



County Information – State Board of Equalization Appeal

Please complete this form in its entirety. The information provided will be taken into consideration when investigating and reaching a conclusion regarding the appeal presented. To provide ample time for investigation, all information to support the appeal (property information, pictures, income information, etc.) must be received by August 1, 2023. Please provide one questionnaire per property.

Please email or mail any supporting documentation to:

propertytax@nd.gov

or

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

Information for Property Referenced in Appeal:

Owner Name:

Address:

Township Name (if applicable):

Parcel ID:

Legal Description:

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

City/County Official Contact Information:

Name: Paul Fracassi

Address: P.O. Box 2806, Fargo, ND 58108-2806

Phone Number: 701-241-5616

Email Address: fracassip@casscountynd.gov

Answer the questions below that apply to the appeal:

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

Prior to	Township/City Equalization Meeting
Choose One	County Equalization Meeting
Choose One	

At which meeting(s) did the Appellant present the appeal? (choose all that apply)

☒ Township/City ☒ County ☐ N/A

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

Minutes from all levels of equalization meetings: Choose One

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

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

Appeal Process:

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

Summit Point Apartments

Parcel Number: 01-5680-00012-000

1704, 1714, 1724 Gold Dr S

Owner: Sterling Properties, LLP

Appeal of Assessment for Year: 2023

Name of Applicant: Sterling Properties
Representative: Sam Jelleberg, CFA | Director of Strategic Investments

Current Assessed Value \$7,046,500
Applicant's Requested Value \$6,706,221
Requested Adjustment % 5%
Most Recent Adj Sale – 10/01/2015 \$6,616,000
Grantee: Sterling Properties

General Property Information

Property Type Multi-Family
Year Built 1999
Gross Building Area 100389
Unit Count 87



Summary

The applicant is requesting a 5% adjustment in the 2023 valuation of \$7,046,500. An income approach has been provided by the applicant using a net operating income of \$469,435 and a Cap Rate of 7.00% to arrive at the requested valuation of \$6,706,221 or \$77,083/unit and \$66.80/sf. The applicant is also using their highest sales comp to support a reduction.

The subject properties sold 8 years ago for a total sale price of \$6,616,000. There were only two recent sales of multifamily properties similar to the subject. The price per unit of the sales is \$84,032 and \$83,923. The subject is valued at \$80,994. The test for uniformity among assessments of similar properties was also studied and the subject was found to be uniform in valuation with competing properties.

Comparable Sales Summary

ParcelNo	SegId	SaleDate	Adj Sale \$	Bldg SF	Total # Apts	Yr Blt	Total Sale \$ / GBA	Total Sale \$ / Apt
1810 39 ST SW	01-3804-00553-000	4/29/2022	\$ 4,028,300	55,332	48	1998	\$ 54.61	\$ 83,923
1820 39 ST SW	01-3804-00563-000	4/29/2022	\$ 5,041,900	67,980	60	1996	\$ 55.63	\$ 84,032

Recommended Action: We are recommending no change in the 2023 value.



Equalization Department

Box 2806
211 Ninth Street South
Fargo, ND 58103

Telephone: 701-241-5616
Fax: 701-241-5729
assessor@casscountynynd.gov

Owner: Sterling Properties, LLP

Parcel: 01-5680-00012-000
Address: 1704, 1714, 1724 Gold Dr S
Value: \$7,046,500

Appellant: Sterling Properties
Property Class: Commercial – Apartment
Requested Value: \$6,706,221

Summary:

Sterling Properties, LLP is appealing 10 Properties in their portfolio (9 in Fargo and 1 in West Fargo). They have provided income and expenses for the previous 5 years along with their own income approach to valuation. Their valuation conclusion is based on sales sent by the Fargo assessment office. The subject property in this appeal is a 3-apartment complex with a combined 87 units, built in 1999.

Review:

I met with Sterling management to discuss each individual appeal and discuss the current state of the market in the metro. Rising expenses are the main component which has led to their staff requesting a further look into these properties.

I also met individually with staff from Fargo and West Fargo to review their assessment of the property. This included a review of their market adjusted cost approach and a review of their income analysis based on the information submitted by Sterling. Along with the review, city staff provided a detailed summary of each individual property providing support for their recommended value.

The subject property sold in October of 2015 for \$6,612,000.

Conclusion:

I support the city of Fargo's recommendation for this property as I feel the conclusion of value is modeled equitably amongst similar competing properties. This conclusion is supported by my review of the city's work-file along with any suitable approaches to value.

Recommended Motion:

Retain the current valuation for the subject property.

Parcel # 01-5680-00012-000 Segment # 1 Address 1704 GOLD DR S Assessment Year 2023

Land Value \$332,000 Building Value \$2,172,300 Full Value \$2,504,300

Land Characteristics					
Land Use	P	Seg FF	530.52	Land Shape	1
Land Type	1	Seg RF	102.71	1 - Irregular / 2 - Typical	
Parcel Zoning	MR-2	Seg D1	792.00	Services	3
Unit Cost		Seg D2	928.00	1 - None / 2 - Partial / 3 - All	
Adj #1 / #2	0	Segment SF	94,807	Local	X
Land Note				State	
				Exempt	
				Remove Vacancy	
				Remove Service	
				Apt Map Zone	4500

Occupancy Information					
	Occupancy Code	Percent	Class	Wall Height	Perimeter
1	352	100	D	9.00	
2					

Building Attributes			
Building Area (SF)	35,659	Building Name	1704 GOLD DR
Heat Furnished	No	Heat/AC Type 1	601
# of Floors (Stories)	3	Heat/AC Type 1 %	100 %
Building Shape	2	Heat/AC Type 2	
Building Imprint (SF)	11,945	Heat/AC Type 2 %	%
Year Built	1999	Option Code	
Effective Age		Property Type	10
Building Condition	5	Elevator Type	
Exterior Wall Code	888	# of Elevators	0
Sprinkler Type		# of Stops	0
Area Sprinklered (SF)		Elevator Rank	
Roof Code	2		
Security			

Value Indications	
Tot Val / Apt	\$80,784
Impr Val / Apt	\$70,074
Tot Val / BR	\$43,935
Impr Val / BR	\$38,111
Tot Val / sf	\$70.23
Impr Val / sf	\$60.92
Land Val / Apt:	\$10,710
Land Val / sf:	\$3.50
BsmtApt:	No
Bldg Eff	79%

Adjustments			
Cost Pricing Used	Yes	Precent Adjustment	Dollar Adjustment
Market Pricing Used	No	1	
Income Pricing Used	No	2	
Local		3	

Building Features			Additional Items		
	Quantity	Cost/Unit	Description	Quantity	Cost/Unit
# of Balcony	30	\$1,700	BATHROOM	16	\$3,200
# of Wall AC	35	\$1,500		0	\$0
# of BltIn	31	\$900		0	\$0
# of FP	0	\$0		0	\$0
# of Sgle Grg	9	\$4,200		0	\$0
# of Dble Grg	22	\$11,400			
# of Paving	47	\$1,000			

Basements					
	Occupancy Code	Area (SF)	Finish Type	Rank	
1				0	Total Bsmt SF 0
2					Total Fin Bsmt SF 0
					% Bsmt Finish 0%

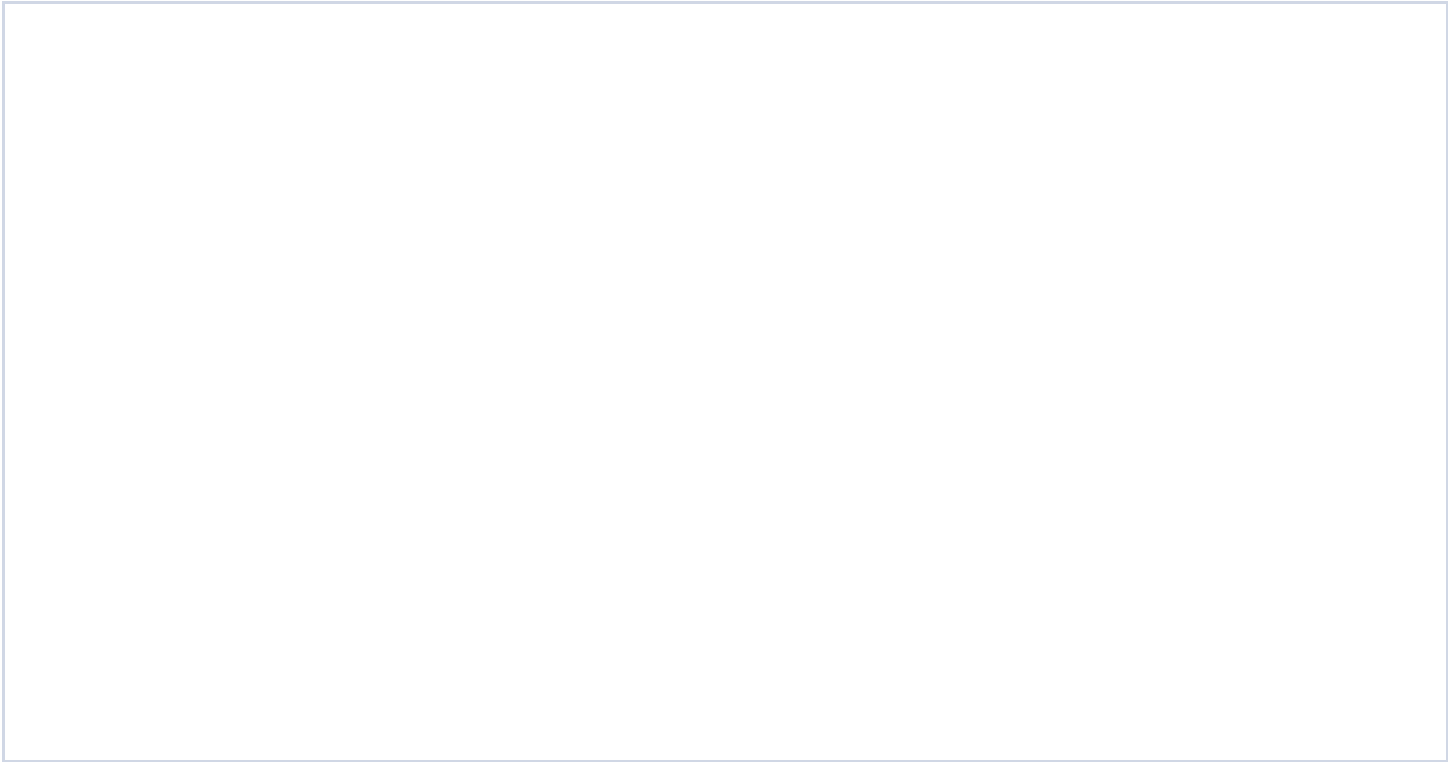
Inspection / Appraisal				
Appraisal / Date	WH	7/23/2019		
Inspector / Date	MFS	6/12/2019		
Inspection Type				
1 - Complete / 2 - Exterior Only				
Permit Insp / Date				

Unit Breakdowns				
	Total Units	# of Rms	Total SF	# of Baths
Efficiency	5	10	2,370	
1 Bedroom	4	12	2,660	4
2 Bedroom	18	72	17,748	30
3 Bedroom	4	20	5,396	8
Totals	31	114	28,174	42

Apartment Property Data Sheet

Legal Owner STERLING PROPERTIES LLLP

Parcel # 01-5680-00012-000 Segment # 1 Address 1704 GOLD DR S Assessment Year 2023



Apartment Property Data Sheet

Legal Owner STERLING PROPERTIES LLLP

Parcel # 01-5680-00012-000 Segment # 2 Address 1704 GOLD DR S Assessment Year 2023

Land Value \$332,000 Building Value \$2,164,200 Full Value \$2,496,200

Land Characteristics

Land Use	P	Seg FF	0.00	Land Shape		Services		Traffic	
Land Type	1	Seg RF	0.00	1 - Irregular / 2 - Typical		1 - None / 2 - Partial / 3 - All		1 - Light / 2 - Medium / 3 - Heavy	
Parcel Zoning	MR-2	Seg D1	0.00	Local	X			Remove Vacancy	
Unit Cost	\$0.00	Seg D2	0.00	State				Remove Service	
Adj #1 / #2	0	Segment SF	94,807	Exempt				Apt Map Zone	4500
Land Note									

Occupancy Information

	Occupancy Code	Percent	Class	Wall Height	Perimeter	Rank
1	352	100	D	9.00		2
2						

Building Attributes

Building Area (SF)	35,659	Building Name	1714 GOLD DR
Heat Furnished	No	Heat/AC Type 1	601
# of Floors (Stories)	3	Heat/AC Type 1 %	100 %
Building Shape	2	Heat/AC Type 2	
Building Imprint (SF)	11,945	Heat/AC Type 2 %	%
Year Built	1999	Option Code	
Effective Age		Property Type	10
Building Condition	5	Elevator Type	
Exterior Wall Code	888	# of Elevators	0
Sprinkler Type		# of Stops	0
Area Sprinklered (SF)		Elevator Rank	
Roof Code	2		
Security			

Value Indications

Tot Val / Apt	\$80,523
Impr Val / Apt	\$69,813
Tot Val / BR	\$43,793
Impr Val / BR	\$37,968
Tot Val / sf	\$70.00
Impr Val / sf	\$60.69
Land Val / Apt:	\$10,710
Land Val / sf:	\$3.50
BsmtApt:	No
Bldg Eff	79%

Adjustments

Cost Pricing Used	Yes	Precent Adjustment	Dollar Adjustment
Market Pricing Used	No	1	
Income Pricing Used	No	2	
Local		3	

Building Features

	Quantity	Cost/Unit	Depreciation
# of Balcony	30	\$1,700	
# of Wall AC	35	\$1,500	
# of BltIn	31	\$900	
# of FP	0	\$0	
# of Sgle Grg	9	\$4,200	
# of Dble Grg	22	\$11,400	
# of Paving	40	\$1,000	

Additional Items

Description	Quantity	Cost/Unit	Depr
BATHROOM	16	\$3,200	
	0	\$0	
	0	\$0	
	0	\$0	
	0	\$0	

Basements

Occupancy Code	Area (SF)	Finish Type	Rank	Total Bsmt SF	0
1				Total Fin Bsmt SF	0
2				% Bsmt Finish	0%

Inspection / Appraisal

Appraisal / Date	WH	7/23/2019
Inspector / Date	MFS	6/12/2019
Inspection Type		
1 - Complete / 2 - Exterior Only		
Permit Insp / Date		

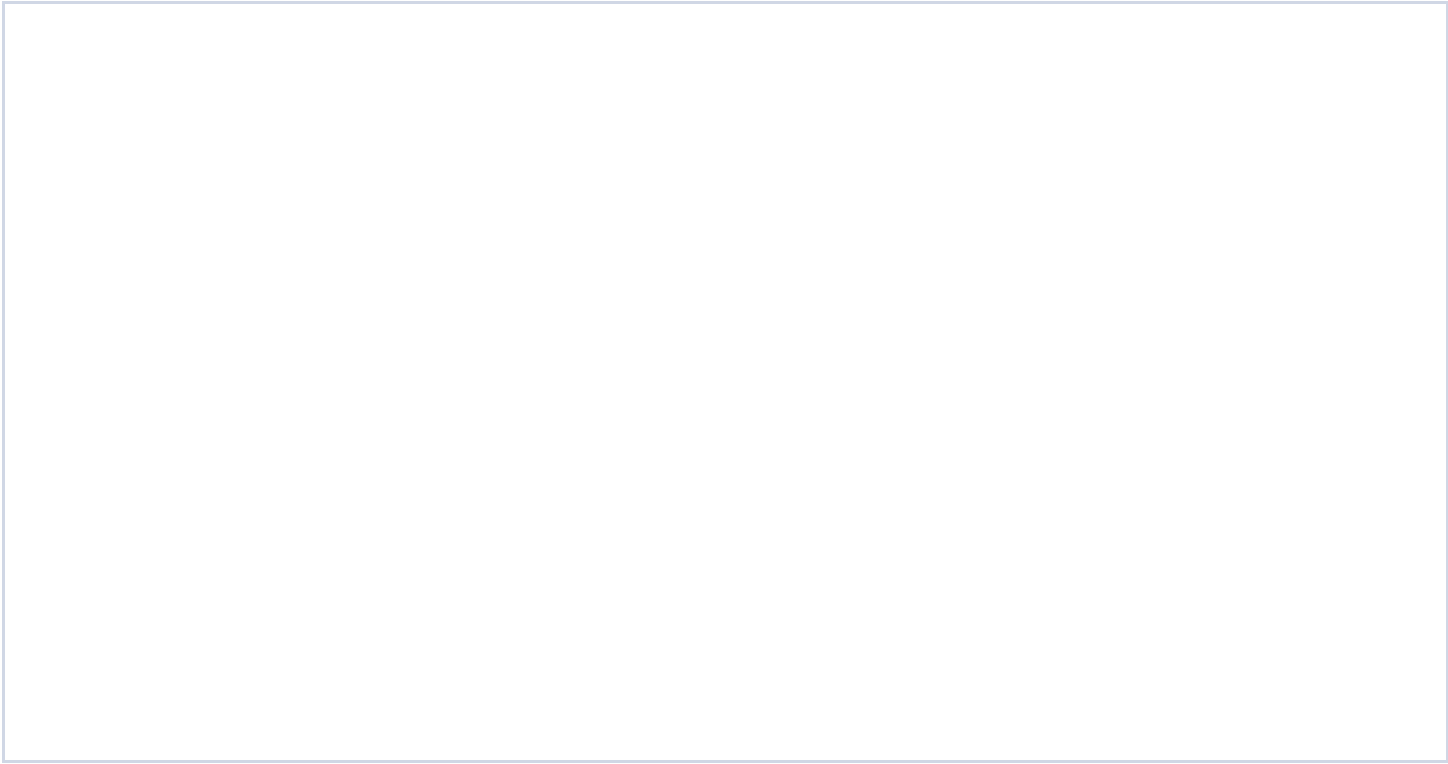
Unit Breakdowns

	Total Units	# of Rms	Total SF	# of Baths
Efficiency	5	10	2,370	
1 Bedroom	4	12	2,660	4
2 Bedroom	18	72	17,748	30
3 Bedroom	4	20	5,396	8
Totals	31	114	28,174	42

Apartment Property Data Sheet

Legal Owner STERLING PROPERTIES LLLP

Parcel # 01-5680-00012-000 Segment # 2 Address 1704 GOLD DR S Assessment Year 2023



Apartment Property Data Sheet

Legal Owner STERLING PROPERTIES LLLP

Parcel # 01-5680-00012-000 Segment # 3 Address 1704 GOLD DR S Assessment Year 2023

Land Value \$268,000 Building Value \$1,778,000 Full Value \$2,046,000

Land Characteristics

Land Use	P	Seg FF	0.00	Land Shape		Services		Traffic	
Land Type	1	Seg RF	0.00	1 - Irregular / 2 - Typical		1 - None / 2 - Partial / 3 - All		1 - Light / 2 - Medium / 3 - Heavy	
Parcel Zoning	MR-2	Seg D1	0.00	Local	X			Remove Vacancy	
Unit Cost	\$0.00	Seg D2	0.00	State				Remove Service	
Adj #1 / #2	0	Segment SF	76,458	Exempt				Apt Map Zone	4500
Land Note									

Occupancy Information

	Occupancy Code	Percent	Class	Wall Height	Perimeter	Rank
1	352	100	D	9.00		2
2						

Building Attributes

Building Area (SF)	29,071	Building Name	1724 GOLD DR
Heat Furnished	No	Heat/AC Type 1	601
# of Floors (Stories)	3	Heat/AC Type 1 %	100 %
Building Shape	2	Heat/AC Type 2	
Building Imprint (SF)	9,749	Heat/AC Type 2 %	%
Year Built	1999	Option Code	
Effective Age		Property Type	10
Building Condition	5	Elevator Type	
Exterior Wall Code	888	# of Elevators	0
Sprinkler Type		# of Stops	0
Area Sprinklered (SF)		Elevator Rank	
Roof Code	2		
Security			

Value Indications

Tot Val / Apt	\$81,840
Impr Val / Apt	\$71,120
Tot Val / BR	\$45,467
Impr Val / BR	\$39,511
Tot Val / sf	\$70.38
Impr Val / sf	\$61.16
Land Val / Apt:	\$10,720
Land Val / sf:	\$3.51
BsmtApt:	No
Bldg Eff	78%

Adjustments

Cost Pricing Used	Yes	Precent Adjustment	Dollar Adjustment
Market Pricing Used	No	1	
Income Pricing Used	No	2	
Local		3	

Building Features

	Quantity	Cost/Unit	Depreciation
# of Balcony	26	\$1,700	
# of Wall AC	29	\$1,500	
# of BltIn	25	\$900	
# of FP	0	\$0	
# of Sgle Grg	9	\$4,200	
# of Dble Grg	16	\$11,400	
# of Paving	25	\$1,000	

Additional Items

Description	Quantity	Cost/Unit	Depr
BATHROOM	16	\$3,200	
	0	\$0	
	0	\$0	
	0	\$0	
	0	\$0	

Basements

Occupancy Code	Area (SF)	Finish Type	Rank	Total Bsmt SF	0
1				Total Fin Bsmt SF	0
2				% Bsmt Finish	0%

Inspection / Appraisal

Appraisal / Date	WH	7/23/2019
Inspector / Date	MFS	6/12/2019
Inspection Type		
1 - Complete / 2 - Exterior Only		
Permit Insp / Date		

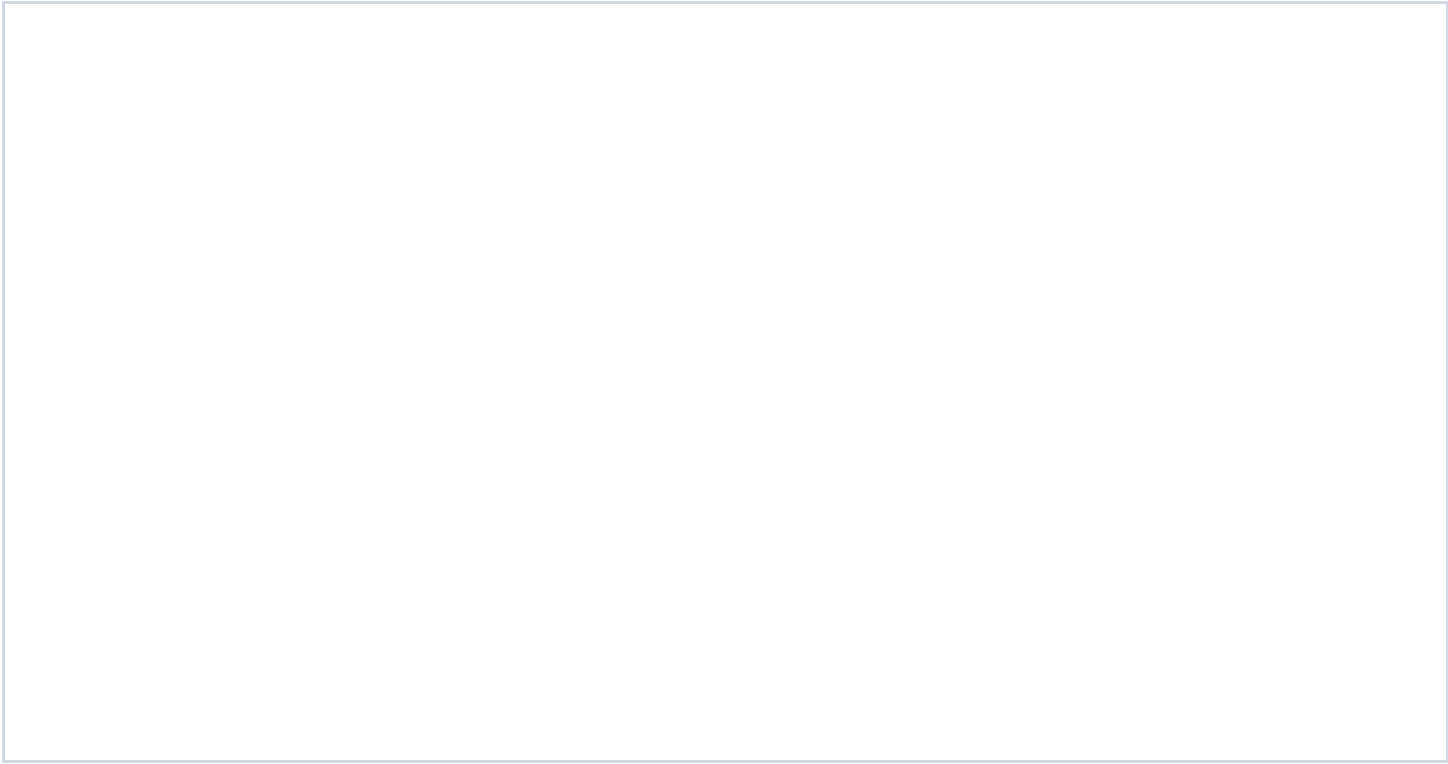
Unit Breakdowns

	Total Units	# of Rms	Total SF	# of Baths
Efficiency	5	10	2,370	
1 Bedroom	4	12	2,660	4
2 Bedroom	12	48	12,144	24
3 Bedroom	4	20	5,396	8
Totals	25	90	22,570	36

