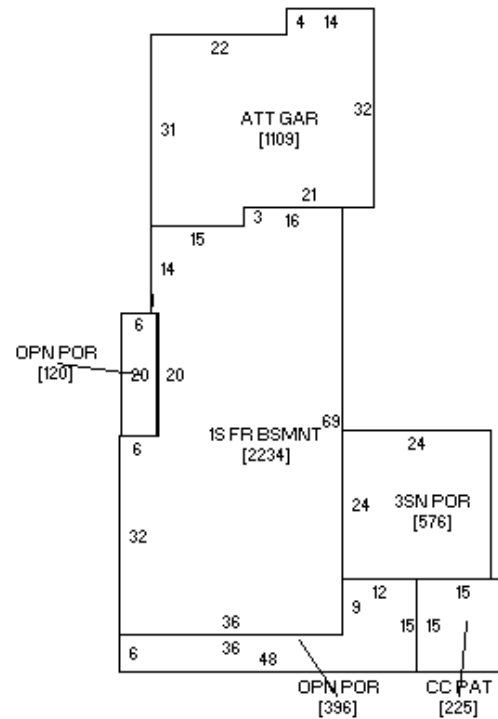
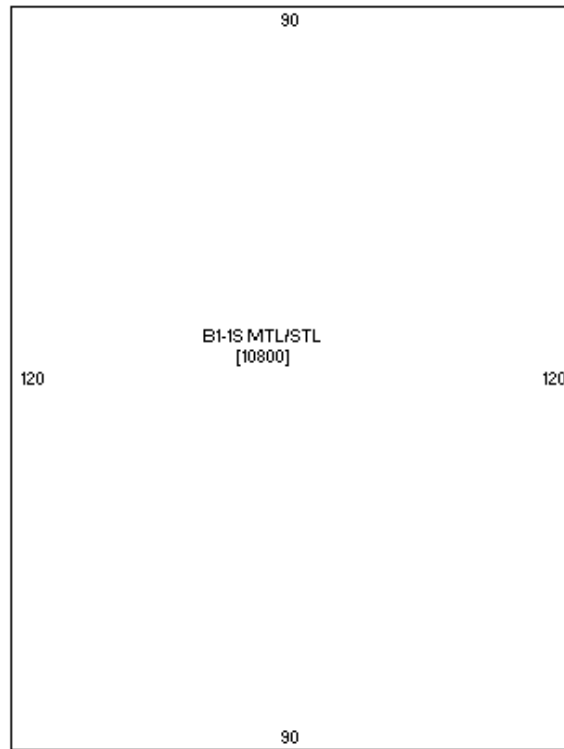


Photo 11 of 18 01/08/2018



Photo 12 of 18 01/08/2018





The Lean-To (880 sq ft) and the Horse Barn (1568 sq ft) value are not part of the 2026 value. The two structures value will be added to the 2027 value. The horse barn was moved on the property without a moving/building permit.

NOTICE OF REAL ESTATE ASSESSMENT
Office of Tax Equalization, Ward County

Assessment notice that was mandated by
new legislative law for 2026 (NDCC57-02-53)
Office Phone #701-857-6430
Email: nowilkie@wardnd.gov
Conference #701-837-3032

SANDSTROM, MARK R & DARCY |
6785 13TH ST SE
MINOT ND 58701-0000

Name of Township/City/District	Sundre Township	County	Ward County
Deedholder/Property Address	Real Estate Description		
SANDSTROM, MARK R & DARCY	E2NW LOTS 1 & 2 S18-154-82 SUNDRE-S10 A 158		
6785 13TH ST SE, MINOT, ND			
Parcel Number	True & Full Value		
SR18.002.000.0000			
Current Year Assessment (2026)	\$1,217,000		
Previous Year Assessment (2025)	\$1,149,000		

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:

Name/Location	Date	Time
Sundre Township/City Board of Equalization		
Ward Co Admin Building/Room 106	April 13, 2026	6:30 pm
Ward County Board of Equalization		
Ward Co Commissioner Room/2nd Floor	June 2, 2026	1:00 pm
ND State Board of Equalization		
ND St Capitol/Brynhild Haugland Rm	August 11, 2026	8:30 am

THIS IS NOT A TAX BILL

Assessment notice to property owner. (See North Dakota Century Code (N.D.C.C.) § 57-02-53)

1. An assessor shall deliver written notice of the amount of the true and full value of each parcel of taxable property for the current and previous year, including improvements, which have been assessed by the assessor.
2. Delivery of written notice to a property owner under this section must be completed at least 15 days before the meeting of the local board of equalization.
3. The North Dakota Office of State Tax Commissioner shall prescribe suitable forms for written notices under this section. The written notice under this section must contain:
 - a. The true and full value of the parcel of taxable property, including improvements, that the assessor determined for the current year and for the previous year.
 - b. The date, time, and location for the meeting of the local board of equalization of the assessment district in which the parcel of taxable property is located and the meeting date, time and location of the county board of equalization.
4. Delivery of written notice under this section must be by personal delivery to the property owner, mail addressed to the property owner at the property owner's last known address, or electronic mail to the property owner directed with verification of receipt to an electronic mail address at which the property owner has consented to receive notice.

Township Board of Equalization

The township board of equalization consists of the members of the township board of supervisors. The board shall meet annually at its usual meeting place within the month of April. At least 10 days before the meeting, the township clerk posts a notice at the usual meeting place and publishes a notice in the official newspaper of the township. The notice must state the meeting time and day in April. See N.D.C.C. § 57-09-01.

City Board of Equalization

The city board of equalization consists of the members of the city governing body. The board shall meet annually at its usual meeting place within the first 15 days of April. However, if a person is the assessor for two or more cities or townships, the city auditor, after consulting with the assessor, sets an alternate date in April for the equalization meeting. At least 10 days before the alternate meeting, the city auditor posts a notice at the usual meeting place and publishes a notice in the official newspaper of the city. The notice must state the meeting time and day in April. See N.D.C.C. § 57-11-01.

County Board of Equalization

The county board of equalization consists of the members of the county commission and meets within the first 10 days of June of each year at its usual meeting place to review and equalize assessments. See N.D.C.C. §§ 57-12-01 and 57-14-08(3).

State Board of Equalization

The state board of equalization meets annually on the second Tuesday in August on the grounds of the state capitol to examine and compare the assessments of taxable property as returned by the counties in the state. The board proceeds to equalize the values so that all assessments of similar taxable property are uniform and equal throughout the state at the true and full value as required by law.

In equalizing individual assessments, the board may reduce the assessment on any separate piece or parcel of real estate if the taxpayer appealed the assessment to the board either by appearing personally or by a representative before the board or by mail or other communication to the board to explain the reasons for requesting the reduction. The board does not have the authority to reduce an assessment unless the taxpayer has first appealed the assessment to the township or city board of equalization and county board of equalization where the property was assessed. See N.D.C.C. §§ 57-13-03 and 57-13-04 and, in the case of a new assessment, § 57-14-08(6). North Dakota Century Code § 57-14-08(6) provides that the State Board of Equalization may reduce a "new" assessment if the owner first appealed to the county board of equalization (does not require going before local equalization board.)

