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**OFFICE OF COUNTY  
TAX EQUALIZATION  
Mercer County, North Dakota**

August 5, 2021

North Dakota State Board of Equalization  
600 E. Boulevard Ave. Dept. 127  
Bismarck, ND 58505-0599

Governor Burgum & Members of the Board:

I would like to address the appeal presented by Micheal and Sheryl Massey for the property they own located at Lot 40 Bayview Heights Subdivision, in Mercer County ND.

A notice of increase for 2021 was not sent as the value change was \$8710 in true and full and a notice was not required by law.

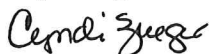
As you can see in the appeal, this issue goes back to the 2019 reappraisal of lake properties in Mercer County which Vanguard Appraisals Inc. was contracted to appraise. Mr. Massey met with Bob Ehler on June 5, 2019 prior to the County Equalization meeting and their value was adjusted 5% for HVAC. All properties received a map factor adjustment from 1.30 to 1.25. The Increase notice was mailed with a letter explaining the process on May 2<sup>nd</sup> 2019 not 2 weeks prior like stated in a previous letter.

Mr. Massey states in his appeal that his property was improved in 2003 and it should have been increased at that time. I was not the Tax Director at that time, however Mercer County does not have rural building permits, I'm only guessing the County was not aware of the improvements or the value would have been increased at that time. Mercer County could file Omitted Property on the property from 2003 to 2018 according to NDCC 57-14.01.1.

In 2020 & 2021 all lake values were increased due to the sales ratio, I have attached those statistics along with the minutes from 2019, 2020, 2021, property card, and the comparable list that Vanguard used.

Please let me know if any other information is needed as the appeal is reviewed.

Respectfully,



Cyndi Zueger  
Mercer County Tax Director/Land Use Administrator



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Mercer County, ND

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## **Mercer County, ND Sales analysis 2020**

### Narrative:

On January 17<sup>th</sup>, 2020 Ryan Ehli, with the assistance of the Mercer County Tax Director's office reviewed sales that occurred in the marketplace to set 2020 values. This is for the cities of Beulah, Hazen, Zap, Stanton, and certain parcels around the lake.

Upon initial review it appeared that values needed adjustment for the sales ratio to be in tolerance. Replacement costs seemed to remain constant so the manual level was not adjusted. The current depreciation schedule also appeared to be working correctly. Map areas were the only adjustment that were made (see below for changes). Land, manual level, depreciation, and map area factors will continue to be reviewed on an annual basis and adjusted when necessary. This will maintain consistent, accurate, and equitable valuations throughout the county. See the starting and final statistics below.

Map area (neighborhood) factors were adjusted as follows:

Beulah: No change

Hazen: 1.00 to .95

Zap: No change

Stanton: .80 to .70

Lake Map Area: 1.25 to 1.30

Recommendations for 2021 are as follows:

- Review all sales to ensure correct data (physical re-inspections, survey to buyer/seller)
- Start parcel review (parcels should be re-inspected every 5-7 years)
- Reference Letter of Transmittal for pricing instructions
- Check and review parcel by parcel obsolescence
- Review condition on parcels

### **Starting Statistics**

(Standards are as follows – Median: 90 to 100, COD: under 25, PRD: .98 to 1.03)

City of Beulah		City of Stanton	
(2019 - 45 sales)		(2018-2019 - 5 sales)	
Median:	94.24	Median:	104.04
COD:	21.20	COD:	8.51
PRD:	1.08	PRD:	0.98
City of Hazen		Lake Area	
(2019 - 26 sales)		(2019 - 9 sales)	
Median:	100.09	Median:	91.31
COD:	11.61	COD:	14.03
PRD:	1.01	PRD:	0.97
City of Zap			
(2016-2019 - 5 sales)			
Median:	91.63		
COD:	11.01		
PRD:	1.02		

### **Final Statistics**

City of Beulah			City of Stanton	
Median:	94.24		Median:	96.88
COD:	21.20		COD:	7.03
PRD:	1.08		PRD:	0.99
City of Hazen			Lake Area	
Median:	95.49		Median:	93.66
COD:	11.59		COD:	14.45
PRD:	1.01		PRD:	0.97
City of Zap				
Median:	91.63			
COD:	11.01			
PRD:	1.02			

### **Overall Starting Statistics (Hazen, Beulah, and Zap, and Stanton)**

Median – 99.58  
COD – 16.93  
PRD – 1.05

### **Overall Final Statistics (Hazen, Beulah, and Zap, and Stanton)**

Median – 95.49  
COD – 17.09  
PRD – 1.05

### **Overall Starting Statistics Cities with Lake Area**

Median – 98.15  
COD – 16.88  
PRD – 1.05

### **Overall Final Statistics Cities with Lake Area**

Median – 95.49  
COD – 16.80  
PRD – 1.04

Document prepared by:  
Ryan Ehli, Regional Field Specialist  
Vanguard Appraisals, Inc

## **Mercer County, ND Sales analysis 2021**

### Narrative:

On January 26<sup>th</sup>, 2021, Ryan Ehli, with the assistance of the Mercer County Tax Director's office reviewed sales that occurred in the marketplace to set 2021 values. This is for the cities of Beulah, Hazen, Zap, Stanton, and certain parcels around the lake.

Upon initial review it appeared that values needed adjustment for the sales ratio to be in tolerance. Replacement costs seemed to remain constant, so the manual level was not adjusted. The current depreciation schedule also appeared to be working correctly. Map areas were the only adjustment that were made (see below for changes). Land, manual level, depreciation, and map area factors will continue to be reviewed on an annual basis and adjusted when necessary. This will maintain consistent, accurate, and equitable valuations throughout the county. See the starting and final statistics below.

Map area (neighborhood) factors were adjusted as follows:

Beulah: .95 to .92

Hazen: No Change

Zap: No change

Stanton: .70 to .65

Lake Map Area: 1.30 to 1.35

Recommendations for 2022 are as follows:

- Review all sales to ensure correct data (physical re-inspections, survey to buyer/seller)
- Start parcel review (parcels should be re-inspected every 5-7 years)
- Reference Letter of Transmittal for pricing instructions
- Check and review parcel by parcel obsolescence
- Review condition on parcels

### **Starting Statistics**

(Standards are as follows – Median: 90 to 100, COD: under 25, PRD: .98 to 1.03)

City of Beulah		City of Stanton	
(2020 - 30 sales)		(2018-2020 - 5 sales)	
Median:	98.27	Median:	100.89
COD:	16.79	COD:	6.09
PRD:	1.04	PRD:	0.99
City of Hazen		Lake Area	
(2020 - 28 sales)		(2020 - 6 sales)	
Median:	92.90	Median:	89.85
COD:	11.53	COD:	8.24
PRD:	1.04	PRD:	1.04
City of Zap			
(2018-2020 - 3 sales)			
Median:	92.30		
COD:	30.04		
PRD:	1.15		



### **Final Statistics**

City of Beulah			City of Stanton	
Median:	95.83		Median:	95.51
COD:	16.73		COD:	5.13
PRD:	1.05		PRD:	1.00
City of Hazen			Lake Area	
Median:	92.90		Median:	92.60
COD:	11.53		COD:	7.90
PRD:	1.04		PRD:	1.04
City of Zap				
Median:	92.30			
COD:	30.04			
PRD:	1.15			

### **Overall Starting Statistics (Hazen, Beulah, and Zap, and Stanton)**

(Sixty-two (62) sales, median 60.85 to 156.49)

Median – 95.61

COD – 15.33

PRD – 1.04

### **Overall Final Statistics (Hazen, Beulah, and Zap, and Stanton)**

Median – 94.61

COD – 14.94

PRD – 1.04

Document prepared by:  
Ryan Ehli, Regional Field Specialist  
Vanguard Appraisals, Inc

**Mercer County Commission  
Minutes  
June 5, 2019**

The meeting was called to order at 9:00 a.m. by Chairman Duane Scheurer. Present were Commissioners Dwight Berger, Wayne Entze, Marv Schwehr, Merlin Dahl and Auditor Shana Brost. Others present during portions of the meeting were Terry Ternes, Jessica Binder, Gary Praus, Nick Swenson, Eric Urness, Ken Miller, Elroy Opp, Michael Massey, Clyde Sondrol, Kevin Hafner, Bette Jane Boeshans, Rick Meyhoff, Bill Tveit, Colin Peterson, Shelly Sailer, Cyndi Zueger, Darbie Berger, Ryan Ehli and Bob Ehler and Daniel Arens of BHG News.

Schwehr moved to approve the agenda with the addition of no wake zones. Berger seconded. All voted aye. Motion carried.

Dahl moved to approve the minutes with corrections from the May 15<sup>th</sup> meeting.

Schwehr seconded. All voted aye. Motion carried.

The board reviewed the bills. Entze moved to approve the bills. Schwehr seconded. The following vouchers (#39898-39970 & 39838-39839) were approved for payment:

ADVANCED BUSINESS METHODS, \$285.81; AMERICAN WELDING & GAS INC., \$455.20; AMERIPRIDE SERVICES INC., \$67.04; ANDERSON, MICHELLE, \$187.50; ASKIM, CRAIG, \$441.88; BEAUCHAMP, CHRISTI, \$10.44; BERGER, DARBIE, \$98.60; BEULAH LUMBER CO., \$15.37; BHG INC., \$2,302.26; BINDER, JESSICA, \$135.72; BISMARCK FUNERAL HOME, \$2,644.00; BRONSON'S MARKETPLACE, \$1,983.07; BUTLER MACHINERY CO., \$631.08; CARDMEMBER SERVICE, \$1,126.93; CDW GOVERNMENT, \$108.35; CLIA LABORATORY PROGRAM, \$180.00; QUALITY INN, \$338.40; CPS, \$45.00; CROP MANAGEMENT FIELD SCHOOL, \$25.00; CROWN TROPHY, \$27.00; CUSTOM TRUCK ACCESSORIES, \$232.62; DAYS INN & SUITES \$169.20; DE LAGE LANDEN PUBLIC FINANCE, \$40,271.94; ELECTRONIC COMMUNICATIONS INC., \$1,510.00; FARMERS UNION SERVICE ASSOCIATION, \$150.00; WEX BANK, \$2,032.82; HAZEN HARDWARE HANK, \$11.47; INTERSTATE ENGINEERING INC., \$14,978.30; ISTATE TRUCK CENTER, \$624.63; J & M HARDWARE INC., \$96.23; K & D SERVICES, \$1,800.00; KEMMET, DENA, \$581.00; KRAUSE SUPER VALU, \$69.66; LANGOWSKI, GONTRAN, \$87.00; RELX INC. DBA LEXISNEXIS, \$224.80; LIGHT AND SIREN, \$2,539.75; MATTHEW BENDER & XO., INC., \$294.31; MERCER COUNTY HIGHWAY DEPARTMENT, \$2,511.31; MERCER COUNTY TREASURER, \$9,470.56; BRODKORB, VICKIE, \$1,671.19; MONTANTA DAKOTA UTILITIES, \$81.83; MUL T SERVICES & CONTRACTING, \$750.00; NAPA, \$60.46; NASRO, \$40.00; NCRAAO – ATTN CARLA BROADLAND, \$260.00; ND ASSOCIATION OF COUNTIES, \$320.00; ND ASSOCIATION OF COUNTIES 911, \$906.39; ND DEPT OF HUMAN SERVICES, \$250.30; NDSU, \$50.00; NEUBERGER OIL COMPANY, \$24,808.92; NORTHWEST TIRE AUTO SERVICE INC., \$1,864.00; OK AUTOMOTIVE – BISMARCK, \$51.45; OFFICE DEPOT INC., \$17.64; OLHEISER, DENNIS, \$25.00; ORIENTAL TRADING COMPANY, \$30.76; PCS MOBILE, \$283.00; POSTMASTER, \$120.00; PREVENT CHILD ABUSE ND, \$17.18; RATH & MEHRER, PC, \$12,000.00; REED, CARMEN, \$568.19; RUD PROPANE LLP, \$1,755.16; SAILER SEPTIC SERVICE, \$140.00; SCHWEHR, MARVIN, \$58.00; SOUTHWEST BUSINESS MACHINES INC., \$39.00; SOUTHWEST WATER AUTHORITY, \$49.97; SPS COMPANIES, INC., \$42.32; THE GARDEN MILL LLP, \$155.54; TITAN MACHINERY, \$15.62; UNDERGROUND VAULTS & STORAGE INC., \$336.00; VANGUARD

APPRAISALS INC., \$1,920.00; VENTURE MARKETING, \$29.95; VERIZON WIRELESS, \$1,463.77; FOREMAX INCORPORATED, \$29.95; ARMOR INTERACTIVE, \$1,866.00; STAPLES CREDIT PLAN, \$1,013.87. All voted aye. Motion carried.

Terry Ternes requested a purchase order to purchase three (3) sets of tires and get one (1) free from NW Tire. Ternes stated the tire line in the budget had no money in it but they were in need of tires. Schwehr moved to approve the purchase of three (3) sets of tires, one (1) free, in the amount of \$1,710 from NW Tire. Dahl seconded. Schwehr, Dahl, Entze, Scheurer voted aye. Berger nay. Motion carried.

Cyndi Zueger, Land Use Administrator, presented two (2) zoning cases to the board. Strata Corporation: Temporary Use #533 for a portable crusher and screening operations; stockpile of material onsite and imported material on 24 acres in the SW ¼ of Section 26 T144N R84W with work limited to daylight hours. The area disturbed under this temporary use permit must be reclaimed by the applicant and must be approved and released by the County Road Superintendent. Haul road must be approved and released by the County Road Superintendent. The permit holder shall control weeds in an acceptable manner during the time this permit is in effect. Dust control in the pit area and be in contact with the County Road Superintendent. The permit expires December 31, 2019. Schwehr moved to approve Temporary Use #533. Dahl seconded. Schwehr, Dahl, Entze, Scheurer voted aye. Berger nay. Motion carried. On a motion by Berger and second by Dahl, the Board of Mercer County Commissioners adopted the following resolution based upon the decision of the Planning & Zoning Board's decision to allow the variance:

RESOLUTION TO APPROVE THE  
REPLAT OF BLUE WATER RIDGE 2<sup>ND</sup> ADDITION  
BASED ON THE APPLICATION BY  
GARY PRAUS, GARY BREN, & JAMES ERICKSON

BE IT RESOLVED by this Board of Mercer County Commissioners to approve the REPLAT OF BLUE WATER RIDGE 2<sup>ND</sup> ADDITION, consisting of four lots and located approximately 17 miles NW of Beulah, being part of SE ¼ of Section 10 T146N R88W of the 5<sup>th</sup> P.M. Mercer County ND. The Replat amends the prior Plat by moving lot lines and vacating Bald Eagle Drive. In addition, the Replat includes, and the Board approves, a 25' setback variance on the south border of the property, which is a section line road known as 4<sup>th</sup> Street NW, to prohibit encroachments within 125' of the center of the section line instead of 150'.

All land within this subdivision is zoned Residential R-1. Covenants, prepared by the developer, are attached to this subdivision and are recorded separately. Approval of this subdivision Final Plat is conditional on all septic systems and water systems being approved by the Custer Health District, State Health Department, and Southwest Water Authority. Maintenance of private roads within the subdivision is the responsibility of the lot owners and developer.

Dated this 5<sup>th</sup> day of June 2019, by the Board of Mercer County Commissioners.

/s/Duane Scheurer, Chairman

Attest:

/s/Shana L. Brost, Auditor

All voted aye. Motion carried.

Berger moved to approve Utility Occupancy Application and Permit #1715 issued to WRT to install new fiber optic facility for Jesse Thrall. Schwehr seconded. All voted aye. Motion carried.