Apartment Property Data Sheet

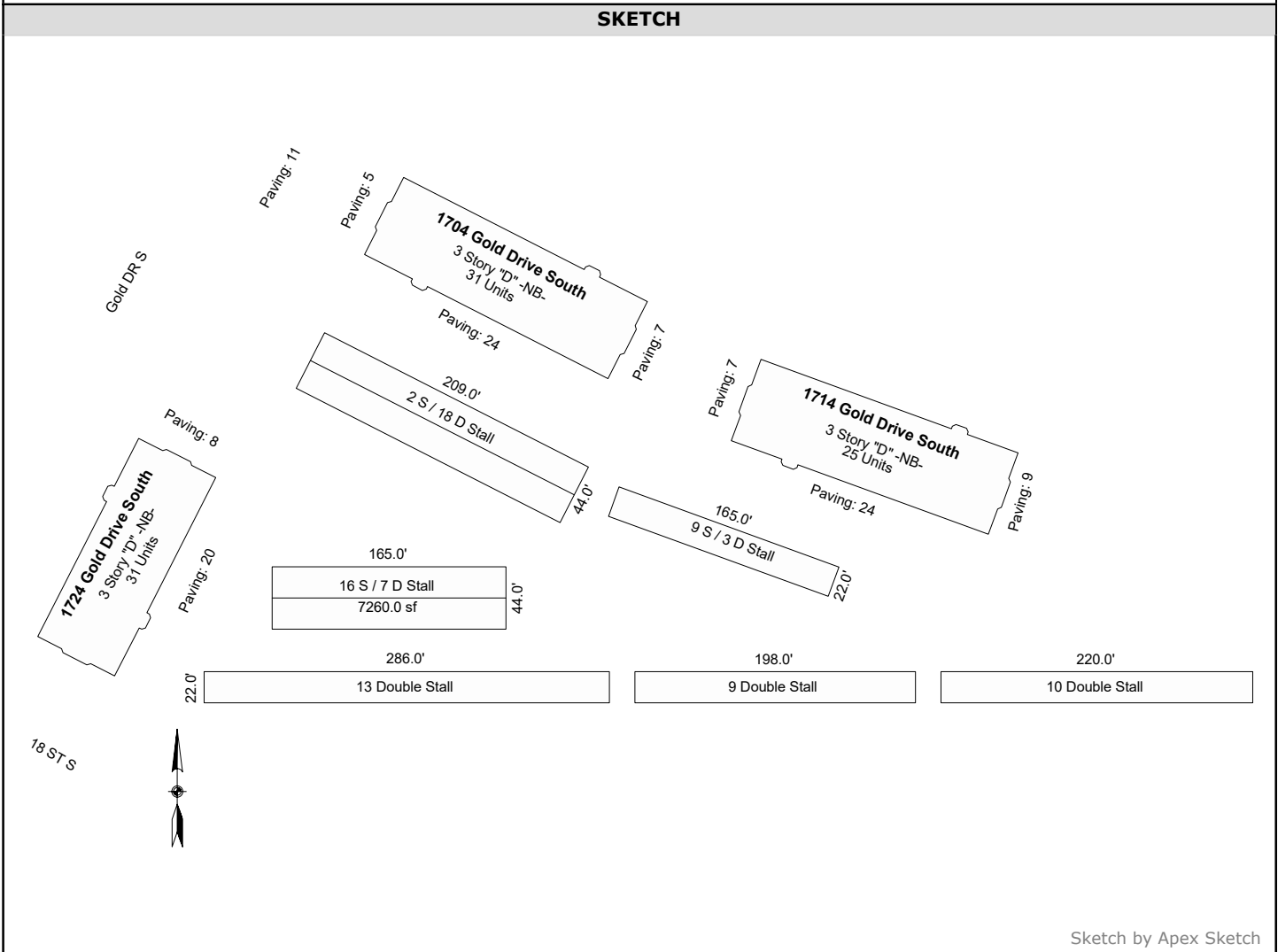
Legal Owner STERLING PROPERTIES LLLP

Parcel # 01-5680-00012-000 Segment # 3 Address 1704 GOLD DR S Assessment Year 2023



SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
: 01-5680-00012-000		Parcel No.: 01-5680-00012-000	
Property Address: 1704 - 1724 Gold Dr S			
City: Fargo		: State: ND	ZipCode:
:			
Sketch Source:		:	
Data Collector:		Date Measured:	

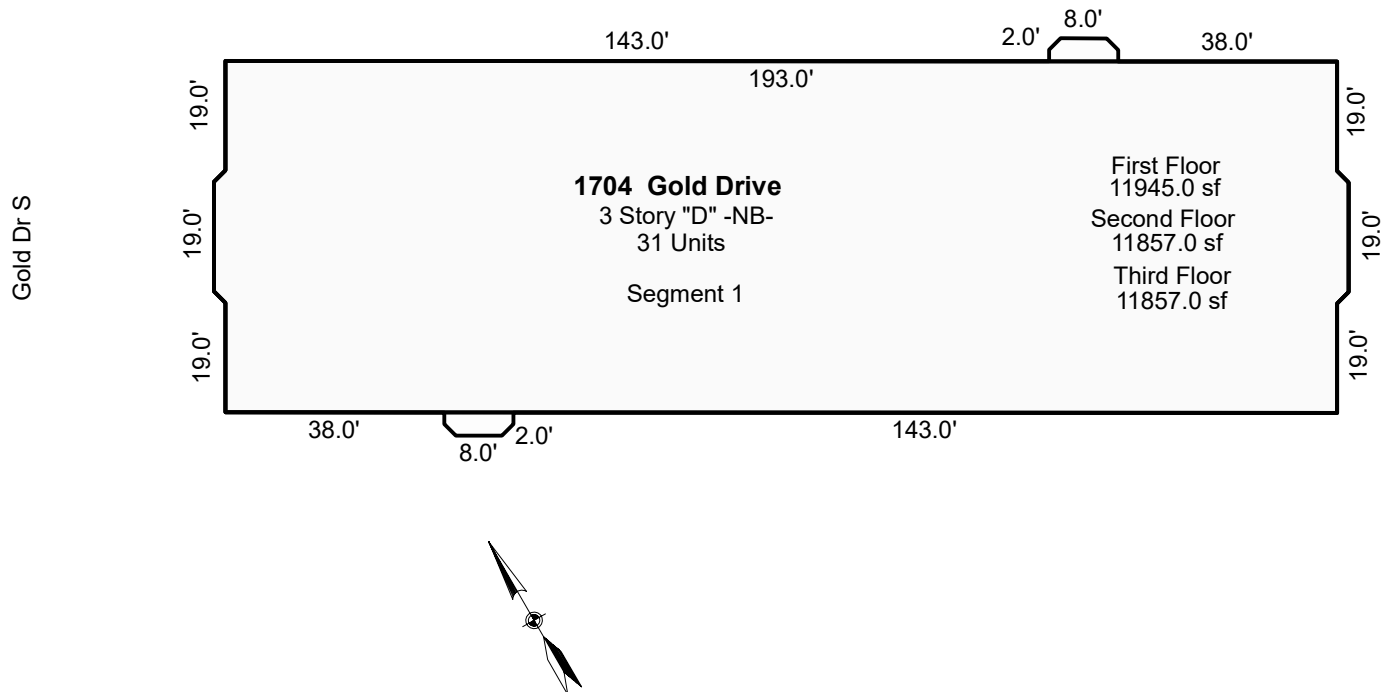


AREA CALCULATIONS SUMMARY						
Code	Description	Factor	Net Size	Perimeter	Net Totals	
GBA1	3 Sty -SegID 1-	1.0	11945.0	522.6		
	3 Sty -SegID 2-	1.0	11944.8	522.6		
	3 Sty -SegID 3-	1.0	9748.9	450.6	33638.7	
GAR	2 S / 18 D Stall	1.0	9196.0	506.0		
	9 S / 3 D Stall	1.0	3630.0	374.0		
	16 S / 7 D Stall	1.0	7260.0	418.0		
	13 Double Stall	1.0	6292.0	616.0		
	9 Double Stall	1.0	4356.0	440.0		
	10 Double Stall	1.0	4840.0	484.0	35574.0	
Net BUILDING		cnt	3	(rounded)	33,639	

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
: 01-5680-00012-000		Parcel No.: 01-5680-00012-000	
Property Address: 1704 - 1724 Gold Dr S			
City: Fargo		State: ND	ZipCode:
:			
Sketch Source:		:	
Data Collector:		Date Measured:	

SKETCH



Sketch by Apex Sketch

[illegible]

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

: 01-5680-00012-000 Parcel No.: 01-5680-00012-000

Property Address: 1704 - 1724 Gold Dr S

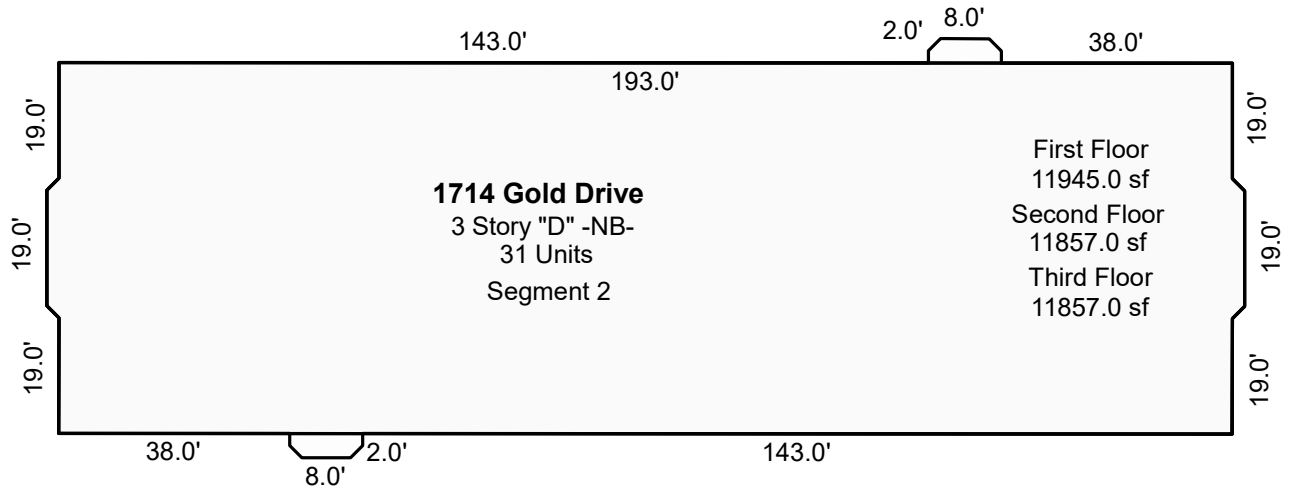
City: Fargo	:	State: ND	ZipCode:
-------------	---	-----------	----------

•

Sketch Source: _____ :

Data Collector: _____ Date Measured: _____

SKETCH



to Gold Dr S

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	3 Sty "D" -NB-	1.0	11945.0	522.6	11945.0
GBA2	Second Floor	1.0	11857.0	511.3	11857.0
GBA3	Third Floor	1.0	11857.0	511.3	11857.0

Net BUILDING

cnt

3

(rounded)

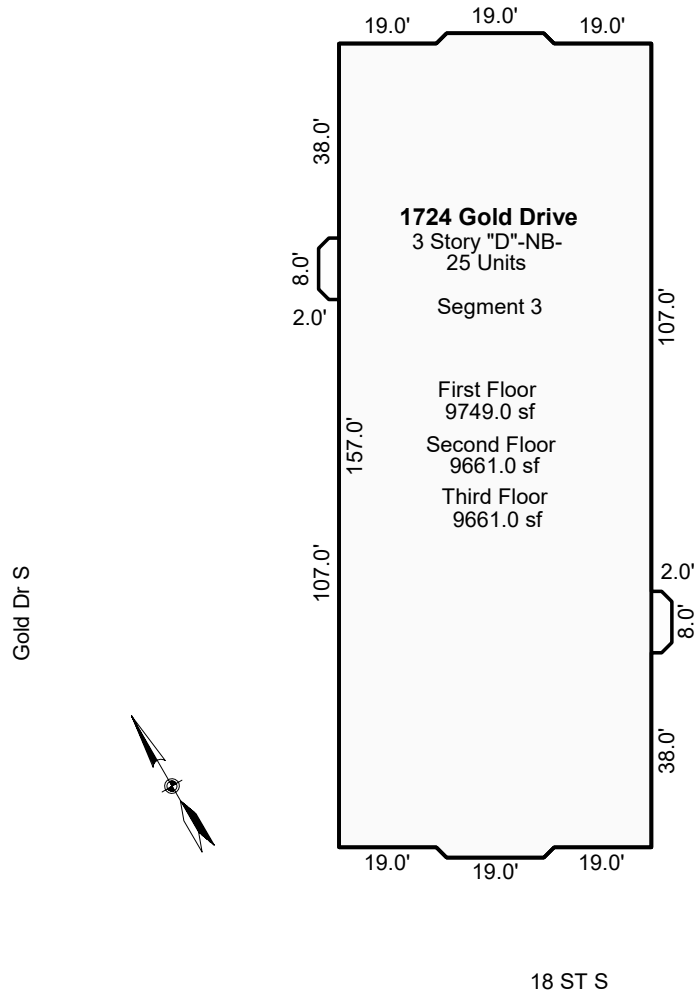
35,659

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

: 01-5680-00012-000 Parcel No.: 01-5680-00012-000
 Property Address: 1704 - 1724 Gold Dr S
 City: Fargo : State: ND ZipCode:
 :
 Sketch Source: :
 Data Collector: Date Measured:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	3 Sty "D" -NB-	1.0	9749.0	450.6	9749.0
GBA2	Second Floor	1.0	9661.0	439.3	9661.0
GBA3	Third Floor	1.0	9661.0	439.3	9661.0

Net BUILDING cnt 3 (rounded) 29,071



ASSESSMENT DEPARTMENT

STERLING PROPERTIES LLLP

Date 3/8/2023

1711 GOLD DR S STE 100

FARGO ND 58103

**NOTICE OF INCREASE IN REAL ESTATE ASSESSMENT
AND BOARD OF EQUALIZATION MEETINGS**

Parcel Number: 01-5680-00012-000

Property Location: 1704 GOLD DR S

The Assessment Department has arrived at a new value on this property for the 2023 tax year. This may be due to new construction, improvements to the property, realignment of property boundaries, an exemption expiring, or a new appraised value due to changes in the market.

North Dakota statute (N.D.C.C. § 57-02-53) requires us to inform you that an increase in assessment value does not mean property taxes on the parcel will increase.

If you would like to appeal your value to the Board of Equalization, please contact the Assessment Department as soon as possible at 701-241-1340 or by email at Assessor@FargoND.gov. We will contact you and assist you through the process. In-person attendance is not required.

Real Estate Description:

LOT 1 BLOCK 1 ADDITIONAL INFO & PT OF LT 1, BLK 7, WENTZ, DESC AS FOLL:
BEG AT MOST WLY COR OF 1; THEN S 59 DEG 21 MIN 30 SEC E ALG S LN OF 1 A
DIST OF 152 FT; THEN N 30 DEG 38 MIN 30 SEC E A DIST OF 90.04 FT, MORE OR
LESS, TO N LN OF 1; THEN S 90 DEG 00 MIN 00 SEC W ALG SD N LN A DIST OF
176.67 FT,

Partial Legal Only (Please contact Assessor's Department for further information.)

Goldmark

	** Full Value **	** Net After Exemptions and Credits **
Current Year:	7,046,500	7,046,500
Last Year:	6,235,800	6,235,800
Change:	810,700	810,700

Scheduled Hearings:

The City Board of Equalization will meet on April 11, 2023, in the City Commission Chambers at 225 4th St. N. in Fargo at 7:30AM.

The County Board of Equalization will meet on June 5, 2023, in the Cass County Courthouse at 211 9th St. S. in Fargo at 3:30PM.

The State Board of Equalization will meet on August 8, 2023, in the State Capitol Building at 600 E. Boulevard Ave. in Bismarck at 8:30AM.

Summit Point Apartments

Annual Real Estate Assessed Value Review

March 23, 2023

Parcel ID Number	2019 (payable 2020)		2020 (payable 2021)		2021 (payable 2022)		2022 (payable 2023)		2023 (payable 2024)	
	Assessed	Taxes	Assessed	Taxes	Assessed	Taxes	Assessed	Taxes	Assessed	Taxes
01-5680-00012-000	2,216,200	86,621	2,216,200	86,526	2,216,200	87,678	2,216,200	89,304	2,504,300	
01-5680-00012-000	2,209,000		2,209,000		2,209,000		2,209,000		2,496,200	
01-5680-00012-000	1,810,600		1,810,600		1,810,600		1,810,600		2,046,000	
Value	6,235,800	86,621	6,235,800	86,526	6,235,800	87,678	6,235,800	89,304	7,046,500	0
Increase >			0.0%	-0.1%	0.0%	1.3%	0.0%	1.9%	13.0%	-100.0%
No. Units >	87									
Value Per Unit >	71,676		71,676		71,676		71,676		80,994	

<u>Determination:</u>	Assessed value is greater than adjusted market cap rate (pre-RE Tax) valuation. The three year average cap rate is at 5.48%. Current market cap rates for this product would be around 6.5-7%. Both support an adjustment in the assessed value of property.
------------------------------	--

Jacob Lane

March 23, 2023

Summit Point Apartments Income Approach Analysis						
	2017	2018	2019	2020	2021	2022
NOI	402,560.40	397,569.47	403,603.13	386,364.12	361,388.93	362,985.98
Real Estate Taxes	69,437.19	85,483.48	86,620.87	86,526.08	87,678.32	89,304.46
Projects and Upgrades	36,513.98	0.00	0.00	4,797.17	42,205.38	0.00
Adjusted NOI	508,511.57	483,052.95	490,224.00	477,687.37	491,272.63	452,290.44

Adjusted NOI Trend		-5.01%	1.48%	-2.56%	2.84%	-7.93%
NOI Trend		-1.24%	1.52%	-4.27%	-6.46%	0.44%

8.25% Market Cap Rate						
Market Value (NOI)	4,879,520.00	4,819,023.88	4,892,159.15	4,683,201.45	4,380,471.88	4,399,830.06
Market Value (Adjusted NOI)	6,163,776.61	5,855,187.27	5,942,109.09	5,790,149.94	5,954,819.76	5,482,308.36

Building Assessed Valuation	5,996,000.00	6,235,800.00	6,235,800.00	6,235,800.00	6,235,800.00	6,235,800.00
Land Assessed Valuation						
Total Assessed Valuation	5,996,000.00	6,235,800.00	6,235,800.00	6,235,800.00	6,235,800.00	6,235,800.00

Difference (Row 13 - Row 17)	167,776.61	(380,612.73)	(293,690.91)	(445,650.06)	(280,980.24)	(753,491.64)
------------------------------	------------	--------------	--------------	--------------	--------------	--------------

2023 Proposed Assessed Valuation	7,046,500.00
2022 Assessed Valuation Year Over Year Percentage Increase	13.00%

3-Year Average Cap Rate	5.48%
Adjusted NOI/Market Cap Rate	5,482,308
Requested 2023 Valuation	6,706,221

Decision:	Protest
Supporting Facts:	Assessed value is greater than adjusted market cap rate (pre-RE Tax) valuation. The three year average cap rate is at 5.48%. Current market cap rates for this product would be around 6.5-7%. Both support an adjustment in the assessed value of property.

Annual Statement

Period = Jan 2017-Jan 2022

Book = Accrual ; Tree = ysl_js

		EOY	EOY	EOY	EOY	EOY	EOY
		Dec 2017	Dec 2018	Dec 2019	Dec 2020	Dec 2021	Dec 2022
40002	INCOME						
40100	Gross Potential Rent	826,765.00	825,988.00	819,670.00	813,725.00	814,255.00	845,555.00
40200	Month to Month Fee	675.00	3,435.00	2,250.00	3,450.00	5,850.00	4,200.00
40400	Vacancy	-19,017.00	-40,592.67	-26,900.00	-37,378.00	-19,042.00	-18,135.00
40600	Rent Incentives	-19,493.00	-20,472.00	-14,669.00	-10,246.00	-450.00	-300.00
40601	Material Rent Incentives	0.00	0.00	-84.93	-70.84	0.00	0.00
40700	Lease Buyouts	0.00	0.00	0.00	1,552.00	0.00	0.00
40995	Covid 19	0.00	0.00	0.00	-69.40	69.40	0.00
40999	NET COLLECTED RENT	788,930.00	768,358.33	780,266.07	770,962.76	800,682.40	831,320.00
41000	OTHER RENTAL INCOME AND FEES						
41300	Pet Rent Income	0.00	0.00	0.00	0.00	463.00	622.00
41310	Pet Fees-Nonrefundable Income	0.00	0.00	0.00	200.00	750.00	250.00
41999	TOTAL OTHER RENTAL INCOME AND FEES	0.00	0.00	0.00	200.00	1,213.00	872.00
42001	MISC INCOME						
42150	Application Fees	1,775.00	1,585.00	1,500.00	1,855.00	1,675.00	2,360.00
42350	Early Termination Fees	0.00	0.00	1,500.00	600.00	900.00	1,500.00
42400	Interest Income	152.26	234.13	356.92	264.79	81.09	101.97
42450	Late Fees	4,680.00	4,499.63	5,040.00	3,680.00	3,360.00	7,040.00
42500	Laundry Income	6,909.01	6,663.75	4,566.26	5,561.00	3,829.25	3,966.14
42550	NSF Fees	315.00	350.00	140.00	210.00	420.00	350.00
42600	Prelease Incentive Forfeited	760.00	3,485.00	3,275.00	400.00	300.00	0.00
42650	Revenue Sharing Income	4,245.34	3,569.11	4,008.46	3,560.28	2,204.39	1,961.91
42850	Other Income	337.63	1,944.10	623.10	110.33	0.94	368.90
42852	Other Income-Renters Insurance	0.00	0.00	0.00	0.00	0.00	147.76
42855	Other Income-Collections	0.00	600.00	8,746.53	1,827.41	537.36	4,840.67
42856	Bad Debt Expense ASC 842	0.00	0.00	-10,839.46	-2,233.58	-1,839.37	-6,086.08
42998	TOTAL MISC INCOME	19,174.24	22,930.72	18,916.81	15,835.23	11,468.66	16,551.27
49999	TOTAL INCOME	808,104.24	791,289.05	799,182.88	786,997.99	813,364.06	848,743.27
50000	EXPENSES FROM RENTAL OPERATIONS						
50005	OWNER EXPENSES						
50010	REPAIRS AND MAINTENANCE EXPENSES						
50095	MAINTENANCE STAFF COSTS						
50100	Maintenance Staff	32,429.62	33,847.78	37,255.32	38,662.83	35,425.13	39,233.60
50145	TOTAL MAINTENANCE STAFF COSTS	32,429.62	33,847.78	37,255.32	38,662.83	35,425.13	39,233.60
50150	REPAIRS AND MAINTENANCE OTHER						
50155	Temp Agency and Non-employee	0.00	53.75	104.80	1,463.39	1,278.79	1,309.07
50160	Internal Labor-Upgrade	0.00	0.00	0.00	1,650.00	14,725.00	0.00
50170	Caretaker-Internal Labor	14.89	1,082.84	708.19	0.00	-568.88	5,796.30
50180	Turn Cleaning-Internal Labor	0.00	11.94	0.00	0.00	6.18	0.00
50200	Appliances and Laundry	7,586.92	8,470.26	8,662.52	9,271.10	3,987.66	11,041.40
50202	Appliances and Laundry-Upgrade	0.00	0.00	0.00	0.00	3,510.58	0.00
50210	Window Treatments	2,248.48	1,516.57	760.66	1,076.97	509.12	462.90
50212	Window Treatments-Upgrade	0.00	0.00	0.00	0.00	152.35	0.00
50220	Cooling Systems	3,881.77	3,779.46	4,256.99	8,087.91	2,932.19	2,756.59
50230	Custodial	19,197.90	6,084.50	3,662.52	7,017.92	8,217.72	9,869.19
50232	Custodial-Contract and Caretaker	0.00	7,800.00	7,800.00	8,855.00	6,608.93	0.00
50234	Custodial-Turn Cleaning	0.00	5,770.45	2,942.50	3,701.26	3,150.00	4,202.50
50240	Decks and Railings	0.00	0.00	483.89	136.47	0.00	0.00
50250	Doors	0.00	4,506.50	3,373.10	3,492.48	2,010.03	3,799.86
50255	Doors-Garage	0.00	3,410.07	5,774.88	2,796.56	2,012.64	3,890.78
50260	Electrical and Lighting	2,191.23	3,553.39	1,477.32	1,695.78	2,758.57	2,019.83
50262	Electrical and Lighting-Upgrade	0.00	0.00	0.00	0.00	1,523.78	0.00
50280	Exterior Finishes and Foundation	0.00	36.35	620.48	7.58	0.00	1,370.61