9. A property owner may appeal the assessment, classification, and exempt status of the owner's property to the state board of equalization if the property owner was foreclosed from attending assessment proceedings because of the failure to substantially comply with the notice requirements in N.D.C.C. Chs. 57-02 or 57-12, or because of an irregularity in the township, city, or county assessment proceedings.

New Reassessment of Property - Allowance (See N.D.C.C. § 57-14-08)

1. Upon the filing of a petition signed by not less than 10 freeholders in a political subdivision, or by the governing body of that subdivision, requesting a new assessment of property in the subdivision or upon investigation by the board of county commissioners, the board of county commissioners, before October 1, may order a new assessment of any class of property, or of all property, located within the subdivision or within any subdivision. The state board of equalization or the Tax Commissioner may order a new assessment of any class of property or all property located in any political subdivision. The new assessment and equalization must be conducted under the terms and conditions as set forth in the state board of equalization or Tax Commissioner's order. The local governing body responsible for performing the new assessment may petition the state board of equalization or Tax Commissioner for a modification of any or all of the order's terms and conditions. The state board of equalization or Tax Commissioner may for good cause shown grant all or part of the modification request.

Parcel Pin	Addition Number	Recording Date	Document Number	Document Date	Sale Price	Full And True Value	Sales Ratio
SR04.044.030.0020	TALON	4/15/2025	3090273	2025	303000	262000	86.5
SR05.099.000.0140	SR	8/22/2025	3093861	2025	325000	156000	48
SR09.004.000.0160	CREEKWOOD	9/15/2025	3094382	2025	429000	385000	89.7
SR24.021.000.0110	VALLEY	5/30/2025	533250	2025	533250	589000	110.5
SR24.050.000.0050	LOST	9/3/2025	3094097	2025	1100000	703000	63.9
SR24.099.000.0010	SR	2/19/2025	3089104	2025	600000	394000	65.7
SR29.099.000.0080	SR	1/22/2025	3088536	2025	264000	266000	100.8
					Median Sale Price		86.5
<u>Vacant Lot that a structure was built on for the 2026 Value</u>							
SR04.044.030.0030	TALON	12/17/2025	3096755	2025	405900	19000	

Township Sales Located in the Same Map Area											
Parcel Pin	Lot	Block	Addition Number	hip Numb er	Range Numb er	Section Number	Recording Date	Document Number	Sale Price	Full And True Value	Sales Ratio
AF02.036.000.0020	2	0	SOUTHVIEW	154	83	2	12/10/2025	3096570	695000	617000	88.8
AF04.025.000.0160	16	0	BEAVER	154	83	4	4/16/2025	3090289	585000	447000	76.4
AF12.014.000.0010	1	0	DAKOTA	154	83	12	4/11/2025	3090199	450000	326000	72.4
BT07.099.000.0040	0	0	BT	155	84	7	12/12/2025	3096661	668000	642000	96.1
BT12.099.000.0570	0	0	BT	155	84	12	7/8/2025	3092567	235000	195000	83
EE25.001.000.0180	18	0	BATTLE	156	83	25	5/23/2025	3091252	212000	55000	25.9
EE25.099.000.004B	0	0	EE	156	83	25	4/16/2025	3090301	498000	321000	64.5
EE33.025.000.0010	0	0		156	83	33	9/26/2025	3094678	569900	515000	90.4
EE33.099.000.0010	0	0		156	83	33	7/22/2025	3092963	140000	205000	146.4
EE33.099.000.0010	0	0		156	83	33	10/28/2025	3095558	250000	205000	82
HA01.158.010.0010	1	1	RIDGEDALE	155	83	1	2/3/2025	3088771	465000	283000	60.9
HA07.042.000.0120	12	0	COUNTRY	155	83	7	5/8/2025	3090808	565900	468000	82.7
HA07.055.000.0050	5	0	COUNTRY	155	83	7	4/28/2025	3090528	320000	253000	79.1
HA07.055.000.0060	6	0	COUNTRY	155	83	7	8/18/2025	3093671	348000	275000	79
HA07.057.000.0020	2	0	COUNTRY	155	83	7	5/23/2025	3091254	288000	283000	98.3
HA07.074.000.0030	3	0	LITTLE	155	83	7	10/31/2025	3095643	582500	431000	74
HA07.086.000.0090	9	0	EVERGREEN	155	83	7	4/30/2025	3090599	660000	563000	85.3
HA16.107.010.0080	8	1	WEST	155	83	16	2/24/2025	3089158	735000	517000	70.3
HA16.107.010.0130	13	1	WEST	155	83	16	7/29/2025	3093142	872500	832000	95.4
HA16.107.010.0160	16	1	WEST	155	83	16	4/21/2025	3090342	535000	467000	87.3
HA17.040.000.0170	17	0	RIMROCK	155	83	17	12/18/2025	3096808	249900	97000	38.8
HA17.044.000.0070	7	0	ROLLING	155	83	17	4/1/2025	3089964	405000	328000	81
HA17.044.000.0080	8	0	ROLLING	155	83	17	6/4/2025	3091622	500000	449000	89.8
HA17.125.000.0020	2	0	ROLLING	155	83	17	8/25/2025	3093893	340000	396000	116.5
HA18.003.000.0140	14	0	KINGS	155	83	18	10/24/2025	3095488	529000	354000	66.9
HA18.025.000.0590	59	0	COUNTRY	155	83	18	4/28/2025	3090522	300000	248000	82.7
HA18.064.000.0010	1	0	NURSERY	155	83	18	12/5/2025	3096486	60000	116000	193.3
HA18.064.000.0010	1	0	NURSERY	155	83	18	4/21/2025	3090367	70000	116000	165.7
HA18.099.000.0032	0	0	HA	155	83	18	6/18/2025	3092072	610000	482000	79
HA20.099.000.0160	0	0	HA	155	83	20	9/3/2025	3094089	299900	265000	88.4
HA20.119.000.0020	2	0	TRESTLE	155	83	20	8/19/2025	3093762	293600	247000	84.1
HA21.024.000.0460	46	0	TIERRECITA	155	83	21	7/2/2025	3092456	650000	466000	71.7
KK25.099.000.0060	6	0	KK	156	84	25	7/11/2025	3092682	315000	273000	86.7
KK33.005.000.0010	1	0	ROLOFF	156	84	33	7/14/2025	3092720	523000	354000	67.7
NE06.105.010.0130	13	1	HEIDRICH	155	82	6	1/6/2025	3088219	574900	579000	100.7
NE06.105.010.0140	14	4	HEIDRICH	155	82	6	6/26/2025	3092265	509900	386000	75.7
NE06.105.040.0170	17	4	HEIDRICH	155	82	6	9/5/2025	3094173	560000	418000	74.6
NE18.002.000.0040	4	0	BENTON	155	82	18	12/17/2025	3096769	150000	160000	106.7
NE22.032.000.0193	19	0	T	155	82	22	7/23/2025	3092996	640000	357000	55.8
NE22.096.000.0040	4	0	RURAL	155	82	22	4/2/2025	3089998	410000	376000	91.7
NE24.099.000.0160	0	0	NE	155	82	24	8/5/2025	3093368	551000	439000	79.7
NE26.005.U04.0000	0	0		155	82	26	7/24/2025	3093024	150000	101000	67.3
NE26.005.U05.0000	0	0		155	82	26	8/18/2025	3093702	300000	214000	71.3
NE26.024.000.0220	22	0	SUNNY	155	82	26	6/23/2025	3092187	235450	85000	36.1
NE26.025.000.0380	38	0	SUNNY	155	82	26	8/4/2025	3093285	366000	243000	66.4