Ken Miller, Road Superintendent, discussed Senate Bill 2016—State Disaster Relief Fund with the board. Miller stated he would like to hire Lakeview Services to have five (5) trucks haul gravel for 10 days. Dahl moved to allow Miller to hire Lakeview Services at \$120/hour for a price not to exceed \$60,000 to haul gravel using funds from SB2016. Schwehr seconded. All voted aye. Motion carried.

Chairman Scheurer signed off on the final certification for County 13.

Berger commended the road department for tying up more gravel.

The board recessed at 10:25 AM.

The board reconvened at 10:30 AM.

Dahl moved to recess the regular meeting and open the public hearing for the Tax Equalization meeting. Schwehr seconded. All voted aye. Motion carried.

Cyndi Zueger, Tax Director, stated the North Dakota law requires the Assessor's Office to uniformly and fairly value all parcels of land and buildings for tax purposes. Zueger stated she is responsible for putting the values on the rural properties. Zueger also reviews and approves the values for Golden Valley, in which Darlene Brecht collects the data, and Pick City, Stanton, and Zap, which Bette Jane Boeshans collects the data. The State Board of Equalization reviews all sales within the county and analyzes those sales against the assessed value on the property. They in turn send the county a report showing what the percentage is so the county knows where they need to be in order to be in compliance. The State requires counties to be between 90-100% of Market Value (NDCC 57-02-27.1). Zueger stated Stanton's sales ratio was at 96.88%. Stanton had one (1) resident that came to the City Equalization meeting and asked they go to 90% and the city board approved that request. Schwehr moved to decline the City of Stanton's request and leave it at 96.88%. Entze seconded. All voted aye. Motion carried.

Zueger stated Pick City was at 70.5% and the city decided to raise the values by 10% with the exception of new construction. Schwehr moved to increase the values for Pick City to at least 92%. Entze seconded. Schwehr stated the decision is difficult and would like to know the impact to the city. Entze stated they need to get into compliance.

Schwehr, Entze, Dahl, Scheurer voted aye. Berger nay. Motion carried.

Zueger stated Zap was at 79.03% and with all the redemptions last year she had thought about keeping them there. But after more consideration, Zueger stated it wouldn't be fair to the rest of the county. Schwehr moved to increase the values for Zap to at least 90%. Motion died due to the lack of a second. Entze moved to increase the values for Zap to at least 92%. Dahl seconded. Entze, Dahl, Schwehr, Scheurer voted aye. Berger no. Motion carried.

Zueger explained commercial properties were at 83.3%. Entze moved to increase commercial properties to at least 92% with the exception of the commercial lake properties that were just adjusted by Vanguard. Schwehr seconded. All voted aye. Motion carried.

Entze moved to leave Beulah's values at 97%. Dahl seconded. All voted aye. Motion carried.

Dahl moved to leave Hazen's values at 96.73%. Schwehr seconded. All voted aye. Motion carried.

Schwehr moved to lower Golden Valley's values from 99.14% to 96%. Motion died due to the lack of a second. Entze moved to leave Golden Valley's values at 99.14%.

Berger seconded. All voted aye. Motion carried.



Bob Ehler, Vanguard President, discussed with the board lowering the lake mapping feature from 1.30% down to 1.25% and that would bring the median ratio from 99.21% to 96.02% which is more consistent with the rest of the values for the county. Ehler presented a spreadsheet of adjustments to the board that were made in the last two days. It showed a decrease of \$1,288,380 in value. Schwehr moved to accept the adjustments of the values as presented by Bob Ehler. Dahl seconded. Michael Massey stated he had limited time to get his things together for his 15 minute meeting with Vanguard. Ehler stated that is the process in place and the State allows 15 days for notification. Ehler noted the data was put out on their website. Massey stated Vanguard looked at the properties last summer and should have given homeowners more time. Ehler stated there is an abatement process if an appraisal is done. Massey added he still has a problem with the services Cabin Site #1 receives from the county. Zueger stated she cannot base her values on what services people get, that is for a different meeting. All voted aye. Motion carried.

Schwehr moved to reduce the mapping factor from 1.30% to 1.25% as recommended by Ehler for the lake properties. Ehler stated it will reduce the improvement value and not the land value. Dahl seconded. Darbie Berger stated she owns a home and a lake home in the county and she too doesn't feel like she gets the services. Berger added the small towns will struggle too and this will be a hardship for them. Kevin Hafner stated the undeveloped subdivisions receive a break of 20% but also have to pay 6% of sales to the county and feels like he is getting double taxed. State's Attorney Binder stated the 6% is a park in lieu of tax and is a Planning & Zoning ordinance, completely separate subject from values. All voted aye. Motion carried.

With no more public comment, Schwehr moved to close the public hearing and go back into the regular meeting. Entze seconded. All voted aye. Motion carried.

Darbie Berger discussed the property taxes of Rodney Kenner. Berger stated Kenner sent in a check February 4, 2019 that was \$3.40 short of the taxes he owed. Berger added her office sent him notice stating he was short and received no response. Berger stated Kenner now owes \$400 due to losing the discount and he feels like he is being treated unfair. State's Attorney Binder stated Berger has specific dates to follow and she isn't to allow the discount beyond February 15<sup>th</sup>. Schwehr moved to leave Kenner's taxes as is with the balance of \$400. Dahl seconded. All voted aye. Motion carried.

Schwehr asked the board what their budget goals were for the next five (5) years. Binder stated the overall goal for the county is to serve the public and having monetary goals was not practical for public service.

The board acknowledged the first reading of policies 304 Personal Leave, 307 Sick Leave Benefits, and 606 Inclement Weather.

Schwehr asked who the policy handbook applies to and Binder stated everyone but the effects are different for Elected Officials. Schwehr asked what the intent of it is and Binder stated that it is not a contract but more for structure. Schwehr asked if it was enforceable and Binder stated it really depended on the issue.

Dahl moved to approve Liquor License #437 issued to Nite Owl Bar for a daily license for the Dakota Walleye Classic. Entze seconded. All voted aye. Motion carried.

The board gave their portfolio updates.

Auditor Brost discussed a no wake zone along the cabin sites on Lake Sakakawea. Brost stated she had a phone call asking for the board to pass a resolution of a no wake zone up to 150' due to the high water mark to prevent erosion and destruction of the private lands. Brost added it was similar to what the county had passed last summer for

the Missouri River. Binder stated there would likely be no enforcement. Berger asked why the boat isn't out patrolling when they have the same number of deputies as four (4) years ago. Binder stated she was told there wouldn't be an officer on the lake due to budget constraints. Berger stated a no wake zone would be a good deal but didn't know how to go about it. Schwehr moved to table the issue until they have more information on compliance with the Corp of Engineers and the ND Game & Fish. And also who would be responsible for the expenditures. Berger seconded. All voted aye. Motion carried.

There being no further business the meeting was adjourned at 12:06 PM. The next regular meeting is scheduled for June 19, 2019, at 9:00 AM in the board room of the Mercer County Government Center, Stanton, North Dakota.

Approved: \_\_\_\_\_  
Duane Scheurer, Chairman

Attest: \_\_\_\_\_  
Shana L. Brost, Auditor



This is a list of appeals and changes for the 2019 Board of Equalization(before map factor chg)

## MERCER COUNTY - BOARD OF EQUALIZATION 2019

Parcel #	Name	Address	Value Before	Value After	Action taken	
27-146-87-27-08-272	BERGER, DWIGHT & DARBIE	5801 LAKESHORE EST	\$141,690	\$138,720	ADJUST LISTING	Land Obso from 25-30%-poor road
27-146-87-34-09-207	VOLK, TIMOTHY & LINDA	5713 BEULAH BAY RD	\$670,740	\$670,740	NO CHANGE	
8U-147-85-06-26-411	FISKETJON, DAVID & LUANNA	781 44TH AVE NW, LOT 34	\$808,920	\$790,800	ADJUST LISTING	+10% Obso to land for erosion
8U-147-85-06-26-415	SONDROL, CLYDE & MICHELE	781 44TH AVE NW, LOT 38	\$441,380	\$441,380	NO CHANGE	
27-146-87-34-09-212	CLARYS, MATHEW & CHERYL	5723 BAY DR	\$817,180	\$797,180	ADJUST LISTING	+20% Obso Land part of larger tract
03-147-86-00-25-601	TOEPKE, DAVID & SHARON	751 48 1/2 AVE NW	\$216,930	\$196,930	ADJUST LISTING	80% Obso for Agland
27-146-87-27-08-225	AANDERUD, LEETA	5801 LAKESHORE EST #25	\$426,900	\$410,980	ADJUST LISTING	5% Obso for layout
8U-147-85-05-26-831	ROHLFS, DENNIS & JOANN	730 SAKAKAWEA EST RD #49	\$1,686,460	\$1,592,440	ADJUST LISTING	Over improved obso from 20-25%
8U-147-85-05-26-835	ROHLFS, DENNIS & JOANN	730 SAKAKAWEA EST RD #49	\$451,060	\$434,170	ADJUST LISTING	Same as above
8U-147-85-06-23-600	ANDERSON, ARTHUR	781 44TH AVE NW #9	\$325,340	\$316,120	ADJUST LISTING	Remove basement/change porch
8U-147-85-06-23-606	CHURCHILL, PATRICIA	781 44TH AVE NW #15	\$395,660	\$362,480	ADJUST LISTING	Chg yr built/remove heat/10% Obso no kitchen
8U-147-85-06-26-420	MASSEY, MICHAEL & SHERYL	781 44TH AVE NW # 40	\$404,240	\$392,330	ADJUST LISTING	5% Obso for HVAC/remove heat
27-146-87-34-09-204	RICHTER, ROBIN	5707 BEULAH BAY RD	\$534,000	\$516,190	ADJUST LISTING	
8U-147-85-05-26-806	GALVIN, W E	730 SAKAKAWEA RD # 64	\$158,660	\$138,660	ADJUST LISTING	\$20,000 vacancy adjustment
8U-147-85-05-26-818	GALVIN, WILLIAM E	730 SAKAKAWEA RD # 64	\$341,750	\$300,370	ADJUST LISTING	Change yr built/adjust condition
27-146-87-33-01-01A	KALVODA, ANTHONY & AMANDA	5841 SANDSTONE POINT RD	\$684,980	\$630,320	ADJUST LISTING	10% Obos for oversize
27-146-87-27-08-214	DOMAGALA, DANNY & SANDRA	5801 LAKESHORE EST #14	\$317,910	\$308,960	ADJUST LISTING	Depreciation & remove fireplace
03-147-85-28-30-804	EMERY, BARBARA L	4701 7TH ST NW #4	\$492,640	\$492,640	NO CHANGE	
27-146-87-00-05-202	BREW REVOCABLE TRUST	556 BEULAH BAY RD	\$945,760	\$885,370	ADJUST LISTING	Adjust grade 3+5 to 3-5
27-146-87-34-04-815	SCHNAIDT, LARRY & SANDRA	502 BAY DR	\$944,830	\$864,420	ADJUST LISTING	Correct sq'/plumbing & adjust grade
27-146-87-33-01-01	HAFNER PLACE LLC	VACANT LOTS	\$0	\$0	NO CHANGE	
27-146-87-28-04-012	HAFNER, KEVIN & SHARI	578 BAY DR	\$193,560	\$175,810	ADJUST LISTING	Obso from 23-33% for Condition
27-146-87-00-05-203	BECKER, WESLEY	555 BEULAH BAY RD	\$667,590	\$641,910	ADJUST LISTING	Functional Obso from 20-25%
8U-147-85-06-23-607	CHURCHILL, BRIAN & TAMRA	781 44TH AVE NW #16	\$475,600	\$439,870	ADJUST LISTING	Grade 3-5 to 3-10/Land topo 25-35%
27-146-87-34-09-209	SEIBEL, JAY & KAREN	5717 BEULAH BAY RD	\$951,930	\$728,210	ADJUST LISTING	20% Obso oversized/chg grade
27-146-87-34-09-211	CLARYS, MATHEW & CHERYL	5723 BAY DR	\$177,780	\$179,780	ADJUST LISTING	20% No Water or Sewer until finished
03-147-85-28-30-808	WISEMAN, SCOTT & JULANN	4701 7TH ST NW #8	\$190,580	\$120,860	ADJUST LISTING	50% Obso until completed
8U-147-85-05-26-816	GALVIN, WILLIAM E	730 SAKAKAWEA RD #64	\$33,230	\$33,230	NO CHANGE	
03-147-86-00-32-600	MEYHOFF, RICKY & LEILANI	641 52ND AVE NW	\$480,740	\$465,120	0	
27-146-87-27-08-205	KUCH, JEFF & DIANE	5801 LAKESHORE ESTATES #5	\$575,000	\$548,710	0	
03-147-85-28-30-806	BUTTS, STEPHEN & ETAL	4701 7TH ST NW #6	\$578,350	\$447,540	ADJUST LISTING	Adj Grade/No A/C/basement & plumb
27-146-87-27-08-220	SCHARBACH, JEROME & LINDA	5801 LAKESHORE ESTATES #20	\$434,530	\$416,340	ADJUST LISTING	Adj Grade/ No HVAC
27-146-87-34-09-210	DOLBEC, KELLY & CHASTITY	5719 BEUALH BAY RD	\$763,860	\$724,750	ADJUST LISTING	Correct Plumbing/Grade/Porch
27-146-87-28-04-014	HAFNER, ROBERT & NANCY	5731 BEUALH BAY RD	\$367,730	\$367,730	NO CHANGE	
27-146-87-00-04-802	BOESHANS, BETTE JANE	528 BAY DR	\$278,100	\$278,100	NO CHANGE	
03-147-86-00-34-801	TVEIT, WILLIAM & LAUREL	610A HAZEN BAY RD	\$481,470	\$367,400	ADJUST LISTING	25% Obso for possible lack of access
8U-147-85-06-23-603	ALBERS, TRACI	781 44TH AVE NW #12	\$142,870	\$118,690	ADJUST LISTING	15% Topo for poor Topo
8U-147-85-05-26-819	NCS SCHWARZ LLP	730 SAKAKAWEA RD #63	\$295,710	\$272,030	ADJUST LISTING	Correct Year Built

Total of value changes: \$18,295,660 \$17,007,280

Difference: -\$1,288,380

**Mercer County Commission  
Minutes  
June 3, 2020**

The meeting was called to order at 9:00 a.m. by Chairman Marvin Schwehr with the meeting being videotaped. Present was Commissioners Duane Scheurer and Dwight Berger, Wayne Entze, State's Attorney Binder and Auditor Shana Brost. Commissioner Merlin Dahl was via teleconference. Others present during portions of the meeting via teleconference/in person were Recorder's office, Treasurer's office, Highway Department, Landfill, Cyndi Zueger, Jim Gray, Craig Askim, Jim Albers, Mark Kaffar, Jennifer Malloy, and Dan Arens of BHG News.

Scheurer moved to approve the agenda as amended. Entze seconded. All voted aye. Motion carried.

Dahl moved to approve the minutes of May 20, 2020 per Marv Schwehr's handout on June 3<sup>rd</sup> with corrections. Berger seconded. Berger stated people need to know Bank of North Dakota is our secondary checking account so when funds get low in Union State Bank the money is transferred. All voted aye. Motion carried.