		2017	2018	2019	2020	2021	2022
69999	NOI	402,560.40	397,569.47	403,603.13	386,364.12	361,388.93	362,985.98
53100	Real Estate Taxes	69,437.19	85,483.48	86,620.87	86,526.08	87,678.32	89,304.46
	Projects Expense	36,513.98	0.00	0.00	0.00	0.00	0.00
	Upgrade Expenses	0.00	0.00	0.00	4,797.17	42,205.38	0.00
	NOI adding back RE taxes & Projects/upgrades	508,511.57	483,052.95	490,224.00	477,687.37	491,272.63	452,290.44

50290	Extermination	61.58	341.89	602.14	310.00	860.00	475.00
50300	Fire Safety	1,701.02	1,179.94	1,293.63	1,952.24	289.80	2,469.77
50310	Flooring	14,503.22	9,698.00	8,595.20	12,411.15	7,228.58	11,664.39
50312	Flooring-Upgrade	0.00	0.00	0.00	0.00	5,269.62	0.00
50330	Grounds Maintenance	4,120.84	3,337.72	3,091.05	3,912.94	3,045.41	3,621.84
50332	Grounds-Internal Labor	3,245.87	1,539.39	755.06	0.15	0.00	1,591.57
50350	Heating Systems	463.00	1,037.32	3,002.41	1,052.67	13,332.30	3,278.56
50360	HVAC	0.00	0.00	150.12	0.00	0.00	0.00
50370	Landscaping	0.00	731.03	722.34	350.00	625.00	903.12
50380	Locks and Keys	0.00	1,617.14	1,556.89	1,871.31	818.54	1,398.43
50390	Millwork and Cabinets and Countertop	0.00	232.70	127.52	195.01	81.84	146.81
50392	Millwork and Cabinets and Countertop-Upgrade	0.00	0.00	0.00	3,147.17	9,173.97	0.00
50410	Painting-Internal Labor	0.00	11.94	0.00	0.00	0.00	0.00
50420	Painting-Interior	8,270.36	8,781.06	6,069.60	8,241.96	9,669.58	10,326.93
50422	Painting-Interior-Upgrade	0.00	0.00	0.00	0.00	2,346.06	0.00
50430	Parking Lot	0.00	0.00	0.00	380.00	0.00	0.00
50440	Parking Lot-Sweeping and Striping	672.00	367.00	672.00	1,412.00	75.00	0.00
50450	Plumbing	2,051.73	7,290.64	7,064.89	5,578.67	3,772.25	6,435.87
50452	Plumbing-Upgrade	0.00	0.00	0.00	0.00	3,887.47	0.00
50470	Repairs and Maintenance	11,237.36	2,503.69	1,962.10	1,798.26	2,254.62	2,638.32
50471	Repairs and Maintenance-Projects	36,513.98	0.00	0.00	0.00	0.00	0.00
50472	Repairs and Maintenance-Upgrades	0.00	0.00	0.00	0.00	315.57	0.00
50473	Repairs and Maintenance – Insurance Claims	0.00	0.00	0.00	1,627.80	0.00	0.00
50474	COVID 19 Direct Expenses	0.00	0.00	0.00	260.15	2.31	0.00
50480	Roof	300.00	0.00	950.00	700.00	250.00	650.00
50490	Sidewalks and Exterior Steps and Patio Slabs	0.00	0.00	21.49	0.00	0.00	0.00
50500	Signage	93.66	63.31	521.78	287.03	186.25	48.66
50510	Snow Removal	2,423.68	3,643.82	7,438.43	5,465.44	8,611.65	34,773.19
50515	Snow Removal-Internal Labor	95.04	137.44	472.48	125.25	20.52	401.75
50520	Tubs and Surrounds	0.00	994.50	0.00	0.00	225.00	639.00
50522	Tubs and Surrounds-Upgrade	0.00	0.00	0.00	0.00	1,125.50	0.00
50540	Windows	0.00	749.57	1,306.49	2,650.60	1,262.70	2,794.31
50550	Window Cleaning	0.00	0.00	0.00	0.00	5.19	0.00
50900	Resident Chargebacks	-9,482.34	-6,461.63	-3,783.44	-6,223.50	-3,818.00	-6,119.05
50990	Cleaning and Finish-Upgrade	0.00	0.00	0.00	0.00	175.48	0.00
50998	TOTAL REPAIRS AND MAINTENANCE OTHER	111,392.19	83,872.55	83,220.03	96,758.72	123,906.87	124,657.50
50999	TOTAL REPAIRS AND MAINTENANCE EXPENSES	143,821.81	117,720.33	120,475.35	135,421.55	159,332.00	163,891.10
51000	PROPERTY MANAGEMENT AND OPERATING EXPENSES						
51009	OFFICE AND ADMIN						
51095	ON-SITE STAFF COSTS						
51100	On-Site Staff Costs	42,417.72	42,133.31	44,526.60	39,674.98	43,601.43	43,012.12
51130	On-Site Staff Training and Education	0.00	0.00	13.97	0.00	0.00	0.00
51145	TOTAL ON-SITE STAFF COSTS	42,417.72	42,133.31	44,540.57	39,674.98	43,601.43	43,012.12
51146	PROPERTY MANAGEMENT EXPENSES OTHER						
51150	Temp Agency and Non-employee	291.98	0.00	0.00	0.00	0.00	0.00
51200	Advertising and Marketing	5,972.48	5,318.47	5,484.92	5,978.94	5,433.17	4,220.54
51210	Applicant Screening	2,405.93	1,962.08	1,652.16	923.75	914.50	2,035.00
51230	Bad Debt Expense	20,695.79	18,184.81	0.00	0.00	0.00	0.00
51240	Bank Charges	153.96	129.76	115.54	30.72	32.93	31.82
51250	Collection Costs	300.00	-100.45	2,102.44	812.32	174.20	2,688.40
51270	Customer Service Accommodation	0.00	8.61	0.00	0.00	0.00	0.00
51300	Legal Fees	0.00	67.69	79.71	135.33	6.28	0.00
51310	Material Rental Incentives	727.89	0.00	460.74	0.00	0.00	0.00
51330	Model Unit and Open Unit Decor	0.00	325.52	34.87	181.47	0.00	0.00
51340	Move-In Gifts	0.00	221.35	639.50	84.20	0.00	149.84
51360	Office Equipment and Furnishings	2,666.28	1,808.82	1,208.56	1,365.20	2,545.85	4,004.97
51370	Office Rent	2,634.39	2,268.54	2,425.56	2,328.31	2,030.11	3,258.62
51375	Office Electricity	0.00	123.10	133.65	130.92	141.80	142.29
51380	Office Gas	0.00	0.00	0.00	0.00	55.79	93.32
51390	Office Telephone and Internet	0.00	1,142.64	548.48	309.10	562.18	536.02
51400	Office Supplies	1,613.64	1,191.84	1,310.40	652.54	540.12	605.42
51410	Partnership Management Fees	0.00	5.26	0.00	0.00	0.00	0.00
51430	Professional Fees	279.05	50.62	0.00	1,600.79	0.95	1.74

51440	Property Management Fees	40,162.73	38,904.48	40,050.41	39,346.76	40,805.13	42,588.23
51460	Resident Retention	0.00	158.79	274.41	0.00	0.93	707.11
51470	Site Equipment	0.00	0.00	197.69	347.72	61.89	198.99
51996	TOTAL PROPERTY MANAGEMENT EXPENSES OTHER	77,904.12	71,771.93	56,719.04	54,228.07	53,305.83	61,262.31
51999	TOTAL PROPERTY MANAGEMENT EXPENSES	120,321.84	113,905.24	101,259.61	93,903.05	96,907.26	104,274.43
52000	UTILITIES						
52200	Electricity-Unit	536.03	1,247.58	1,100.50	1,788.46	867.11	1,310.88
52210	Electricity-House	14,693.00	14,812.08	13,681.50	13,385.33	14,735.66	18,613.49
52400	Garbage Removal	5,823.75	6,235.64	6,378.04	6,671.56	6,688.00	6,878.44
52500	Internet Services	331.67	0.00	0.00	0.00	0.00	0.00
52610	Natural Gas-House	15,571.60	15,525.16	15,232.95	12,685.14	16,089.87	27,972.80
52900	Water and Sewer	22,370.94	22,186.38	25,762.55	29,040.03	33,851.35	32,199.84
52999	TOTAL UTILITIES	59,326.99	60,006.84	62,155.54	63,570.52	72,231.99	86,975.45
53000	OTHER OPERATING EXPENSES						
53100	Real Estate Taxes	69,437.19	85,483.48	86,620.87	86,526.08	87,678.32	89,304.46
53200	Property Insurance	12,636.01	16,603.69	23,114.96	20,481.07	35,825.56	41,311.85
53210	Claims Expense	0.00	0.00	1,953.42	731.60	0.00	0.00
53989	TOTAL OTHER OPERATING EXPENSES	82,073.20	102,087.17	111,689.25	107,738.75	123,503.88	130,616.31
53990	TOTAL PROPERTY MANAGEMENT AND OPERATING EXPENSES	261,722.03	275,999.25	275,104.40	265,212.32	292,643.13	321,866.19
53999	TOTAL OWNER EXPENSES	405,543.84	393,719.58	395,579.75	400,633.87	451,975.13	485,757.29
69990	TOTAL EXPENSES	405,543.84	393,719.58	395,579.75	400,633.87	451,975.13	485,757.29
69999	NET OPERATING INCOME	402,560.40	397,569.47	403,603.13	386,364.12	361,388.93	362,985.98
70000	FIXED EXPENSES						
70010	INTEREST EXPENSE						
70100	Interest Expense-Debt Issuance Costs	0.00	8,202.72	7,548.35	6,893.98	6,239.62	5,585.25
70300	Interest Expense-Mortgage	167,743.74	163,263.70	158,894.19	153,486.52	150,003.72	145,002.25
70600	Interest Expense-Security Deposits	0.00	550.82	151.82	151.59	163.42	199.93
70900	Other Interest	188.70	0.28	0.00	0.00	0.00	0.00
70999	TOTAL INTEREST	167,932.44	172,017.52	166,594.36	160,532.09	156,406.76	150,787.43
71000	OTHER FIXED EXPENSES						
71300	Depreciation	0.00	196,834.27	195,875.52	196,965.98	200,938.74	191,550.60
71998	TOTAL OTHER FIXED EXPENSES	0.00	196,834.27	195,875.52	196,965.98	200,938.74	191,550.60
71999	TOTAL FIXED EXPENSES	167,932.44	368,851.79	362,469.88	357,498.07	357,345.50	342,338.03
90000	OTHER INCOME AND EXPENSE						
90001	OTHER INCOME						
90300	Gain or Loss on Involuntary Conversion	0.00	0.00	0.00	0.00	-3,701.59	0.00
90800	Interest Income	0.00	0.00	43.77	0.00	0.00	0.00
90840	Other Income	0.00	0.00	0.00	0.00	533.26	0.00
90999	TOTAL OTHER INCOME	0.00	0.00	43.77	0.00	-3,168.33	0.00
98999	TOTAL OTHER INCOME AND EXPENSE	0.00	0.00	-43.77	0.00	3,168.33	0.00
99900	NET INCOME	234,627.96	28,717.68	41,177.02	28,866.05	875.10	20,647.95

2023 FARGO CITY BOARD OF EQUALIZATION – RECONVENED

Date: Tuesday, April 11, 2023

Time: 7:30 AM

Agenda Items

1. Presentation by Fargo Assessment Department
 - Annual Report
2. Individual Valuation Appeals
 - Receive Testimony on Appeals From the Floor
3. Set Time to Reconvene.
 - 7:30 a.m. – Tuesday May 9th

2023 Board of Equalization
Fargo, North Dakota
May 9, 2023

Agreeable with adjournment, the Board of City Commissioners reconvened as the 2023 Board of Equalization at 7:30 o'clock a.m., Tuesday, May 9, 2023 in the City Commission Chambers at City Hall, Fargo, North Dakota, to consider the 2023 assessments of property in the City of Fargo for tax purposes.

Members present: Preston, Piepkorn, Kolpack, Strand, Mahoney.

Members absent: None.

Member Mahoney. presiding.

City Assessor Mike Splonskowski said the meeting is to review and take action on the appeals of the outstanding valuations this year and to finalize and certify the 2023 assessments. The Board may make whatever adjustments it deems necessary to insure the assessment is equalized and uniform. He said there are about 31 that will be forwarded to the county that they were not able to get to due to running out of time.

Individual Valuation Appeals

4300 20th Avenue South – Staybridge Suites – Diamond Hospitality Partners, LLC.

Member Piepkorn moved the value of the property located at 4300 20th Avenue South be retained at the current value of \$4,540,000.00 for the 2023 tax year.

Second by Kolpack. On call of the roll Members Piepkorn, Kolpack, Preston, Strand and Mahoney voted aye.

No Member being absent and none voting nay, the motion was declared carried.

1635 42nd Street South – Delta Hotel – Paramount Hotel LTD Partnership.

Member Piepkorn moved the value of the property located at 1635 42nd Street South be retained at the current value of \$16,756,000.00 for the 2023 tax year.

Second by Kolpack. On call of the roll Members Piepkorn, Kolpack, Preston, Strand and Mahoney voted aye.

No Member being absent and none voting nay, the motion was declared carried.

4014 17th Avenue South – Candlewood Suites – Emerald Hospitality LLC.

Member Piepkorn moved the value of the property located at 4014 17th Avenue South be retained at the current value of \$5,407,000.00 for the 2023 tax year.

Second by Kolpack. On call of the roll Members Piepkorn, Kolpack, Preston, Strand and Mahoney voted aye.

No Member being absent and none voting nay, the motion was declared carried.

6622 Crofton Lane South - Nasheim

Tim Nasheim said he disputes the data used and does not feel it supports the values placed on his home. He said he attended the first meeting; however, has not been communicated with following.

Mr. Splonskowski said staff looks at sales of similar properties to see how it lines up with the market and whether the value is supported. This property is valued at \$187.00 per square foot, he said, and sales show a median price of \$243.00 per square foot for comparable properties. He said typically only above grade square footage is included in square footage calculations.

Mr. Nasheim said he does not have a finished basement. He said when new homes are sold they sell based on whether the basement is finished or not, so the price is different with a finished basement.

Member Strand moved the value of 6622 Crofton Lane South be reverted back to the 2022 valuation.

Second by Preston. On call of the roll Members Strand and Kolpack voted aye.

Members Preston, Piepkorn and Mahoney voted nay.

The motion was declared lost for the lack of a majority.

Member Piepkorn moved the value of the property located at 6622 Crofton Lane South be retained at the current value of \$586,600.00 for the 2023 tax year.

Second by Preston. On call of the roll Members Piepkorn, Preston, and Mahoney voted aye.

Members Strand and Kolpack voted nay.

The motion was declared carried.

3677 Cordova Loop South - Reitan

Michael Reitan said staff worked with good intent; however, he believes the analytic tool to be flawed. Assessed values seem to be fuzzy math combining recent sale prices of similar properties with variables such as sellers concession to buyer, agent commissions and closing costs establishing baseline value. He said interest rates and lowering of the market warrants further reduction of proposed assessed values and he requests his valuation be reduced to \$545,000.00.

Mr. Splonskowski said special assessments must be considered in the sales analysis, especially for the sales ratio. He said his staff believes the value is supported.

Member Piepkorn moved the value of the property located at 3677 Cordova Loop South be retained at the current value of \$569,900.00 for the 2023 tax year.

Second by Strand. On call of the roll Members Piepkorn, Strand, Kolpack, Preston and Mahoney voted aye.

No Member being absent and none voting nay, the motion was declared carried.

1114 5th Street North - Hanson

Karla Hanson said the property has gone from \$354,200.00 to 407,300.00 in one year and over two years has increased \$85,300.00. She said she understands the market is higher; however, this seems to be an excessive increase.

Mr. Splonskowski said there is a third floor that is figured in the square footage calculation and a finished basement and that contributes to the value overall.

Member Piepkorn moved the value of the property located at 1114 5th Street North be retained at the current value of \$407,300.00 for the 2023 tax year.

The motion died for lack of a second.

Member Kolpack said she is not comfortable approving the higher value without adequate data.

Member Strand moved the value of the property located at 1114 5th Street North be reduced to \$392,100.00 for the 2023 tax year.

Second by Kolpack. On call of the roll Members Strand, Kolpack, Preston and Mahoney voted aye.

Member Piepkorn voted nay.

The motion was declared carried.

1714 9th Street South - Mathew

Member Strand moved the value of the property located at 1714 9th Street South be retained at the current value of \$396,000.00 for the 2023 tax year.

Second by Preston. On call of the roll Members Strand, Preston, Kolpack, Piepkorn and Mahoney voted aye.

No Member being absent and none voting nay, the motion was declared carried.

351 7th Avenue North - Sakellson

Member Strand moved the value of the property located at 351 7th Avenue North be retained at the current value of \$356,200.00 for the 2023 tax year.

Second by Preston. On call of the roll Members Strand, Preston, Kolpack, Piepkorn and Mahoney voted aye.

No Member being absent and none voting nay, the motion was declared carried.

1909 Rose Creek Drive South - Camrud

Member Strand moved the value of the property located at 1909 Rose Creek Drive South be retained at the current value of \$514,100.00 for the 2023 tax year.

Second by Preston. On call of the roll Members Strand, Preston, Kolpack, Piepkorn and Mahoney voted aye.

No Member being absent and none voting nay, the motion was declared carried.

2302 35th Avenue South - Burck

Member Strand moved the value of the property located at 2302 35th Avenue South be retained at the current value of \$442,800.00 for the 2023 tax year.

Second by Preston. On call of the roll Members Strand, Preston, Kolpack, Piepkorn and Mahoney voted aye.

No Member being absent and none voting nay, the motion was declared carried.

Individual Appeals (from the floor)

5948 Silverleaf Drive South – Roers-Jones

Shannon Roers-Jones said her property valuation is significant, increasing \$147,000.00 in two years. She said colleagues of hers feel the valuation on her property should be closer to \$600,000.00 than \$700,000.00.

Member Piepkorn moved the value of the property located at 5948 Silverleaf Drive South be retained at the current value of \$701,300.00 for the 2023 tax year.

Second by Preston. On call of the roll Members Piepkorn, Preston, Kolpack, Strand and Mahoney voted aye.

No Member being absent and none voting nay, the motion was declared carried.

Individual Appeals Approved as Presented

Member Strand moved the list of individual appeals be approved as presented.

Second by Kolpack. On call of the roll Members Strand, Kolpack, Piepkorn, Preston and Mahoney voted aye.

No Member being absent and none voting nay, the motion was declared carried.

List of Resolved Appeals Approved as Presented

Member Kolpack moved the list of resolved appeals be approved as presented.

Second by Preston. On call of the roll Members Strand, Kolpack, Preston, Piepkorn, and Mahoney voted aye.

No Member being absent and none voting nay, the motion was declared carried.

Unresolved Appeals Received and Forwarded to Cass County Board of Equalization

Member Kolpack moved the list of unresolved appeals be received and forwarded to the Cass County Board of Equalization for consideration.

Second by Preston. On call of the roll Members Kolpack, Preston, Strand, Piepkorn, and Mahoney voted aye.

No Member being absent and none voting nay, the motion was declared carried.

Individual Valuation Appeal

List of Properties owned by Vipond Et Al

Member Piepkorn moved to adjust the values of the properties as presented.

Second by Kolpack. On call of the roll Members Piepkorn, Kolpack, Preston, Strand and Mahoney voted aye.

No Member being absent and none voting nay, the motion was declared carried.

Loves Travel Stop – 3220 39th Street South – Jerry Amoroso (via conference call)

Mr. Amoroso said the property increased about \$1.8 million. The increase, he said, is primarily on the land value and an outbuilding, which is a repair garage. He shared comparable properties and said their opinion of value is \$4 million and he would like that amount considered, or a return to the 2022 value of \$5,773,000.00.

Deputy Assessor James Haley said land along 32nd Avenue South was reappraised for 2023 based on land sales and truck stops were reappraised in 2022. He said staff feels the land value is supported as is the total assessed value.

Member Preston moved the value of the property located at 3220 39th Street South be retained at the current value of \$7,523,000.00 for the 2023 tax year.

Second by Strand. On call of the roll Members Piepkorn, Kolpack, Preston, Strand, and Mahoney voted aye.

No Member being absent and none voting nay, the motion was declared carried.

Commissioner Strand moved the 2023 Board of Equalization adjourn. Second by Preston. There was unanimous approval.

The time at adjournment was 8:25 o'clock a.m.

2023 FARGO CITY BOARD OF EQUALIZATION RECONVENE

Date: Tuesday, May 9, 2023

Time: 7:30 AM

Agenda Items

1. Individual Valuation Appeals – In person and Virtual
 - 4300 20 Ave S – Staybridge Suites – O'Connor (pg. 2)
 - 1635 42 St S – Delta Hotel – O'Connor (pg. 5)
 - 4014 17 Ave S – Candlewood Suites – O'Connor (pg. 7)
 - Silverleaf Properties – Vipond (pg. 11)
 - 1714 9 T S – Mathew (pg. 12)
 - 351 7 Ave N – Sakellson (pg. 13)
 - 1909 Rose Creek Dr S – Camrud (pg. 14)
 - 2302 35 Ave S – Burck (pg. 15)
 - 6622 Crofton Ln S – Nesheim (pg. 16)
 - 3677 Cordova Loop S – Reitan (pg. 17)
2. Individual Appeals – From Floor (pg. 24-174)
3. List of Unresolved Appeals – Suggested Motion: **Adjust/retain values as recommended by city staff.** (pg. 175)
4. List of Resolved Appeals – Suggested Motion: **Adjust/retain values as recommended by city staff.** (pg. 178)
5. List to be forwarded to County BOE – Suggested Motion: **Approve and Forward unresolved appeals to Cass County Board of Equalization.** (pg. 183)
6. Suggested Motion: **Approve the 2023 City of Fargo Assessment roll valuations as equalized, and that the City Auditor's Office be directed to certify the assessments to the County.**

2023 City of Fargo Board of Equalization

Unresolved Appeals

Suggested Motion - Adjust or retain values as recommended by city staff.