[illegible]

Parcel_Number	Legal	Sale_Date	Recording	Sale_Amount
SR05.099.000.0180	OLT 18 OF S2NW & NWSW S5-154-82 SUNDREA 9.52	7/18/2022	3066567	1500000.0
NE31.099.000.0160	OLT 16 OF NW SEC 31-155-82 NEDROSE-S4 A 6.00	7/29/2022	3066958	1099000.0
SR08.038.000.0010	MEADOWBROOK EST 7TH LOT 1 SUNDRE-S10 A 16.16	10/27/2022	3069572	1700000.0
BT01.007.000.0010	VALLEY EST 2ND S/D LOT 1 BURLINGTON-S7 A 27.01	5/25/2023	3074248	1135000.0
BT01.007.000.0010	VALLEY EST 2ND S/D LOT 1 BURLINGTON-S7 A 27.01	5/25/2023	3074248	1135000.0
AF08.099.000.0040	OLT 4 OF N2NW S8-154-83 AFTON-S70 A 10.045	10/4/2024	3085886	1185000.0
HA16.176.000.0020	LOT 2 WEST HILLS ACRES 5TH ADDN HARRISON A 2.55	11/25/2024	3087262	1360000.0
SR24.050.000.0050	LOST CREEK ADDITION LOT 5 S24-154-82; SUNDRE S-10 A 17.03	9/3/2025	3094097	1100000.0
HA20.119.000.0010	TRESTLE VIEW 2ND ADDN LOT 1 AMENDED PLAT L 1,3,5 & 6 7.64 ACRES	9/8/2025	3094200	1000000.0
City of Minot Sales				
Parcel_Number	Address	Sale_Date	Recording	Sale_Amount
MI06.E94.000.0370	1536 VALLEY BLUFFS DR SE	1/12/2024	3079690	1225000.0
MI06.E94.000.0380	1528 VALLEY BLUFFS DR SE	8/5/2024	3084389	1389000.0
MI06.F37.000.0020	40 VALLEY BLUFFS CT	12/2/2024	3087468	1550000.0
MI26.895.010.0080	1530 COOK DR	6/6/2025	3091759	1200000.0
MI31.B31.020.0150	1608 31ST AVE SE	7/28/2025	3093192	1039500.0

6001 54TH AVE SW, MINOT

Deed: LARSON, STEVEN RAY & JACQUELYN MARIE

Contract:

CID#: AF08.009.900.0040

DBA:

MLS:

Map Area: AFTON-RES

Route: 00-000-000

Tax Dist: SOUTH PRAIRIE

Plat Page:

Subdiv: AF OLT

Checks/Tags:

Lister/Date: NB/NM, 07/29/2016

Review/Date: NB, 01/16/2017

Entry Status: Inspected

Rural / Residential

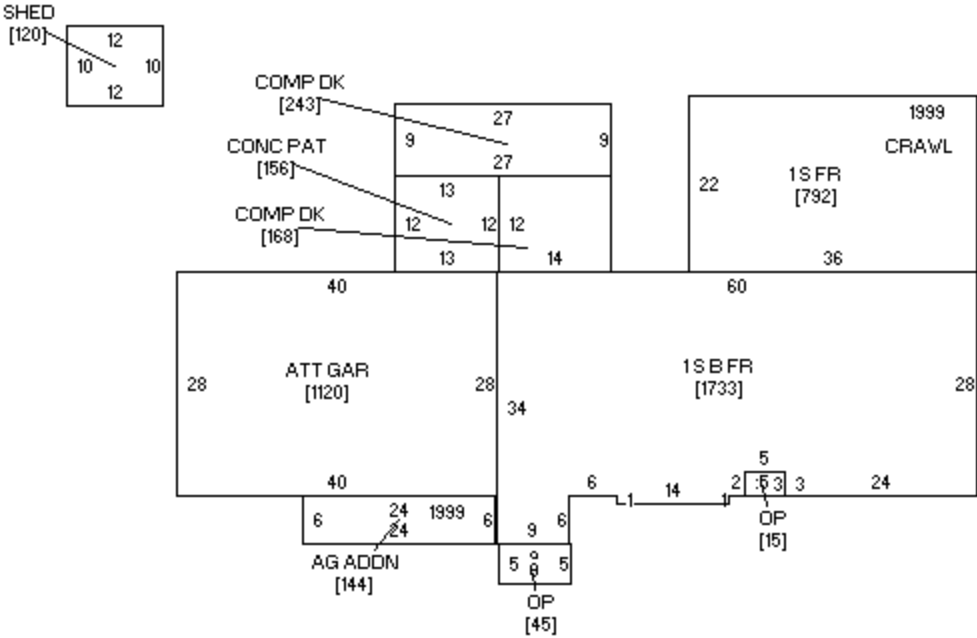
Legal: OLT 4 OF N2NW S8-154-83 AFTON-S70 A 10.045

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 \$1000)			
Acre X Rate						87,120.00	2.00			R-180	\$30,000.00					\$0				
AC x Rate 2						130,680.00	3.00			R-140	\$15,000.00									
AC x Rate 3						219,978.00	5.05			R-25	\$1,000.00									
Subtotal						437,778.00	10.05					\$110,050	0%	0%	0%	\$0	\$110,000			
Grand Total						437,778.00	10.05					\$110,050					\$110,000			
Street			Utilities			Zoning			Land Use											
Acre X Rate	Gravel				Rural / Septic			Residential				Residential Land								
Sales						Building Permits						Values								
Date	\$ Amount		NUTC	Recording		Date	Number	Tag	\$ Amount		Reason		Type	Appraised		Exempt Amount		Net Assmt	Pr Yr: 2025	
10/04/2024	\$1,185,000		D023	3085886									Land	\$110,000		\$0		\$0	\$110,000	
10/01/1992			D000	50243									Dwlg	\$630,000		\$0		\$0	\$593,000	
													Impr			\$0		\$0		
													Total	\$740,000		\$0		\$0	\$703,000	

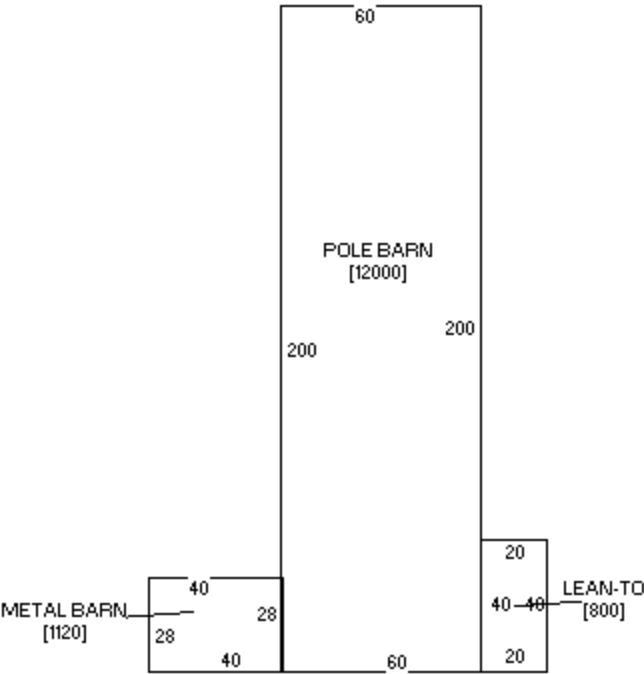
[illegible]