Berger moved to approve the regular bills. Dahl seconded. Dahl suggested adding the bill spreadsheet on the county website. The following vouchers (#42040-42083 & 41996) were approved for payment: ADVANCED BUSINESS METHODS, \$450.67; ASKIM, CRAIG, \$59.74; AVI SYSTEMS, INC., \$475.00; BEULAH JOB DEVELOPMENT AUTHORITY, \$606.34; BHG, INC., \$1,550.95; BROST, SHANA, \$100.00; CARDMEMBER SERVICE, \$695.80; CHARM-TEX, INC., \$368.80; CITY OF BEULAH, \$67.97; D & J BODY SHOP, \$5,197.72; DOLL, BRANDON, \$14.32; DONALD MUTZENBERGER, \$60.00; DOWNTOWN GAS & AUTO, \$275.00; ELECTION SYSTEMS & SOFTWARE INC., \$39.76; FARMERS UNION OIL CO., \$210.45; WEX BANK, \$1,116.83; GALLS/QUARTERMASTER, \$190.94; HAZEN DRUG, \$230.93; HAZEN HARDWARE HANK, \$150.42; HOBART SALES AND SERVICE, \$499.95; INTERSTATE ENGINEERING INC., \$28,583.96; KRAUSE SUPER VALU, \$90.54; LANGUAGE LINE SERVICES, \$90.00; MERCER COUNTY HIGHWAY DEPARTMENT, \$1,265.99; MONTANA DAKOTA UTILITIES, \$64.22; ND ASS'N OF CO SUPERINTENDENTS, \$50.00; ND STATE'S ATTORNEYS ASSN., \$300.00; NEUBERGER OIL COMPANY, \$8,125.48; OFFICE DEPOT INC., \$208.36; POSTMASTER, \$120.00; PRAXAIR DISTRIBUTIONS, INC., \$114.75; RDO EQUIPMENT CO., \$39.64; REED, CARMEN, \$97.44; ROUGHRIDER ELECTRIC COOPERATIVE, INC., \$175.00; S & M LAWN SERVICE, \$575.00; DALE SCHWALBE TRUCKING, \$350.00; SOUTHWEST WATER AUTHORITY, \$53.40; STRAND, CANDY, \$93.98; STROUP INSURANCE, INC., \$50.00; THE GARDEN MILL LLP, \$145.65; VERIZON WIRELESS, \$864.36; WILMINGTON TRUST NA, \$400.00, VIVINT, INC., \$59.99 (TOTAL \$55194.40). All voted aye. Motion carried.

Entze moved to approve the Treasurer's bills. Scheurer seconded. Entze, Scheurer, Dahl and Schwehr voted aye. Motion carried.

Berger discussed the invitation the board received from the Pick City Park Board. He stated he was going. Berger asked Auditor Brost to notify the park boards of how much money is in the in lieu of account before the picnic. Brost stated the notification was part of the Planning & Zoning Ordinance and would be done accordingly.

Cyndi Zueger, Tax Director/Land Use Administrator, presented one (2) zoning ordinances to the board.



Zoning Case #5073 was a resolution presented to the board to amend Chapter 2 and Chapter 6 (many sections) of the Mercer County Zoning Ordinance. Jennifer Malloy stated the amendments covered stormwater issues during application and construction. Berger moved to approve Zoning Ordinance #5073 with it stating 10 copies and a digital copy (Chapter 2, IV. D (b)). Dahl seconded. All voted aye. Motion carried.

Zoning Case #5074 was a resolution presented to the board to amend the Temporary Uses, Permits section of the Mercer County Zoning Ordinance. State's Attorney Binder addressed specifically the provisions that apply to sand pits utilized for fracking in oil production [5 (a) (i)]. Binder had multiple suggestions and proposed amendments for the board. Berger moved to table Zoning Case #5074 until concerned residents can attend the meeting for public input. David Lundstrom asked for the board to hold their public hearing when the courthouse is open. Stacy Hartmann agreed stating she has concerns but could not hear via teleconference clearly. Berger stated there is input on the ordinance from third parties that he doesn't agree with. All voted aye. Motion carried.

The board discussed the appeals and changes from the 2019 Board of Equalization meeting. Berger moved to have Cyndi notify parcel owner 03-147-86-00-34-801 for next year tax equalization meeting to remove the 25% obsolescence for lack of access. Dahl seconded. Berger stated he has a parcel too and as soon as the Water Resource Board completes drainage project, he will be more than happy to have his obsolescence removed. Scheurer asked why just one parcel is getting picked on. Berger stated we can direct Cyndi to check on any of them we feel aren't correct. Berger stated he doesn't believe the possible lack of access is true. Entze asked if they do or don't have access. Berger stated they do. State's Attorney Binder asked if there was new information since the obsolescence was approved last year. Berger stated the information that was given to Vanguard was incorrect. Berger, Dahl, Entze, Schwehr voted aye. Scheurer nay. Motion carried.

The board discussed road issues with Road Superintendent Ken Miller. Miller discussed a quote for tree removal on county right-of-way on County 7 south of County 14 about a mile to remove five (5) cottonwood trees that are too big for the road department to remove. Miller presented a quote from T&M Tree Service in the amount of \$4500. Schwehr asked if it included stump removal and Miller said it does not. Schwehr asked if the road department could remove the stumps and Miller said possibly. Berger moved to direct Ken to go ahead and have the trees removed. Entze seconded. All voted aye. Motion carried. Berger stated Miller should explore options to have the stumps removed.

Berger moved to approve the Township Mileage Certification that was 644.25 miles per Ken Miller. Dahl seconded. All voted aye. Motion carried.

Berger stated the Challenger tractor (5,000 hours) went down and it would be \$15,000 to repair it. Berger told Miller to trade it off and lease a new one.

Entze moved to recess the regular meeting and open the public hearing for the County Board of Equalization. Dahl seconded. All voted aye. Motion carried.

Cyndi Zueger, Tax Director, stated the North Dakota law requires the Assessor's Office to uniformly and fairly value all parcels of land and buildings for tax purposes. Zueger stated she is responsible for putting the values on the rural properties. Zueger also reviews and approves the values for Golden Valley, in which Darlene Brecht collects the data, Hazen which currently does not have a Data Collector or Assessor, and Pick City, Stanton, and Zap, which Bette Jane Boeshans collects the data. The State Board of

Equalization reviews all sales within the county and analyzes those sales against the assessed value on the property. They in turn send the county a report showing what the percentage is so the county knows where they need to be in order to be in compliance. The State requires counties to be between 90-100% of Market Value (NDCC 57-02-27.1). Zueger stated Stanton's sales ratio was at 96.88%, Pick City was at 96.39%, Zap was at 91.63%, Golden Valley was at 94.55%, Beulah was at 94.24%, and Hazen was at 95.49%. Zueger stated the overall sales ratio was at 96.5%. Berger asked why one city was different from the other. Zueger stated it is because of Vanguard's map factor. Schwehr asked for public comment. Schwehr again asked if there was any public comment. There was no public comment. Dahl moved to close the public hearing and go back into open session. Berger seconded. All voted aye. Motion carried. Dahl moved to accept all valuation presented by Cyndi on June 3, 2020. Entze seconded. All voted aye. Motion carried.

The board recessed at 10:39 AM.

The board reconvened at 10:46 AM.

Schwehr discussed the approval and posting of the minutes. Schwehr asked if May 6<sup>th</sup> minutes had been published and Auditor Brost stated they would be in this week's paper. Berger stated the Auditor needs to get a hold of a tape recorder and draft the minutes after the meeting. Schwehr added they needed to be signed at the meeting and asked for copies for him to review.

Schwehr discussed the financial software report and asked Auditor Brost to find the copy of the invoice paid to Tyler Technologies in October 2017.

Schwehr discussed the budget possibilities and requested the Auditor to provide an estimated revenue to end of year 2020, expenditures to end of year 2020, and a detailed report for the general fund. Dahl stated the board needs to instruct department heads to cut 5-10% like the state is going to do. Schwehr stated they needed solid numbers to look at.

Schwehr discussed the receiving of financial reports and recommended the board receive them every month, within six (6) days of end of month. Berger moved to put Schwehr's recommendation into a form of a motion and have the commission receive budget reports six (6) days after month end to include the Detail Expenditure report, Trial Balance, and the Revenue report sent per individual commission request. Dahl stated it should be left as a recommendation right now. Schwehr stated there was a motion on the table and seconded it. Berger and Schwehr voted aye. Dahl, Entze, and Scheurer voted nay. Motion failed.

State's Attorney Binder discussed the taxes under protest. Binder stated she reached out to the state for clarification. The notice letters under statute have to follow up for application and since the 60 days is past, the taxes will be disbursed. Schwehr stated anyone who does protest should learn the rules to do so.

Dahl gave his portfolio update. Entze and Schwehr had nothing to report.

Jim Albers, Maintenance Engineer, updated the board on the UPS Battery service contract. Albers stated it doesn't need to start until October 15, 2020 when the warranty runs out. Albers added if the county waits until the warranty lapses they will have extra cost for service visits. Binder asked if the flexible scheduling applied 24 hours a day, seven (7) days a week or just regular hours of Monday through Friday 8 AM until 5 PM. Albers would check into it. Albers also stated any maintenance work that needed to be done could be scheduled after 4 PM to avoid disruptions. Dahl moved to table for further review. Scheurer seconded. All voted aye. Motion carried.

Schwehr asked Albers to get bids to install a bypass switch.

Craig Askim and Jim Gray, NDSU Extension Agency, met with the board to assess the interest in filling the vacant position of Dena Kemmet. Schwehr stated he gave his full support. Scheurer stated he supported the full magnitude for what the position does for the county. Berger stated he was very supportive of all educational programs that are important to the county. Entze added Kemmet helped the seniors with Medicare and she'll be tough to replace, but drive on. Dahl noted it was a valuable service and a lot of good things come with it. Gray stated they would have to put in a request to recruit since they are in a hiring chill and fillings will only be deliberate. The positions will be prioritized and ranked, adding this will be a high priority for him. The position will be posted online for three (3) weeks, candidates screened, and interviews performed by a local committee. After they find a candidate, Gray will speak to the commission about a potential offer and then hire. It is a transparent process with the involvement of the county. Dahl asked due to budget constraints what the chances NDSU would ask Mercer County for more than 50% of the wage and Gray stated he didn't see them changing the funding agreement. Berger moved to support hiring replacing Dena Kemmet. Scheurer seconded. All voted aye. Motion carried.

Berger suggested sending a letter to ask the Sheriff what his participation has been at the riots in nearby cities. Scheurer stated he spoke with a deputy and they do not have the manpower to do so. Schwehr stated he will ask as the portfolio holder and report back at the next meeting.

Schwehr discussed the Mark Ziegler approach. He stated he took pictures this morning, adding Miller spoke with him a couple of days ago. Schwehr added the slope is steep and the Kitzen fence is three (3) feet into county right-of-way.

Auditor Brost updated the board on the reimbursements for COVID-19. Brost stated she submitted to the OMB a request for \$3294.56 for unbudgeted COVID expenses and wasn't able to request reimbursement from FEMA for expenses under \$3300. Berger stated the board should open up the courthouse as of June 15<sup>th</sup>. State's Attorney Binder requested June 25<sup>th</sup> so they can get through the first court date of June 24<sup>th</sup>. Berger asked if the board could be open for the next commission meeting and Binder stated they could. Dahl moved to open the commission meetings to the public effective immediately following all CDC guidelines and ND Smart Restart guidelines. Scheurer seconded. All voted aye. Motion carried.

Berger discussed the resolution for employee evaluations. Berger stated the board needs to adopt a resolution all appointed department heads are evaluated once per year by all the commissioners. Dahl stated evaluations are great but the county doesn't have a process in place. Dahl suggested getting job descriptions and written commission expectations, along with putting a process in place. Dahl suggested the portfolio holder could sit down with the department head and then it could go to the whole commission. Dahl added without a process there is no real direction to go. Binder stated she agreed with Merlin of the how and across the counties most do not have a process. Binder added the prior resolution implemented the dates but not the how. Schwehr asked Dahl to bring a proposed process to the next meeting. Entze stated the county's evaluation sheet itself is pretty fuzzy. Binder told Dahl she would help him with this.

Berger discussed the budget calendar.

Berger gave his portfolio update.

Back to road issues, Miller proposed to purchase two (2) axel housings needed to fix the Challenger tractor in the amount of \$6000 for parts, not the labor. Berger moved to proceed with Ken's recommendation. Dahl seconded. All voted aye. Motion carried. Scheurer gave his portfolio update.

There being no further business the meeting was adjourned at 12:21 PM. The next meeting is scheduled for June 17, 2020, at 9:00 AM at the Mercer County Boardroom at the Mercer County Government Center in Stanton, North Dakota.

Approved: \_\_\_\_\_  
Marvin Schwehr, Chairman

Attest: \_\_\_\_\_  
Shana L. Brost, Auditor



**Mercer County Commission  
Minutes  
June 2, 2021**

The meeting was called to order at 9:00 AM by Chairman Gene Wolf. Present were Commissioners Wayne Entze, Liza Taylor, Travis Frey, Marvin Schwehr, State's Attorney Binder and Auditor Shana Brost. Others present during portions of the meeting were David Lundstrom, Kevin Solie, Van Spence, Rich McClure, Tammy Ibach, Robert Harms, Loyal Karges, Catherine Karges, Art Ziemann, Anna Novak, Jim Wolff, Chris Friez, Bill Tveit, Diane Andersen, David Andersen, Carmen Reed, Nick Swenson, Dave Sebastian, Neuly Hoff, Joe Grannis, Roy Rasch, Charlie Hankins, Ken Miller, Cyndi Zueger, Rylan Sundsbak and Dan Arens of BHG News. Schwehr moved to approve the agenda as amended. Taylor seconded. All voted aye. Motion carried.

Schwehr moved to approve the May 19<sup>th</sup> minutes as presented. Frey seconded. All voted aye. Motion carried.

Entze moved to approve the bills. Taylor seconded. The following vouchers (#44126-44160) were approved for payment: ADVANCED BUSINESS METHODS, \$422.26; CRAIG ASKIM, \$217.84; BEULAH JOB DEVELOPMENT AUTHORITY, \$803.66; CARDMEMBER SERVICE, \$935.44; CHARM-TEX, INC., \$240.64; CITY OF BEULAH, \$78.43; COLONIAL RESEARCH CHEMICAL CORP., \$182.83; ELECTRONIC COMMUNICATIONS, INC., \$80.00; EMINETH PLUMBING, \$1027.73; TRAVIS FREY, \$50.00; DAWN GRANNIS, \$27.24; HAZEN HARDWARE HANK, \$39.47; HAZEN MOTOR CO., \$112.50; JENSEN JEWELRY, \$190.00; KRAUSE SUPER VALU, \$172.81; GONTRAN LANGOWSKI, \$161.71; MIDWEST DOORS, INC., \$715.40; MDU, \$71.46; NDACO, \$300.00; ND DEPT OF HUMAN SERVICES, \$138.10; NDSU AG COMMUNICATION, \$100.00; NEUBERGER OIL CO., \$3632.99; OFFROAD SOFTWARE, INC., \$2025.00; OK AUTOMOTIVE, \$329.74; DENNIS OLHEISER, \$48.99; AMANDA BOYER, \$70.56; LARRY PFENNING, \$300.00; RACHEL POITRAS, \$35.29; REDWOOD TOXICOLOGY LAB, \$70.50; SAILER SEPTIC SERVICES, \$150.00; SBM, \$24.15; CANDY STRAND, \$21.40; LIZA TAYLOR, \$34.72; BRYAN TOMCHUCK, \$300.00; VERIZON, \$826.16 (Total \$13,939.69) All voted aye. Motion carried.

Auditor Brost informed the board of the LMS Discounts received from the North Dakota Association of Counties. Brost stated the county received a total of \$7,886.58 for Workforce Safety discount, LMS discount and premium dividend credit.

Schwehr moved to approve liquor license #450 issued to Hook, Line and Sinker for annual off sale beer. Frey seconded. All voted aye. Motion carried.