Total Count

137

ParcelNo	Address	Property Class	Old Value	New Value	Change
01-1150-00050-000	1321 19 AVE N	C	\$ 3,213,000	\$ 3,213,000	\$ -
01-2057-00041-000	1020 19 AVE N	C	\$ 1,790,000	\$ 1,790,000	\$ -
01-2320-00110-000	4242 MAIN AVE	C	\$ 1,658,500	\$ 1,658,500	\$ -
01-2350-01863-000	3040 25 ST S	C	\$ 933,000	\$ 933,000	\$ -
01-2580-00059-000	3316 13 AVE S	C	\$ 4,902,000	\$ 4,902,000	\$ -
01-3600-00255-000	1201 42 ST S	C	\$ 3,433,700	\$ 3,433,700	\$ -
01-3802-00626-010	1635 42 ST S	C	\$ 16,756,000	\$ 16,756,000	\$ -
01-3821-00050-000	1902 45 ST S	C	\$ 1,760,000	\$ 1,760,000	\$ -
01-7840-00100-000	4300 20 AVE S	C	\$ 4,540,000	\$ 4,540,000	\$ -
01-8060-00100-000	5523 53 AVE S	C	\$ 3,373,700	\$ 3,373,700	\$ -
01-8100-00070-000	4377 45 ST S	C	\$ 1,283,900	\$ 1,283,900	\$ -
01-8399-00050-000	2755 BRANDT DR S	C	\$ 2,525,000	\$ 2,525,000	\$ -
01-8409-00010-000	5200 VETERANS BLVD S	C	\$ 5,563,000	\$ 5,563,000	\$ -
01-8411-00011-000	3220 39 ST S	C	\$ 7,523,000	\$ 7,523,000	\$ -
01-8459-00100-000	1510 32 AVE S	C	\$ 607,000	\$ 607,000	\$ -
01-8609-00401-000	5651 36 AVE S	C	\$ 2,813,000	\$ 2,813,000	\$ -
01-8652-00200-000	4014 17 AVE S	C	\$ 5,407,000	\$ 5,407,000	\$ -
01-8760-00100-000	3737 44 AVE N	C	\$ 107,284,500	\$ 107,284,500	\$ -
01-0031-00170-000	1130 23 ST S	C	\$ 1,276,600	\$ 1,186,000	\$ (90,600)
01-0031-00251-000	1102 22 ST S	C	\$ 1,420,400	\$ 1,420,400	\$ -
01-0100-00511-000	1125 19 ST N	C	\$ 1,443,300	\$ 1,443,300	\$ -
01-0100-00880-000	1010 18 ST N	C	\$ 868,700	\$ 868,700	\$ -
01-0100-00900-000	1002 18 ST N	C	\$ 877,600	\$ 877,600	\$ -
01-0100-00910-000	1818 11 AVE N	C	\$ 601,000	\$ 601,000	\$ -
01-0100-01120-000	1026 16 ST N	C	\$ 336,400	\$ 296,000	\$ (40,400)
01-0100-01440-000	901 16 ST N	C	\$ 508,600	\$ 425,000	\$ (83,600)
01-0100-01450-000	904 16 ST N	C	\$ 856,900	\$ 856,900	\$ -
01-0162-01320-000	1805 13 1/2 ST S	C	\$ 247,300	\$ 247,300	\$ -
01-0162-01330-000	1809 13 1/2 ST S	C	\$ 234,600	\$ 234,600	\$ -
01-0162-01340-000	1813 13 1/2 ST S	C	\$ 246,000	\$ 246,000	\$ -
01-0162-01390-000	1843 13 1/2 ST S	C	\$ 3,374,900	\$ 3,374,900	\$ -
01-0440-03370-000	1024 BROADWAY N	C	\$ 523,300	\$ 523,300	\$ -
01-0440-03380-000	1014 BROADWAY N	C	\$ 357,700	\$ 357,700	\$ -
01-0440-03440-000	1004 BROADWAY N	C	\$ 392,200	\$ 392,200	\$ -
01-0501-00190-000	2443 WEST COUNTRY CLUB DR S	C	\$ 957,100	\$ 957,100	\$ -
01-0720-00230-000	510 29 AVE N	C	\$ 1,540,800	\$ 1,540,800	\$ -
01-0730-00200-000	302 30 AVE N	C	\$ 1,564,900	\$ 1,564,900	\$ -
01-0730-00240-000	501 30 AVE N	C	\$ 1,514,900	\$ 1,514,900	\$ -
01-0730-00260-000	520 31 AVE N	C	\$ 1,566,600	\$ 1,566,600	\$ -
01-0740-00960-000	204 24 ST S	C	\$ 1,082,700	\$ 1,012,000	\$ (70,700)
01-0830-00400-000	2641 15 ST S	C	\$ 1,629,000	\$ 1,629,000	\$ -
01-1042-00101-000	1940 DAKOTA DR N	C	\$ 6,103,700	\$ 5,554,000	\$ (549,700)
01-1120-00915-000	711 UNIVERSITY DR N	C	\$ 1,201,900	\$ 1,137,000	\$ (64,900)
01-1390-00330-000	3301 16 AVE S	C	\$ 1,185,400	\$ 1,185,400	\$ -
01-1390-01329-000	1435 33 ST S	C	\$ 3,454,000	\$ 3,454,000	\$ -
01-1500-00232-000	1132 16 ST S	C	\$ 837,300	\$ 837,300	\$ -
01-1510-00031-000	1951 DAKOTA DR N	C	\$ 6,655,700	\$ 5,709,000	\$ (946,700)
01-1540-02215-000	202 6 AVE N	C	\$ 1,575,200	\$ 1,575,200	\$ -
01-1620-00384-000	808 COLLEGE ST N	C	\$ 836,300	\$ 836,300	\$ -
01-2040-00470-000	1350 13 AVE S	C	\$ 544,700	\$ 544,700	\$ -
01-2330-01060-000	137A PRAIRIEWOOD DR S	C	\$ 6,719,800	\$ 6,719,800	\$ -
01-2330-01078-000	355 PRAIRIEWOOD CIR S	C	\$ 1,415,700	\$ 1,415,700	\$ -
01-2840-02550-000	2001 23 ST S	C	\$ 1,104,500	\$ 1,104,500	\$ -
01-2840-02580-000	2015 23 ST S	C	\$ 824,700	\$ 798,000	\$ (26,700)
01-2840-02590-000	2321 20 1/2 AVE S	C	\$ 1,053,000	\$ 1,053,000	\$ -
01-2840-02795-000	2420 20 AVE S	C	\$ 4,869,000	\$ 4,869,000	\$ -
01-3540-00030-000	3301 BROADWAY N	C	\$ 4,817,000	\$ 4,330,100	\$ (486,900)
01-3610-00664-000	4238 9 AVE S	C	\$ 1,143,400	\$ 1,143,400	\$ -
01-3610-00820-000	4304 9 AVENUE CIR S	C	\$ 1,157,900	\$ 1,157,900	\$ -
01-3610-00860-000	4301 9 AVE S	C	\$ 1,114,500	\$ 1,114,500	\$ -
01-3610-00991-000	4303 9 AVENUE CIR S	C	\$ 1,027,100	\$ 1,027,100	\$ -

2023 City of Fargo Board of Equalization

Unresolved Appeals

Suggested Motion - Adjust or retain values as recommended by city staff.

Total Count

137

ParcelNo	Address	Property Class	Old Value	New Value	Change
01-3610-01030-000	4235 9 AVENUE CIR S	C	\$ 1,027,100	\$ 1,027,100	\$ -
01-3700-00177-010	4816 15 AVE S	C	\$ 7,631,700	\$ 7,631,700	\$ -
01-3700-01620-000	4510 16 AVE S	C	\$ 1,256,600	\$ 1,256,600	\$ -
01-3700-02201-000	4702 16 AVE S	C	\$ 11,753,100	\$ 11,753,100	\$ -
01-3700-02400-000	4701 17 AVE S	C	\$ 5,682,400	\$ 5,682,400	\$ -
01-3710-00050-000	4910 15 AVE S	C	\$ 5,714,000	\$ 5,714,000	\$ -
01-3710-00150-000	4949 16 AVE S	C	\$ 8,808,400	\$ 8,808,400	\$ -
01-3802-00851-000	1741 42 ST S	C	\$ 1,370,700	\$ 1,370,700	\$ -
01-3804-00400-000	1820 40 ST S	C	\$ 3,686,400	\$ 3,686,400	\$ -
01-4000-00155-000	1502 EAST GATEWAY CIR S	C	\$ 989,500	\$ 989,500	\$ -
01-4000-00172-010	1544 EAST GATEWAY CIR S	C	\$ 950,800	\$ 950,800	\$ -
01-4021-00140-000	1112 WESTRAC DR S	C	\$ 913,800	\$ 913,800	\$ -
01-4021-00142-000	1102 WESTRAC DR S	C	\$ 1,109,400	\$ 1,109,400	\$ -
01-4022-01401-000	1015 PAGE DR S	C	\$ 1,292,800	\$ 1,292,800	\$ -
01-4022-01450-000	925 PAGE DR S	C	\$ 1,142,400	\$ 1,142,400	\$ -
01-4181-00830-000	2901 8 ST N	C	\$ 410,600	\$ 410,600	\$ -
01-5050-00071-000	1750 49 ST S	C	\$ 5,123,900	\$ 4,996,400	\$ (127,500)
01-5050-00071-000	1810 49 ST S	C	\$ 5,123,900	\$ 4,996,400	\$ (127,500)
01-5050-00083-000	1850 49 ST S	C	\$ 5,061,400	\$ 4,967,300	\$ (94,100)
01-5050-00083-000	1830 49 ST S	C	\$ 5,061,400	\$ 4,967,300	\$ (94,100)
01-5400-00100-000	1910 49 ST S	C	\$ 2,016,600	\$ 1,915,600	\$ (101,000)
01-5400-00200-000	1930 49 ST S	C	\$ 2,023,700	\$ 1,992,500	\$ (31,200)
01-5400-00300-000	2012 49 ST S	C	\$ 1,981,300	\$ 1,981,300	\$ -
01-5400-00400-000	2036 49 ST S	C	\$ 1,907,400	\$ 1,907,400	\$ -
01-5600-00500-000	1630 34 ST S	C	\$ 881,500	\$ 881,500	\$ -
01-5680-00012-000	1704 GOLD DR S	C	\$ 7,046,500	\$ 7,046,500	\$ -
01-6420-00260-000	3720 42 ST S	C	\$ 2,681,000	\$ 2,681,000	\$ -
01-8513-00040-000	5345 30 AVE S	C	\$ 25,031,800	\$ 25,031,800	\$ -
01-0820-00620-000	1736 8 ST S	R	\$ 446,000	\$ 446,000	\$ -
01-0820-00850-000	1714 9 ST S	R	\$ 396,000	\$ 396,000	\$ -
01-0900-00240-000	3236 42 AVE S	R	\$ 402,100	\$ 402,100	\$ -
01-0900-00840-000	3334 44 AVE S	R	\$ 363,000	\$ 363,000	\$ -
01-1004-00210-000	3213 MAPLE ST N	R	\$ 232,700	\$ 232,700	\$ -
01-1061-00010-000	5408 18 ST S	R	\$ 210,400	\$ 210,400	\$ -
01-1115-00152-000	2810 18 ST S	R	\$ 410,200	\$ 410,200	\$ -
01-1320-00240-000	1301 OAK ST N	R	\$ 552,200	\$ 552,200	\$ -
01-1440-00450-000	351 7 AVE S	R	\$ 356,200	\$ 356,200	\$ -
01-1790-00380-000	3020 HICKORY ST N	R	\$ 536,900	\$ 536,900	\$ -
01-2040-01460-000	1330 16 1/2 ST S	R	\$ 169,600	\$ 169,600	\$ -
01-2195-00610-000	1901 26 AVE S	R	\$ 313,000	\$ 307,500	\$ (5,500)
01-2195-00750-000	2102 26 AVE S	R	\$ 313,700	\$ 299,200	\$ (14,500)
01-2294-00011-000	2841 PARKVIEW DR S	R	\$ 241,700	\$ 235,400	\$ (6,300)
01-2296-00230-000	2803 PARKVIEW DR S	R	\$ 337,700	\$ 337,700	\$ -
01-2482-00250-000	1909 ROSE CREEK DR S	R	\$ 514,100	\$ 514,100	\$ -
01-2485-00220-000	4720 ROSE CREEK PKWY S	R	\$ 883,000	\$ 883,000	\$ -
01-2705-01840-000	1519 39 AVE S	R	\$ 317,000	\$ 317,000	\$ -
01-2830-01580-000	2302 35 AVE S	R	\$ 442,800	\$ 442,800	\$ -
01-2831-00658-000	3315 18 ST S	R	\$ 192,600	\$ 192,600	\$ -
01-2832-00370-000	3438 21 ST S	R	\$ 296,300	\$ 296,300	\$ -
01-2920-00750-000	2525 38 1/2 AVE S	R	\$ 339,100	\$ 339,100	\$ -
01-2924-00084-000	3218 35 AVE S	R	\$ 229,100	\$ 229,100	\$ -
01-3500-04833-000	1514 64 AVE S	R	\$ 255,300	\$ 244,200	\$ (11,100)
01-5040-00200-000	2616 WHEATLAND DR S	R	\$ 444,000	\$ 444,000	\$ -
01-5080-00230-000	5505 16 ST S	R	\$ 498,400	\$ 484,900	\$ (13,500)
01-5240-00452-038	3200 11 ST S UNIT 211	R	\$ 332,900	\$ 332,900	\$ -
01-5720-00540-000	1403 61 AVE S	R	\$ 401,700	\$ 401,700	\$ -
01-5720-00940-000	6262 13 CIR S	R	\$ 577,700	\$ 577,700	\$ -
01-6440-00183-000	3420 WHEATLAND PINES DR S	R	\$ 398,400	\$ 398,400	\$ -
01-7020-02330-000	6508 CHRISTIANSON PKWY S	R	\$ 591,700	\$ 591,700	\$ -
01-7020-02520-000	6563 45 AVE S	R	\$ 577,400	\$ 577,400	\$ -
01-7020-02530-000	6555 45 AVE S	R	\$ 628,600	\$ 628,600	\$ -

2023 City of Fargo Board of Equalization

Unresolved Appeals

Total Count

Suggested Motion - Adjust or retain values as recommended by city staff.

137

ParcelNo	Address	Property Class	Old Value	New Value	Change
01-7580-00020-000	4977 39 AVE S	R	\$ 356,700	\$ 356,700	\$ -
01-7740-06500-000	5948 SILVERLEAF DR S	R	\$ 701,300	\$ 701,300	\$ -
01-8030-00350-000	4713 LAVONNE CT S	R	\$ 374,000	\$ 374,000	\$ -
01-8394-02320-000	3383 62 AVE S	R	\$ 247,600	\$ 247,600	\$ -
01-8397-00010-021	300 BROADWAY N UNIT 304	R	\$ 467,600	\$ 467,600	\$ -
01-8489-00250-000	7217 14 ST S	R	\$ 480,600	\$ 480,600	\$ -
01-8489-00300-000	1488 SHAWNAS PL S	R	\$ 1,323,300	\$ 1,323,300	\$ -
01-8510-00570-000	6622 CROFTON LN S	R	\$ 586,600	\$ 586,600	\$ -
01-8512-00560-000	7491 16 ST S	R	\$ 574,700	\$ 574,700	\$ -
01-8536-00820-000	4786 34 ST S	R	\$ 475,000	\$ 454,800	\$ (20,200)
01-8559-00170-000	6115 MARIGOLD LOOP S	R	\$ 799,200	\$ 799,200	\$ -
01-8559-00280-000	4895 63 ST S	R	\$ 838,500	\$ 838,500	\$ -
01-8568-00070-000	3664 VALLEY VIEW DR S	R	\$ 605,800	\$ 605,800	\$ -
01-8568-00730-000	3677 CORDOVA LOOP S	R	\$ 595,100	\$ 569,900	\$ (25,200)
01-8638-00220-000	3210 10 ST N	R	\$ 355,600	\$ 355,600	\$ -

2023 City of Fargo Board of Equalization

Resolved Appeals

Suggested Motion - Adjust or retain values as recommended by city staff.

Total Count

279

ParcelNo	Address	Property Class	Old Value	New Value	Change
01-0010-00100-306	2637 12 ST N UNIT 19	C	\$ 140,700	\$ 122,700	\$ (18,000)
01-0450-00081-000	324 ROBERTS ST N	C	\$ 2,920,100	\$ 2,498,000	\$ (422,100)
01-0450-00200-000	503 7 ST N	C	\$ 4,810,700	\$ 4,810,700	\$ -
01-0470-00625-000	3826 3 AVE N	C	\$ 376,800	\$ 376,800	\$ -
01-0700-00087-023	1322 MAIN AVE	C	\$ 1,498,400	\$ 1,498,400	\$ -
01-0991-00015-000	1230 38 ST N	C	\$ 1,622,700	\$ 1,622,700	\$ -
01-0992-00130-000	1325 41 ST N	C	\$ 792,300	\$ 792,300	\$ -
01-1010-00163-000	3535 MAIN AVE	C	\$ 826,000	\$ 660,000	\$ (166,000)
01-1170-03001-010	4102 19 AVE N	C	\$ 4,548,500	\$ 3,921,100	\$ (627,400)
01-1410-00707-000	1412 44 ST N	C	\$ 1,383,600	\$ 1,348,400	\$ (35,200)
01-1412-01030-000	4229 15 AVE N	C	\$ 980,800	\$ 844,100	\$ (136,700)
01-1540-02183-000	501 2 ST N	C	\$ 189,600	\$ 183,600	\$ (6,000)
01-2240-01080-000	15 7 ST S	C	\$ 1,390,400	\$ 1,146,000	\$ (244,400)
01-2240-01160-000	824 MAIN AVE	C	\$ 879,000	\$ 879,000	\$ -
01-2320-00061-000	4000 MAIN AVE	C	\$ 1,258,700	\$ 1,258,700	\$ -
01-2320-00154-000	4401 2 AVE S	C	\$ 423,700	\$ 423,700	\$ -
01-2332-00262-010	4340 13 AVE S	C	\$ 19,547,000	\$ 18,947,200	\$ (599,800)
01-2332-00262-020	4360 13 AVE S	C	\$ 4,659,000	\$ 4,568,400	\$ (90,600)
01-2332-00265-000	4330 13 AVE S	C	\$ 1,508,000	\$ 1,508,000	\$ -
01-2340-00455-000	1341 5 AVE N	C	\$ 198,400	\$ 100,600	\$ (97,800)
01-2340-01395-000	324 UNIVERSITY DR N	C	\$ 319,600	\$ 308,700	\$ (10,900)
01-2340-03060-000	10 UNIVERSITY DR N	C	\$ 288,200	\$ 210,000	\$ (78,200)
01-2381-00180-000	66 BROADWAY N	C	\$ 3,905,300	\$ 3,171,000	\$ (734,300)
01-2382-01535-000	502 7 ST N	C	\$ 1,722,800	\$ 1,566,000	\$ (156,800)
01-2580-00110-000	3431 14 AVE S	C	\$ 2,474,000	\$ 2,316,000	\$ (158,000)
01-3300-00810-000	500 21 ST N	C	\$ 1,768,800	\$ 1,562,000	\$ (206,800)
01-3500-00715-000	2650 7 AVE N	C	\$ 1,395,400	\$ 1,327,900	\$ (67,500)
01-3508-00151-000	14 BROADWAY N	C	\$ 2,783,700	\$ 2,333,600	\$ (450,100)
01-4012-00335-000	201 40 ST S	C	\$ 6,132,500	\$ 6,132,500	\$ -
01-5670-00100-000	3429 INTERSTATE BLVD S	C	\$ 1,047,800	\$ 1,047,800	\$ -
01-5850-00100-000	2805 40 AVE N	C	\$ 405,300	\$ 405,300	\$ -
01-5850-00200-000	2810 40 AVE N	C	\$ 257,600	\$ 257,600	\$ -
01-5910-00100-003	4735 27 ST N	C	\$ 157,300	\$ 157,300	\$ -
01-5910-00200-003	4701 27 ST N	C	\$ 166,700	\$ 166,700	\$ -
01-5910-00200-004	4701 27 ST N	C	\$ 182,900	\$ 163,200	\$ (19,700)
01-7700-00601-000	4663 13 AVE N	C	\$ 3,384,800	\$ 3,226,400	\$ (158,400)
01-8399-00010-000	4522 26 AVE S	C	\$ 1,142,400	\$ 1,142,400	\$ -
01-8411-00011-000	3220 39 ST S	C	\$ 7,523,000	\$ 7,523,000	\$ -
01-8411-00040-008	3364 39 ST S	C	\$ 601,700	\$ 537,000	\$ (64,700)
01-8413-00030-000	217 38 ST S	C	\$ 3,640,600	\$ 2,777,000	\$ (863,600)
01-8462-00010-000	3301 45 ST S	C	\$ 2,988,900	\$ 2,623,300	\$ (365,600)
01-8493-00100-000	4901 45 ST S	C	\$ 405,000	\$ 405,000	\$ -
01-8521-00100-000	1611 1 AVE N	C	\$ 724,100	\$ 619,300	\$ (104,800)
01-8574-00150-000	4201 MAIN AVE	C	\$ 4,689,100	\$ 4,689,100	\$ -
01-8757-00100-000	222 40 ST S	C	\$ 9,203,300	\$ 9,203,300	\$ -
01-8757-00200-000	301 38 ST S	C	\$ 4,760,900	\$ 4,760,900	\$ -
01-9200-02201-000	502 ROBERTS ST N	C	\$ 81,000		
01-0370-00140-000	3040 10 ST N	C	\$ 2,030,000	\$ 1,958,000	\$ (72,000)
01-0440-01340-000	1134 11 ST N	C	\$ 213,600	\$ 213,600	\$ -
01-0440-02420-000	1015 10 AVE N	C	\$ 494,000	\$ 494,000	\$ -
01-0450-00265-000	506 ROBERTS ST N	C	\$ 988,100	\$ 854,300	\$ (133,800)
01-0710-00140-000	1336 3 AVE S	C	\$ 217,400	\$ 211,400	\$ (6,000)
01-1160-02190-000	1001 4 ST N	C	\$ 382,800	\$ 326,000	\$ (56,800)
01-1390-00043-000	1431 35 ST S	C	\$ 3,589,100	\$ 3,589,100	\$ -
01-1540-02838-000	401 6 AVE N	C	\$ 4,789,700	\$ 4,789,700	\$ -
01-1540-03290-000	63 6 AVE N	C	\$ 194,400	\$ 194,400	\$ -
01-1640-01330-000	1041 COLLEGE ST N	C	\$ 464,700	\$ 418,000	\$ (46,700)
01-2140-00720-000	517 10 ST S	C	\$ 204,000	\$ 167,000	\$ (37,000)
01-2140-01000-000	502 8 ST S	C	\$ 190,900	\$ 166,000	\$ (24,900)
01-2240-02430-000	102 9 ST S	C	\$ 1,353,600	\$ 1,153,000	\$ (200,600)
01-2340-01450-000	1326 4 AVE N	C	\$ 213,600	\$ 148,800	\$ (64,800)

2023 City of Fargo Board of Equalization

Resolved Appeals

Suggested Motion - Adjust or retain values as recommended by city staff.

Total Count

279

ParcelNo	Address	Property Class	Old Value	New Value	Change
01-2400-00650-000	601 9 ST S	C	\$ 345,300	\$ 320,800	\$ (24,500)
01-2705-00158-000	1650 33 AVE S	C	\$ 2,578,300	\$ 2,578,300	\$ -
01-3500-00160-000	812 BROADWAY N	C	\$ 761,200	\$ 699,000	\$ (62,200)
01-4181-00780-000	2922 7 ST N	C	\$ 414,500	\$ 414,500	\$ -
01-4181-00790-000	2918 7 ST N	C	\$ 309,100	\$ 260,400	\$ (48,700)
01-5340-00150-000	524 45 ST S	C	\$ 2,817,000	\$ 2,817,000	\$ -
01-7980-00100-000	4574 44 AVE S	C	\$ 3,912,500	\$ 3,277,000	\$ (635,500)
01-0067-00380-000	2619 ATLANTIC DR S	R	\$ 203,900	\$ 203,900	\$ -
01-0067-00510-000	2602 PACIFIC DR S	R	\$ 294,000	\$ 294,000	\$ -
01-0161-00150-000	1721 13 1/2 ST S	R	\$ 211,400	\$ 204,000	\$ (7,400)
01-0161-01010-000	1750 16 ST S	R	\$ 225,400	\$ 210,800	\$ (14,600)
01-0162-02100-000	1810 16 ST S	R	\$ 241,600	\$ 206,200	\$ (35,400)
01-0162-02400-000	1833 16 1/2 ST S	R	\$ 211,600	\$ 211,600	\$ -
01-0290-00420-000	3715 BURRITT ST S	R	\$ 271,700	\$ 271,700	\$ -
01-0500-00390-000	508 24 AVE S	R	\$ 438,700	\$ 438,700	\$ -
01-0505-00220-000	2201 26 1/2 CT S	R	\$ 259,100	\$ 211,500	\$ (47,600)
01-0518-00721-000	2718 34 AVE S	R	\$ 227,200	\$ 227,200	\$ -
01-0700-01560-000	1425 3 AVE S	R	\$ 156,400	\$ 156,400	\$ -
01-0710-00230-000	1341 4 AVE S	R	\$ 212,200	\$ 212,200	\$ -
01-0720-02270-000	2909 2 ST N	R	\$ 322,800	\$ 307,400	\$ (15,400)
01-0735-00100-000	3113 PAR ST N	R	\$ 410,900	\$ 410,900	\$ -
01-0735-00130-000	3019 PAR ST N	R	\$ 404,700	\$ 384,400	\$ (20,300)
01-0750-00080-000	2838 EVERGREEN RD N	R	\$ 256,800	\$ 256,800	\$ -
01-0750-00250-000	1 29 AVE NE	R	\$ 342,100	\$ 317,200	\$ (24,900)
01-1002-00520-000	14 35 AVE NE	R	\$ 287,700	\$ 287,700	\$ -
01-1003-00230-000	3607 PAR ST N	R	\$ 349,600	\$ 339,300	\$ (10,300)
01-1003-00830-000	3528 PAR ST N	R	\$ 303,400	\$ 303,400	\$ -
01-1004-00110-000	3419 MAPLE ST N	R	\$ 349,900	\$ 330,300	\$ (19,600)
01-1060-00700-000	1904 54 AVE S	R	\$ 240,100	\$ 240,100	\$ -
01-1061-00390-000	1960 55 AVE S	R	\$ 214,000	\$ 214,000	\$ -
01-1062-00200-000	1823 56 AVE S	R	\$ 244,800	\$ 233,300	\$ (11,500)
01-1062-00260-000	1908 56 AVE S	R	\$ 251,000	\$ 230,300	\$ (20,700)
01-1143-00220-000	701 HACKBERRY DR S	R	\$ 508,800	\$ 473,400	\$ (35,400)
01-1144-00050-000	515 HACKBERRY DR S	R	\$ 645,200	\$ 605,700	\$ (39,500)
01-1147-00210-000	3420 BIRCHWOOD CT S	R	\$ 380,700	\$ 372,800	\$ (7,900)
01-1148-00040-000	3326 11 ST S	R	\$ 464,000	\$ 395,800	\$ (68,200)
01-1148-00110-000	909 HARWOOD DR S	R	\$ 452,600	\$ 452,600	\$ -
01-1148-00240-000	720 IRONWOOD CT S	R	\$ 579,200	\$ 579,200	\$ -
01-1160-01650-000	1025 1 ST N	R	\$ 266,100	\$ 246,900	\$ (19,200)
01-1160-01990-000	1020 1 ST N	R	\$ 218,600	\$ 218,600	\$ -
01-1160-02000-000	1022 1 ST N	R	\$ 194,900	\$ 186,200	\$ (8,700)
01-1290-00070-000	1201 ELM ST N	R	\$ 325,300	\$ 193,400	\$ (131,900)
01-1300-02450-000	1345 1 ST N	R	\$ 278,100	\$ 278,100	\$ -
01-1300-02530-000	1301 1 ST N	R	\$ 370,600	\$ 340,400	\$ (30,200)
01-1320-00540-000	1246 ELM ST N	R	\$ 399,500	\$ 378,300	\$ (21,200)
01-1320-00560-000	1240 ELM ST N	R	\$ 585,400	\$ 490,000	\$ (95,400)
01-1360-00880-000	1306 3 ST N	R	\$ 347,900	\$ 347,900	\$ -
01-1360-01190-000	1214 3 ST N	R	\$ 304,800	\$ 283,000	\$ (21,800)
01-1360-01250-000	1209 3 ST N	R	\$ 475,700	\$ 410,300	\$ (65,400)
01-1360-01750-000	1346 2 ST N	R	\$ 372,100	\$ 357,900	\$ (14,200)
01-1400-00360-000	1350 8 ST S	R	\$ 270,000	\$ 270,000	\$ -
01-1400-00360-000	1350 8 ST S	R	\$ 275,400	\$ 270,000	\$ (5,400)
01-1440-00851-000	331 8 AVE S	R	\$ 489,100	\$ 489,100	\$ -
01-1540-02701-060	505 BROADWAY N UNIT 305	R	\$ 782,600	\$ 782,600	\$ -
01-1660-00540-000	3122 BROADWAY N	R	\$ 337,600	\$ 193,200	\$ (144,400)
01-1710-00150-000	3601 10 ST S	R	\$ 355,500	\$ 355,500	\$ -
01-1790-00390-000	3014 HICKORY ST N	R	\$ 577,800	\$ 554,600	\$ (23,200)
01-1885-00795-000	1640 30 AVE S	R	\$ 285,700	\$ 247,200	\$ (38,500)
01-1895-00050-000	2605 MEADOW CREEK CIR S	R	\$ 570,300	\$ 570,300	\$ -
01-2040-00710-000	1310 14 1/2 ST S	R	\$ 217,400	\$ 217,400	\$ -
01-2040-01440-000	1338 16 1/2 ST S	R	\$ 185,500	\$ 185,500	\$ -

2023 City of Fargo Board of Equalization

Resolved Appeals

Suggested Motion - Adjust or retain values as recommended by city staff.