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 \$1000)
	101 — Single-Family / Owner Occupied												
	1 Story Frame	1,733 SF	\$171,010										
BF1	Living Qtrs. (Multi) (Egress Bdrms) - Avg	815 Tbl	\$22,616										
	Base Heat: FHA - Gas												
	Add Central Air	1,733 SF	\$4,230										
#1	Porch: 1S Frame Open	45 SF	\$3,080										
#2	Porch: 1S Frame Open	15 SF	\$1,460										
D1	Concrete Patio - Avg	156 SF	\$764										
D2	Vinyl/CompoDeck - Avg	168 SF	\$4,368										
D3	Vinyl/CompoDeck - Avg	243 SF	\$6,318										
	Plumbing	5	\$16,575										
	B.I. Appliances	4	\$0										
#1	Fireplace: Masonry w/Gas Insert	1	\$5,300										
	Sub Total		\$235,721	1.660	\$391,297	1992	2.00	0	0	0	\$383,471		
Gar	Att Frame	1,120 SF	\$49,265	1.660	\$81,780	1992	14.00	0	0	0	\$70,331		
	Int Finish: Fin/Insul & HT	1,120 SF											
Gar	Att Frame	144 SF	\$9,766	1.660	\$16,212	1999	11.00	0	0	0	\$14,429		
	Int Finish: Fin/Insul & HT	144 SF											
Adtn	1 Story Frame	792 SF	\$51,051	1.660	\$84,744	1999	0.00	0	0	0	\$84,744		
	Dwelling TOTAL				\$574,033						\$552,974		
	Residential Building TOTAL										\$552,974	1.000	\$553,000

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Rural	Res	\$110,000	\$593,000	\$0	\$0	\$703,000
2024		Appr	Rural	Res	\$110,000	\$473,000	\$0	\$0	\$583,000
2023		Appr	Rural	Res	\$110,000	\$483,000	\$0	\$0	\$593,000



Sketch 1 of 2



Sketch 2 of 2



Front



Photo 2 of 15 09/02/2016



Rear left view



Photo 4 of 15 08/02/2016

Rear right view



Photo 5 of 15 08/02/2016



Photo 6 of 15 08/02/2016

Rear patio



Photo 7 of 15 08/02/2016



Photo 8 of 15 08/02/2016



Photo 9 of 15 08/02/2016



0 *UNASSIGNED, MINOT

Deed: LARSON, STEVEN RAY & JACQUELYN MARIE

Contract:

CID#: AF08.009.900.0060

DBA:

MLS:

Map Area: AFTON-COMM

Route: 000-000-000

Tax Dist: SOUTH PRAIRIE

Plat Page:

Subdiv: AF OLT

Checks/Tags:

Lister/Date:

Review/Date: DS, 03/06/2007

Entry Status: Inspected

Rural / Vacant Lot

Legal: OLT 6 OF NWNW LS OLT 8 S8-154-83 AFTON-S70 A 10.66

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 \$1000)	
Acre X Rate						87,120.00	2.00			R-180	\$30,000.00					-\$7,000		
AC x Rate 2						130,680.00	3.00			R-140	\$15,000.00							
AC x Rate 3						246,549.60	5.66			R-25	\$1,000.00							
Subtotal						464,349.60	10.66					\$110,660	0%	0%	0%	-\$7,000	\$104,000	
Grand Total						464,349.60	10.66					\$110,660					\$104,000	
Street			Utilities			Zoning			Land Use									
Acre X Rate	Gravel				Rural Water				Townhouse Res				Commercial Land					
Sales						Building Permits						Values						
Date	\$ Amount		NUTC	Recording		Date	Number	Tag	\$ Amount		Reason		Type	Appraised	Exempt Amount		Net Assmt	Pr Yr: 2025
10/04/2024	\$1,185,000		D000	3085886									Land	\$104,000	\$0		\$0	\$104,000
													Dwlg		\$0		\$0	
													Impr		\$0		\$0	
													Total	\$104,000	\$0		\$0	\$104,000

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Rural	Vacant Lot	\$104,000	\$0	\$0	\$0	\$104,000
2024		Appr	Rural	Vacant Lot	\$76,000	\$0	\$0	\$0	\$76,000
2023		Appr	Rural	Vacant Lot	\$76,000	\$0	\$0	\$0	\$76,000

1021 54TH AVE SE, MINOT

Deed: HENDERSON, DENNIS

Map Area: AFTON-DAKOTA ESTATES

Checks/Tags:

Contract:

Route: 000-000-000

Lister/Date: NB, 07/11/2016

CID#: AF010990000170,030,031

Tax Dist: SOUTH PRAIRIE

Review/Date: PA, 05/02/2002

DBA:

Plat Page:

Entry Status: Inspected

MLS: MINOT 2 MILE ETA

Subdiv: BRUINS ADDITION

Rural / Ag Dwelling

Legal: BRUINS ADDITION LOT 1 LESS ROW AFTON; S-70 A 32.08

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 (Rd nearest \$1000)
Acre X Rate						87,120.00	2.00			R-180	\$30,000.00					\$0	
Subtotal						87,120.00	2.00					\$60,000	0%	0%	0%	\$0	\$60,000
AG							9.24					\$7,951	0%	0%	0%	\$0	\$8,000
NCR							20.84					\$4,066	0%	0%	0%	\$0	\$4,000
Grand Total						1,397,404.80	32.08					\$72,017					\$72,000

Street

Utilities

Zoning

Land Use

Acre X Rate	Paved	Rural / Septic	Agricultural	Residential Land
AG	None	None	Not Applicable	Cropland
NCR	None	None	Not Applicable	Non-Cropland

Sales

Building Permits

Values

Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	Exempt Amount	Net Assmt	Pr Yr: 2025
12/18/2025	\$879,400	D023	3096803						Land	\$72,000	\$0	\$0	\$72,000
12/29/2017	\$0	D003	301-5177						Dwlg	\$193,000	\$0	\$0	\$169,000
									Impr		\$0	\$0	
									Total	\$265,000	\$0	\$0	\$241,000



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 \$1000)
	101 — Single-Family / Owner Occupied												
	1 Story Frame	1,456 SF	\$153,020										
	Adjustment for basement - Crawl		(\$26,620)										
	Base Heat: FHA - Gas												
	Add Central Air	1,456 SF	\$3,720										
D1	Wood Deck - Avg	192 SF	\$4,032										
	Plumbing	1	\$3,400										
	B.I. Appliances	1	\$0										
#1	Fireplace: Masonry	1	\$5,300										
	Sub Total		\$142,852	1.210	\$172,851	1972	22.00	0	0	0	\$134,824		
	Dwelling TOTAL				\$172,851						\$134,824		
Gar	Det Frame	864 SF	\$24,460	1.260	\$30,820	1971	55.00	0	0	0	\$13,869		
Gar	Det Frame	576 SF	\$17,760	1.260	\$22,378	2012	14.00	0	0	0	\$19,245		
	Residential Building TOTAL										\$167,938	1.000	\$168,000