Schwehr asked Auditor Brost to apply for and get the funds for the American Rescue Plan. Chairman Wolf suggested looking into it further to see if there is a deadline to apply.

Cyndi Zueger, Tax Director/Land Use Administrator, presented five (5) zoning cases to the board.

#21-05-01: Conditional Use permit issued to Marvin and Lori Ballensky for an amendment to remove eight acres from Conditional Use permit 16-04-01 originally a 10-acre non-farm residence. It is a two-acre parcel in part of the SW

¼ of 26-145-86. Present and future owners are responsible for snow removal and maintenance of private roads and approaches. The septic system must meet Custer Health District standards and provide school bus turnaround if needed. Approach approval from the Highway Superintendent. The county makes no assurances to the passability of the unimproved section line leading to the residence. The landowner will be responsible for expenses of future improvements of the section line, subject to prior approval of the county. Schwehr moved to approve zoning case #21-05-01. Taylor seconded. All voted aye. Motion carried.

#21-05-02: Conditional Use permit issued to Justin Sailer for a non-farm residence on a 2.5-acre parcel in the N ½ E ½ SW ¼ NW ¼ NE ¼ 32-146-90. Present and future owners are responsible for snow removal and maintenance of private roads and approaches. The septic system must meet Custer Health District standards and provide school bus turnaround if needed. Approach approval from the Highway Superintendent. The county makes no assurances to the passability of the unimproved section line leading to the residence. The landowner will be responsible for expenses of future improvements of the section line, subject to prior approval of the county. Frey moved to approve zoning case #21-05-02. Schwehr seconded. All voted aye. Motion carried.

#569: A temporary use permit issued to Buffalo Sands, LLP for the use of a haul road in the W ½ 14-144-86. Schwehr moved to accept Temp Use #569 with the two inclusions described today. Taylor seconded. All voted aye. Motion carried.

#568: A temporary use permit issued to Buffalo Sands, LLP for aggregate materials operation primarily for fracturing wells in the NE ¼ 23-144-86. Frey moved to approve Temp Use #568. Entze seconded. All voted aye. Motion carried.

#570: A temporary use permit issued to Dakota Gasification Company for Wildcat Stratigraphic Test Well in the SW ¼ SW ¼ 1-145-88. Schwehr moved to approve Temp Use #570. Taylor seconded. All voted aye. Motion carried.

#5075: Resolution to amend county zoning ordinance—Chapter 3 Zoning Districts—Section I. Agricultural Districts—Conditional Uses—O. Wind Energy Facilities. Anna Novak discussed the revised ordinance with the board. Novak expressed her concern about #9 under the (4) Special Use Permit Application section. As written it states a purchase power agreement shall be provided no later than six (6) months after the approval of the permit. Novak stated it is in the county's best interest to know who is purchasing the power before it gets started to protect the people living in Mercer County. The board acknowledged two (2) letters from Mathew Martin of Capital Power requesting the ordinance be rejected due to setbacks, permitting length and sound requirements. The board also acknowledged a letter from Robert Harms of the Harms Group requesting the ordinance be rejected and sent back to Planning & Zoning to address Capital Power's concerns. Schwehr moved to send application #5075 back to Planning & Zoning for further consideration. Taylor seconded. All voted aye. Motion carried.

Entze moved to close bids for the Chip Seal bid letting. Taylor seconded. All voted aye. Motion carried. State's Attorney Binder opened and read aloud the following bids:

Company	Base Bid	Alternate Bid	Total
Bituminous Paving, Inc	\$158,268.00	\$242,366.55	\$400,634.55
Asphalt Preservation	\$235,791.39	\$502,974.62	\$738,766.01
Astech Corp.	\$101,629.36	\$252,019.19	\$353,648.55

The board recessed at 10:12 AM.

The board reconvened at 10:23 AM.

The board acknowledged a letter received from Hebron Rural Fire Protection District requesting financial assistance for a Quick Response Unit replacement. Schwehr discussed the monies the county received from SB2016 and noted the Unorganized Road fund includes these funds.

Frey moved to recess the regular meeting and open the public hearing for the Mercer County Equalization meeting. Schwehr seconded. All voted aye. Motion carried.

Cyndi Zueger, Tax Director, stated the North Dakota law requires the Assessor's Office to uniformly and fairly value all parcels of land and buildings for tax purposes. Zueger stated she is responsible for putting the values on the rural properties. The State Board of Equalization reviews all sales within the county and analyzes those sales against the assessed value on the property. They in turn send the county a report showing what the percentage is so the county knows where they need to be in order to comply. The State requires counties to be between 90-100% of Market Value (NDCC 57-02-27.1). Zueger stated Stanton's sales ratio was at 104.04% and was reduced to 96.88%, Pick City was at 77.23% and was raised 9%, Zap was at 92.30% and there was no change, Golden Valley was at 94.55% and there was no change, Beulah was at 98.27% and was reduced to 95.83%, and Hazen was at 92.90% and there was no change. Zueger stated the overall sales ratio was at 95.4%. Bill Tveit protested his taxes stating his property is dependent on the Corp of Engineers for access and that will be cut off as of 2024. Tveit stated his property has no value without access. Zueger stated Tveit's valued increased by \$10,750 because it is a lake property and ag land increases and \$80,570 due to the obsolescence. Schwehr moved to adopt the valuations as presented by the Tax Director today. Frey seconded. All voted aye. Motion carried.

Frey moved to close the public hearing and return to the regular scheduled meeting. Schwehr seconded. All voted aye. Motion carried.

Charlie Hankins, Interstate Engineering, stated the budget for the chip seal project was \$270,000. Hankins suggested eliminating Hazen Bay chip seal and just chip seal County 26 from the alternate bid. Frey moved to accept the bid from Astech Corp., low bidder, with a base bid of \$101,629.36 and allow Interstate Engineering to negotiate on the alternate bid to get closer to the budgeted amount. Taylor seconded. All voted aye. Motion carried.

Carmen Reed, 911 Coordinator/Emergency Manager, gave the board an update on the burn ban. Schwehr moved to rescind the Mercer County Stage II Burn Ban that was put into effect on March 17, 2021 and approve the Updated Proclamation that states a Stage I Burn Ban will be in effect, whenever the Fire Danger Rating is High, Very High, Extreme or a Red Flag Warning has been issued for Mercer County. Frey seconded. All voted aye. Motion carried.

The board gave their portfolio updates.

Diane Andersen, Loyal Karges, and Darlene Foster discussed illegal immigration and gun sanctuary with the board. Karges stated they would like a resolution passed to bring public awareness. Entze moved to adopt the Second Amendment Resolution of Mercer County Board of Commissioners. Frey seconded. The resolution reads as follows:

SECOND AMENDMENT RESOLUTION OF  
MERCER COUNTY BOARD OF COMMISSIONERS

[1] WHEREAS, on the 26<sup>th</sup> day of April, 2021, North Dakota Governor Doug Burgum signed a Proclamation declaring North Dakota a Second Amendment Sanctuary State;

[2] WHEREAS, the Mercer County Board of Commissioners are in agreement with the Proclamation;

[3] NOW THEREFORE, the Mercer County Board of Commissioners hereby resolve Mercer County will uphold the Proclamation designating the State of North Dakota as a Second Amendment Sanctuary State.

Dated this 2<sup>nd</sup> day of June, 2021.

/s/ Gene Wolf, Chairman, Board of County Commissioners

ATTEST: Shana L. Brost, Auditor

There being no further business the meeting was adjourned at 11:48 AM. The next regular meeting is scheduled for June 16, 2021, at 9:00 AM at the Mercer County Boardroom at the Mercer County Government Center in Stanton, North Dakota. The meetings can be viewed online at [www.mercercountynd.com](http://www.mercercountynd.com) The next special meeting is scheduled for June 10, 2021, at 9:00 AM at the Mercer County Boardroom at the Mercer County Government Center in Stanton, North Dakota.

Approved: \_\_\_\_\_  
Gene Wolf, Chairman

Attest: \_\_\_\_\_  
Shana L. Brost, Auditor



ADDITION PC CABIN AREA 41 BUH  
LOT 40

**BLOCK**

PLATE NO. 2U/4285 06 26 420

SECTION 28

TOWNSHIP.

RANGE.

INSPECTED

BY

ADDRESS 781 44th Ave NW #410

## ASSESSMENT SUMMARY

[illegible]

## BUILDING PERMIT RECORD

[illegible]

## ZONING

### COMPUTATION OF LAND VALUE

[illegible]

## SIDEWALK

**\_CURB-GUTTER.**

## ASPHALT.

### GRAVEL.

**NO IMP.**

WATER.

SEWER







781 44TH AVE NW #40, HAZEN

Deed: MASSEY, MICHAEL R &amp; SHERYL R

Map Area: LAKE SAKAKAWEA - R

Checks/Tags:

Contract:

Route: 950-006-410

Lister/Date: TH, 06/29/2018

CID#: 8U-147-85-06-26-420

Tax Dist: UNDERWOOD SCHOOL DISTRI

Review/Date: TG, 10/15/2018

DBA:

Plat Page:

Entry Status: Inspected

MLS:

Subdiv: 8U1478506 BAYVIEW HEIGHTS SUBDIVISION

Rural / Residential

Legal: LOT 40 BAYVIEW HEIGHTS SUBDIVISION

## 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 \$10)
FF Main	212.00	220.00	220.00	220.00	0.00			1.19	255.45	R-1000	\$1,000.00						
Sub Total						47,520.00	1.091					\$255,453	35%	0%	0%	\$0	\$166,040
Grand Total						47,520.00	1.091					\$255,453					\$166,040

## Street

## Utilities

## Zoning

## Land Use

FF Main	Paved	Septic	Not Applicable	Not Applicable
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## Sales

## Building Permits

## Values

Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2010
									Land	\$166,040	\$0	\$0	\$41,800
									Dwlg	\$217,590	\$0	\$0	\$52,800
									Impr		\$0	\$0	
									Total	\$383,630	\$0	\$0	\$94,600

## Res. Structure


## Finish

## Plumbing

## Addition

## Garage

Occ. Code	101	Ttl Rooms Above #	6	Bedrooms Above #	3	Full Bath	1	Addition	1 of 3	Garage	1 of 1	
Occ. Descr.	Single-Family / Owner Occupied	Ttl Rooms Below #	0	Bedrooms Below #	0	Shower Stall Bath	1	Year Built	2002	Style	Att Fr.	
Year Built	1980					Toilet Room		EFA	17	W X L	0' X 0'	
EFA / EFYr	39 / 1980					Lavatory		EFA Year	2002	Area (SF)	576	
Arch. Dsgn	N/A					Water Closet		Style	1 1/2 Sty Fr.	Year Built	2016	
Style	1 Story Frame	Foundation	Conc			Sink		Area (SF)	437	EFA	3	
AreaSF/TLA	624 / 1,602	Exterior Walls	Wd Lap			Shower Stall/Tub	1	Condition	Normal	EFF Year	2016	
GLA 1st/2nd	1,296 / 306	Roof	Asph / Gable			Mtl St Sh Bath		Phy-Depr.%	10.00	Grade	Main Building	
Grade	3-10	Interior Finish	Drwl / Knotty Pine			Mtl Stall Shower		Bsmt (SF)		Condition	NML	
Grade Mult.	1.490	Flooring	Carpet/Laminate/Vinyl			No Bathroom		NoBsmt Flr(SF)		Bsmt (SF)		
Condition	A NML	Non-base Heating		Fireplace		Wet Bar		Heat	Elec - Basebd	Qtrs Over	None	
Phy-Depr.%	13%	Floor/Wall #	0			Whirlpool Bathroom		AC	No	Qtrs Over (SF)		
Basement	None	Pipeless #	0			Whirlpool Tub		Attic (SF)		Qtrs AC (SF)		
No Bsmt Flr.	0	Hand Fired (Y/N)	No			No Hot Water Tank		See other pages for more additions.			%Phy/Fobs/Eobs	0.00-5-0
Heat	Elec - Basebd	Space Heat #	0			No Plumbing		Obsolescence			Door Opnrs	
AC	No	Appliances			Sewer & Water Only		Functional %		5%	Stalls- Bsmt / Std		
Attic	None	Range Unit	Built-In Vacuums		Water Only w/Sink		Economic %		0%			
		Oven - Single	Intercom System		Hot Tub		Other %		0%			
		Oven - Double	BI Stereo(SpkrsOnly)		Bidet		HVAC					
		Dishwasher			Fbgl Service Sink		None					
		Microwave			Urinal		None					
		Trash Compactor			Sauna		None					
		Jennair			W'Pool Bath w/Shower		None					
		Security System										



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## Non-base Heating

## Fireplace

## Appliances

## Obsolescence

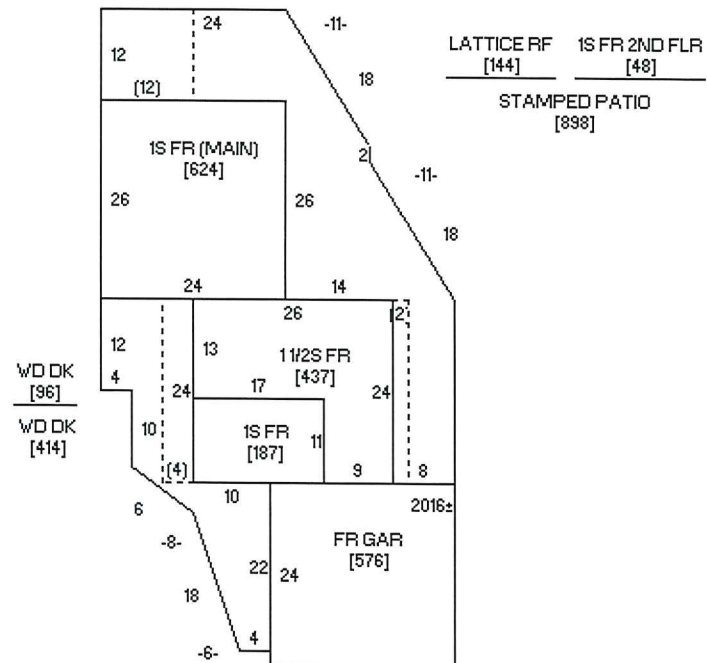
Functional %	5%
Economic %	0%
Other %	0%

HVAC	
None	
None	
None	



Bldg / Addn	Description (RCN \$205,432)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
	101 — Single-Family / Owner Occupied												
	1 Story Frame	624		\$73,950									
	Adjustment for basement - None			(\$10,780)									
	Base Heat: Elec - Basebd												
	Deck #1: Wood Deck-Med	96 SF	\$16.00	\$1,536									
	Deck #2: Wood Deck-Med	414 SF	\$16.00	\$6,624									
	Deck #3: StampedConcPatio-Med	898 SF	\$8.50	\$7,633									
	Deck #4: Lattice Roof-High	144 SF	\$7.50	\$1,080									
	Plumbing	3	N/A	\$3,500									
	Garage: Att Frame	576 SF		\$20,771	1.490	2016	0.00						
	<b>Building Sub Total</b>			<b>\$97,483</b>	1.490	1980	13.00	5	0	0	<b>\$122,614</b>		
1 of 3	Adtn 1 1/2 Story Frame	437 SF		\$29,210	1.490	2002	10.00	5	0	0	<b>\$37,212</b>		
2 of 3	Adtn 1 Story Frame	48 SF		\$2,240	1.490	2002	10.00	5	0	0	<b>\$2,854</b>		
3 of 3	Adtn 1 Story Frame	187 SF		\$8,940	1.490	2002	10.00	5	0	0	<b>\$11,390</b>		
	<b>Building TOTAL Value</b>										<b>\$174,070</b>	<b>1.250</b>	<b>\$217,590</b>

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2010	Import Full & True values	BofR			\$41,800	\$52,800	\$0	\$0	\$94,600
2012	Import from file	Import			\$47,800	\$61,800	\$0	\$0	\$109,600
2017	Imported 12-20-2018	Import			\$88,000	\$103,400	\$0	\$0	\$191,400
2018	Imported 12-20-2018	Import			\$88,000	\$103,400	\$0	\$0	\$191,400



Sketch 1 of 1



**Notes:**

Note Title: VAI

FRONT OFF WATER.