Total Count

279

ParcelNo	Address	Property Class	Old Value	New Value	Change
01-2040-01910-000	1437 16 1/2 ST S	R	\$ 209,700	\$ 160,900	\$ (48,800)
01-2040-05130-000	1621 16 ST S	R	\$ 266,000	\$ 261,100	\$ (4,900)
01-2040-05700-000	1617 13 1/2 ST S	R	\$ 150,900	\$ 132,600	\$ (18,300)
01-2140-00510-000	404 UNIVERSITY DR S	R	\$ 386,200	\$ 377,100	\$ (9,100)
01-2150-00100-050	300 NORTHERN PACIFIC AVE N UNIT 305	R	\$ 476,400	\$ 417,900	\$ (58,500)
01-2150-00101-010	300 NORTHERN PACIFIC AVE N UNIT 311	R	\$ 537,700	\$ 471,700	\$ (66,000)
01-2195-00060-000	2001 25 1/2 AVE S	R	\$ 313,100	\$ 307,700	\$ (5,400)
01-2195-00200-000	2415 25 1/2 AVE S	R	\$ 269,700	\$ 225,200	\$ (44,500)
01-2220-00450-000	1418 BROADWAY N	R	\$ 266,000	\$ 242,100	\$ (23,900)
01-2220-01660-000	1321 9 ST N	R	\$ 224,100	\$ 202,400	\$ (21,700)
01-2220-02700-000	1216 10 ST N	R	\$ 212,800	\$ 200,000	\$ (12,800)
01-2220-03350-000	1326 10 ST N	R	\$ 223,000	\$ 158,400	\$ (64,600)
01-2220-03640-000	1414 11 ST N	R	\$ 203,800	\$ 203,800	\$ -
01-2220-04010-000	1401 12 ST N	R	\$ 272,700	\$ 272,700	\$ -
01-2220-04140-000	1114 15 AVE N	R	\$ 233,100	\$ 233,100	\$ -
01-2220-04270-000	1414 12 ST N	R	\$ 215,700	\$ 215,700	\$ -
01-2293-00420-000	3405 26 AVE S	R	\$ 393,400	\$ 393,400	\$ -
01-2323-01130-000	1724 37 1/2 AVE S	R	\$ 402,000	\$ 402,000	\$ -
01-2323-02132-000	3816 22 ST S	R	\$ 332,600	\$ 332,600	\$ -
01-2335-00370-000	3801 10 ST N	R	\$ 351,800	\$ 351,800	\$ -
01-2365-00270-000	1002 41 AVE N	R	\$ 553,200	\$ 448,800	\$ (104,400)
01-2367-00060-000	1104 43 AVE N	R	\$ 325,100	\$ 297,800	\$ (27,300)
01-2367-00140-000	1103 43 AVE N	R	\$ 531,800	\$ 483,600	\$ (48,200)
01-2372-00040-000	5421 12 ST S	R	\$ 404,000	\$ 404,000	\$ -
01-2372-00300-000	1127 55 AVE S	R	\$ 346,200	\$ 346,200	\$ -
01-2372-00360-000	5415 11 ST S	R	\$ 567,500	\$ 567,500	\$ -
01-2400-00880-000	515 8 ST S	R	\$ 516,900	\$ 516,900	\$ -
01-2400-02890-000	920 8 ST S	R	\$ 394,700	\$ 370,200	\$ (24,500)
01-2482-00050-000	1818 ROSE CREEK DR S	R	\$ 500,900	\$ 500,900	\$ -
01-2483-00020-000	2106 STERLING ROSE LN S	R	\$ 620,200	\$ 564,200	\$ (56,000)
01-2484-00160-000	2319 VICTORIA ROSE DR S	R	\$ 531,600	\$ 531,600	\$ -
01-2485-00190-000	4702 ROSE CREEK PKWY S	R	\$ 825,400	\$ 749,900	\$ (75,500)
01-2486-00440-000	1809 EAST ROSE CREEK PKWY S	R	\$ 719,100	\$ 719,100	\$ -
01-2489-00050-000	2019 ROSE CREEK BLVD S	R	\$ 955,400	\$ 955,400	\$ -
01-2490-00200-000	4108 15 ST S	R	\$ 503,100	\$ 503,100	\$ -
01-2531-00200-000	3628 10 ST N	R	\$ 243,900	\$ 221,700	\$ (22,200)
01-2660-00421-000	1813 5 ST S	R	\$ 352,100	\$ 277,900	\$ (74,200)
01-2660-00500-000	1010 SOUTH DR S	R	\$ 332,800	\$ 305,800	\$ (27,000)
01-2660-00510-000	1006 SOUTH DR S	R	\$ 304,500	\$ 281,000	\$ (23,500)
01-2660-01000-000	810 19 AVE S	R	\$ 270,000	\$ 270,000	\$ -
01-2705-00358-000	1541 34 1/2 AVE S	R	\$ 179,500	\$ 179,500	\$ -
01-2705-01002-000	1607 36 1/2 AVE S	R	\$ 266,600	\$ 266,600	\$ -
01-2705-01960-000	1608 39 1/2 AVE S	R	\$ 322,700	\$ 322,700	\$ -
01-2705-02040-000	1513 40 AVE S	R	\$ 342,900	\$ 305,100	\$ (37,800)
01-2710-00590-000	2214 10 ST S	R	\$ 313,300	\$ 278,500	\$ (34,800)
01-2710-00880-000	1014 24 AVE S	R	\$ 286,800	\$ 281,500	\$ (5,300)
01-2750-00020-000	5211 UNIVERSITY DR S	R	\$ 391,000	\$ 371,500	\$ (19,500)
01-2830-00240-000	2320 33 AVE S	R	\$ 330,600	\$ 330,600	\$ -
01-2830-01860-000	3414 22 ST S	R	\$ 384,900	\$ 358,400	\$ (26,500)
01-2831-00770-000	3431 18 ST S	R	\$ 260,300	\$ 260,300	\$ -
01-2832-00021-000	2001 33 AVE S	R	\$ 266,100	\$ 266,100	\$ -
01-2832-00420-000	3408 21 ST S	R	\$ 379,000	\$ 379,000	\$ -
01-2832-00690-000	3619 22 ST S	R	\$ 372,800	\$ 372,800	\$ -
01-2832-00700-000	3625 22 ST S	R	\$ 479,300	\$ 456,700	\$ (22,600)
01-2832-00900-000	3502 22 ST S	R	\$ 440,400	\$ 440,400	\$ -
01-2833-00100-000	3357 19 ST S	R	\$ 256,900	\$ 247,300	\$ (9,600)
01-2860-00150-000	906 SOUTHWOOD DR S	R	\$ 329,400	\$ 329,400	\$ -
01-2920-00050-000	2602 39 1/2 AVE S	R	\$ 339,700	\$ 339,700	\$ -
01-2920-00080-000	2624 39 1/2 AVE S	R	\$ 348,500	\$ 340,300	\$ (8,200)
01-2920-01470-000	2902 38 AVE S	R	\$ 398,400	\$ 398,400	\$ -
01-2920-01560-000	3102 38 AVE S	R	\$ 358,900	\$ 358,900	\$ -

2023 City of Fargo Board of Equalization

Resolved Appeals

Suggested Motion - Adjust or retain values as recommended by city staff.

Total Count

279

ParcelNo	Address	Property Class	Old Value	New Value	Change
01-2923-00230-000	2934 35 1/2 COURT AVE S	R	\$ 328,100	\$ 291,300	\$ (36,800)
01-2924-00280-000	3210 37 1/2 AVE S	R	\$ 539,600	\$ 476,200	\$ (63,400)
01-3210-00250-000	4126 TIMBERLINE DR S	R	\$ 874,300	\$ 847,000	\$ (27,300)
01-3210-00390-000	4332 TIMBERLINE DR S	R	\$ 694,100	\$ 658,000	\$ (36,100)
01-3500-04831-000	1648 64 AVE S	R	\$ 404,200	\$ 392,600	\$ (11,600)
01-3590-00340-000	3505-3507 2 ST N	R	\$ 220,400	\$ 220,400	\$ -
01-3750-00540-000	2207 25 AVE S	R	\$ 273,100	\$ 260,600	\$ (12,500)
01-3750-00919-000	2417 18 ST S	R	\$ 212,700	\$ 200,600	\$ (12,100)
01-3750-00931-000	2425 18 ST S	R	\$ 198,200	\$ 198,200	\$ -
01-3880-01270-000	760 48 ST S	R	\$ 265,300	\$ 265,300	\$ -
01-4008-00500-000	3002 24 AVE S	R	\$ 394,300	\$ 394,300	\$ -
01-4014-00110-000	2821 32 ST S	R	\$ 364,200	\$ 364,200	\$ -
01-4040-00530-000	2501 EVERGREEN RD N	R	\$ 317,200	\$ 317,200	\$ -
01-4050-00650-000	2307 WILLOW RD N	R	\$ 287,700	\$ 287,700	\$ -
01-4060-00040-000	2566 WILLOW RD N	R	\$ 353,000	\$ 353,000	\$ -
01-4100-00630-000	419 10 AVE S	R	\$ 201,100	\$ 201,100	\$ -
01-5050-01680-000	1835 52 ST S	R	\$ 293,900	\$ 281,900	\$ (12,000)
01-5080-00490-000	5524 16 ST S	R	\$ 348,300	\$ 340,200	\$ (8,100)
01-5170-00200-000	5160 8 AVE S	R	\$ 221,800	\$ 221,800	\$ -
01-5260-00980-000	5745 20 ST S	R	\$ 227,300	\$ 227,300	\$ -
01-5700-00130-000	1230 46 AVE N	R	\$ 581,500	\$ 532,000	\$ (49,500)
01-5710-00150-000	3537 WOODBURY CT S	R	\$ 375,400	\$ 375,400	\$ -
01-5720-00210-000	6173 14 ST S	R	\$ 548,300	\$ 548,300	\$ -
01-5720-00530-000	6104 16 ST S	R	\$ 446,100	\$ 424,100	\$ (22,000)
01-5720-00890-000	6242 13 CIR S	R	\$ 490,200	\$ 490,200	\$ -
01-5720-01690-000	6251 MARTENS WAY S	R	\$ 494,300	\$ 465,100	\$ (29,200)
01-5720-01790-000	6250 16 ST S	R	\$ 506,000	\$ 468,700	\$ (37,300)
01-6170-00650-000	4287 44 AVE S	R	\$ 638,800	\$ 607,400	\$ (31,400)
01-6440-00014-000	3308 23 AVE S	R	\$ 249,000	\$ 235,000	\$ (14,000)
01-6520-00170-000	4602 WOODHAVEN DR S	R	\$ 1,044,100	\$ 1,044,100	\$ -
01-6640-00010-000	5600 BISHOPS BLVD S	R	\$ 689,500	\$ 601,800	\$ (87,700)
01-6640-00070-000	5662 BISHOPS BLVD S	R	\$ 801,900	\$ 666,700	\$ (135,200)
01-6670-00070-000	6221 16 ST S	R	\$ 252,600	\$ 252,600	\$ -
01-6950-01070-000	3504 BUCHANAN ST S	R	\$ 480,600	\$ 464,500	\$ (16,100)
01-6950-01280-000	4305 35 AVE S	R	\$ 376,200	\$ 376,200	\$ -
01-6980-00510-000	3792 NORMAN CT S	R	\$ 438,700	\$ 438,700	\$ -
01-6980-00610-000	3734 DOROTHEA CT S	R	\$ 504,100	\$ 491,000	\$ (13,100)
01-7020-00800-000	4237 58 ST S	R	\$ 798,700	\$ 798,700	\$ -
01-7020-01320-000	6181 OSGOOD PKWY S	R	\$ 600,400	\$ 600,400	\$ -
01-7020-01330-000	6207 OSGOOD PKWY S	R	\$ 563,900	\$ 531,900	\$ (32,000)
01-7020-01540-000	4135 FURNBERG PL S	R	\$ 628,800	\$ 628,800	\$ -
01-7020-01710-000	4130 FURNBERG PL S	R	\$ 813,500	\$ 792,900	\$ (20,600)
01-7020-01910-000	4208 66 ST S	R	\$ 616,700	\$ 592,200	\$ (24,500)
01-7020-01960-000	4051 66 ST S	R	\$ 714,000	\$ 714,000	\$ -
01-7020-02350-000	6520 CHRISTIANSON PKWY S	R	\$ 1,029,900	\$ 940,000	\$ (89,900)
01-7020-02360-000	6526 CHRISTIANSON PKWY S	R	\$ 760,300	\$ 718,900	\$ (41,400)
01-7020-02510-000	6573 45 AVE S	R	\$ 726,700	\$ 627,600	\$ (99,100)
01-7230-00030-080	4259 COVENTRY DR S	R	\$ 546,300	\$ 482,700	\$ (63,600)
01-7230-00030-110	4253 COVENTRY DR S	R	\$ 521,100	\$ 428,400	\$ (92,700)
01-7230-00120-009	4381 44 ST S	R	\$ 471,300	\$ 433,600	\$ (37,700)
01-7230-00120-029	4393 44 ST S	R	\$ 419,000	\$ 419,000	\$ -
01-7440-00130-000	4945 38 AVE S	R	\$ 473,300	\$ 473,300	\$ -
01-7500-00021-000	4271 47 AVE S	R	\$ 401,700	\$ 401,700	\$ -
01-7500-00023-000	4273 47 AVE S	R	\$ 417,000	\$ 401,700	\$ (15,300)
01-7500-00390-000	4758 44 ST S	R	\$ 473,300	\$ 462,800	\$ (10,500)
01-7690-01900-000	5556 BISHOPS BLVD S	R	\$ 382,600	\$ 355,800	\$ (26,800)
01-7740-00500-000	5827 SILVERLEAF DR S	R	\$ 994,300	\$ 915,000	\$ (79,300)
01-7740-01005-000	5919 SILVERLEAF DR S	R	\$ 1,459,700	\$ 1,023,000	\$ (436,700)
01-7740-07102-000	6080 SILVERLEAF DR S	R	\$ 807,400	\$ 706,600	\$ (100,800)
01-7810-00900-000	6237 24 ST S	R	\$ 216,000	\$ 216,000	\$ -
01-7810-02130-000	6250 18 ST S	R	\$ 469,000	\$ 469,000	\$ -

2023 City of Fargo Board of Equalization

Resolved Appeals

Total Count

Suggested Motion - Adjust or retain values as recommended by city staff.

279

ParcelNo	Address	Property Class	Old Value	New Value	Change
01-7810-02151-000	6262 18 ST S	R	\$ 520,900	\$ 520,900	\$ -
01-8020-00650-000	5007 LODEN CT S	R	\$ 521,700	\$ 503,900	\$ (17,800)
01-8020-00700-000	5059 WOODHAVEN ST S	R	\$ 559,600	\$ 545,600	\$ (14,000)
01-8020-00800-000	4222 51 AVE S	R	\$ 535,100	\$ 502,300	\$ (32,800)
01-8407-00070-000	4510 65 ST S	R	\$ 501,500	\$ 501,500	\$ -
01-8436-00610-000	4843 53 ST S	R	\$ 303,800	\$ 303,800	\$ -
01-8440-01190-000	4980 CHELSEA LN S	R	\$ 433,300	\$ 433,300	\$ -
01-8449-07530-000	6296 63 AVE S	R	\$ 427,500	\$ 382,000	\$ (45,500)
01-8466-00840-000	6876 23 ST S	R	\$ 495,400	\$ 432,700	\$ (62,700)
01-8478-00130-000	7045 14 ST S	R	\$ 452,000	\$ 439,600	\$ (12,400)
01-8489-00080-000	7272 14 ST S	R	\$ 489,300	\$ 489,300	\$ -
01-8489-00120-000	7330 14 ST S	R	\$ 729,700	\$ 677,500	\$ (52,200)
01-8489-00150-000	7390 14 ST S	R	\$ 588,100	\$ 400,000	\$ (188,100)
01-8489-00170-000	7418 14 ST S	R	\$ 504,100	\$ 504,100	\$ -
01-8496-00120-000	3593 49 ST S	R	\$ 501,600	\$ 501,600	\$ -
01-8496-00510-000	3649 54 ST S	R	\$ 595,200	\$ 545,700	\$ (49,500)
01-8508-00510-000	5463 35 AVE S	R	\$ 532,000	\$ 532,000	\$ -
01-8510-00040-000	2035 65 AVE S	R	\$ 404,900	\$ 404,900	\$ -
01-8510-00250-000	2042 65 AVE S	R	\$ 547,400	\$ 519,300	\$ (28,100)
01-8510-00940-000	6757 CROFTON LN S	R	\$ 707,100	\$ 612,100	\$ (95,000)
01-8511-01390-000	4298 PINE PKWY S	R	\$ 561,200	\$ 537,200	\$ (24,000)
01-8530-00120-000	7240 EAGLE POINTE DR S	R	\$ 474,300	\$ 474,300	\$ -
01-8551-00340-000	3488 47 AVE S	R	\$ 294,900	\$ 294,900	\$ -
01-8568-00840-000	3687 CRIMSON LOOP S	R	\$ 531,800	\$ 531,800	\$ -
01-8584-00030-000	2176 65 AVE S	R	\$ 435,000	\$ 435,000	\$ -
01-8632-00340-000	7451 17 ST S	R	\$ 363,500	\$ 363,500	\$ -
01-8632-00380-000	7489 17 ST S	R	\$ 370,600	\$ 337,900	\$ (32,700)
01-8632-00460-000	7418 18 ST S	R	\$ 333,100	\$ 333,100	\$ -
01-8638-00300-000	3258 10 ST N	R	\$ 345,300	\$ 345,300	\$ -
01-8638-00340-000	3282 10 ST N	R	\$ 448,000	\$ 448,000	\$ -
01-8638-00400-000	3241 10 ST N	R	\$ 462,200	\$ 462,200	\$ -
01-8647-00020-000	4125 66 ST S	R	\$ 800,600	\$ 769,600	\$ (31,000)
01-8659-02470-000	1574 68 AVE S	R	\$ 326,400	\$ 326,400	\$ -
01-8669-00340-000	4813 BLUEBELL LOOP S	R	\$ 596,700	\$ 596,700	\$ -
01-8763-00300-000	2891 72 AVE S	R	\$ 411,000	\$ 411,000	\$ -

2023 City of Fargo Board of Equalization

Unresolved Appeals	Total Count
Suggested Motion - Approve and forward these unresolved appeals to Cass County Board of Equalization	31

ParcelNo	Address	Property Class
01-0470-00740-000	4034 3 AVE N	C
01-3540-00110-000	402 35 AVE N	C
01-3580-00010-000	3501 BROADWAY N	C
01-3580-00020-000	3501 BROADWAY N	C
01-6370-00100-000	1707 GOLD DR S	C
01-0100-01160-000	1010 16 ST N	C
01-0700-02000-000	405 UNIVERSITY DR S	C
01-0700-02000-000	411 UNIVERSITY DR S	C
01-0720-01370-000	519 29 AVE N	C
01-0730-00161-000	514-516 30 AVE N	C
01-1390-00065-000	1439 35 ST S	C
01-1640-01731-000	1126 COLLEGE ST N	C
01-2280-00100-000	719 7 ST N	C
01-2840-00998-000	1920 25 ST S	C
01-3590-00210-000	201 35 AVE N	C
01-3610-01015-000	4243 9 AVENUE CIR S	C
01-3750-01155-000	2416 18 ST S	C
01-4000-00174-000	1624 EAST GATEWAY CIR S	C
01-4181-00320-000	2802 8 ST N	C
01-8386-00033-000	5301 27 ST S	C
01-8480-00100-000	2055 DAKOTA DR N	C
01-0497-00050-000	4026 COPPERFIELD CT S	R
01-1620-00780-000	910 14 ST N	R
01-2220-04010-000	1401 12 ST N	R
01-2220-05070-000	1218 11 1/2 ST N	R
01-2330-01063-070	141 PRAIRIEWOOD DR S UNIT C	R
01-6520-00560-000	4325 46 AVE S	R
01-7500-00041-000	4283 47 AVE S	R
01-8394-00920-000	5888 AUTUMN DR S	R
01-8512-00510-000	1582 75 AVE S	R
01-8540-00010-000	3206 TIMBER CREEK CIR S	R

2023 Board of Equalization
Fargo, North Dakota
May 9, 2023

Agreeable with adjournment, the Board of City Commissioners reconvened as the 2023 Board of Equalization at 7:30 o'clock a.m., Tuesday, May 9, 2023 in the City Commission Chambers at City Hall, Fargo, North Dakota, to consider the 2023 assessments of property in the City of Fargo for tax purposes.

Members present: Preston, Piepkorn, Kolpack, Strand, Mahoney.

Members absent: None.

Member Mahoney. presiding.

City Assessor Mike Splonskowski said the meeting is to review and take action on the appeals of the outstanding valuations this year and to finalize and certify the 2023 assessments. The Board may make whatever adjustments it deems necessary to insure the assessment is equalized and uniform. He said there are about 31 that will be forwarded to the county that they were not able to get to due to running out of time.

Individual Valuation Appeals

4300 20th Avenue South – Staybridge Suites – Diamond Hospitality Partners, LLC.

Member Piepkorn moved the value of the property located at 4300 20th Avenue South be retained at the current value of \$4,540,000.00 for the 2023 tax year.

Second by Kolpack. On call of the roll Members Piepkorn, Kolpack, Preston, Strand and Mahoney voted aye.

No Member being absent and none voting nay, the motion was declared carried.

1635 42nd Street South – Delta Hotel – Paramount Hotel LTD Partnership.

Member Piepkorn moved the value of the property located at 1635 42nd Street South be retained at the current value of \$16,756,000.00 for the 2023 tax year.

Second by Kolpack. On call of the roll Members Piepkorn, Kolpack, Preston, Strand and Mahoney voted aye.

No Member being absent and none voting nay, the motion was declared carried.

4014 17th Avenue South – Candlewood Suites – Emerald Hospitality LLC.

Member Piepkorn moved the value of the property located at 4014 17th Avenue South be retained at the current value of \$5,407,000.00 for the 2023 tax year.

Second by Kolpack. On call of the roll Members Piepkorn, Kolpack, Preston, Strand and Mahoney voted aye.