Precomputed Structure		Verticals						Plumbing		
								B	Ext	
Occ. Code	603	Fig & Fdtn								
Occ. Descr.	Metal Warehouse -	Exterior wall								
	Post Frame	Interior wall								
Price Code	603	Pilasters								
Price Descr.	Metal Warehouse -	Wall facing								
	Post Frame	Windows								
Year Built	1985	Fronts/Doors								
EFF Age/Yr	41/ 1985									
Depr. Table	1	Horizontals								
Condition	NML	Basement								
Grade Mult.	1.020	Roof								
Phy-Depr.	41.00	Ceiling								
Description	STORAGE	Struct. Floor								
Width	30	Floor Cover								
Ht	16	Partitions								
Grade	5+10	Framing								
Base	1,200	HVAC								
Basement	0	Electrical								
GBA	1200	Sprinkler								
		Obsolescence								
		Functional:	External:	Other:						

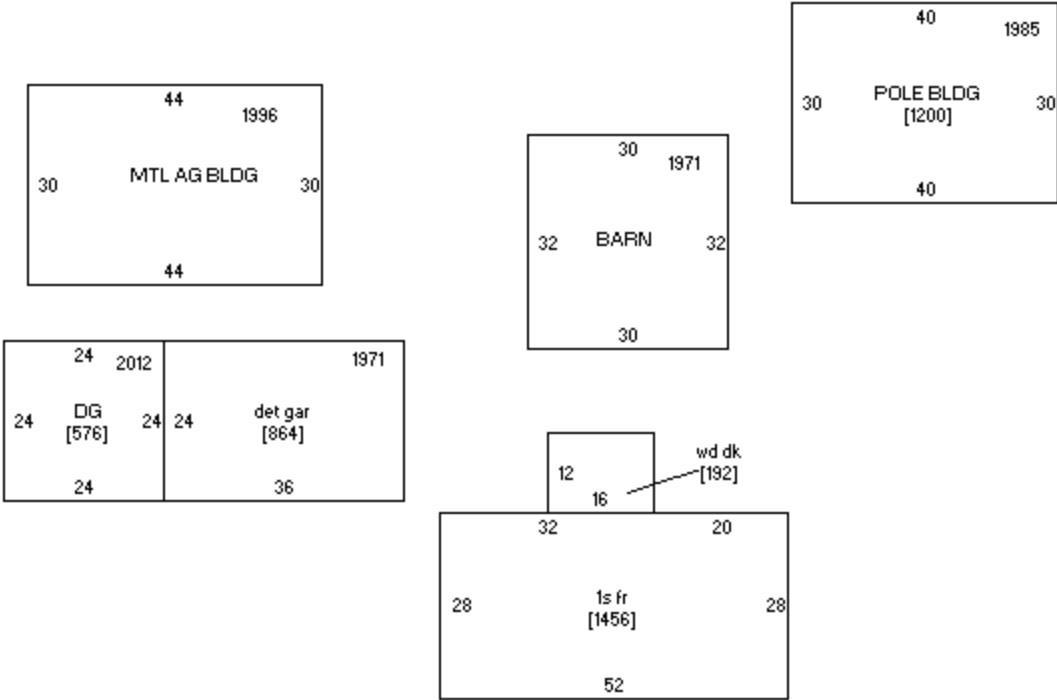
Adjustments		
Floor - no concrete (6"	1,200	AVG
Heat - none	1,200	AVG
Insulation - none/roll	1,200	AVG

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[illegible]

[illegible]

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Rural	Ag Dwlg	\$72,000	\$169,000	\$0	\$0	\$241,000
2024		Appr	Rural	Ag Dwlg	\$72,000	\$161,000	\$0	\$0	\$233,000
2023		Appr	Rural	Ag Dwlg	\$72,000	\$164,000	\$0	\$0	\$236,000



Sketch 1 of 1



Photo 1 of 7 07/11/2016



Photo 2 of 7 07/11/2016



Photo 3 of 7 07/11/2016

1971



Photo 4 of 7 07/11/2016

1996 30X44



Photo 5 of 7 07/11/2016

1971 30X32



Photo 6 of 7 07/11/2016



1985 30X40

1608 31ST AVE SE, MINOT

Deed: PERKINS, KYLE & AUBRIE

Map Area: Southwood

Checks/Tags:

Contract:

Route: 000-000-PRC

Lister/Date:

CID#:

Tax Dist: Minot Public

Review/Date: SM, 10/08/2025

DBA:

Plat Page:

Entry Status: Sales Estimate

MLS:

Subdiv: 31-B31 WOODSIDE ADDITION

Urban / Residential

Legal: Section: 31B31; Twp: ; Rng: ; Block: 020; Lot: 0150; Deeded Acres: 0.628

WOODSIDE ADDITION

LOT 15 BLOCK 2

Land

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land						
SqFt X Rate						27,348.07	0.628			R-750						
Subtotal						27,348.07	0.628									
Grand Total						27,348.07	0.628									

Street

Utilities

Zoning

Land Use

SqFt X Rate	Paved	City	R1/Residential	Not Applicable
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Sales

Building Permits

Values

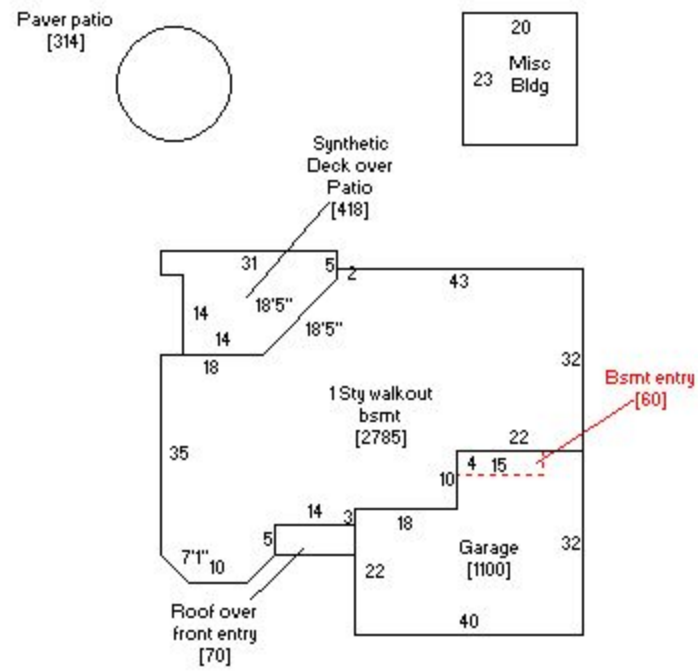
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type				Pr Yr: 2026
07/28/2025	\$1,039,500	D000	3093192						Land				\$137,000
04/30/2021	\$0	D003	3051861						LandC				
07/21/2020	\$815,000	D000	3041403						Dwlg				\$882,000
07/09/2009	\$64,900	D091	2899816						Impr				
									Total				\$1,019,000



[illegible]

[illegible]