NC 6 X 8 SHED.

EXTERIOR

WELL MAINTAINED. MOSTLY COMPLETE WITH RESTORING SIDING. UPDATED WINDOWS & ROOF.

INTERIOR

DATED ORIGINAL DECOR IN MAIN, WELL MAINTAINED. AVERAGE QUALITY DECOR IN NORMAL CONDITION. 2002 AVERAGE QUALITY KITCHEN. 2002 BATH.



# Mercer Co, ND (All Classes- lake front - Turnover 2019)

## Public Sales Report with Photos

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Page 1



PIN: 37-147-90-24-13-804  
Route: 953-002-160  
Deedholder: DVORAK, DELAYNE  
Address: 7250 BIA RT 20 #5  
Map Area: LAKE SAKAKAWEA - R  
Subdivision: 371479024 MAHTO BAY  
Tax District: TWIN BUTTES SCHOOL DISTRICT  
Land SF: 23,702 Total Acres: 0.544

### Residential Dwelling

Style: Mfd Home (Single)  
Arch Style: N/A  
TLA/GLA: 396 / 396 Year Built: 2008  
Ttl Rms: 4 Ttl Bdrms: 2  
Bdrms Above: 2 Bdrms Blw: --  
Plumb Cnt: 2 Fixture Cnt: 3  
Bsmt SF: -- Attic SF: --  
Bsmt Stalls: -- Garage SF: 780  
Bsmt Finish 1:  
Condition: OBSV Grade: 4 F/E/O%:0/0/0

### Sale

Sale Price: \$230,000 Date: 8/6/2015  
Recording: Code: D000  
Date of Sale Val: \$27,250 11.85%  
Buyer: DVORAK, DELAYNE  
Seller: METZ, ARNOLD L & NAUREEN M  
Sale \$/TLA: \$580.81

### Value

Assessed Value: \$430,790  
2018 Prior Year: \$171,100



PIN: 03-147-85-28-30-816  
Route: 950-008-020  
Deedholder: GIESE, JON & LORRI  
Address: 4701 7TH ST NW #16  
Map Area: LAKE SAKAKAWEA - R  
Subdivision: 031478528 ELLWEIN ESTATES  
Tax District: HAZEN SCHOOL DISTRICT  
Land SF: 65,776 Total Acres: 1.510

### Residential Dwelling

Style: 1 Story Frame  
Arch Style: N/A  
TLA/GLA: 1,232 / 1,232 Year Built: 2008  
Ttl Rms: 8 Ttl Bdrms: 2  
Bdrms Above: 2 Bdrms Blw: --  
Plumb Cnt: 3 Fixture Cnt: 9  
Bsmt SF: 1,232 Attic SF: 431  
Bsmt Stalls: -- Garage SF: 1,008  
Bsmt Finish 1: Living Qtrs. W/ Walk-out 1000 Avg  
Condition: NML Grade: 3-10 F/E/O%:0/0/0

### Sale

Sale Price: \$390,000 Date: 5/24/2017  
Recording: Code: D000  
Date of Sale Val: \$104,000 26.67%  
Buyer: GIESE, JON & LORRI  
Seller: KRIEG, MORTON & CHERYL  
Sale \$/TLA: \$316.56

### Value

Assessed Value: \$435,950  
2018 Prior Year: \$498,100



PIN: 27-146-87-27-08-211  
Route: 952-007-750  
Deedholder: STEIN, DELTON & TERRIE  
Address: 5801 LAKESHORE EST #11  
Map Area: LAKE SAKAKAWEA - R  
Subdivision: 271468727 LAKESHORE SUBDIVISION  
Tax District: BEULAH SCHOOL DISTRICT  
Land SF: 22,500 Total Acres: 0.517

### Residential Dwelling

Style: Mfd Home (Single)  
Arch Style: N/A  
TLA/GLA: 1,280 / 1,280 Year Built: 1995  
Ttl Rms: 6 Ttl Bdrms: 3  
Bdrms Above: 3 Bdrms Blw: --  
Plumb Cnt: 2 Fixture Cnt: 6  
Bsmt SF: -- Attic SF: --  
Bsmt Stalls: -- Garage SF: 672  
Bsmt Finish 1:  
Condition: OBSV Grade: 4 F/E/O%:0/0/0

### Sale

Sale Price: \$250,000 Date: 4/20/2018  
Recording: Code: D000  
Date of Sale Val: \$41,000 16.40%  
Buyer: STEIN, DELTON & TERRIE  
Seller: MARINER, STEVE  
Sale \$/TLA: \$195.31

### Value

Assessed Value: \$221,000  
2018 Prior Year: \$216,600



# Mercer Co, ND (All Classes- lake front - Turnover 2019)

## Public Sales Report with Photos

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PIN: 27-146-87-27-08-211  
Route: 952-007-750  
Deedholder: STEIN, DELTON & TERRIE  
Address: 5801 LAKESHORE EST #11  
Map Area: LAKE SAKAKAWEA - R  
Subdivision: 271468727 LAKESHORE SUBDIVISION  
Tax District: BEULAH SCHOOL DISTRICT  
Land SF: 22,500 Total Acres: 0.517

### Residential Dwelling

Style: Mfd Home (Single)  
Arch Style: N/A  
TLA/GLA: 1,280 / 1,280 Year Built: 1995  
Ttl Rms: 6 Ttl Bdrms: 3  
Bdrms Above: 3 Bdrms Blw: --  
Plumb Cnt: 2 Fixture Cnt: 6  
Bsmt SF: -- Attic SF: --  
Bsmt Stalls: -- Garage SF: 672  
Bsmt Finish 1:  
Condition: OBSV Grade: 4 F/E/O%:0/0/0

### Sale

Sale Price: \$250,000 Date: 5/18/2016  
Recording: Code: D000  
Date of Sale Val: \$41,000 16.40%  
Buyer: MARINER, STEVE  
Seller: ERETH, LORIENA  
Sale \$/TLA: \$195.31

### Value

Assessed Value: \$221,000  
2018 Prior Year: \$216,600



PIN: 27-146-87-27-08-219  
Route: 952-007-670  
Deedholder: KLINDWORTH, BO & KATIE  
Address: 5801 LAKESHORE EST #19  
Map Area: LAKE SAKAKAWEA - R  
Subdivision: 271468727 LAKESHORE SUBDIVISION  
Tax District: BEULAH SCHOOL DISTRICT  
Land SF: 21,000 Total Acres: 0.482

### Residential Dwelling

Style: Split Foyer Frame  
Arch Style: N/A  
TLA/GLA: 1,078 / 1,078 Year Built: 1989  
Ttl Rms: 6 Ttl Bdrms: 3  
Bdrms Above: 1 Bdrms Blw: 2  
Plumb Cnt: 4 Fixture Cnt: 10  
Bsmt SF: 1,078 Attic SF: --  
Bsmt Stalls: -- Garage SF: 840  
Bsmt Finish 1: Living Qtrs. (Multi) 850 Low  
Condition: V Good Grade: 4+10 F/E/O%:0/0/0

### Sale

Sale Price: \$382,000 Date: 8/1/2017  
Recording: Code: D000  
Date of Sale Val: \$58,500 15.31%  
Buyer: KLINDWORTH, BO & KATIE  
Seller: BLETH, GARY & SUSAN  
Sale \$/TLA: \$354.36

### Value

Assessed Value: \$381,060  
2018 Prior Year: \$299,500



PIN: 27-146-87-33-01-07  
Route: 952-005-030  
Deedholder: FRITZ, S  
Address: 5837 SANDSTONE POINT RD  
Map Area: LAKE SAKAKAWEA - R  
Subdivision: 271468733 SANDSTONE POINT  
Tax District: CITY OF BEULAH  
Land SF: 90,169 Total Acres: 2.070

### Residential Dwelling

Style: 1 1/2 Story Frame  
Arch Style: N/A  
TLA/GLA: 2,706 / 1,740 / 966 Year Built: 2017  
Ttl Rms: 8 Ttl Bdrms: 3  
Bdrms Above: 3 Bdrms Blw: --  
Plumb Cnt: 7 Fixture Cnt: 14  
Bsmt SF: 1,740 Attic SF: --  
Bsmt Stalls: -- Garage SF: 1,400  
Bsmt Finish 1: Living Qtrs. W/ Walk-out 975 Avg  
Condition: NML Grade: 3+5 F/E/O%:0/0/0

### Sale

Sale Price: \$742,000 Date: 7/23/2018  
Recording: Code: D000  
Date of Sale Val: \$739,460 99.66%  
Buyer: FRITZ, S  
Seller: GAUBE, CRAIG & JESSICA  
Sale \$/TLA: \$274.21

### Value

Assessed Value: \$739,460

# Mercer Co, ND (All Classes- lake front - Turnover 2019)

## Public Sales Report with Photos

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PIN: 03-146-86-26-04-201  
Route: 951-005-120  
Deedholder: SCHARBACH, NICHOLAS & ANDREA  
Address:  
Map Area: LAKE SAKAKAWEA - R  
Subdivision: 031468626 HAZEN BAY SUBDIVISION  
Tax District: HAZEN SCHOOL DISTRICT  
Land SF: 109,336 Total Acres: 2.510

PIN: 03-146-86-26-04-202  
Route: 951-005-110  
Deedholder: SCHNEIDER, GREGORY L & RENAE R  
Address: 531 HAZEN BAY RD #2  
Map Area: LAKE SAKAKAWEA - R  
Subdivision: 031468626 HAZEN BAY SUBDIVISION  
Tax District: HAZEN SCHOOL DISTRICT  
Land SF: 94,525 Total Acres: 2.170

### Residential Dwelling

Style: Mfd Home (Double)  
Arch Style: N/A  
TLA/GLA: 1,680 / 1,680 Year Built: 1997  
Ttl Rms: 5 Ttl Bdrms: 3  
Bdrms Above: 3 Bdrms Blw: --  
Plumb Cnt: 2 Fixture Cnt: 6  
Bsmt SF: -- Attic SF: --  
Bsmt Stalls: -- Garage SF: 784  
Bsmt Finish 1:  
Condition: OBSV Grade: 4+10 F/E/O%:0/0/0

### Sale

Sale Price: \$230,000 Date: 12/5/2017  
Recording: Code: D000  
Date of Sale Val: \$32,000 13.91%  
Buyer: SCHNEIDER, GREGORY L & RENAE R  
Seller: STROH, KENT D & LAURA L  
Sale \$/TLA: \$136.90

### Value

Assessed Value: \$231,400  
2018 Prior Year: \$135,500



PIN: 03-146-86-26-04-203  
Route: 951-005-100  
Deedholder: SCHARBACH, NICHOLAS J & ANDREA E  
Address: 531 HAZEN BAY RD #3  
Map Area: LAKE SAKAKAWEA - R  
Subdivision: 031468626 HAZEN BAY SUBDIVISION  
Tax District: HAZEN SCHOOL DISTRICT  
Land SF: 101,930 Total Acres: 2.340

### Residential Dwelling

Style: Mfd Home (Double)  
Arch Style: N/A  
TLA/GLA: 2,280 / 2,280 Year Built: 2013  
Ttl Rms: 7 Ttl Bdrms: 4  
Bdrms Above: 4 Bdrms Blw: --  
Plumb Cnt: 3 Fixture Cnt: 7  
Bsmt SF: -- Attic SF: --  
Bsmt Stalls: -- Garage SF: 1,564  
Bsmt Finish 1:  
Condition: OBSV Grade: 3 F/E/O%:0/0/0

### Sale

Sale Price: \$345,000 Date: 10/27/2017  
Recording: Code: D000  
Date of Sale Val: \$3,000 0.87%  
Buyer: SCHARBACH, NICHOLAS J & ANDREA E  
Seller: MOHL, JAMES & KARI  
Sale \$/TLA: \$151.32

### Value

Assessed Value: \$342,260  
2018 Prior Year: \$181,800

### Sale

Sale Price: \$34,000 Date: 5/10/2017  
Recording: Code: D025  
Date of Sale Val: \$3,000 8.82%  
Buyer: SCHARBACH, NICHOLAS & ANDREA  
Seller: FARRINGTON-HEID, LISA

### Value

Assessed Value: \$33,780  
2018 Prior Year: \$14,000



# Mercer Co, ND (All Classes- lake front - Turnover 2019)

## Public Sales Report with Photos

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**PIN:** 03-146-86-26-04-204  
**Route:** 951-005-13F  
**Deedholder:** SCHARBACH, NICHOLAS & ANDREA  
**Address:**  
**Map Area:** LAKE SAKAKAWEA - R  
**Subdivision:** 031468626 HAZEN BAY SUBDIVISION  
**Tax District:** HAZEN SCHOOL DISTRICT  
**Land SF:** 116,305      **Total Acres:** 2.670



**PIN:** 03-146-86-26-04-213  
**Route:** 951-005-010  
**Deedholder:** OST, MARK O & DOREEN L  
**Address:** 531 HAZEN BAY RD #13  
**Map Area:** LAKE SAKAKAWEA - R  
**Subdivision:** 031468626 HAZEN BAY SUBDIVISION  
**Tax District:** HAZEN SCHOOL DISTRICT  
**Land SF:** 118,048      **Total Acres:** 2.710

### Residential Dwelling

**Style:** Mfd Home (Single)  
**Arch Style:** N/A  
**TLA/GLA:** 1,152 / 1,152      **Year Built:** 1981  
**Ttl Rms:** 5      **Ttl Bdrms:** 3  
**Bdrms Above:** 3      **Bdrms Blw:** --  
**Plumb Cnt:** 2      **Fixture Cnt:** 6  
**Bsmt SF:** --      **Attic SF:** --  
**Bsmt Stalls:** --      **Garage SF:** --  
**Bsmt Finish 1:**  
**Condition:** OBSV    **Grade:** 4      **F/E/O%:** 0/0/0

### Sale

**Sale Price:** \$189,900      **Date:** 6/5/2018  
**Recording:**      **Code:** D000  
**Date of Sale Val:** \$10,500      5.53%  
**Buyer:** OST, MARK O & DOREEN L  
**Seller:** LANZ, SUNG SU & YOUNG AL  
**Sale \$/TLA:** \$164.84

### Value

**Assessed Value:** \$186,020  
**2018 Prior Year:** \$84,700



**PIN:** 03-146-86-31-03-401  
**Route:** 951-003-12F  
**Deedholder:** LUND, SEAN & LISA  
**Address:** 598 HAZEN BAY RD  
**Map Area:** LAKE SAKAKAWEA - R  
**Subdivision:** 031464631 LAKE VALLEY ESTATES  
**Tax District:** HAZEN SCHOOL DISTRICT  
**Land SF:** 20,925      **Total Acres:** 0.480

### Residential Dwelling

**Style:** 1 Story Frame  
**Arch Style:** N/A  
**TLA/GLA:** 1,008 / 720 / 288      **Year Built:** 1973  
**Ttl Rms:** 6      **Ttl Bdrms:** 4  
**Bdrms Above:** 4      **Bdrms Blw:** --  
**Plumb Cnt:** 2      **Fixture Cnt:** 3  
**Bsmt SF:** --      **Attic SF:** 240  
**Bsmt Stalls:** --      **Garage SF:** 728  
**Bsmt Finish 1:**  
**Condition:** V Good    **Grade:** 6+10      **F/E/O%:** 0/0/0