No Member being absent and none voting nay, the motion was declared carried.

6622 Crofton Lane South - Nasheim

Tim Nasheim said he disputes the data used and does not feel it supports the values placed on his home. He said he attended the first meeting; however, has not been communicated with following.

Mr. Splonskowski said staff looks at sales of similar properties to see how it lines up with the market and whether the value is supported. This property is valued at \$187.00 per square foot, he said, and sales show a median price of \$243.00 per square foot for comparable properties. He said typically only above grade square footage is included in square footage calculations.

Mr. Nasheim said he does not have a finished basement. He said when new homes are sold they sell based on whether the basement is finished or not, so the price is different with a finished basement.

Member Strand moved the value of 6622 Crofton Lane South be reverted back to the 2022 valuation.

Second by Preston. On call of the roll Members Strand and Kolpack voted aye.

Members Preston, Piepkorn and Mahoney voted nay.

The motion was declared lost for the lack of a majority.

Member Piepkorn moved the value of the property located at 6622 Crofton Lane South be retained at the current value of \$586,600.00 for the 2023 tax year.

Second by Preston. On call of the roll Members Piepkorn, Preston, and Mahoney voted aye.

Members Strand and Kolpack voted nay.

The motion was declared carried.

3677 Cordova Loop South - Reitan

Michael Reitan said staff worked with good intent; however, he believes the analytic tool to be flawed. Assessed values seem to be fuzzy math combining recent sale prices of similar properties with variables such as sellers concession to buyer, agent commissions and closing costs establishing baseline value. He said interest rates and lowering of the market warrants further reduction of proposed assessed values and he requests his valuation be reduced to \$545,000.00.

Mr. Splonskowski said special assessments must be considered in the sales analysis, especially for the sales ratio. He said his staff believes the value is supported.

Member Piepkorn moved the value of the property located at 3677 Cordova Loop South be retained at the current value of \$569,900.00 for the 2023 tax year.

Second by Strand. On call of the roll Members Piepkorn, Strand, Kolpack, Preston and Mahoney voted aye.

No Member being absent and none voting nay, the motion was declared carried.

1114 5th Street North - Hanson

Karla Hanson said the property has gone from \$354,200.00 to 407,300.00 in one year and over two years has increased \$85,300.00. She said she understands the market is higher; however, this seems to be an excessive increase.

Mr. Splonskowski said there is a third floor that is figured in the square footage calculation and a finished basement and that contributes to the value overall.

Member Piepkorn moved the value of the property located at 1114 5th Street North be retained at the current value of \$407,300.00 for the 2023 tax year.

The motion died for lack of a second.

Member Kolpack said she is not comfortable approving the higher value without adequate data.

Member Strand moved the value of the property located at 1114 5th Street North be reduced to \$392,100.00 for the 2023 tax year.

Second by Kolpack. On call of the roll Members Strand, Kolpack, Preston and Mahoney voted aye.

Member Piepkorn voted nay.

The motion was declared carried.

1714 9th Street South - Mathew

Member Strand moved the value of the property located at 1714 9th Street South be retained at the current value of \$396,000.00 for the 2023 tax year.

Second by Preston. On call of the roll Members Strand, Preston, Kolpack, Piepkorn and Mahoney voted aye.

No Member being absent and none voting nay, the motion was declared carried.

351 7th Avenue North - Sakellson

Member Strand moved the value of the property located at 351 7th Avenue North be retained at the current value of \$356,200.00 for the 2023 tax year.

Second by Preston. On call of the roll Members Strand, Preston, Kolpack, Piepkorn and Mahoney voted aye.

No Member being absent and none voting nay, the motion was declared carried.

1909 Rose Creek Drive South - Camrud

Member Strand moved the value of the property located at 1909 Rose Creek Drive South be retained at the current value of \$514,100.00 for the 2023 tax year.

Second by Preston. On call of the roll Members Strand, Preston, Kolpack, Piepkorn and Mahoney voted aye.

No Member being absent and none voting nay, the motion was declared carried.

2302 35th Avenue South - Burck

Member Strand moved the value of the property located at 2302 35th Avenue South be retained at the current value of \$442,800.00 for the 2023 tax year.

Second by Preston. On call of the roll Members Strand, Preston, Kolpack, Piepkorn and Mahoney voted aye.

No Member being absent and none voting nay, the motion was declared carried.

Individual Appeals (from the floor)

5948 Silverleaf Drive South – Roers-Jones

Shannon Roers-Jones said her property valuation is significant, increasing \$147,000.00 in two years. She said colleagues of hers feel the valuation on her property should be closer to \$600,000.00 than \$700,000.00.

Member Piepkorn moved the value of the property located at 5948 Silverleaf Drive South be retained at the current value of \$701,300.00 for the 2023 tax year.

Second by Preston. On call of the roll Members Piepkorn, Preston, Kolpack, Strand and Mahoney voted aye.

No Member being absent and none voting nay, the motion was declared carried.

Individual Appeals Approved as Presented

Member Strand moved the list of individual appeals be approved as presented.

Second by Kolpack. On call of the roll Members Strand, Kolpack, Piepkorn, Preston and Mahoney voted aye.

No Member being absent and none voting nay, the motion was declared carried.

List of Resolved Appeals Approved as Presented

Member Kolpack moved the list of resolved appeals be approved as presented.

Second by Preston. On call of the roll Members Strand, Kolpack, Preston, Piepkorn, and Mahoney voted aye.

No Member being absent and none voting nay, the motion was declared carried.

Unresolved Appeals Received and Forwarded to Cass County Board of Equalization

Member Kolpack moved the list of unresolved appeals be received and forwarded to the Cass County Board of Equalization for consideration.

Second by Preston. On call of the roll Members Kolpack, Preston, Strand, Piepkorn, and Mahoney voted aye.

No Member being absent and none voting nay, the motion was declared carried.

Individual Valuation Appeal

List of Properties owned by Vipond Et Al

Member Piepkorn moved to adjust the values of the properties as presented.

Second by Kolpack. On call of the roll Members Piepkorn, Kolpack, Preston, Strand and Mahoney voted aye.

No Member being absent and none voting nay, the motion was declared carried.

Loves Travel Stop – 3220 39th Street South – Jerry Amoroso (via conference call)

Mr. Amoroso said the property increased about \$1.8 million. The increase, he said, is primarily on the land value and an outbuilding, which is a repair garage. He shared comparable properties and said their opinion of value is \$4 million and he would like that amount considered, or a return to the 2022 value of \$5,773,000.00.

Deputy Assessor James Haley said land along 32nd Avenue South was reappraised for 2023 based on land sales and truck stops were reappraised in 2022. He said staff feels the land value is supported as is the total assessed value.

Member Preston moved the value of the property located at 3220 39th Street South be retained at the current value of \$7,523,000.00 for the 2023 tax year.

Second by Strand. On call of the roll Members Piepkorn, Kolpack, Preston, Strand, and Mahoney voted aye.

No Member being absent and none voting nay, the motion was declared carried.

Commissioner Strand moved the 2023 Board of Equalization adjourn. Second by Preston. There was unanimous approval.

The time at adjournment was 8:25 o'clock a.m.

**REGULAR MEETING OF CASS COUNTY BOARD OF COMMISSIONERS
JUNE 5, 2023**

1. MEETING CALLED TO ORDER

Chairman Chad M. Peterson called the meeting to order at 3:30 PM with members present as follows: Tony Grindberg, Duane Breitling, Jim Kapitan, and Chad M. Peterson. Mary Scherling was absent.

2. PLEDGE OF ALLEGIANCE

Taylor Kaushagen led the Pledge of Allegiance.

3. MINUTES APPROVED

MOTION, passed

Mr. Grindberg moved and Mr. Kapitan seconded that the minutes of the previous meeting be approved as written. Motion carried.

4. AGENDA, Order approved

MOTION, passed

Mr. Kapitan moved and Mr. Grindberg seconded to approve the order of the agenda. Motion carried.

5. CONSENT AGENDA APPROVED

MOTION, passed

Mr. Grindberg moved and Mr. Kapitan seconded to approve the consent agenda as follows: On roll call vote, the motion carried unanimously.

- a. Grant a site authorization permit to conduct games of chance under license issued by the North Dakota Attorney General's Office for the period of July 1, 2023, through June 30, 2024, for Veterans, Inc. at Bronco Bar in Chaffee, North Dakota; grant a site authorization permit to conduct games of chance under license issued by the North Dakota Attorney General's Office for the period of July 1, 2023, through June 30, 2024, for Arc Upper Valley at Club 94 in Casselton; grant a site authorization permit to conduct games of chance under license issued by the North Dakota Attorney General's Office for the period of July 1, 2023, through June 30, 2024 for the West Fargo Hockey Association at The Shooting Park in Horace.
- b. Approve a raffle permit for Veterans Honor Flight of ND/MN to be held every Wednesday from September 1, 2023 to May 31, 2024 at Wild Rice Bar and Grill in Wild Rice, North Dakota.
- c. Authorize the donation of the Cass County radio antenna located in Buffalo, ND to Red River Radio Amateurs.
- d. Approve the Cass County and City of Fargo Memorandum of Understanding for the Cass County MS4 Permit and authorize the Deputy County Engineer as the designated representative for dispute resolution.
- e. Authorize the purchase of tile repair in the kitchen at the Jail with Fargo Linoleum Co. in the amount of \$7,700.
- f. Amend Commission Policy Manual Section 4.00, Advisory Boards, and change the name of the County's "School Reorganization Committee" to "County Committee of Annexation, Dissolution, and Reorganization".
- g. Authorize request to close County Road 10 in Buffalo from 11:00 AM to 9:00 PM on Saturday, July 15, 2023 for the Shuffle off to Buffalo event.
- h. Authorize the Cass County Sheriff's Office to apply for reimbursement of costs associated with COVID 19 expenses incurred at the Cass County Jail.
- i. Contract Approval—Authorize Chair to sign contract documents with Kadrmass, Lee, and Jackson, Inc. for two hydraulic studies.

6. PUBLIC COMMENT

Mr. Peterson asked for public comment and hearing none, moved on to the regular agenda items.

7. **ROAD, Rights of way public hearing- Resolution #2023-07 adopted**

Cass County is being asked by the Metro Flood Diversion Authority (FMDA) and Cass County Joint Water Resource District (CCJWRD) to take control of and prepare to close portions of County Road 40/37th Street Southeast and County Road 8/40th Avenue West that are required for the construction of Phase 3 of the Diversion project. Pursuant to the terms of the Memorandum of Understanding between Cass County, FMDA, and CCJWRD signed in April of 2021, notices of today's public hearing were sent to landowners within 1,000 feet of the closures at least 30 days prior to the hearing.

Mr. Peterson opened the public hearing on Resolution #2023-07. Hearing no comments, Mr. Peterson closed the public hearing.

MOTION, passed

Mr. Kapitan moved and Mr. Breitling seconded to adopt Resolution #2023-05 to take over road right of way and grant written permission to permanently obstruct the same of portions of County Road 40/37th Street Southeast and County Road 8/40th Avenue West. On roll call vote, the motion carried unanimously.

8. **ROAD, NDDOT update**

County Engineer, Jason Benson was present and said this winter, long time North Dakota Department of Transportation (NDDOT) Fargo District Engineer, Bob Walton retired and has been replaced by Aaron Murra. Mr. Murra introduced himself to the Board and discussed current NDDOT projects throughout the County including the tri-level bridge modifications on I-94 and I-29, I-94 east and westbound reconstruction west of West Fargo, I-94 Maple River Bridge reconstruction, and extending the cable guardrail on I-94 last summer.

Mr. Wilson said this winter, many constituents commented on the cable guardrail and the potential safety issue and snow fence effect it had on I-94. He asked if NDDOT has received any feedback or is evaluating the fence. Mr. Murra said the cable was installed as part of NDDOT's Vision Zero initiative and is meant to save lives. He said there were accidents this winter that caused damage to the fence and saved lives. He said the NDDOT will adapt snow removal to better accommodate the cables in the future.

9. **SHERIFF'S OFFICE, Vehicle lease tabled**

County Sheriff, Jesse Jahner was present and said the Cass County Sheriff's Office has not been able to obtain patrol vehicles needed for 2023. He said other governmental agencies are experiencing the same issues. Mr. Jahner said due to the shortage of vehicles, the Sheriff's Office has been in communication with Enterprise Fleet Management to discuss the possibility of leasing patrol vehicles over the past several weeks. He said, since these discussions, a dealership the Sheriff's Office has been working with has stated they have 8 vehicles in process that the Sheriff's Office can purchase to fill the patrol vehicle needs for 2023. Mr. Jahner said he is concerned that vehicles will not be available for 2024 and Enterprise requires a contract for 2024 vehicles by June 30, 2023. He said his main concern is public safety and having adequate vehicles for patrol deputies. Mr. Jahner said his request is to authorize a lease agreement for 10 vehicles with Enterprise for 2024.

Mr. Peterson said he would like confirmation that Enterprise will match the State pricing for vehicles in writing. Ms. Madrigga said leasing is more expensive than purchasing, however, the Finance Office would support leasing vehicles on a short-term basis to ensure the Sheriff's Office has vehicles. Enterprise Fleet Manager, Josh Roberts-Lujan was present and said the pricing for new vehicles is given from the manufacturer and the manufacturers have not yet provided Enterprise with the rates for 2024. He said the County would pay the State bid rate for vehicles leased through Enterprise.

Mr. Breitling asked if the lease contract is for one or three years. Mr. Jahner said the lease for 2024 needs to be in place before June of 2023 to guarantee the Sheriff's Office will get the vehicles. He said the lease would be on a one year term and at the end the County can continue the lease or purchase the vehicle. Mr. Breitling said he does not support approving the vehicle lease prior to setting the 2024 budget. Mr. Roberts-Lujan said the County will not be billed for a leased vehicle until the Sheriff's Office is in possession of the vehicle. Mr. Peterson said he would like to see confirmation in writing of the price of the vehicle at the State rate.

Mr. Wilson said Enterprise provided the County with seven individual agreements, he asked if all of the agreements are required. Mr. Roberts-Lujan said the master equity lease, government credit application, and the amendment to the master equity lease agreement are required and the other agreements are optional services. Ms. Madrigga said the County has a long standing history of auctioning their own vehicles and would not like Enterprise to complete this service.

MOTION, passed

Mr. Breitling moved and Mr. Grindberg seconded to table action on the Enterprise Lease Agreement until confirmation in writing is received from Enterprise regarding the cost of vehicles. Motion carried.

10. TAX EQUALIZATION BOARD, Convened for 2023

Chairman Chad Peterson convened the Cass County Board of Tax Equalization for 2023. County Director of Equalization, Paul Fracassi was present and discussed the 2023 annual report. He said the taxable value of Cass County for 2023 is \$1,269,065,339, up 11.8% from 2022. He said the median value of a home in Cass County is \$320,000, up 10% from 2022.

Mr. Fracassi said all information submitted by each appellant will be reviewed by the County Assessment Office and available upon request.

Equalization of Cities

The following appellants reserved their right to appeal from the City of Fargo.

Amazon

An appeal was submitted prior to the hearing by James Poliyanskiy on behalf of Amazon for a property located at 3737 44th Avenue North. Mr. Fracassi said Amazon is appealing the land value of the property and is requesting a reduction from \$2.25 per square foot to \$1 per square foot.

Patrick Vesey

An appeal was submitted prior to the hearing by Patrick Vesey for properties located at 1614 11th Avenue North, 2829 University Drive South, 3012 9 ½ Street North, 508 NP Avenue North, 512 NP Avenue North, 23 Broadway North, 15 Broadway North, 2411 30 ½ Avenue South, 13 Broadway North, 1701 38th Street South, 4334 18th Avenue South, 4816 Amber Valley Parkway South, 4650 38th Avenue South, 4631 40th Avenue South, 4675 40th Avenue South, 4776 28th Avenue South Unit 100, 4776 28th Avenue South Unit 200, and 4776 28th Avenue South Unit 201. Mr. Fracassi said the applicant is requesting the property's value be reduced to the 2022 value.

Great Hall Properties

An appeal was submitted prior to the hearing by Phil Abeln on behalf of Great Hall Properties for properties located at 1624 East Gateway Circle South, 1920 25th Street South, 2416 18th Street South, 2802 8th Street North, 519 29th Avenue North, 1010 16th Street North, and 514 30th Avenue North. Mr. Abeln was present and said the request is a reduction in value for 7 of 38 properties owned by Alliance Management Group. He said these 7 properties were built in the 1970s and 1980s and the value of them have not increased as some of the 2000s properties have.

Love's Travel Stops and County Stores, Inc

An appeal was submitted prior to the hearing by Grant Thornton, LLP on behalf of Love's Travel Stops and Country Stores, Inc. for a property located at 3220 39th Street South. Gerry Amoroso of

Grant Thornton, LLP was present via Microsoft Teams and said the property did not receive a reduction at the city level and the City of Fargo did not provide a reason for the value. He said the property received a 30% increase from 2022 to 2023. Mr. Amoroso said he ran a cost approach and believes the value should be \$4,000,000. The 2023 value is at \$7,523,000 and the 2022 value was set at \$5,774,000.

Nathan Dunnell

An appeal was submitted prior to the hearing by Nathan Dunnell for a property located at 3726 15th Street South. Mr. Fracassi said he will review the property prior to the next Board of Equalization meeting.

Paul and Amber Plambeck

An appeal was submitted prior to the hearing by Paul and Amber Plambeck for a property located at 6249 14th Street South. Mr. Fracassi said he will review the property prior to the next Board of Equalization meeting.

Sterling Properties

An appeal was submitted prior to the hearing by Sam Jellebe on behalf of Sterling Properties for properties located at 1741 42nd Street South, 1630 34th Street South, 711 University Drive North, 1704 Gold Drive South, 1714 Gold Drive South, 1724 Gold Drive South, 4949 16th Avenue South, 514 29th Avenue North, 1130 23rd Street South, 204 24th Street South, and 3720 42nd Street South, 3740 42nd Street South, 3760 42nd Street South, and 3780 42nd Street South. Mr. Fracassi said he will review the properties prior to the next Board of Equalization meeting.

Holiday Gas Stations

An appeal was submitted on the day of the hearing by Holiday Gas Stations for properties located at 1020 19th Avenue North, 3040 25th Street South, 1902 25th Street South, 4377 45th Street South, 2755 Brandt Drive South, 1510 32nd Avenue South, and 5651 36th Avenue South. Mr. Fracassi said he will review the properties prior to the next Board of Equalization meeting.

Duane Hochstatter

An appeal was submitted on the day of the hearing by Duane Hochsatter for a property located at 3626 11th Street South. Mr. Fracassi said he will review the property prior to the next Board of Equalization meeting.

John and Sarah Kirby

An appeal was submitted on the day of the hearing by John and Sarah Kirby for a property located at 4314 58th Street South. Mr. Fracassi said he will review the property prior to the next Board of Equalization meeting.

John Neuenschwander

An appeal was submitted on the day of the hearing by John Neuenschwander for a property located at 2314 35th Avenue South. Mr. Fracassi said he will review the property prior to the next Board of Equalization meeting.

Timothy Nasheim

An appeal was submitted on the day of the hearing by Timothy Nasheim for a property located at 6622 Crofton Lane South. Mr. Nasheim was present and said the City of Fargo provided 21 comparable sales to the property and he does not believe any of them are comparable based on features of the comparable homes and his home. He said the property received an 18% increase in value and he believes a 10% increase is fair. Mr. Peterson said the property did not receive an increase in value in 2019, 2020, and 2021. He said the large increase is likely due to the lack of increase in the previous years. Deputy City of Fargo Assessor, James Haley was present and said the assessors office reviewed the property and provided 21 sales. He said this property is over 3,000 square feet and similar properties are 2,300 square feet to 2,500 square feet. Mr. Haley said it

is difficult to find comparable properties with this square footage. He said the median price of a home is \$225 per square foot and this property is largely above average and is at \$187 per square foot.

Dale Faust

Dale Faust was present at the hearing to submit an appeal for a property located at 3020 Hickory Street North. Mr. Faust said he compared his property value to data provided by the Federal Reserve. He said his property is currently assessed at \$537,000 and the federal reserve data calculated the value at \$487,000. Mr. Faust said the City of Fargo reviewed the property and offered a \$20,000 value reduction and he declined. Mr. Haley said it is difficult to find sales comparisons for this property due to its age and large square footage.

Harley Danielson

Harley Danielson was present at the hearing to submit an appeal for a property located at 2308 35th Avenue South. Mr. Danielson said the property's current assessment is \$397,600 and the City of Fargo provided comparable sales which he does not believe are comparable to his home.

Fredrick and Janet Hammer

Frederick Hammer was present at the hearing to submit an appeal for a property located at 1906 14 ½ Street South. Mr. Fracassi said the current value is \$221,400 and he will review the property prior to the next Board of Equalization meeting.

The following appellants reserved their right to appeal from the City of West Fargo.

Sterling Properties

An appeal was submitted prior to the hearing by Sam Jellebe on behalf of Sterling Properties for a property located at 639 33rd Avenue West. Mr. Fracassi said he will review the property prior to the next Board of Equalization meeting.

Tevye, LLC

An appeal was submitted on the day of the hearing by Tami Norgard on behalf of Tevy, LLC for a property located at 4980 Sheyenne Street. Mr. Fracassi said he will review the property prior to the next Board of Equalization meeting.

Raymond Schmidt

An appeal was submitted on the day of the hearing by Raymond Schmidt for a property located at 108 5th Street Northwest. Mr. Fracassi said he will review the property prior to the next Board of Equalization meeting.

Holiday Gas Stations

An appeal was submitted on the day of the hearing by Holiday Gas Stations for a property located at 1210 13th Avenue East and 2020 Sheyenne Street. Mr. Fracassi said he will review the property prior to the next Board of Equalization meeting.

The following appellants reserved their right to appeal from the City of Horace.

John Ness

An appeal was submitted prior to the hearing by John Ness for a property located at 10617 County Road 17 South. Mr. Fracassi said he will review the property prior to the next Board of Equalization meeting.

Steven Boutiette

An appeal was submitted on the day of the hearing by Steven Boutiette for a property located at 7103 64th Avenue South. Mr. Fracassi said he will review the property prior to the next Board of Equalization meeting.

There were no additional appeals from cities.

Equalization of Townships

The following appellant reserved their right to appeal from Harmony Township.

Charlene Nelson

An appeal was submitted on the day of the hearing by Charlene Nelson for a property located at 15703 31st Street Southeast. Mr. Fracassi said he will review the property prior to the next Board of Equalization meeting.

There were no additional appeals from townships.

MOTION, passed

Mr. Grindberg moved and Mr. Breitling seconded to move all appeals presented today into a pending status. On roll call vote, the motion carried unanimously.

MOTION, passed

Mr. Grindberg moved and Mr. Breitling seconded to approve all other non-pending approval status valuations. On roll call vote, the motion carried unanimously.

The Cass County Board of Equalization was adjourned at 5:16 PM, the Board will reconvene on June 19, 2023 at 3:30 PM in the Commission Room at the Cass County Courthouse.

11. JOB DEVELOPMENT AUTHORITY

Mr. Wilson said in the fall of 2022 the Commission had several discussions regarding the potential to create a Cass County Job Development Authority (JDA). He said conversations were put on hold as the 2023 Legislative Session was considering changes to NDCC regarding the makeup of the JDA's Board of Directors. The JDA NDCC was amended to include that a county commission may authorize the board of directors of an active economic development organization to serve as the board of directors for the JDA. Mr. Wilson said with this change, the Commission can choose to authorize the Greater Fargo Moorhead Economic Development Corporation (GFMEDC) Board of Directors to also serve as the Cass County JDA Board of Directors. He said once a County JDA is established by the Commission several follow-up actions would be required. He said first, the Commission would appoint a Board of Directors and following the JDA Board of Director appointments, the Commission must identify a funding source. Mr. Wilson said the funding source could be a direct yearly budget allocation or a mill levy authority up to 4 mills. He said the process for identifying a yearly budget through the mill levy authority process would involve the JDA Board establishing an annual budget and a corresponding mill levy, which the County Commission would then consider as part of its budgeting process.

Mr. Peterson said he believes the JDA has a role and purpose in Cass County as the County already allocates funds to the GFMEDC, Chamber, and other economic development initiatives. He said workforce, economic development, and job development are important factors affecting all sectors of the region. Mr. Grindberg said if the County is going to create a JDA, it needs to be done right. He said it is important to secure private funding before the JDA is created. Mr. Peterson said he is unsure the order of events to begin the JDA process, whether the creation or funding comes first. He said the County should meet with private partners to get a better sense of what entities would like to partner in the program. Mr. Grindberg suggested a timeline and 5 year plan be created to lay out and identify the JDA's goals and objectives.