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2026		Appr	Urban	Res	\$137,000	\$882,000	\$0	\$0	\$1,019,000
2025		Appr	Urban	Res	\$137,000	\$843,000	\$0	\$0	\$980,000
2024		Appr	Urban	Res	\$90,000	\$839,000	\$0	\$0	\$929,000
2023		Appr	Urban	Res	\$90,000	\$801,000	\$0	\$0	\$891,000
2022		Appr	Urban	Res	\$90,000	\$753,000	\$0	\$0	\$843,000
2021		Appr	Urban	Res	\$90,000	\$693,000	\$0	\$0	\$783,000
2020		Appr	Urban	Res	\$90,000	\$654,000	\$0	\$0	\$744,000
2019		Appr	Urban	Res	\$90,000	\$648,000	\$0	\$0	\$738,000
2018		Appr	Urban	Res	\$90,000	\$642,000	\$0	\$0	\$732,000
2017	w/Ex: \$733,000 Total; \$90,000 Land; \$643,0	Appr	Urban	Res	\$90,000	\$643,000	\$0	\$0	\$733,000
2016	w/Ex: \$787,000 Total; \$90,000 Land; \$697,0	Appr	Urban	Res	\$90,000	\$697,000	\$0	\$0	\$787,000
2015	w/Ex: \$786,000 Total; \$90,000 Land; \$696,0	Appr	Urban	Res	\$90,000	\$696,000	\$0	\$0	\$786,000
2014	w/Ex: \$774,000 Total; \$90,000 Land; \$684,0	Appr	Urban	Res	\$90,000	\$684,000	\$0	\$0	\$774,000
2013	w/Ex: \$806,600 Total; \$90,000 Land; \$716,6	Appr	Urban	Res	\$90,000	\$716,600	\$0	\$0	\$806,600
2012	w/Ex: \$701,300 Total; \$70,000 Land; \$631,3	Appr	Urban	Res	\$70,000	\$706,300	\$0	\$0	\$776,300
2011	w/Ex: \$610,300 Total; \$58,900 Land; \$551,4	Appr	Urban	Res	\$58,900	\$626,400	\$0	\$0	\$685,300
2010		Appr			\$58,900	\$545,100	\$0	\$0	\$604,000
2009		Appr			\$29,500	\$0	\$0	\$0	\$29,500



Sketch 1 of 1



Photo 1 of 1 11/05/2025

Exempt Reason	Start Year End Date					Exempt Acres CSR Points
2 YEAR RESIDENTIAL PROPERTY TAX EXEMPTION-1st Year	2011					0.000
	12/31/2011					0.000
2 YEAR RESIDENTIAL PROPERTY TAX EXEMPTION-2ND YEAR	2012					0.000
	12/31/2012					0.000

1530 COOK DR, MINOT

Deed: KEMMET, LINDELL & GRACE

Map Area: SW Knolls

Checks/Tags:

Contract:

Route: 000-000-PRC

Lister/Date:

CID#: 2026 PRC

Tax Dist: Minot Public

Review/Date: SM, 11/05/2025

DBA:

Plat Page:

Entry Status: Sales Estimate

MLS:

Subdiv: 26-895 HUNTINGTON ESTATES 3RD

Urban / Residential

Legal: Section: 26895; Twp: ; Rng: ; Block: 010; Lot: 0080; Deeded Acres: 0.916

HUNTINGTON ESTATES 3RD ADDN

LOT 8 BLOCK 1

Land

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land						
SqFt X Rate						39,890.16	0.916			R-350						
Subtotal						39,890.16	0.916									
Grand Total						39,890.16	0.916									

Street

Utilities

Zoning

Land Use

SqFt X Rate	Paved	City	R1/Residential	Not Applicable
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Sales

Building Permits

Values

Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type				Pr Yr: 2026
06/06/2025	\$1,200,000	D000	3091759						Land				\$140,000
07/13/2007	\$38,850	D000	2870159						LandC				
08/27/2003	\$12,000	D000	2823172						Dwlg				\$828,000
05/24/2002	\$0	D099	2805503						Impr				
									Total				\$968,000

Res. Structure		Finish				Plumbing		Addition		Garage		
Occ. Code	101	Ttl Rooms Above #	0	Bedrooms Above #	1	Full Bath - 3 Fixt	2	Addition	1 of 4	Garage	1 of 1	
Occ. Descr.	Single-Family / Owner Occupied	Ttl Rooms Below #	0	Bedrooms Below #	2	3/4 Bath -3 Fixt		Year Built	2010	Year Built	2010	
Year Built	2010	Living Qtrs. (Multi)	2400			Toilet Room (1/2 Bath)	1	EFA	17	EFA	17	
EFA / EFYr	17 / 2010					Lavatory-sink only		EFA Year	2010	EFF Year	2010	
Arch. Dsgn	1 Story	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.	
Style	1 Story Frame	Exterior Walls	Composition Siding			Extra Sink	3	Area (SF)	30	Area (SF)	1,498	
AreaSF/TLA	2,654 / 3,183	Roof	Asphalt Shingle/Hip			Shower Stall		Condition	Normal	No Flr Adj.	No	
GLA 1st/2nd	3,138 / 45	Interior Finish	Drwl			3/4 Metal Bath		Bsmt (SF)		Condition	NML	
		Flooring	Carp / Hdwd			Mtl Stall Shower		NoBsmt Flr(SF)		Bsmt (SF)		
		Non-base Heating		Fireplace		Wet Bar	1	2nd Flr Adj.	Yes	Heat	FHA-Gas/HW Flr	
		Floor/Wall #	0	Gas - Double Side	1	Whirl/Soaker Bath- 3 Fixt		AC	Yes	Attic (SF)		
		Pipeless #	0			Whirl/Soaker Tub- 1 Fixt		See other pages for more additions.			Qtrs Over	None
		Hand Fired (Y/N)	No			No Hot Water Tank				Qtrs Over (SF)		
		Space Heat #	0			No Plumbing				Qtrs AC (SF)		
		Appliances				Sewer & Water Only				Door Opnrs		
		Range Unit	1	Built-In Vacuums		Water Only w/Sink				Stalls- Bsmt / Gar	-- / 3.00	
		Oven - Single		Intercom System		Hot Tub						
		Oven - Double	1	BI Stereo	1	Bidet						
		Dishwasher	2			Fbols Service Sink						
		Microwave				Urinal						
		Trash Compactor				Sauna						
		Grill Top				*Cust Bath - 4 Fixt						
		Security System				Tile Full Bath						
						Tile 3/4 Bath						
						Cust Bath - 5 Fixt						
						Tile Shower						
						Tile SSB +sink - 4 Fixt						
						Tile SSB w/Std Tub-4Fixt						
						Tile SSB - 5 Fixt						
						Cust Bath + sink- 4 Fixt	1					
						Cust Bath w/Cust SS- 4Fix						
						Cust Bath w/CustSS+sink-5						
						Sprinklers Condo/Town 15						