### Sale

**Sale Price:** \$156,000      **Date:** 4/1/2016  
**Recording:**      **Code:** D000  
**Date of Sale Val:** \$29,500      18.91%  
**Buyer:** SEAN & LISA LUND  
**Seller:** ROBERSON, GARY & DINAH  
**Sale \$/TLA:** \$154.76

### Value

**Assessed Value:** \$187,960  
**2018 Prior Year:** \$170,500

### Sale

**Sale Price:** \$34,000      **Date:** 5/10/2017  
**Recording:**      **Code:** D025  
**Date of Sale Val:** \$3,000      8.82%  
**Buyer:** SCHARBACH, NICHOLAS & ANDREA  
**Seller:** FARRINGTON-HEID, LISA

### Value

**Assessed Value:** \$6,680  
**2018 Prior Year:** \$14,000



# Mercer Co, ND (All Classes- lake front - Turnover 2019)

## Public Sales Report with Photos

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PIN: 03-146-86-31-03-409  
Route: 951-003-040  
Deedholder: BRAUN, BRADLEE & CASANDRA  
Address: 586 HAZEN BAY RD  
Map Area: LAKE SAKAKAWEA - R  
Subdivision: 031464631 LAKE VALLEY ESTATES  
Tax District: HAZEN SCHOOL DISTRICT  
Land SF: 21,924 Total Acres: 0.503

### Residential Dwelling

Style: 1 Story Frame  
Arch Style: N/A  
TLA/GLA: 432 / 432 Year Built: 1974  
Ttl Rms: 3 Ttl Bdrms: 1  
Bdrms Above: 1 Bdrms Blw: --  
Plumb Cnt: 4 Fixture Cnt: 5  
Bsmt SF: -- Attic SF: 240  
Bsmt Stalls: -- Garage SF: 576  
Bsmt Finish 1:  
Condition: V Good Grade: 6+10 F/E/O%:0/0/0

### Sale

Sale Price: \$159,500 Date: 9/28/2018  
Recording: Code: D000  
Date of Sale Val: \$20,500 12.85%  
Buyer: BRAUN, BRADLEE & CASANDRA  
Seller: MANN, DAVE & ANTOINETTE  
Sale \$/TLA: \$369.21

### Value

Assessed Value: \$154,150  
2018 Prior Year: \$118,800



PIN: 27-146-87-33-01-01A  
Route: 952-005-020  
Deedholder: KALVODA, ATHONY & AMANDA  
Address: 5841 SANDSTONE POINT RD  
Map Area: LAKE SAKAKAWEA - R  
Subdivision: 271468733 SANDSTONE POINT  
Tax District: CITY OF BEULAH  
Land SF: 90,169 Total Acres: 2.070

### Residential Dwelling

Style: 2 Story Frame  
Arch Style: N/A  
TLA/GLA: 3,245 / 1,939 / 1,306 Year Built: 2018  
Ttl Rms: 7 Ttl Bdrms: 3  
Bdrms Above: 3 Bdrms Blw: --  
Plumb Cnt: 3 Fixture Cnt: 8  
Bsmt SF: -- Attic SF: --  
Bsmt Stalls: -- Garage SF: 1,620  
Bsmt Finish 1:  
Condition: NML Grade: 2-10 F/E/O%:0/0/0

### Sale

Sale Price: \$628,990 Date: 2/8/2019  
Recording: Code: D000  
Date of Sale Val: \$684,980 108.90%  
Buyer: KALVODA, ATHONY & AMANDA  
Sale \$/TLA: \$193.83

### Value

Assessed Value: \$684,980  
2018 Prior Year: \$45,000



PIN: 37-147-90-24-13-818  
Route: 953-002-020  
Deedholder: DORVAL, STEVEN  
Address:  
Map Area: LAKE SAKAKAWEA - R  
Subdivision: 371479024 MAHTO BAY  
Tax District: TWIN BUTTES SCHOOL DISTRICT  
Land SF: 18,250 Total Acres: 0.419

### Residential Dwelling

Style: 1 Story Frame  
Arch Style: N/A  
TLA/GLA: 1,288 / 1,288 Year Built: 1986  
Ttl Rms: 4 Ttl Bdrms: 2  
Bdrms Above: 2 Bdrms Blw: --  
Plumb Cnt: 1 Fixture Cnt: 3  
Bsmt SF: -- Attic SF: --  
Bsmt Stalls: -- Garage SF: 416  
Bsmt Finish 1:  
Condition: V Good Grade: 3-10 F/E/O%:0/0/0

### Sale

Sale Price: \$473,000 Date: 11/24/2015  
Recording: Code: D000  
Date of Sale Val: \$50,000 10.57%  
Buyer: DORVAL, STEVEN  
Seller: SEIFERT, MIKE & SHELLY  
Sale \$/TLA: \$367.24

### Value

Assessed Value: \$437,380  
2018 Prior Year: \$167,500



# Mercer Co, ND (All Classes- lake front - Turnover 2019)

## Public Sales Report with Photos

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PIN: 37-147-90-24-13-811  
 Route: 953-002-090  
 Deedholder: BRAEGELMANN, MITCHELL P & ERICA  
 Address: 7250 BIA RT 20 #12  
 Map Area: LAKE SAKAKAWEA - R  
 Subdivision: 371479024 MAHTO BAY  
 Tax District: TWIN BUTTES SCHOOL DISTRICT  
 Land SF: 10,465 Total Acres: 0.240

### Residential Dwelling

Style: 1 Story Frame  
 Arch Style: N/A  
 TLA/GLA: 1,170 / 1,170 Year Built: 1983  
 Ttl Rms: 4 Ttl Bdrms: 2  
 Bdrms Above: 2 Bdrms Blw: --  
 Plumb Cnt: 2 Fixture Cnt: 3  
 Bsmt SF: -- Attic SF: --  
 Bsmt Stalls: -- Garage SF: 364  
 Bsmt Finish 1:  
 Condition: A NML Grade: 4+10 F/E/O%:0/0/0

### Sale

Sale Price: \$361,000 Date: 6/25/2018  
 Recording: Code: D000  
 Date of Sale Val: \$41,000 11.36%  
 Buyer: BRAEGELMANN, MITCHELL P & ERICA C HOF  
 Seller: DOCKTER, LARRY & KIM  
 Sale \$/TLA: \$308.55

### Value

Assessed Value: \$362,310  
 2018 Prior Year: \$139,700



PIN: 8U-147-85-04-22-819  
 Route: 950-003-100  
 Deedholder: OSWALD SR., LARRY & CONNIE  
 Address: 846 45TH AVE NW #19  
 Map Area: LAKE SAKAKAWEA - R  
 Subdivision: 8U1478504 PICK CITY CABIN SITE 2  
 Tax District: UNDERWOOD SCHOOL DISTRICT  
 Land SF: 13,800 Total Acres: 0.317

### Residential Dwelling

Style: 1 Story Frame  
 Arch Style: N/A  
 TLA/GLA: 720 / 720 Year Built: 1970  
 Ttl Rms: 5 Ttl Bdrms: 2  
 Bdrms Above: 2 Bdrms Blw: --  
 Plumb Cnt: 2 Fixture Cnt: 3  
 Bsmt SF: -- Attic SF: --  
 Bsmt Stalls: -- Garage SF: --  
 Bsmt Finish 1:  
 Condition: A NML Grade: 4-5 F/E/O%:0/0/0

### Sale

Sale Price: \$225,000 Date: 9/14/2015  
 Recording: Code: D000  
 Date of Sale Val: \$44,500 19.78%  
 Buyer: OSWALD, LARRY & CONNIE  
 Seller: SCHAEFFER, FLOYD & LUCILL  
 Sale \$/TLA: \$312.50

### Value

Assessed Value: \$214,850  
 2018 Prior Year: \$203,100



PIN: 8U-147-85-04-22-827  
 Route: 950-003-020  
 Deedholder: WAHLMAN, WILLIAM & BRENDA  
 Address: 846 45TH AVE NW #27  
 Map Area: LAKE SAKAKAWEA - R  
 Subdivision: 8U1478504 PICK CITY CABIN SITE 2  
 Tax District: UNDERWOOD SCHOOL DISTRICT  
 Land SF: 20,050 Total Acres: 0.460

### Residential Dwelling

Style: 1 Story A-Frame  
 Arch Style: N/A  
 TLA/GLA: 480 / 480 Year Built: 1992  
 Ttl Rms: 5 Ttl Bdrms: 2  
 Bdrms Above: 1 Bdrms Blw: 1  
 Plumb Cnt: 3 Fixture Cnt: 5  
 Bsmt SF: 480 Attic SF: 120  
 Bsmt Stalls: -- Garage SF: 140  
 Bsmt Finish 1: Rec. Room W/ Walk-out 400 Avg  
 Condition: NML Grade: 5 F/E/O%:0/0/0

### Sale

Sale Price: \$188,000 Date: 10/29/2015  
 Recording: Code: D025  
 Date of Sale Val: \$38,500 20.48%  
 Buyer: WAHLMAN, WILLIAM & BRENDA  
 Seller: BROWN, TODD & PAULA  
 Sale \$/TLA: \$391.67

### Value

Assessed Value: \$160,640  
 2018 Prior Year: \$182,000

No Image Available

**PIN:** 8U-147-85-04-22-889  
**Route:** 950-003-010  
**Deedholder:** WAHLMAN, WILLIAM & BRENDA  
**Address:**  
**Map Area:** LAKE SAKAKAWEA - R  
**Subdivision:** 8U1478504 PICK CITY CABIN SITE 2  
**Tax District:** UNDERWOOD SCHOOL DISTRICT  
**Land SF:** 19,920 **Total Acres:** 0.457

**Sale**

**Sale Price:** \$188,000 **Date:** 10/29/2015  
**Recording:** **Code:** D025  
**Date of Sale Val:** \$11,000 5.85%  
**Buyer:** WAHLMAN, WILLIAM & BRENDA  
**Seller:** BROWN, TODD & PAULA

**Value**

**Assessed Value:** \$38,240  
**2018 Prior Year:** \$68,000



**PIN:** 8U-147-85-04-22-814  
**Route:** 950-003-150  
**Deedholder:** PFLIGER, DUANE & METTA  
**Address:** 846 45TH AVE NW #14  
**Map Area:** LAKE SAKAKAWEA - R  
**Subdivision:** 8U1478504 PICK CITY CABIN SITE 2  
**Tax District:** UNDERWOOD SCHOOL DISTRICT  
**Land SF:** 12,338 **Total Acres:** 0.283

**Residential Dwelling**

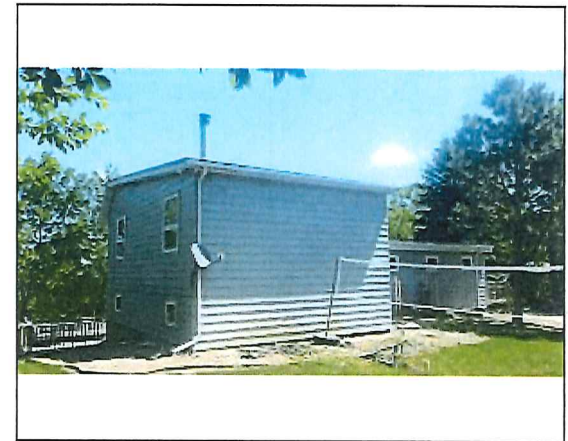
**Style:** 1 Story Frame  
**Arch Style:** N/A  
**TLA/GLA:** 640 / 640 **Year Built:** 1960  
**Ttl Rms:** 5 **Ttl Bdrms:** --  
**Bdrms Above:** -- **Bdrms Blw:** --  
**Plumb Cnt:** 2 **Fixture Cnt:** 3  
**Bsmt SF:** 640 **Attic SF:** --  
**Bsmt Stalls:** -- **Garage SF:** --  
**Bsmt Finish 1:** Living Qtrs. W/ Walk-out 525 Low  
**Condition:** A NML **Grade:** 5+10 **F/E/O%:** 0/0/0

**Sale**

**Sale Price:** \$252,500 **Date:** 2/19/2016  
**Recording:** **Code:** D000  
**Date of Sale Val:** \$56,000 22.18%  
**Buyer:** PFLIGER, DUANE & METTA  
**Seller:** STROUP, CHARLES & ETAL  
**Sale \$/TLA:** \$394.53

**Value**

**Assessed Value:** \$220,060  
**2018 Prior Year:** \$244,700



**PIN:** 8U-147-85-04-22-815  
**Route:** 950-003-140  
**Deedholder:** BARBOT, JOSEPH & TWYLA  
**Address:** 846 45TH AVE NW #15  
**Map Area:** LAKE SAKAKAWEA - R  
**Subdivision:** 8U1478504 PICK CITY CABIN SITE 2  
**Tax District:** UNDERWOOD SCHOOL DISTRICT  
**Land SF:** 14,663 **Total Acres:** 0.337

**Residential Dwelling**

**Style:** Split Level Frame  
**Arch Style:** N/A  
**TLA/GLA:** 1,162 / 1,162 **Year Built:** 1960  
**Ttl Rms:** 7 **Ttl Bdrms:** 4  
**Bdrms Above:** 2 **Bdrms Blw:** 2  
**Plumb Cnt:** 3 **Fixture Cnt:** 9  
**Bsmt SF:** 581 **Attic SF:** --  
**Bsmt Stalls:** -- **Garage SF:** 480  
**Bsmt Finish 1:** Living Qtrs. W/ Walk-out 525 Avg  
**Condition:** V Good **Grade:** 4+5 **F/E/O%:** 0/0/0

**Sale**

**Sale Price:** \$290,000 **Date:** 5/26/2016  
**Recording:** **Code:** D000  
**Date of Sale Val:** \$43,000 14.83%  
**Buyer:** BARBOT, JOSEPH & TWYLA  
**Seller:** BERTCH, CHASIDY & ETAL  
**Sale \$/TLA:** \$249.57

**Value**

**Assessed Value:** \$350,350  
**2018 Prior Year:** \$241,200



# Mercer Co, ND (All Classes- lake front - Turnover 2019)

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PIN: 8U-147-85-04-22-876

Route: 950-003-340

Deedholder: DEGENSTEIN, DAVID E. & VICKI L.

Address: 846 45TH AVE NW # 76

Map Area: LAKE SAKAKAWEA - R

Subdivision: 8U1478504 PICK CITY CABIN SITE 2

Tax District: UNDERWOOD SCHOOL DISTRICT

Land SF: 19,975 Total Acres: 0.459

### Residential Dwelling

Style: 1 Story Frame

Arch Style: N/A

TLA/GLA: 594 / 594 Year Built: 1992

Ttl Rms: 5 Ttl Bdrms: 4

Bdrms Above: 3 Bdrms Blw: 1

Plumb Cnt: 3 Fixture Cnt: 5

Bsmt SF: 594 Attic SF: 208

Bsmt Stalls: -- Garage SF: 576

Bsmt Finish 1: Rec. Room W/ Walk-out 500 Avg

Condition: A NML Grade: 5+10 F/E/O%:0/0/0

### Sale

Sale Price: \$325,000 Date: 6/28/2017

Recording: Code: D025

Date of Sale Val: \$39,500 12.15%

Buyer: DEGENSTEIN, DAVID E. & VICKI L.

Seller: DAVIS, JAMES W & HARRIETT G

Sale \$/TLA: \$547.14

### Value

Assessed Value: \$223,130

2018 Prior Year: \$172,000



PIN: 8U-147-85-04-22-877

Route: 950-003-330

Deedholder: DEGENSTEIN, DAVID E. & VICKI L.