GFMEDC President and Chief Executive Officer, Joe Raso was present and said Cass County is the largest contributor to the GFMEDC in this region. He said recruitment in the region is two times greater compared to other metropolitan regions in the United States. He said it is important for local

entities to continue to work on workforce development. Mr. Raso said workforce development should be looked at as an investment and entities can see their investment at work through return on investment data the GFMEDC tracks and reports. He said the private sector is also a large contributor to the GFMEDC. Mr. Raso said there is a GFMEDC Board Authority meeting next week and the Board will discuss the Cass County JDA and the Cass County JDA Board of Directors potential.

Mr. Peterson said he believes the JDA will have private support if the JDA gives specific goals and check points for partners to quantify. Mr. Raso said transparency is important to maintain relationships between public and partner entities, similar to the partnership that Cass County has with the GFMEDC. Chamber Executive Vice President, Katherine Grindberg was present and said it is important for the Chamber to be part of the ongoing JDA conversations as well as higher education and non-profit entities.

Mr. Raso asked if the GFMEDC should prepare two budgets, one budget as has been presented to the Commission in the past and one in anticipation of the JDA creation and funding. Mr. Peterson said he would like to see two budgets presented. Mr. Grindberg said he believes JDA funding is a year out as we are only a month away from creating the 2024 budget. He said a month is not enough time to plan and execute creating the JDA. Mr. Grindberg said he will not support the creation of the JDA until private sector funding is secured. Mr. Wilson said he will work with Commission Peterson, Commissioner Grindberg, the GFMEDC, and the Chamber to determine the next steps and considerations.

12. RED RIVER REGIONAL DISPATCH CENTER, Schematic design agreement approved

Mr. Wilson said Red River Regional Dispatch Center (RRRDC) representatives including Cass County, Clay County, City of Fargo, City of West Fargo, and City of Moorhead have worked with project architect Short Elliott Hendrickson, Inc. (SEH) to develop a bubble diagram of the new dispatch facility for the RRRDC. He said the next phase of the project is for SEH to complete the schematic design. Mr. Wilson said the RRRDC Authority Board met on May 11, 2023 and indicated its intent to enter into an agreement with SEH to complete the schematic design. He said the Joint Powers Agreement (JPA) that governs the RRRDC describes Cass County's responsibility for design and construction activities for the new dispatch center. Mr. Wilson said the request today is for the Commission to approve the schematic design agreement with SEH for the new RRRDC facility.

MOTION, passed

Mr. Grindberg moved and Mr. Kapitan seconded to authorize the Chair to sign the agreement for schematic design of the RRRDC Facility with Short Elliott Hendrickson, Inc. in the amount described in Article 11 of the agreement. On roll call vote, the motion carried unanimously.

13. BUILDINGS, Robert D. Johnson Building purchase counteroffer from Fargo Park District

Mr. Wilson said on April 17, 2023, the Board authorized an offer for the County to purchase the Robert D. Johnson Building from the Fargo Park District in the amount of \$750,000. He said the Fargo Park District has responded with a counteroffer of \$1,120,100. Mr. Wilson said the request today is to respond to the counteroffer.

MOTION, passed

Mr. Kapitan moved and Mr. Grindberg seconded to reject the Fargo Park District's counteroffer and to direct the County Administrator to continue negotiations with Fargo Parks. Mr. Peterson said \$750,000 is the County's top offer. On roll call vote, the motion carried unanimously.

14. POLICY, Amend Commission Policy Manual

Mr. Wilson said Commission Assistant, Taylor Kaushagen continues to lead the County Administration Office's efforts to update the Commission Policy Manual. He said the Board approved some policy removals from the manual at the meeting on March 6, 2023. He said the request today

is to remove several more policies. Ms. Kaushagen was present and said no policies of substance are being removed. She said the policies being removed are a word for word copy of North Dakota Century Code or contain clearly outdated information. Ms. Kaushagen said for example, policy 11.00 Central Purchasing is a policy with two sentences that directs the County Auditor's Office shall purchase supplies through the Fargo Public School District. Ms. Kaushagen said the Finance Office has not purchased supplies through Fargo Public Schools for over a decade.

MOTION, passed

Mr. Kapitan moved and Mr. Grindberg seconded to amend Commission Policy Manual with the removal of policies 5.00, 8.00, 10.10(Reduction in Force only), 35.00, 11.00, 13.10, 13.60, 13.20, 13.70, 13.80, 14.09, 14.00, 14.21, 14.30, 14.20, 14.40, 14.90, 14.50, 7.00, 7.10, 2.10, 15.00, 3.20, 1.10, 1.00, 16.30, 17.00, 31.0, and 39.00. On roll call vote, the motion carried unanimously.

15. COST OF LIVING ADJUSTMENT, 5.1% approved for budget purposes

Mr. Wilson said on May 31, 2023 County Department Heads recommended a cost of living adjustment (COLA) of 5.1% for County employees in 2024. He said the County has a long standing practice of Department Heads recommending a COLA at their May Department Head meeting utilizing the April to April consumer price index (CPI) figure for upper Midwest cities with a population 2.5 million or less. Mr. Wilson said Ms. Kaushagen prepared COLA data from 2006 to 2023 for the Board to review. He said the data showed the Commission has adopted the CPI/COLA recommendation 14 times over this period, and varied only in times of a negative CPI or unusually high CPI such examples were in 2022 and 2023.

Mr. Peterson said he supports using the Midwest CPI data when considering a COLA. He said 5.1% will be used for budgeting purposes, however, is not necessarily the final COLA figure that will be approved in the 2024 budget. He said the North Dakota Legislature passed a bill that increases the NDPERS contribution by 1% and this is another important salary factor for the Commission to consider.

MOTION, passed

Mr. Grindberg moved and Mr. Kapitan seconded to adopt a 5.1% COLA for use in developing the 2024 Cass County Budget. On roll call vote, the motion carried unanimously.

16. VOUCHERS, Approved

MOTION, passed

Mr. Breitling moved and Mr. Grindberg seconded to approve Voucher No. 337030 through Voucher No. 337289 for a total of \$1,833,246.54. On roll call vote, the motion carried unanimously.

17. MEETING UPDATES, Committee reports

Commissioners and staff reported on meetings they have attended or will be attending in the upcoming weeks.

Mr. Breitling said he has been in contact with the Executive Director of Lake Agassiz Development Group, Amber Metz and Ms. Metz has requested the Cass County Commission sign a letter of support to the North Dakota Department of Commerce regarding the Community Block Grant Award issued to the City of Mapleton. Mr. Breitling said the State is suggesting the City of Mapleton needs to pay back grant funds as hiring goals for the funds were not met. He said if the City must pay back the funds, it will be a large financial burden. Commissioners present supported sending a letter of support.

18. CORRESPONDENCE, Received and filed

- Letter from the North Dakota Department of Environmental Quality, Division of Waste Management regarding the renewal of a permit for Northern Improvement Company's inert landfill located in Fargo, ND.

MOTION, passed

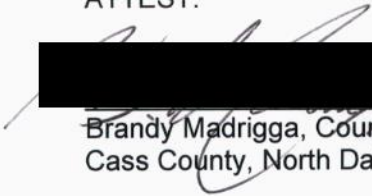

Mr. Kapitan moved and Mr. Breitling seconded to receive and file correspondence outlined by the secretary as follows: Motion carried.

19. ADJOURNMENT

MOTION, passed



On motion by Mr. Kapitan, seconded by Mr. Breitling and all in favor, the meeting was adjourned at 6:33 PM.

ATTEST:

Brandy Madrigga, County Finance Director
Cass County, North Dakota

APPROVED:

Chad M. Peterson, Chairman
Cass County Board of Commissioners

RESOLUTION RECORD

RESOLUTION ALLOWING CLAIMS & ORDERING PAYMENT THEREOF

WHEREAS, the County Finance Director, Brandy Madrigga, has audited and the departments have approved the following claims against the County of Cass, and have certified that such claims are properly payable by the said County, and that the said County Finance Director has verified such claims to be paid and has satisfied herself that such bills and claims are proper charges against the County of Cass;

NOW, THEREFORE, be it resolved by the County Commissioners of the County of Cass, North Dakota, that the following bills and claims be and thereby are, ordered but paid on check numbers 337030-337289 for a total of \$1,833,246.54.

BE IT FURTHER RESOLVED, that the County Finance Director be, and hereby is authorized and directed to draw checks and electronic payments for the above claims from the respective funds as herein indicated, and that the County Finance Director be, and she hereby is, authorized to execute and deliver such checks and electronic payments.

The above and foregoing resolution was offered at a regular meeting of the County Commissioners held on the 5 day of June, 2023 by Commissioner Breitling, who moved its adoption, was seconded by Commissioner Grindberg, and adopted by the following vote:

Ayes: 5

Nays: 0

WHEREUPON, the resolution was duly declared adopted.

Approved:



County Finance Director

PAYMENT REGISTER 337030-337289		
CHECK #	VENDOR	AMOUNT
337289	WORKFORCE SAFETY & INSURANCE	3,228.18
337288	TS RECREATIONAL INC	828.94
337287	RALPH JONES	36.50
337286	MIDWEST BANK	45.00
337285	ENRIQUEZ, JUAN	195.85
337284	CRAIG & ANN JACOBSON	230.78
337283	ALEXANDRA LEMIEUX	34.00
337282	CARLA ZELMER	2,012.12
337281	YWCA	3,635.50
337280	YOUNGGREN, RYAN	59.00
337279	WILSON, ROBERT	61.43
337278	WIENCKOWSKI, DENISE	617.47
337277	WEST SIDE STEEL	252.46
337276	WEST CENTRAL REGIONAL JUV. CENTER	57,053.00
337275	WALLWORK TRUCK CENTER	32.94
337274	VICTORY SUPPLY	278.00
337273	US POST OFFICE	69.72
337272	TYLER TECHNOLOGIES, INC.	1,375.88
337271	TURNKEY CORRECTIONS	658.97
337270	TRADEMARK UNIFORMS	290.91
337269	TOSHIBA BUSINESS SOLUTIONS USA	9.97
337268	T-MOBILE USA, INC.	830.00
337267	TK ELEVATOR	3,091.82
337266	THOMSON REUTERS-WEST PAYMENT CENTER	3,669.56
337265	THE HANOVER INSURANCE GROUP	8,574.00
337264	TESSMAN SEED COMPANY	1,442.30
337263	TACTICAL PRODUCTS & SERVICES INC	2,514.00
337262	SWANSTON EQUIPMENT CO.	5,000.00
337261	SUMMIT FOOD SERVICE, LLC	24,492.07
337260	STAPLES ADVANTAGE	126.75
337259	SOUTHPOINT REPAIR CENTER	1,724.02
337258	SOLTIS, RAEALYN	24.24
337257	SOFTCHOICE	4,899.00
337256	SIMDORN, MARIA	436.38
337255	SHOTWELLS FLORAL	90.00
337254	SHERIFF, WADENA COUNTY	225.00
337253	SHAVER FOODS LLC	282.75
337252	SCHUMACHER SE, LTD.	120.27
337251	TERRY L. SCHERLING	9,500.00
337250	SANFORD, GERI	97.60
337249	RUFUS, KRYSTLE	436.38
337248	RJ ZAVORAL & SONS INC	102,429.72
337247	RDO TRUCK CENTER	856.01
337246	RDO EQUIPMENT CO.-FARGO	10,542.73
337245	R.P.A.	50.00

PAYMENT REGISTER 337030-337289		
CHECK #	VENDOR	AMOUNT
337244	QUALITY INN- BISMARCK	88.20
337243	PREFERENCE EMPLOYMENT SOLUTIONS	2,260.98
337242	PPI CONSULTING	420.00
337241	PETRO SERVE USA	366.00
337240	PEARSON CHRISTENSEN PLLP	859.00
337239	PAULSEN, JOEL	238.74
337238	PAMELA J BURLEY ESTATE	5,500.00
337237	OSBORNE, BILL	1,576.00
337236	O'REILLY AUTO PARTS	216.91
337235	OFFICE EXPERTS	153.78
337234	ODP BUSINESS SOLUTIONS, LLC	541.72
337233	NOVA FIRE PROTECTION, LLC.	945.00
337232	NORTHERN STATES SUPPLY, INC.	139.36
337231	NORTHERN IMPROVEMENT CO.	100,761.78
337230	NEPSTAD OIL CO.	4,729.76
337229	NELSON INTERNATIONAL	1,537.09
337228	NDPOA WORKING COMMITTEE ON DRUG AND	20.00
337227	ND SECRETARY OF STATE	13,875.00
337226	ND DEPARTMENT OF CORRECTIONS	1,275.00
337225	ND ATTORNEY GENERAL'S OFFICE	14,225.00
337224	ND ASSOCIATION OF COUNTIES	4,473.75
337223	NATIONAL COUNCIL FOR MENTAL WELLBEING	8,250.00
337222	NAPA CENTRAL	100.42
337221	MOUNTAIN PLAINS YOUTH SERVICES	7,916.70
337220	MOTOROLA SOLUTIONS, INC.	20,401.44
337219	MOTION INDUSTRIES, INC.	46.14
337218	MORRIS PAINTING & DECORATING INC	25,998.00
337217	MARLENE J. MORGEL	5,500.00
337216	MJ DALSIN CO. OF ND, INC.	712.33
337215	MINNKOTA	245.44
337214	MID-STATES WIRELESS, INC.	681.50
337213	MENARDS	37.90
337212	MCKESSON MEDICAL SURGICAL	171.42
337211	TERRANCE S. OR LORI ANN MCGARRY	13,500.00
337210	MARQUART, ANDREW S	1,017.00
337209	ROBERT J. OR TAMRA B. MADDOCK	13,000.00
337208	M.I.G. HOLDINGS	227.82
337207	LYMAN, STEPHEN	255.00
337206	LYMAN, KATIE	255.00
337205	LSI DAKOTAS	50.00
337204	LIBERTY BUSINESS SYSTEMS, INC.	113.35
337203	LAWSON PRODUCTS, INC.	449.50
337202	KT EMBROIDERY 2	20.00
337201	KRONOS INC	1,260.00
337200	KIESLER'S POLICE SUPPLY, INC.	781.32

PAYMENT REGISTER 337030-337289		
CHECK #	VENDOR	AMOUNT
337199	KELLY SERVICES, INC.	2,592.16
337198	BRADY L. OR TONYA J. KELLERMAN	16,500.00
337197	KADRMAS, LEE & JACKSON, INC.	17,358.22
337196	JACK HENRY & ASSOCIATES INC.	250.00
337195	J. J. KELLER & ASSOCIATES, INC.	1,095.00
337194	J & L SPORTS, INC.	42.99
337193	INTERSTATE POWER SYSTEMS	492.64
337192	INFORMATION TECHNOLOGY DEPT.	5,601.15
337191	INFORMATION SYSTEMS, CORP.	658.00
337190	INDUSTRIAL BUILDERS, INC.	391,797.83
337189	IDIGITAL, LLC	150.00
337188	HONEYWELL INTERNATIONAL, INC.	8,343.57
337187	HOBART SALES AND SERVICE	1,501.31
337186	HIGH POINT NETWORKS	134,692.00
337185	HEALTHCARE ENVIRONMENTAL SERVICES	293.52
337184	HEALTH CENTER PHARMACY	24,856.67
337183	HCI	3,440.00
337182	HAALAND, DEAN	76.70
337181	GRAINGER, W.W.	3,944.01
337180	GORGHUBER, MADELINE	97.07
337179	BRUCE GLASOW	3,000.00
337178	GENERAL EQUIPMENT & SUPPLIES	309.42
337177	GATEWAY CHEVROLET	1,194.86
337176	GALLS LLC	2,163.79
337175	FRANKLIN, CHRISTINA	800.00
337174	F-M AMBULANCE SERVICE	900.00
337173	FIRST PRESBYTERIAN CHURCH	150.00
337172	FARGO TRAILER CENTER	572.10
337171	FARGO FREIGHTLINER	306.72
337170	FAMILY HEALTHCARE CENTER	11,942.00
337169	FABRICATORS UNLIMITED	3,109.59
337168	RACHEL ERICKSON	525.00
337167	ENGRAPHIX	26.95
337166	ELICK FUNERAL HOME	2,200.00
337165	EARTHWORK SERVICES	4,669.70
337164	DOYLE YELLOW CHECKER CAB, INC.	617.72
337163	DOCU SHRED INC	51.91
337162	DESERT SNOW	1,298.00
337161	DAKOTALAND AUTOGLASS, INC-SF	49.99
337160	DAKOTA MAILING & SHIPPING EQUIP INC	114.00
337159	DAKOTA FLUID POWER, INC.	20.86
337158	CURT'S LOCK & KEY SERVICE, INC.	6.98
337157	CROWN TROPHY	323.00
337156	CORWIN CHRYSLER DODGE	844.71
337155	CONCORDANCE HEALTHCARE SOLUTIONS	9.50

PAYMENT REGISTER 337030-337289		
CHECK #	VENDOR	AMOUNT
337154	COMMUNITY LIVING SERVICES, INC.	403.80
337153	CINTAS	7.99
337152	CASSELTON VETERINARY SERVICE, INC.	172.25
337151	CASS COUNTY SHERIFF'S DEPARTMENT	2,789.00
337150	BUTLER MACHINERY	21,498.70
337149	BUSINESS ESSENTIALS	41.86
337148	AUDIE H. OR DEBBIE K. BRORSON	8,000.00
337147	BOYER, SARA	1,360.00
337146	BOULGER FUNERAL HOME	4,400.00
337145	BOB BARKER COMPANY, INC.	577.76
337144	BDT MECHANICAL LLC	8,059.00
337143	BARNES COUNTY CORRECTIONAL CENTER	11,475.00
337142	BARKUS LAW FIRM, P.C.	3,274.66
337141	BALCO UNIFORM COMPANY, INC.	49,963.60
337140	AUTO VALUE	145.96
337139	AT&T MOBILITY	43.35
337138	Anoka County District Court Administrator	14.00
337137	ALL-TERRAIN GROUNDS MAINTENANCE	3,325.00
337136	ALLSTATE PETERBILT OF FARGO	370.98
337135	AIRBORNE VECTOR CONTROL, LLC.	78,750.00
337134	ADVANCED STRIPING AND SEALCOATING	1,850.00
337133	ACME ELECTRIC COMPANIES	29.99
337132	PFAU RENTAL PROPERTIES	41.50
337131	PAMELA JOHNSON	44.00
337130	ND DEPT. OF HUMAN SERVICES	104.00
337129	GERALD GUNKEL	44.00
337128	XCEL ENERGY	16,366.88
337127	WEX BANK	22,950.35
337126	THERESA BECKMAN	29.00
337125	SCOTT VOLKER	44.00
337124	MARK LYKKEN	236.85
337123	JAMES SANDSMARK	44.00
337122	FRONT RANGE LEGAL PROCESS SERVICES INC.	40.50
337121	DEVRIES, MICHAEL	194.50
337120	CHRISTOPHER BUNGE	134.28
337119	CASS COUNTY JAIL	705.00
337118	CASS COUNTY BAR ASSOCIATION	112.00
337117	ANUJ SHRESTHA	34.00
337116	AMERICAN MAIL HOUSE, INC.	5,197.86
337115	VICTOR DUARTE-MARTINEZ	43.00
337114	SHERRY SWANSON	29.00
337113	ROSE MURCH	387.41
337112	HALLIDAY WATKINS & MANN PC	297,371.11
337111	FRONT RANGE LEGAL PROCESS SERVICES INC	26.50
337110	FRONT RANGE LEGAL PROCESS SERVICES INC	26.50

PAYMENT REGISTER 337030-337289		
CHECK #	VENDOR	AMOUNT
337109	CLAIRE EHMAN	44.00
337108	CHELSEY HALVERSON	44.00
337107	CASS COUNTY CLERK OF DISTRICT COURT	82,808.89
337106	BUFFY RIDDERING	436.38
337105	NADIA SHARPE	49.00
337104	LAURA BAERGA	801.47
337103	JUAN PUPPO	34.00
337102	FRONT RANGE LEGAL PROCESS SERVICES INC	44.00
337101	FRONT RANGE LEGAL PROCESS SERVICES INC	24.00
337100	FRONT RANGE LEGAL PROCESS SERVICES INC	66.50
337099	BRADY SPRAGUE	1,923.16
337098	VERIZON WIRELESS	1,859.41
337097	OLSON, LYNDSEY	560.68
337096	NCRAAO IOWA	650.00
337095	KELLY KRAFT	49.00
337094	JAHNER, JESSE	177.00
337093	HILTWEIN, RACHAEL	144.76
337092	HAALAND, DEAN	100.30
337091	DIEDRICH, RYAN	115.28
337090	CHOICE FINANCIAL GROUP	90.00
337089	BOLLINGER, GAIL	369.52
337088	PRATT, JOSIAH	191.55
337087	PAULSEN, JOEL	2,935.76
337086	GRESS, JOE	395.00
337085	CASS COUNTY ELECTRIC CO-OP	121.20
337084	BNSF RAILWAY COMPANY	20.07
337083	ALEXANDRA LEMIEUX	41.50
337082	THERESA SORENSON	44.00
337081	JESSE QUITTSHREIBER	413.00
337080	OTTER TAIL POWER COMPANY	123.98
337079	FARGO POSTMASTER	500.00
337078	EASTLUND HUTCHINSON LTD	34.00
337077	CASS COUNTY ELECTRIC CO-OP	766.00
337076	VOGEL LAW FIRM	25.50
337075	TRAYLOR, SHARON	233.00
337074	KENNELLY BUSINESS LAW	4,229.41
337073	DAVID BODNAR	54.00
337072	CASS COUNTY JAIL	670.00
337071	KELM, LEAH	505.87
337070	JACE SRUR	19.00
337069	CASS COUNTY ELECTRIC CO-OP	117.00
337068	BAKER, ANTHONY C	105.46
337067	OHIO DEPARTMENT OF HEALTH	21.50
337066	SEAN BREKKE	128.89
337065	SCOTT ARCHER	44.00

PAYMENT REGISTER 337030-337289		
CHECK #	VENDOR	AMOUNT
337064	PEPERA, REBECCA	271.83
337063	NADINE YANOK	41.50
337062	GARY MCCAUL	413.00
337061	KEVORKIAN, KRIS	177.00
337060	KELM, LEAH	452.61
337059	GOLDSTEIN, JUSTIN	413.00
337058	CASS COUNTY SHERIFF'S DEPARTMENT	1,494.00
337057	WASHOE COUNTY DISTRICT ATTORNEY	33.00
337056	NADIN KHOURY	44.00
337055	MARK OR ALLISON BUSKE	1,846.24
337054	JOHNSON, BRANDON	1,175.78
337053	TONY GRINDBERG	783.40
337052	GENE BELLING	220.80
337051	FRONT RANGE LEGAL PROCESS SERVICES INC	23.00
337050	BOERBOOM, NATHAN	356.20
337049	XCEL ENERGY	5,394.94
337048	VERIZON WIRELESS-VSAT	100.00
337047	TEBEH BETTIE	38.00
337046	STEPHEN OR BARBARA PARMER	928.02
337045	SHAUNA WALOCH	1,611.16
337044	ROBERT OR KIMBERLY SCHEIDECKER	732.64
337043	MUNICIPAL AIRPORT AUTHORITY OF THE CITY OF FARGO	4,011.15
337042	MATHEW OR JODI GALLAGHER	1,392.04
337041	LEGAL AID SERVICE OF NORTHEASTERN MINNESOTA	38.00
337040	KLEVEN, JODI	155.89
337039	JUAN PUPPO	44.00
337038	JORDYN BUSHY	41.50
337037	EVA OLIN	1,611.14
337036	EUGENE LAVERDURE	2,554.36
337035	DAVID FORNESS	1,005.19
337034	DANIEL BRAGER	1,602.65
337033	CHERYL MEYER	971.46
337032	BRANDON OR DANIELLE SCHOTT	427.91
337031	ALBERT OR REBECCA EMERSON	3,277.74
337030	AARON'S SALES & LEASE	29.00
	TOTAL	1,833,246.54