Bldg / Addn	Description	Units			Year							
	101 Single-Family / Owner Occupied											
P:MINDT	1 Story Frame	2,654 SF										
BF1	Living Qtrs. (Multi)	2,400 Tbl										
	Base Heat: FHA-Gas/HW Flr											
	Add Central Air	2,654 SF										
D1	Flagstone Patio	160 SF										
	Plumbing	8										
	B.I. Appliances	5										
#1	Fireplace: Gas - Double Side	1										
Gar	Att Frame	1,498 SF			2010							
	Int Finish: Fin/Insul, HT, Cab	1,498 SF										
1 of 4 Adtn	1 Story Frame	2FLRA 30 SF			2010							
2 of 4 Adtn	1 Story Frame	2FLRA 15 SF			2010							
3 of 4 Adtn	1 Story Frame	424 SF			2015							
4 of 4 Adtn	1 Story Frame	60 SF			2015							

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2026		Appr	Urban	Res	\$140,000	\$828,000	\$0	\$0	\$968,000
2025		Appr	Urban	Res	\$140,000	\$815,000	\$0	\$0	\$955,000
2024		Appr	Urban	Res	\$140,000	\$699,000	\$0	\$0	\$839,000
2023		Appr	Urban	Res	\$140,000	\$705,000	\$0	\$0	\$845,000
2022		Appr	Urban	Res	\$140,000	\$648,000	\$0	\$0	\$788,000
2021		Appr	Urban	Res	\$140,000	\$598,000	\$0	\$0	\$738,000
2020		Appr	Urban	Res	\$140,000	\$612,000	\$0	\$0	\$752,000
2019		Appr	Urban	Res	\$140,000	\$601,000	\$0	\$0	\$741,000
2018		Appr	Urban	Res	\$140,000	\$605,000	\$0	\$0	\$745,000
2017	w/Ex: \$696,000 Total; \$140,000 Land; \$556,	Appr	Urban	Res	\$140,000	\$556,000	\$0	\$0	\$696,000
2016	w/Ex: \$681,000 Total; \$140,000 Land; \$541,	Appr	Urban	Res	\$140,000	\$541,000	\$0	\$0	\$681,000
2015	w/Ex: \$658,000 Total; \$140,000 Land; \$518,	Appr	Urban	Res	\$140,000	\$518,000	\$0	\$0	\$658,000
2014	w/Ex: \$657,000 Total; \$140,000 Land; \$517,	Appr	Urban	Res	\$140,000	\$517,000	\$0	\$0	\$657,000
2013	w/Ex: \$614,400 Total; \$127,600 Land; \$486,	Appr	Urban	Res	\$127,600	\$561,800	\$0	\$0	\$689,400
2012	w/Ex: \$560,800 Total; \$79,800 Land; \$481,0	Appr	Urban	Res	\$79,800	\$556,000	\$0	\$0	\$635,800
2011		Appr	Urban	Res	\$53,900	\$424,000	\$0	\$0	\$477,900
2010		Appr			\$39,900	\$0	\$0	\$0	\$39,900
2009		Appr			\$35,900	\$0	\$0	\$0	\$35,900
2008	2008 Certified Values	BofR			\$35,200	\$0	\$0	\$0	\$35,200

2007		Import			\$24,000	\$0	\$0	\$0	\$24,000
2006		Import			\$24,000	\$0	\$0	\$0	\$24,000
2005		Import			\$19,600	\$0	\$0	\$0	\$19,600
2004		Import			\$18,000	\$0	\$0	\$0	\$18,000
2003		Import			\$14,000	\$0	\$0	\$0	\$14,000
2002		Import			\$14,000	\$0	\$0	\$0	\$14,000
2001		Import			\$14,000	\$0	\$0	\$0	\$14,000
2000		Import			\$14,000	\$0	\$0	\$0	\$14,000

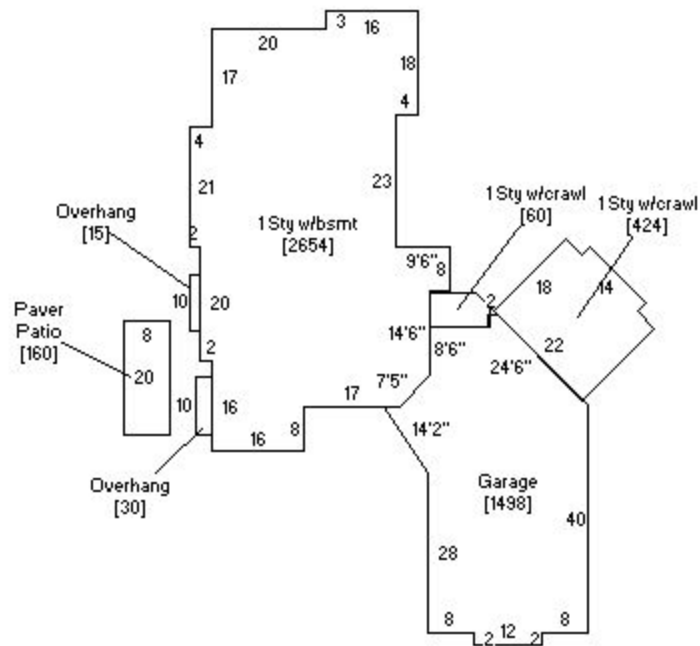




Photo 1 of 1 04/27/2026

Exempt Reason	Start Year End Date					Exempt Acres CSR Points
2 YEAR RESIDENTIAL PROPERTY TAX EXEMPTION-1st Year	2012 12/31/2012					0.000 0.000
2 YEAR RESIDENTIAL PROPERTY TAX EXEMPTION-2ND YEAR	2013 12/31/2013					0.000 0.000

8400 COUNTY RD 19 S, MINOT

Deed: GEYER, ABBIE T LIVING TRUST DATED 4-14-26

Contract:

CID#: SR24005U070000

DBA:

MLS:

Map Area: SUNDRE-LOGAN

Route: 000-000-000

Tax Dist: MINOT

Plat Page:

Subdiv: LOST CREEK ADDITION

Checks/Tags:

Lister/Date: DD, 09/23/2025

Review/Date: DD, 01/16/2026

Entry Status: Measured

Rural / Residential

Legal: LOST CREEK ADDITION LOT 5 S24-154-82; SUNDRE S-10 A 17.03

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 (Rd nearest \$1000)
Acre X Rate						87,120.00	2.00			R-200	\$40,000.00					\$0	
AC x Rate 2						130,680.00	3.00			R-160	\$20,000.00						
AC x Rate 3						524,026.80	12.03			R-25	\$1,000.00						
Subtotal						741,826.80	17.03					\$152,030	0%	0%	0%	\$0	\$152,000
Grand Total						741,826.80	17.03					\$152,030					\$152,000
Street			Utilities			Zoning			Land Use								
Acre X Rate	Paved				City				Not Applicable				Residential Land				
Sales						Building Permits					Values						
Date	\$ Amount		NUTC	Recording		Date	Number	Tag	\$ Amount	Reason	Type	Appraised	Exempt Amount		Net Assmt		Pr Yr: 2025
04/20/2026	\$0		D003	3099663							Land	\$152,000	\$0		\$0		\$152,000
09/03/2025	\$1,100,000		D023	3094097							Dwlg	\$737,000	\$0		\$0		\$551,000
06/11/2018	\$395,000		D000	3019229							Impr		\$0		\$0		
											Total	\$889,000	\$0		\$0		\$703,000

[illegible]