Address:

Map Area: LAKE SAKAKAWEA - R

Subdivision: 8U1478504 PICK CITY CABIN SITE 2

Tax District: UNDERWOOD SCHOOL DISTRICT

Land SF: 19,975 Total Acres: 0.459

### Sale

Sale Price: \$325,000 Date: 6/28/2017

Recording: Code: D025

Date of Sale Val: \$16,000 4.92%

Buyer: DEGENSTEIN, DAVID E. & VICKI L.

Seller: DAVIS, JAMES W & HARRIETT G

Sale \$/TLA: \$547.14

### Value

Assessed Value: \$51,560

2018 Prior Year: \$78,000



PIN: 8U-147-85-05-26-834

Route: 950-005-430

Deedholder: DECKER, BLAINE A & DENISE

Address:

Map Area: LAKE SAKAKAWEA - R

Subdivision: 8U1478505 LAKE SAKAKAWEA ESTATE

Tax District: UNDERWOOD SCHOOL DISTRICT

Land SF: 40,149 Total Acres: 0.922

### Residential Dwelling

Style: 1 Story Frame

Arch Style: N/A

TLA/GLA: 988 / 988 Year Built: 1984

Ttl Rms: 5 Ttl Bdrms: 4

Bdrms Above: 2 Bdrms Blw: 2

Plumb Cnt: 3 Fixture Cnt: 7

Bsmt SF: 988 Attic SF: --

Bsmt Stalls: -- Garage SF: 728

Bsmt Finish 1: Living Qtrs. W/ Walk-out 850 Avg

Condition: NML Grade: 4+5 F/E/O%:0/0/0

### Sale

Sale Price: \$325,000 Date: 5/2/2018

Recording: Code: D000

Date of Sale Val: \$56,000 17.23%

Buyer: DECKER, BLAINE A & DENISE

Seller: KUNNANZ, ARTHUR & SHARON

Sale \$/TLA: \$328.95

### Value

Assessed Value: \$282,100

2018 Prior Year: \$237,300



# Mercer Co, ND (All Classes- lake front - Turnover 2019)

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PIN: 8U-147-85-06-26-414  
 Route: 950-006-380  
 Deedholder: BARANKO LAND CO, LLC  
 Address: 781 44TH AVE NW #37  
 Map Area: LAKE SAKAKAWEA - R  
 Subdivision: 8U1478506 BAYVIEW HEIGHTS SUBDIV  
 Tax District: UNDERWOOD SCHOOL DISTRICT  
 Land SF: 43,260 Total Acres: 0.993

### Residential Dwelling

Style: 1 Story Frame  
 Arch Style: N/A  
 TLA/GLA: 3,036 / 3,036 Year Built: 1970  
 Ttl Rms: 11 Ttl Bdrms: 6  
 Bdrms Above: 6 Bdrms Blw: --  
 Plumb Cnt: 3 Fixture Cnt: 9  
 Bsmt SF: 648 Attic SF: --  
 Bsmt Stalls: -- Garage SF: 1,752  
 Bsmt Finish 1:  
 Condition: A NML Grade: 3 F/E/O%:0/0/0

### Sale

Sale Price: \$790,000 Date: 6/30/2016  
 Recording: Code: D000  
 Date of Sale Val: \$85,800 10.86%  
 Buyer: BARANKO LAND CO, LLC  
 Seller: BROSSEAU, TERRANCE  
 Sale \$/TLA: \$260.21

### Value

Assessed Value: \$630,850  
 2018 Prior Year: \$379,400



PIN: 8U-147-85-29-21-606  
 Route: 950-001-070  
 Deedholder: EIDE, ORVILLE & KATHLEEN  
 Address: 830 46TH AVE NW #6  
 Map Area: LAKE SAKAKAWEA - R  
 Subdivision: 8U1478529 ROLLING HILLS ADDITION  
 Tax District: UNDERWOOD SCHOOL DISTRICT  
 Land SF: 50,617 Total Acres: 1.162

### Residential Dwelling

Style: 1 Story Log-Pine  
 Arch Style: N/A  
 TLA/GLA: 660 / 660 Year Built: 1991  
 Ttl Rms: 4 Ttl Bdrms: 2  
 Bdrms Above: 2 Bdrms Blw: --  
 Plumb Cnt: 2 Fixture Cnt: 3  
 Bsmt SF: -- Attic SF: 231  
 Bsmt Stalls: -- Garage SF: 1,092  
 Bsmt Finish 1:  
 Condition: NML Grade: 3 F/E/O%:0/0/0

### Sale

Sale Price: \$280,000 Date: 5/19/2017  
 Recording: Code: D000  
 Date of Sale Val: \$50,000 17.86%  
 Buyer: EIDE, ORVILLE & KATHLEEN  
 Seller: GEIGER, ARNOLD & GLORIA  
 Sale \$/TLA: \$424.24

### Value

Assessed Value: \$279,610  
 2018 Prior Year: \$243,500



PIN: 27-146-87-27-08-227  
 Route: 952-007-590  
 Deedholder: KUDRNA, BRADLEY R  
 Address: 5801 LAKESHORE EST #27  
 Map Area: LAKE SAKAKAWEA - R  
 Subdivision: 271468727 LAKESHORE SUBDIVISION  
 Tax District: BEULAH SCHOOL DISTRICT  
 Land SF: 21,367 Total Acres: 0.491

### Residential Dwelling

Style: Mfd Home (Double)  
 Arch Style: N/A  
 TLA/GLA: 2,442 / 2,442 Year Built: 1990  
 Ttl Rms: 6 Ttl Bdrms: 3  
 Bdrms Above: 3 Bdrms Blw: --  
 Plumb Cnt: 3 Fixture Cnt: 8  
 Bsmt SF: -- Attic SF: --  
 Bsmt Stalls: -- Garage SF: 1,496  
 Bsmt Finish 1:  
 Condition: OBSV Grade: 3 F/E/O%:0/0/0

### Sale

Sale Price: \$430,000 Date: 7/9/2018  
 Recording: Code: D000  
 Date of Sale Val: \$63,500 14.77%  
 Buyer: KUDRNA, BRADLEY R  
 Seller: SEIBEL, JAY R & KAREN  
 Sale \$/TLA: \$176.09

### Value

Assessed Value: \$425,860  
 2018 Prior Year: \$397,700



# Mercer Co, ND (All Classes- lake front - Turnover 2019)

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PIN: 27-146-87-27-08-236  
Route: 952-007-540  
Deedholder: MISSLIN, CHARLES & SHARON  
Address: 5801 LAKESHORE EST #36  
Map Area: LAKE SAKAKAWEA - R  
Subdivision: 271468727 LAKESHORE SUBDIVISION  
Tax District: BEULAH SCHOOL DISTRICT  
Land SF: 21,128 Total Acres: 0.485

### Residential Dwelling

Style: Mfd Home (Double)  
Arch Style: N/A  
TLA/GLA: 1,468 / 1,468 Year Built: 2013  
Ttl Rms: 5 Ttl Bdrms: 3  
Bdrms Above: 3 Bdrms Blw: --  
Plumb Cnt: 3 Fixture Cnt: 6  
Bsmt SF: -- Attic SF: --  
Bsmt Stalls: -- Garage SF: 1,020  
Bsmt Finish 1:  
Condition: OBSV Grade: 3 F/E/O%:0/0/0

### Sale

Sale Price: \$315,000 Date: 5/24/2016  
Recording: Code: D000  
Date of Sale Val: \$11,500 3.65%  
Buyer: MISSLIN, CHARLES & SHARON  
Seller: GARRISON, TROY  
Sale \$/TLA: \$214.58

### Value

Assessed Value: \$321,720  
2018 Prior Year: \$297,500



PIN: 27-146-87-27-08-217  
Route: 952-007-690  
Deedholder: KLINDWORTH, HENRY (LARRY) & KATH-  
Address: 5801 LAKESHORE EST #17  
Map Area: LAKE SAKAKAWEA - R  
Subdivision: 271468727 LAKESHORE SUBDIVISION  
Tax District: BEULAH SCHOOL DISTRICT  
Land SF: 24,000 Total Acres: 0.551

### Residential Dwelling

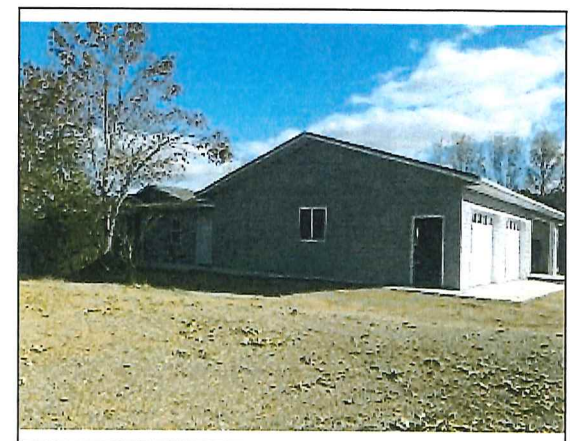
Style: 1 Story Frame  
Arch Style: N/A  
TLA/GLA: 790 / 790 Year Built: 1940  
Ttl Rms: 3 Ttl Bdrms: 1  
Bdrms Above: 1 Bdrms Blw: --  
Plumb Cnt: 4 Fixture Cnt: 7  
Bsmt SF: 660 Attic SF: --  
Bsmt Stalls: -- Garage SF: 960  
Bsmt Finish 1:  
Condition: EXCEL Grade: 5+5 F/E/O%:0/0/0

### Sale

Sale Price: \$210,000 Date: 6/2/2015  
Recording: Code: D000  
Date of Sale Val: \$34,500 16.43%  
Buyer: KLINDWORTH, HENRY (LARRY) & KATHY  
Seller: LARSON, HARVEY G RITA MEIDINGER  
Sale \$/TLA: \$265.82

### Value

Assessed Value: \$248,370  
2018 Prior Year: \$242,000



PIN: 27-146-87-27-08-253  
Route: 952-007-110  
Deedholder: FOTH, DALEN  
Address: 5801 LAKESHORE EST LOT 13  
Map Area: LAKE SAKAKAWEA - R  
Subdivision: 271468727 LAKESHORE SUBDIVISION  
Tax District: BEULAH SCHOOL DISTRICT  
Land SF: 16,000 Total Acres: 0.367

### Residential Dwelling

Style: Mfd Home (Double)  
Arch Style: N/A  
TLA/GLA: 1,920 / 1,920 Year Built: 2015  
Ttl Rms: 6 Ttl Bdrms: 3  
Bdrms Above: 3 Bdrms Blw: --  
Plumb Cnt: 4 Fixture Cnt: 8  
Bsmt SF: -- Attic SF: --  
Bsmt Stalls: -- Garage SF: 1,772  
Bsmt Finish 1:  
Condition: OBSV Grade: 3 F/E/O%:0/0/0

### Sale

Sale Price: \$74,000 Date: 6/27/2015  
Recording: Code: D000  
Date of Sale Val: \$9,250 12.50%  
Buyer: GAUBE, CRAIG & JESSICA  
Seller: MARCHUS, GARY & JUNE  
Sale \$/TLA: \$38.54

### Value

Assessed Value: \$335,340  
2018 Prior Year: \$202,400

# Mercer Co, ND (All Classes- lake front - Turnover 2019)

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PIN: 27-146-87-27-08-233  
 Route: 952-007-510  
 Deedholder: GIERKE, BRIAN & DEANNE  
 Address: 5801 LAKESHORE EST #33  
 Map Area: LAKE SAKAKAWEA - R  
 Subdivision: 271468727 LAKESHORE SUBDIVISION  
 Tax District: BEULAH SCHOOL DISTRICT  
 Land SF: 26,673 Total Acres: 0.612

### Residential Dwelling

Style: Mfd Home (Double)  
 Arch Style: N/A  
 TLA/GLA: 1,331 / 1,331 Year Built: 1998  
 Ttl Rms: 5 Ttl Bdrms: 3  
 Bdrms Above: 3 Bdrms Blw: --  
 Plumb Cnt: 2 Fixture Cnt: 6  
 Bsmt SF: -- Attic SF: --  
 Bsmt Stalls: -- Garage SF: 591  
 Bsmt Finish 1:  
 Condition: OBSV Grade: 3 F/E/O%:0/0/0

### Sale

Sale Price: \$224,000 Date: 5/8/2015  
 Recording: Code: D000  
 Date of Sale Val: \$45,500 20.31%  
 Buyer: GIERKE, BRIAN & DEANNE  
 Seller: STOCKERT, LYLE & VALERY & ETAL  
 Sale \$/TLA: \$168.29

### Value

Assessed Value: \$236,200  
 2018 Prior Year: \$243,000



PIN: 27-146-87-27-08-265  
 Route: 952-007-160  
 Deedholder: ECKERT, RICHARD & DARNELL  
 Address: 5801 LAKESHORE ESTATES #5C  
 Map Area: LAKE SAKAKAWEA - R  
 Subdivision: 271468727 LAKESHORE SUBDIVISION  
 Tax District: BEULAH SCHOOL DISTRICT  
 Land SF: 18,951 Total Acres: 0.435

### Residential Dwelling

Style: Mfd Home (Double)  
 Arch Style: N/A  
 TLA/GLA: 1,314 / 1,314 Year Built: 1970  
 Ttl Rms: 4 Ttl Bdrms: 2  
 Bdrms Above: 2 Bdrms Blw: --  
 Plumb Cnt: 1 Fixture Cnt: 3  
 Bsmt SF: -- Attic SF: --  
 Bsmt Stalls: -- Garage SF: --  
 Bsmt Finish 1:  
 Condition: OBSV Grade: 5+10 F/E/O%:0/0/0

### Sale

Sale Price: \$192,000 Date: 7/12/2018  
 Recording: Code: D000  
 Date of Sale Val: \$22,500 11.72%  
 Buyer: ECKERT, RICHARD & DARNELL  
 Seller: BLEES, PAUL & LORI  
 Sale \$/TLA: \$146.12

### Value

Assessed Value: \$169,990  
 2018 Prior Year: \$108,800

No Image Available

PIN: 27-146-87-34-04-814  
 Route: 952-004-020  
 Deedholder: UNRUH, BROOK  
 Address: 500 BAY DR  
 Map Area: LAKE SAKAKAWEA - R  
 Subdivision: 271468734 HOMESTEAD ACRES SUB  
 Tax District: BEULAH SCHOOL DISTRICT  
 Land SF: 56,933 Total Acres: 1.307

### Sale

Sale Price: \$160,000 Date: 4/28/2015  
 Recording: Code: D025  
 Date of Sale Val: \$11,500 7.19%  
 Buyer: SCHNAIDT, LARRY  
 Seller: BOESHANS, VERNON

### Value

Assessed Value: \$81,540  
 2018 Prior Year: \$40,000



# Mercer Co, ND (All Classes- lake front - Turnover 2019)

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PIN: 27-146-87-27-08-241  
Route: 952-007-010  
Deedholder: MEIER, TODD & KIMBERLY K  
Address: 5801 LAKE SHORE ESTATES #45  
Map Area: LAKE SAKAKAWEA - R  
Subdivision: 271468727 LAKESHORE SUBDIVISION  
Tax District: BEULAH SCHOOL DISTRICT  
Land SF: 57,935 Total Acres: 1.330

### Residential Dwelling

Style: Split Foyer Frame  
Arch Style: N/A  
TLA/GLA: 1,848 / 1,848 Year Built: 1990  
Ttl Rms: 10 Ttl Bdrms: 5  
Bdrms Above: 3 Bdrms Blw: 2  
Plumb Cnt: 4 Fixture Cnt: 10  
Bsmt SF: 1,848 Attic SF: --  
Bsmt Stalls: -- Garage SF: 2,132  
Bsmt Finish 1: Living Qtrs. (Multi) 1500 Avg  
Condition: NML Grade: 3-5 F/E/O%:0/0/0