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 \$1000)
	101 — Single-Family / Owner Occupied												
	1 1/2 Story Frame	576 SF	\$118,280										
BF1	Minimal Finish (Non-Egress Windows) - A\	576 Tbl	\$8,064										
	Base Heat												
	Add Central Air	576 SF	\$3,200										
#1	Porch: 1S Frame Enclosed	54 SF	\$4,340										
#2	Porch: Concrete Stoop/Deck	18 SF	\$1,090										
D1	Wood Deck - Avg	100 SF	\$2,100										
D2	Concrete Patio - Low	504 SF	\$1,512										
D3	Concrete Patio - Avg	606 SF	\$2,969										
	Plumbing	3	\$11,200										
	B.I. Appliances	1	\$0										
#1	Fireplace: Gas	1	\$4,250										
#2	Fireplace: Gas	1	\$4,250										
	Sub Total		\$161,255	1.400	\$225,757	1945	17.00	0	0	0	\$187,378		
Adtn	1 Story Frame	360 SF	\$23,890	1.400	\$33,446	1951	19.00	0	0	0	\$27,091		
	Dwelling TOTAL				\$259,203						\$214,469		
Gar	Det Frame	504 SF	\$16,340	1.150	\$18,791	1960	60.00	0	0	0	\$7,516		
Gar	Det Frame	768 SF	\$22,190	1.150	\$25,519	1970	56.00	0	0	0	\$11,228		
	Residential Building TOTAL										\$233,213	1.000	\$233,000

Component Structure		Verticals						Plumbing		
Occ. Code	701	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Rough Plumbing	B	Ext
Occ. Descr.	Warehouse (Storage)	Exterior wall	Fiber Cement on ICF Panels	20				Hot Water Tank - 40-gal		1
Price Code	701	Interior wall						Custom Bath - 3-Fixture		1
Price Descr.	Warehouse (Storage)	Pilasters						Custom Bath - 3-Fixture		1
		Wall facing						Sink-Kitchen		1
		Windows						Stainless Stl Sinks-(Lounge		1
		Fronts/Doors								
Year Built	2022	Horizontals						Adjustments		
EFF Age/Yr	4/ 2022	Basement						Mezzanine - open stor	234	AVG
Depr. Table	2	Roof	Metal/ Frame (< 50' Wide)	Yes				Mezzanine - open stor	720	AVG
Condition	NML	Ceiling	Metal Liner	1						
Grade Mult.	1.550	Struct. Floor	Concrete- Reinf. 6"	1						
Phy-Depr.	6.00	Floor Cover								
Description	B1-1S	Partitions								
Perimeter	234	Framing								
Stories	1	HVAC	In-Floor Heat (Simple)	1						
Grade	3+10	Electrical	Warehouse (Storage)	1						
1st Flr Wall H	20	Sprinkler								
Base	3,240	Obsolescence								
Basement	0									
GBA	4320									
		Functional:	External:	Other:				© 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%	Ag Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$1000)
1 of 2	Bldg	O 701 —Warehouse (Storage)													
	Com	P 701 —Warehouse (Storage)	3,240												
	V	Ftg & Fdtn													
		Reinforced Concrete w/o Bsmt - 8"	234												
		Sub Total		\$14,543											
	V	Exterior Wall													
		Fiber Cement on ICF Panels - 20	234												
		Sub Total		\$73,207											
		Verticals Sub Total		\$87,750											
	H	Roof													
		Metal/ Frame (< 50' Wide) - Yes	3,240												
		Sub Total		\$17,172											
	H	Ceiling													
		Metal Liner - 1	3,240												
		Sub Total		\$11,016											
	H	Struct. Floor													
		Concrete- Reinf. 6" - 1	3,240												
		Sub Total		\$19,278											
	H	HVAC													
		In-Floor Heat (Simple) - 1	3,240												
		Sub Total		\$12,960											
	H	Electrical													
		Warehouse (Storage) - 1	3,240												
		Sub Total		\$9,720											
		Horizontals Sub Total		\$70,146											
	Plmb	Rough Plumbing - AVG	1	\$5,000											
	Plmb	Hot Water Tank - 40-gal - AVG	1	\$850											
	Plmb	Custom Bath - 3-Fixture - AVG	1	\$5,700											
	Plmb	Custom Bath - 3-Fixture - High	1	\$7,125											
	Plmb	Sink-Kitchen - AVG	1	\$800											
	Plmb	Stainless Stl Sinks-(Lounge Type) 2 Tub	1	\$1,200											
		Plumbing Sub Total		\$20,675											
	Adj	Mezzanine - open storage/Whse/wd - A\	234	\$3,159											
	Adj	Mezzanine - open storage/Whse/wd - A\	720	\$9,720											
		Adjustments Sub Total		\$12,879											
		Sub Total		\$191,450	1.550	\$296,748	2022	6.00	0	0	0	0	\$278,943	1.000	\$279,000
1 of 4	Ex	Door	3	\$12,096	1.550	\$18,749	2022	6.00	0	0	0		\$17,624	1.000	\$18,000
		O.H. - Door - Power, 12 Ft Wide, 12 Ft High													
2 of 4	Ex	Door	1	\$6,272	1.550	\$9,722	2022	6.00	0	0	0		\$9,139	1.000	\$9,000
		O.H. - Door - Power, 14 Ft Wide, 16 Ft High													

[illegible]

Precomputed Addition		Verticals						Plumbing		
Occ. Code	501	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Toilet Room	1	Ext
Occ. Descr.	Office - General	Exterior wall	Fiber Cement on ICF Panels	11						
Price Code	501	Interior wall	Drywall or Equiv.	10						
Price Descr.	Office - General	Pilasters								
		Wall facing								
		Windows								
Year Built	2022	Fronts/Doors								
EFF Age/Yr	4/ 2022									
Depr. Table	1	Horizontals								
Condition	NML	Basement								
Grade Mult.	1.150	Roof	Metal/ Frame (< 50' Wide)	Yes						
Phy-Depr.	4.00	Ceiling	Drywall - Textured	1						
Description	A1-1S	Struct. Floor								
Style	R.Concrete - Steel	Floor Cover								
Stories	1	Partitions	Drywall	1						
Grade	4	Framing	R.Concrete (C.F.)	1				Canopy - attached	180	AVG
Base	1,080	HVAC	Combination FHA - AC	1	In-Floor Heat (Simple)	1				
Basement	0	Electrical	Office Building (General)	1						
Basement Parking	No	Sprinkler								
1st Flr Inset Adj	0									
GBA	4320									
		Obsolescence								
		Until Complete	25%							
		Functional:	25%	External:	Other:					
		© 1995-2026 Vanguard Appraisals, Inc. (rev. 28.0.58.5537)								

[illegible]

[illegible]

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Rural	Res	\$152,000	\$551,000	\$0	\$0	\$703,000
2024		Appr	Rural	Res	\$117,000	\$522,000	\$0	\$0	\$639,000
2023		Appr	Rural	Res	\$117,000	\$526,000	\$0	\$0	\$643,000







Photo 13 of 23 01/14/2022



Photo 14 of 23 01/14/2022



Photo 15 of 23 01/14/2022



Photo 16 of 23 02/03/2026



Photo 17 of 23 02/03/2026



Photo 18 of 23 02/03/2026