### Sale

Sale Price: \$440,000 Date: 12/17/2015  
Recording: Code: D000  
Date of Sale Val: \$65,000 14.77%  
Buyer: MEIER, TODD & KIMBERLY K  
Seller: GRANEY, WILLIAM C & SHIRLEY A  
Sale \$/TLA: \$238.10

### Value

Assessed Value: \$469,940  
2018 Prior Year: \$356,100



PIN: 27-146-87-27-08-248  
Route: 952-007-070  
Deedholder: FINCK, MICHAEL & KENDRA  
Address: 5801 LAKESHORE EST 8B  
Map Area: LAKE SAKAKAWEA - R  
Subdivision: 271468727 LAKESHORE SUBDIVISION  
Tax District: BEULAH SCHOOL DISTRICT  
Land SF: 16,000 Total Acres: 0.367

### Residential Dwelling

Style: Mfd Home (Double)  
Arch Style: N/A  
TLA/GLA: 1,800 / 1,800 Year Built: 2016  
Ttl Rms: 6 Ttl Bdrms: 3  
Bdrms Above: 3 Bdrms Blw: --  
Plumb Cnt: 3 Fixture Cnt: 8  
Bsmt SF: -- Attic SF: --  
Bsmt Stalls: -- Garage SF: 1,600  
Bsmt Finish 1:  
Condition: OBSV Grade: 3 F/E/O%:0/0/0

### Sale

Sale Price: \$65,000 Date: 8/17/2015  
Recording: Code: D000  
Date of Sale Val: \$9,250 14.23%  
Buyer: FINCK, MICHAEL & KENDRA  
Seller: ERETH, LORIENA  
Sale \$/TLA: \$36.11

### Value

Assessed Value: \$305,650  
2018 Prior Year: \$275,200



PIN: 27-146-87-27-08-248  
Route: 952-007-070  
Deedholder: FINCK, MICHAEL & KENDRA  
Address: 5801 LAKESHORE EST 8B  
Map Area: LAKE SAKAKAWEA - R  
Subdivision: 271468727 LAKESHORE SUBDIVISION  
Tax District: BEULAH SCHOOL DISTRICT  
Land SF: 16,000 Total Acres: 0.367

### Residential Dwelling

Style: Mfd Home (Double)  
Arch Style: N/A  
TLA/GLA: 1,800 / 1,800 Year Built: 2016  
Ttl Rms: 6 Ttl Bdrms: 3  
Bdrms Above: 3 Bdrms Blw: --  
Plumb Cnt: 3 Fixture Cnt: 8  
Bsmt SF: -- Attic SF: --  
Bsmt Stalls: -- Garage SF: 1,600  
Bsmt Finish 1:  
Condition: OBSV Grade: 3 F/E/O%:0/0/0

### Sale

Sale Price: \$250,000 Date: 5/3/2019  
Recording: Code: D000  
Date of Sale Val: \$305,650 122.26%  
Buyer: SOMMER, J.  
Seller: FINCK, MICHAEL & KENDRA  
Sale \$/TLA: \$138.89

### Value

Assessed Value: \$305,650  
2018 Prior Year: \$275,200



# Mercer Co, ND (All Classes- lake front - Turnover 2019)

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PIN: 27-146-87-27-08-267  
Route: 952-007-180  
Deedholder: FETTIG, CHARLES & KIMBERLY  
Address: 5801 LAKESHORE EST #1D  
Map Area: LAKE SAKAKAWEA - R  
Subdivision: 271468727 LAKESHORE SUBDIVISION  
Tax District: BEULAH SCHOOL DISTRICT  
Land SF: 16,770 Total Acres: 0.385

### Residential Dwelling

Style: Mfd Home (Single)  
Arch Style: N/A  
TLA/GLA: 1,072 / 1,072 Year Built: 2012  
Ttl Rms: 5 Ttl Bdrms: 3  
Bdrms Above: 3 Bdrms Blw: --  
Plumb Cnt: 2 Fixture Cnt: 6  
Bsmt SF: -- Attic SF: --  
Bsmt Stalls: -- Garage SF: 576  
Bsmt Finish 1:  
Condition: OBSV Grade: 4 F/E/O%:0/0/0

### Sale

Sale Price: \$250,000 Date: 6/17/2015  
Recording: Code: D000  
Date of Sale Val: \$28,500 11.40%  
Buyer: FETTIG, CHARLES & KIMBERLY  
Seller: METZ, ERVIN & GERALDINE  
Sale \$/TLA: \$233.21

### Value

Assessed Value: \$170,980  
2018 Prior Year: \$188,700



PIN: 8U-147-85-05-26-821  
Route: 950-005-190  
Deedholder: BOSCH, PAUL & JACQUELINE  
Address: 730 SAKAKAWEA RD #61  
Map Area: LAKE SAKAKAWEA - R  
Subdivision: 8U1478505 LAKE SAKAKAWEA ESTATE  
Tax District: UNDERWOOD SCHOOL DISTRICT  
Land SF: 20,100 Total Acres: 0.461

### Residential Dwelling

Style: 1 Story Log-Cedar  
Arch Style: N/A  
TLA/GLA: 780 / 780 Year Built: 1994  
Ttl Rms: 5 Ttl Bdrms: 2  
Bdrms Above: 2 Bdrms Blw: --  
Plumb Cnt: 3 Fixture Cnt: 9  
Bsmt SF: 780 Attic SF: 273  
Bsmt Stalls: -- Garage SF: 1,020  
Bsmt Finish 1: Rec. Room W/ Walk-out 325 Avg  
Condition: NML Grade: 3+5 F/E/O%:0/0/0

### Sale

Sale Price: \$495,000 Date: 8/17/2015  
Recording: Code: D000  
Date of Sale Val: \$62,000 12.53%  
Buyer: BOSCH, PAUL & JACQUELINE  
Seller: PAUL, MICHAEL W & DIANE KAY  
Sale \$/TLA: \$634.62

### Value

Assessed Value: \$367,490  
2018 Prior Year: \$266,100



PIN: 8U-147-85-05-26-841  
Route: 950-005-110  
Deedholder: VAUGHAN, BRANDON & MAKAYLA  
Address:  
Map Area: LAKE SAKAKAWEA - R  
Subdivision: 8U1478505 LAKE SAKAKAWEA ESTATE  
Tax District: UNDERWOOD SCHOOL DISTRICT  
Land SF: 20,250 Total Acres: 0.465

### Residential Dwelling

Style: Mfd Home (Single)  
Arch Style: N/A  
TLA/GLA: 952 / 952 Year Built: 1971  
Ttl Rms: 5 Ttl Bdrms: 3  
Bdrms Above: 3 Bdrms Blw: --  
Plumb Cnt: 1 Fixture Cnt: 3  
Bsmt SF: -- Attic SF: --  
Bsmt Stalls: -- Garage SF: 884  
Bsmt Finish 1:  
Condition: OBSV Grade: 5 F/E/O%:0/0/0

### Sale

Sale Price: \$160,000 Date: 1/10/2015  
Recording: Code: D000  
Date of Sale Val: \$39,500 24.69%  
Buyer: VAUGHAN, BRANDON & MAKAYLA  
Seller: FELT, JAMES A & MARCIE L  
Sale \$/TLA: \$168.07

### Value

Assessed Value: \$133,590  
2018 Prior Year: \$155,300

# Mercer Co, ND (All Classes- lake front - Turnover 2019)

## Public Sales Report with Photos

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**PIN:** 8U-147-85-05-26-846  
**Route:** 950-005-500  
**Deedholder:** SAMUELSON, MICHAEL & TRISHA  
**Address:**  
**Map Area:** LAKE SAKAKAWEA - R  
**Subdivision:** 8U1478505 LAKE SAKAKAWEA ESTATE  
**Tax District:** UNDERWOOD SCHOOL DISTRICT  
**Land SF:** 20,286      **Total Acres:** 0.466

### Sale

**Sale Price:** \$50,000      **Date:** 10/20/2015  
**Recording:**      **Code:** D099  
**Date of Sale Val:** \$9,500      19.00%  
**Buyer:** SAMUELSON, MICHAEL & TRISHA  
**Seller:** GRANT, JASON & MICHELE

### Value

**Assessed Value:** \$29,270  
**2018 Prior Year:** \$45,600

No Image Available

**PIN:** 8U-147-85-05-26-847  
**Route:** 950-005-510  
**Deedholder:** SAMUELSON, MICHAEL & TRISHA  
**Address:**  
**Map Area:** LAKE SAKAKAWEA - R  
**Subdivision:** 8U1478505 LAKE SAKAKAWEA ESTATE  
**Tax District:** UNDERWOOD SCHOOL DISTRICT  
**Land SF:** 20,097      **Total Acres:** 0.461

### Sale

**Sale Price:** \$50,000      **Date:** 10/20/2015  
**Recording:**      **Code:** D025  
**Date of Sale Val:** \$9,500      19.00%  
**Buyer:** SAMUELSON, MICHAEL & TRISHA  
**Seller:** GRANT, JASON & MICHELE

### Value

**Assessed Value:** \$26,970  
**2018 Prior Year:** \$45,600



**PIN:** 8U-147-85-06-26-404  
**Route:** 950-006-260  
**Deedholder:** VALLELY, JOSHUA & SARAH  
**Address:** 781 44TH AVE NW #25  
**Map Area:** LAKE SAKAKAWEA - R  
**Subdivision:** 8U1478506 BAYVIEW HEIGHTS SUBDIV  
**Tax District:** UNDERWOOD SCHOOL DISTRICT  
**Land SF:** 42,000      **Total Acres:** 0.964

### Residential Dwelling

**Style:** 1 1/2 Story Frame  
**Arch Style:** N/A  
**TLA/GLA:** 1,904 / 1,120 / 784      **Year Built:** 1970  
**Ttl Rms:** 5      **Ttl Bdrms:** 3  
**Bdrms Above:** 3      **Bdrms Blw:** --  
**Plumb Cnt:** 2      **Fixture Cnt:** 5  
**Bsmt SF:** --      **Attic SF:** --  
**Bsmt Stalls:** --      **Garage SF:** 896  
**Bsmt Finish 1:**  
**Condition:** V Good      **Grade:** 4      **F/E/O%:** 0/0/0

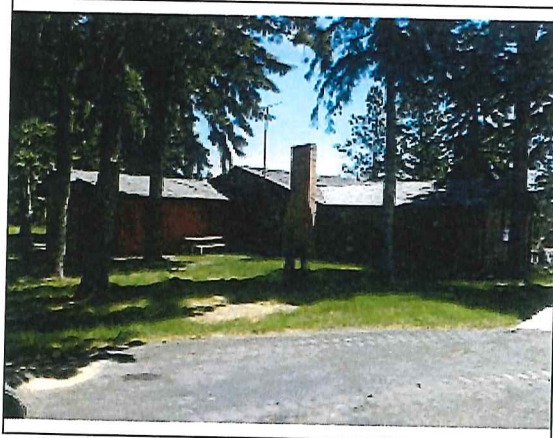
### Sale

**Sale Price:** \$318,000      **Date:** 10/21/2015  
**Recording:**      **Code:** D000  
**Date of Sale Val:** \$67,700      21.29%  
**Buyer:** VALLELY, JOSHUA & SARAH  
**Seller:** HONEYMAN, GARY D & TIA  
**Sale \$/TLA:** \$167.02

### Value

**Assessed Value:** \$317,280  
**2018 Prior Year:** \$302,800





PIN: 8U-147-85-06-26-409  
 Route: 950-006-330  
 Deedholder: BOYKO, RONALD & BRANDI  
 Address: 781 44TH AVE NW #32  
 Map Area: LAKE SAKAKAWEA - R  
 Subdivision: 8U1478506 BAYVIEW HEIGHTS SUBDIV  
 Tax District: UNDERWOOD SCHOOL DISTRICT  
 Land SF: 46,600 Total Acres: 1.070

**Residential Dwelling**

Style: 1 Story Frame  
 Arch Style: N/A  
 TLA/GLA: 1,562 / 1,562 Year Built: 1961  
 Ttl Rms: 6 Ttl Bdrms: 3  
 Bdrms Above: 3 Bdrms Blw: --  
 Plumb Cnt: 2 Fixture Cnt: 6  
 Bsmt SF: -- Attic SF: --  
 Bsmt Stalls: -- Garage SF: 768  
 Bsmt Finish 1:  
 Condition: V Good Grade: 3 F/E/O%:0/0/0

**Sale**

Sale Price: \$750,000 Date: 10/1/2015  
 Recording: Code: D000  
 Date of Sale Val: \$67,300 8.97%  
 Buyer: BOYKO, RONALD & BRANDI  
 Seller: DURICK, B TIMOTHY  
 Sale \$/TLA: \$480.15

**Value**

Assessed Value: \$449,740  
 2018 Prior Year: \$418,300



PIN: 8U-147-85-06-26-423  
 Route: 950-006-250  
 Deedholder: HONEYMAN, GARY & TIA  
 Address: 781 44TH AVE NW #24  
 Map Area: LAKE SAKAKAWEA - R  
 Subdivision: 8U1478506 BAYVIEW HEIGHTS SUBDIV  
 Tax District: UNDERWOOD SCHOOL DISTRICT  
 Land SF: 41,876 Total Acres: 0.961

**Residential Dwelling**

Style: 1 Story Frame  
 Arch Style: N/A  
 TLA/GLA: 2,648 / 2,648 Year Built: 2000  
 Ttl Rms: 6 Ttl Bdrms: 3  
 Bdrms Above: 3 Bdrms Blw: --  
 Plumb Cnt: 3 Fixture Cnt: 8  
 Bsmt SF: -- Attic SF: --  
 Bsmt Stalls: -- Garage SF: --  
 Bsmt Finish 1:  
 Condition: NML Grade: 2 F/E/O%:0/0/0

**Sale**

Sale Price: \$678,000 Date: 6/24/2015  
 Recording: Code: D000  
 Date of Sale Val: \$117,300 17.30%  
 Buyer: HONEYMAN, GARY & TIA  
 Seller: SATHER, JEFFREY A & SHELLEY A  
 Sale \$/TLA: \$256.04

**Value**

Assessed Value: \$691,600  
 2018 Prior Year: \$445,400



PIN: 27-146-87-34-04-815  
 Route: 952-004-010  
 Deedholder: SCHNAIDT, LARRY & SANDRA  
 Address: 502 BAY DR  
 Map Area: LAKE SAKAKAWEA - R  
 Subdivision: 271468734 HOMESTEAD ACRES SUB  
 Tax District: BEULAH SCHOOL DISTRICT  
 Land SF: 46,566 Total Acres: 1.069

**Residential Dwelling**

Style: 1 Story Frame  
 Arch Style: N/A  
 TLA/GLA: 2,246 / 2,246 Year Built: 2017  
 Ttl Rms: 11 Ttl Bdrms: 3  
 Bdrms Above: 1 Bdrms Blw: 2  
 Plumb Cnt: 9 Fixture Cnt: 16  
 Bsmt SF: 2,246 Attic SF: --  
 Bsmt Stalls: -- Garage SF: 3,832  
 Bsmt Finish 1: Living Qtrs. W/ Walk-out 2000 Avg  
 Condition: NML Grade: 2 F/E/O%:0/0/0

**Sale**

Sale Price: \$160,000 Date: 4/28/2015  
 Recording: Code: D025  
 Date of Sale Val: \$11,500 7.19%  
 Buyer: SCHNAIDT, LARRY & SANDRA  
 Seller: BOESHANS, VERNON  
 Sale \$/TLA: \$71.24

**Value**

Assessed Value: \$944,830  
 2018 Prior Year: \$516,000