Date	Journal number	Voucher	Ledger account	Description	Amount
5/8/2023	GJT-0010777	POINV110001098	101-4501-4015704-	Speaker Fee	2,012.12
5/11/2023	GJT-0010879	POINV110001298	221-3508-4018101-CCDTF	PEN REGISTER, GPS LOCATE; 4/18-4/21/23; 0551	415.00
5/12/2023	GJT-0011184	POINV110001327	101-0000-2026000	OVERPAYM,ENT	732.64
5/12/2023	GJT-0011186	POINV110001329	101-0000-2026000	OVERPAYMENT	1,611.16
5/12/2023	GJT-0011187	POINV110001330	101-0000-2026000	OVERPAYMENT	1,611.14
5/12/2023	GJT-0011188	POINV110001333	101-0000-2026000	OVERPAYMENT	3,277.74
5/12/2023	GJT-0011189	POINV110001334	101-0000-2026000	OVERPAYMENT	1,005.19
5/12/2023	GJT-0011190	POINV110001340	101-0000-2026000	OVERPAYMENT	1,846.24
5/12/2023	GJT-0011191	POINV110001341	101-0000-2026000	OVERPAYMENT	220.80
5/12/2023	GJT-0011202	POINV110001326	101-0000-2026000	OVERPAYMENT	928.02
5/12/2023	GJT-0011204	POINV110001332	101-0000-2026000	OVERPAYMENT	427.91
5/12/2023	GJT-0011206	POINV110001336	101-0000-2026000	OVERPAYMENT	1,392.04
5/12/2023	GJT-0011207	POINV110001337	101-0000-2026000	OVERPAYMENT	2,554.36
5/12/2023	GJT-0011208	POINV110001338	101-0000-2026000	OVERPAYMENT	1,602.65
5/12/2023	GJT-0011209	POINV110001339	101-0000-2026000	OVERPAYMENT	971.46
5/12/2023	GJT-0011221	POINV110001351	101-1002-4013303-	SERVICES 02/22-03/30/2023	859.00
5/12/2023	GJT-0012123	POINV110001429	101-1501-4015703-	MHFA CORPORATE TRAINING 4/13-4/20/2023	8,250.00
5/12/2023	GJT-0012122	POINV110001428	101-1501-4016102-	REFILL PD 95036-000	500.00
5/12/2023	GJT-0011181	POINV110001319	101-1502-4014204-	APR23 CONTRACT MOWING	1,100.00
5/12/2023	GJT-0011198	POINV110001322	101-1503-4014304-	MECHAN/ELECT MAINT JUN23	4,171.79
5/12/2023	GJT-0011371	POINV110001389	101-1503-4014701-	ANNUAL SPRINKLER INSPECTION	285.00
5/12/2023	GJT-0011179	POINV110001317	101-1503-4014706-	PAINTING 3RD FLOOR SOUTH BATHROOMS, COURTHOUSE REMODEL	998.00
5/12/2023	GJT-0011176	POINV110001313	101-1503-4016104-	LED PAR LAMP REPLACEMENT	77.40
5/12/2023	GJT-0011197	POINV110001315	101-1503-4016104-	PLANT LEASE	90.00
5/12/2023	GJT-0011182	POINV110001320	101-1504-4014204-	APR23 CONTRACT MOWING	2,225.00
5/12/2023	GJT-0011175	POINV110001312	101-1504-4014701-	TWIST CLIP, FOR 15/16 IN T-BAR, PK10	23.15
5/12/2023	GJT-0011177	POINV110001314	101-1504-4014701-	FABRICATE/INSTALL DRYER ENCLOSURES	8,059.00
5/12/2023	GJT-0011196	POINV110001311	101-1504-4014701-	GEN PURPOSE RELAY, 5 PIN, SQUARE, 24VDC	194.30
5/12/2023	GJT-0011373	POINV110001388	101-1504-4016104-	DIAPHRAGM ASSEMBLY	344.16
5/12/2023	GJT-0011195	POINV110001310	101-1504-4016206-	FUEL OIL GENERATOR TANK	276.11
5/12/2023	GJT-0011198	POINV110001322	101-1505-4014304-	MECHAN/ELECT MAINT JUN23	4,171.78
5/12/2023	GJT-0011174	POINV110001309	101-1505-4014305-	FURNISH/INSTALL ELECTRONIC DOOR EDGE ANNEX ELEVATOR	2,500.00
5/12/2023	GJT-0011183	POINV110001321	101-1505-4014305-	GREASE AND OIL MAINTENANCE	591.82
5/12/2023	GJT-0011180	POINV110001318	101-1506-4014406-	JUN 2023 GROUND LEASE-LEC	4,011.15
5/12/2023	GJT-0011178	POINV110001316	101-1506-4014701-	REPAIR ROOF 2 SCUPPER AREAS AND A CORNER	411.25
5/12/2023	GJT-0011218	POINV110001347	101-2103-4014303-	75 ANNUAL MAINT, FIRMWARE	13,875.00
5/12/2023	GJT-0011217	POINV110001346	101-2301-4014301-	CPC BILLING 4/1-4/30/2023	9.97
5/12/2023	GJT-0011215	POINV110001352	101-3502-4015701-	TRVL; 5/7-11; TRNG; SO.BEND, IN	356.20
5/12/2023	GJT-0011211	POINV110001343	101-3502-4016302-	WIPERS, AIR FLTR, LAMP; SQ 38	82.66
5/12/2023	GJT-0011212	POINV110001344	101-3502-4016501-	CIVILSERVE ANNUAL SUPPORT; 5/1/23-4/30/24	1,375.88
5/12/2023	GJT-0011213	POINV110001345	101-3502-4016501-	CLEAR CHARGES; JAN.	218.04
5/12/2023	GJT-0011266	POINV110001372	101-3510-4015701-	TRVL 4/28-5/2/2023	413.00
5/12/2023	GJT-0011210	POINV110001342	248-4006-4016101-	OFFICE SUPPLIES	153.78
5/12/2023	GJT-0011185	POINV110001328	659-0000-4010100-	REFUND S. BETTIE	38.00
5/12/2023	GJT-0011199	POINV110001323	659-0000-4010100-	REFUND J. LAUGHON	38.00
5/12/2023	GJT-0011200	POINV110001324	659-0000-4010100-	REFUND K. WALLACE	41.50
5/12/2023	GJT-0011201	POINV110001325	659-0000-4010100-	REFUND S. BROWN	44.00
5/12/2023	GJT-0011203	POINV110001331	659-0000-4010100-	REFUND R MORRIS	29.00
5/15/2023	GJT-0011362	POINV110001379	221-3508-4016112-CCDTF	SHREDDING SERVICE	51.91
5/15/2023	GJT-0011235	POINV110001361	101-0000-4017414-	Palo Alto 1420 HA Pair	392.00
5/15/2023	GJT-0011220	POINV110001350	101-1001-4015812-	AIRFARE NACO CONFERENCE 7/20/23	783.40
5/15/2023	GJT-0012185	POINV110001431	101-1002-4013307-	MAY23 MENTAL HEALTH SVSC	3,274.66
5/15/2023	GJT-0011374	POINV110001390	101-1503-4016104-	SHREDING SERVS APR 2023, 4/1-4/30	56.64
5/15/2023	GJT-0011372	POINV110001391	101-1504-4016104-	LINEAR FLUORESCENT BULBS	1,033.20
5/15/2023	GJT-0011235	POINV110001361	101-1801-4017414-	Palo Alto 1420 HA Pair	134,300.00
5/15/2023	GJT-0011239	POINV110001365	101-1804-4014311-	SOFTWARE SUB 4/13-5/12/23	1,260.00
5/15/2023	GJT-0011364	POINV110001382	101-2101-4014601-	CR1901 MAINT AGREEMENT	658.00
5/15/2023	GJT-0011359	POINV110001378	101-3201-4013309-	CONTRACT SERVICES	300.00
5/15/2023	GJT-0011236	POINV110001362	101-3502-4015701-	TRVL; TYLER TECH CONF, 5/7-7/10	1,175.78
5/15/2023	GJT-0011273	POINV110001377	101-3502-4015701-	TRVL; SHERIFF'S & CHIEF'S MTG; 5/11-5/12	76.70
5/15/2023	GJT-0011271	POINV110001375	101-3502-4016302-	WINDSHIELD WASHER FLUID; SQ 95	4.99
5/15/2023	GJT-0011272	POINV110001376	101-3502-4016302-	OIL CHANGE, TIRE ROTATE; SQ 26	163.46
5/15/2023	GJT-0011361	POINV110001380	101-3502-4016501-	CLEAR CHARGES; APRIL	218.04
5/15/2023	GJT-0011269	POINV110001370	101-3510-4010100-	TRVL BISMARCK 5/7/2023	177.00
5/15/2023	GJT-0011227	POINV110001357	101-3510-4013502-	HANDLING FEE	9.50
5/15/2023	GJT-0011267	POINV110001373	101-3510-4013502-	ACETAMINOPHEN TABLETS - 500 MG	171.42
5/15/2023	GJT-0011268	POINV110001374	101-3510-4013753-	TRVL; 5/10-5/11; CHEBOYGAN MI	128.89
5/15/2023	GJT-0011270	POINV110001371	101-3510-4015701-	TRVL ST CLAIRSVILLE 4/28-5/4/2023	413.00
5/15/2023	GJT-0011231	POINV110001359	101-3510-4016104-	DUPLICATE SING & DOUBLE SIDED KEYS	6.98
5/15/2023	GJT-0012617	POINV110001495	101-3511-4013750-	ATTENDANT CARE; MAY	7,916.70

Date	Journal number	Voucher	Ledger account	Description	Amount
5/15/2023	GJT-0011230	POINV110001360	202-5036-4015805-	Travel 4/3-4/27	271.83
5/15/2023	GJT-0012240	POINV110001453	202-5061-4015104-	April services	403.80
5/15/2023	GJT-0011240	POINV110001366	211-4007-4015701-	PER DIEM	163.10
5/15/2023	GJT-0011241	POINV110001367	211-4007-4015701-	per diem	123.14
5/15/2023	GJT-0011242	POINV110001368	211-4007-4015701-	PER DIEM	166.37
5/15/2023	GJT-0011375	POINV110001392	211-4007-4015701-	PER DIEM	505.87
5/15/2023	GJT-0011229	POINV110001358	220-3512-4016121-	SCRAM FEES - APRIL, 2023	14,225.00
5/15/2023	GJT-0011243	POINV110001369	224-2101-4015307-	APR23 911	4,473.75
5/15/2023	GJT-0011238	POINV110001364	246-2101-4013313-	GRANT HT23009 SFR #21 MAR23	3,635.50
5/15/2023	GJT-0012191	POINV110001437	246-4006-4015801-	TRVL RRVA LEADERSHIP QUARTERLY MEETING 7/17-7/20/2023	1,508.20
5/15/2023	GJT-0012186	POINV110001436	248-4006-4015801-	TRVL ASFPM PRESENTER	1,427.56
5/15/2023	GJT-0011363	POINV110001381	401-2105-4017201-	HIGHWAY BUILDER RISK	8,574.00
5/15/2023	GJT-0011222	POINV110001354	659-0000-4010100-	REFUND THE ESTATE OF ARDEN SIMONSON	23.00
5/15/2023	GJT-0011223	POINV110001355	659-0000-4010100-	REFUND M.A. AUTO SALES	44.00
5/15/2023	GJT-0011228	POINV110001356	659-0000-4010100-	REFUND E. WATKINS	33.00
5/16/2023	GJT-0012124	POINV110001427	101-1501-4014301-	Admin Office Copier	113.35
5/16/2023	GJT-0011370	APCNV-120008	101-1504-4016104-	5/16/2023 9632493384 CR	-263.40
5/16/2023	GJT-0011367	POINV110001385	101-2101-4015105-	NOTICE OF FORECLOSURE	1,494.00
5/16/2023	GJT-0011399	POINV110001393	101-2101-4016501-	REMIT WEB APR23	250.00
5/16/2023	GJT-0011443	POINV110001396	101-5012-4016101-	SHREDING SERVS 4/6-4/26/23	188.80
5/16/2023	GJT-0011404	POINV110001394	101-5070-4015801-	REIMB GRAND FORKS FOR VETERAN COURT	105.46
5/16/2023	GJT-0012211	POINV110001448	202-5036-4013701-	Travel 3/14-4/20	21.90
5/16/2023	GJT-0012211	POINV110001448	202-5036-4015805-	Travel 3/14-4/20	169.65
5/16/2023	GJT-0011368	POINV110001386	202-5078-4013701-	April services	617.72
5/16/2023	GJT-0011369	POINV110001387	202-5078-4013701-	Birth certificate	21.50
5/16/2023	GJT-0012239	POINV110001452	202-5093-4013701-	No show-appt	50.00
5/16/2023	GJT-0011522	POINV110001412	235-3513-4010102-	HAIRCUTS 5/13/23	233.00
5/16/2023	GJT-0012201	POINV110001440	237-3505-4014701-	RADIO EQUIPMENT	20,401.44
5/16/2023	GJT-0011365	POINV110001383	659-0000-4010100-	REFUND J. HERNANDEZ	41.50
5/16/2023	GJT-0011366	POINV110001384	659-0000-4010100-	REFUND MIDTOWN MOTORS	44.00
5/17/2023	GJT-0011858	POINV110001418	101-1504-4016104-	LINEAR FLUORESCENT BULB	172.20
5/17/2023	GJT-0011453	POINV110001405	101-2101-4015105-	NOTICE OF FORECLOSURE	1,257.50
5/17/2023	GJT-0011521	POINV110001411	101-3510-4013756-	JAIL/DORM WRK PAY 5/16/23	670.00
5/17/2023	GJT-0011454	POINV110001407	101-4502-4013778-	Nurturing Program food reimbursement	142.47
5/17/2023	GJT-0011455	POINV110001406	101-4502-4013778-	nurturing program coordinator	250.00
5/17/2023	GJT-0011456	POINV110001408	101-4502-4013778-	Nurturing Parenting Children	1,360.00
5/17/2023	GJT-0011457	POINV110001409	101-4502-4013778-	Nurturing Parent Program	255.00
5/17/2023	GJT-0011448	POINV110001400	211-4001-4016130-	SHOP SUPPLIES	37.90
5/17/2023	GJT-0011450	POINV110001402	211-4001-4016301-	PROPANE	40.39
5/17/2023	GJT-0011446	POINV110001398	211-4001-4016302-	PARTS	18.83
5/17/2023	GJT-0011447	POINV110001399	211-4001-4016302-	PARTS	239.96
5/17/2023	GJT-0011449	POINV110001401	211-4001-4016302-	PARTS	309.42
5/17/2023	GJT-0011451	POINV110001403	231-4003-4014102-	ELEC CHRGS 3/31-4/30/23	117.00
5/17/2023	GJT-0011444	POINV110001395	231-4003-4016104-	CASS COUNTY WEED CONTROL LOGO	20.00
5/17/2023	GJT-0011445	POINV110001397	244-4013-4016140-	HAULING SANDBAGS	3,440.00
5/17/2023	GJT-0011452	POINV110001404	659-0000-4010100-	REFUND S. NEMER	19.00
5/18/2023	GJT-0012190	POINV110001435	101-1002-4015501-	BAGELS STAFF MEETING, LUNCH W/COMMISSIONER PETERSON	61.43
5/18/2023	GJT-0011871	POINV110001419	101-1504-4014101-	WASTE REMOVAL 4/28/2023	293.52
5/18/2023	GJT-0011872	POINV110001420	101-1504-4014701-	ANNUAL SPRINKLER INSPECTION	300.00
5/18/2023	GJT-0011873	POINV110001421	101-1504-4016104-	LINEAR FLUORESCENT BULBS	861.00
5/18/2023	GJT-0011874	POINV110001422	101-1505-4014701-	ANNUAL SPRINKLER INSPECTION	360.00
5/18/2023	GJT-0011750	POINV110001416	101-1804-4013309-	Dynamics Project Licensing	4,899.00
5/18/2023	GJT-0011755	POINV110001417	101-3510-4015701-	TRVL OHIO 4/28-5/4/23	413.00
5/18/2023	GJT-0012188	POINV110001433	233-1007-4016202-	ELEC CHRGS 3/31-4/30/23	121.20
5/18/2023	GJT-0011875	POINV110001423	247-0000-4016202-	ELEC CHRGS 3/31-4/30/23	766.00
5/18/2023	GJT-0012035	POINV110001424	247-3502-4014102-	ELEC CHRGS 4/7-5/9/23	123.98
5/18/2023	GJT-0011533	POINV110001413	659-0000-4010100-	REFUND TWEED INC	4,229.41
5/18/2023	GJT-0011534	POINV110001414	659-0000-4010100-	REFUND J. ROCKSWOLD	25.50
5/18/2023	GJT-0011535	POINV110001415	659-0000-4010100-	REFUND B. VOGEL	54.00
5/19/2023	GJT-0012040	POINV110001425	101-0000-2410000	RECORDER REFUND 05/17/23	44.00
5/19/2023	GJT-0012133	POINV110001430	101-1503-4014701-	REPAIR DISHWASHER MOTOR CAFE @ AUDITORS MODEL AM14C SERIAL 2	793.31
5/19/2023	GJT-0012199	POINV110001438	101-2101-4013320-	E. RUE 5/8-5/12/23	1,123.38
5/19/2023	GJT-0012200	POINV110001439	101-3502-4015701-	TRVL; FBI LEEDA TRNG; 5/7-5/12; MPLS MN	395.00
5/19/2023	GJT-0012562	POINV110001464	101-3502-4015701-	TRVL; 5/15-5/17; VISION ZERO CONF; BISMARCK ND	100.30
5/19/2023	GJT-0012041	POINV110001426	659-0000-4010100-	REFUND FLOYD, INC.	34.00
5/22/2023	GJT-0012203	POINV110001442	101-0000-2026000	OVERPAYMENT	20.07
5/22/2023	GJT-0012383	POINV110001454	101-0000-2410000	RECORDER REFUND 05/19/2023	90.00
5/22/2023	GJT-0012558	POINV110001459	101-1503-4014701-	3 FLOOR BATHROOM REMODEL	3,109.59
5/22/2023	GJT-0012559	POINV110001460	101-1503-4014701-	ASPHALT REMOVE AND REPLACE	1,850.00
5/22/2023	GJT-0012560	POINV110001461	101-1503-4016104-	LINEAR FLUORESCENT BULB	516.60

Date	Journal number	Voucher	Ledger account	Description	Amount
5/22/2023	GJT-0012557	POINV110001462	101-1504-4016104-	LINEAR FLUORESCENT BULB, BALLAST	985.40
5/22/2023	GJT-0012403	POINV110001455	101-2401-4015702-	NCRAAO CONF, MEIDINGER,NOLAN	325.00
5/22/2023	GJT-0012556	POINV110001458	101-2401-4015702-	NCRAAO CONF, FRACASSI,PAUL	325.00
5/22/2023	GJT-0012783	POINV110001536	101-3101-4011025-	Schirado wk ending 5/14	1,020.00
5/22/2023	GJT-0012784	POINV110001537	101-3101-4011025-	Gwynn, Swenson, Tims wk ending 5/14	478.04
5/22/2023	GJT-0012786	POINV110001539	101-3101-4011025-	Swenson, wk ending 5/7/23	176.12
5/22/2023	GJT-0012796	POINV110001541	101-3101-4011025-	Schirado wk ending 5/7/23	918.00
5/22/2023	GJT-0012777	POINV110001527	101-3101-4013307-	Req for check for court fees	14.00
5/22/2023	GJT-0012788	POINV110001532	101-3101-4013307-	Fingerprinting Fees	20.00
5/22/2023	GJT-0012780	POINV110001529	101-3101-4015116-	Service Fees	225.00
5/22/2023	GJT-0012781	POINV110001533	101-3101-4015305-	Proflex Charges April 2023	2,688.40
5/22/2023	GJT-0012787	POINV110001531	101-3101-4015305-	Clear Charges April 2023	545.08
5/22/2023	GJT-0012778	POINV110001530	101-3101-4015802-	Expense Form for per diem meals	59.00
5/22/2023	GJT-0012782	POINV110001534	101-3101-4016101-	tape	12.99
5/22/2023	GJT-0012789	POINV110001535	101-3101-4016101-	paper, cleaner, pens, white out, staples	142.16
5/22/2023	GJT-0012779	POINV110001528	101-3107-4016101-	pens, pads, post its for Child Welfare	126.75
5/22/2023	GJT-0012236	POINV110001449	101-3201-4013309-	FM CORONER TRANSPORT	300.00
5/22/2023	GJT-0012237	POINV110001450	101-3201-4013309-	FM CORONER TRANSPORT	300.00
5/22/2023	GJT-0012618	POINV110001494	101-3502-4014602-	ATT	43.35
5/22/2023	GJT-0012564	POINV110001466	101-3502-4015801-	TRVL; MAY 9-18; BISMARCK	177.00
5/22/2023	GJT-0012561	POINV110001463	101-3502-4016103-	WELLNESS EXAM; K9 RIPLEY	171.25
5/22/2023	GJT-0012566	POINV110001467	101-3502-4016108-	MENS TRU-SPEC PANTS	275.25
5/22/2023	GJT-0012563	POINV110001465	101-3502-4016302-	HANDLE; SQ 04-06	108.90
5/22/2023	GJT-0012567	POINV110001469	101-3502-4016302-	LED ADAPTER; SQ 75	12.77
5/22/2023	GJT-0012590	POINV110001490	101-3510-4013502-	SALTINE CRACKERS FOR MEDICAL	282.75
5/22/2023	GJT-0012591	POINV110001486	101-3510-4013502-	Pharmacy items - 4/16/23 - 4/30/23	24,856.67
5/22/2023	GJT-0012593	POINV110001491	101-3510-4013502-	CLOTHING FOR TANNER COPPIN - MEDICAL	290.91
5/22/2023	GJT-0012594	POINV110001492	101-3510-4013750-	MEALS - 5/6/23 - 5/12/23	12,497.95
5/22/2023	GJT-0012583	POINV110001482	101-3510-4013759-	HOUSING - APRIL, 2023	11,475.00
5/22/2023	GJT-0012592	POINV110001489	101-3510-4013759-	Vendor invoice	1,275.00
5/22/2023	GJT-0012588	POINV110001487	101-3510-4014601-	Washer Repair	708.00
5/22/2023	GJT-0012585	POINV110001483	101-3510-4015701-	TRVL 5/17-5/20/23 BISMARCK	436.38
5/22/2023	GJT-0012579	POINV110001477	101-3510-4015801-	LODGING; A.FROBIG; 03-15-23	88.20
5/22/2023	GJT-0012586	POINV110001484	101-3510-4016101-	Self Inking Stamp - West Fargo Municipal Court	26.95
5/22/2023	GJT-0012580	POINV110001478	101-3510-4016108-	L/S POLY SHIRT; PESTEL	209.57
5/22/2023	GJT-0012581	POINV110001479	101-3510-4016108-	S/S SHIRT; HAMRE	513.43
5/22/2023	GJT-0012578	POINV110001476	101-3510-4016117-	WHITE CREW SOCKS - PACKAGES OF DOZEN	278.00
5/22/2023	GJT-0012584	POINV110001481	101-3510-4016117-	Shampoo	237.86
5/22/2023	GJT-0012587	POINV110001485	101-3510-4016117-	Toothpaste	339.90
5/22/2023	GJT-0012568	POINV110001470	101-3511-4013309-	JUV. HOUSING APRIL, 2023	57,053.00
5/22/2023	GJT-0012478	POINV110001456	101-4502-4013778-	facility use - Nurturing Program	150.00
5/22/2023	GJT-0012206	POINV110001443	202-5010-4015802-	Travel 5/9-5/11	112.10
5/22/2023	GJT-0012206	POINV110001443	202-5010-4015805-	Travel 5/9-5/11	257.42
5/22/2023	GJT-0012210	POINV110001446	202-5020-4015805-	Travel 3/2-4/27	560.68
5/22/2023	GJT-0012209	POINV110001447	202-5033-4015805-	Travel 5/1-5/16	24.24
5/22/2023	GJT-0012207	POINV110001444	202-5034-4015805-	Travel 4/11-5/4	144.76
5/22/2023	GJT-0012554	POINV110001457	202-5078-4013701-	Reimburse child care	525.00
5/22/2023	GJT-0012208	POINV110001445	202-5091-4013710-	GA burial	2,200.00
5/22/2023	GJT-0012238	POINV110001451	202-5091-4013710-	GA burial	2,200.00
5/22/2023	GJT-0012589	POINV110001488	235-3510-4010102-	INMATE SHIPPING & HANDLING	227.82
5/22/2023	GJT-0012565	POINV110001468	247-3509-4013309-	REMOVE VHF EQUIPMENT GARDENER	681.50
5/22/2023	GJT-0012569	POINV110001471	248-4006-4015310-	WIRELESS SERV 04/19-05/14	1,859.41
5/22/2023	GJT-0012202	POINV110001441	659-0000-4010100-	REFUND B. HAGEN	41.50
5/23/2023	GJT-0012575	POINV110001474	211-0000-1410000	Filters	370.98
5/23/2023	GJT-0012621	POINV110001497	101-0000-2026000	OVERPAYMENT	1,923.16
5/23/2023	GJT-0012622	POINV110001498	101-0000-2026000	OVERPAYMENT	801.47
5/23/2023	GJT-0012574	POINV110001473	101-1801-4015801-	MILEAGE HIGHWAY, BREWER, JAIL, LEC 5/3-5/19/2023	115.28
5/23/2023	GJT-0012785	POINV110001538	101-3101-4015701-	Request for Check for Bar Lunch	112.00
5/23/2023	GJT-0012795	POINV110001540	101-3101-4016101-	PAPER WHITE/IVORY	440.06
5/23/2023	GJT-0012800	APCNV-120009	101-3101-4016101-	5/23/2023 308388850001	-53.49
5/23/2023	GJT-0012653	POINV110001499	101-3502-4016302-	OIL CHANGE, FLAT TIRE REPAIR; SQ 66	82.52
5/23/2023	GJT-0012655	POINV110001503	101-3502-4016302-	HARMONIC BALANCER, SERP BELT; SQ 94	463.56
5/23/2023	GJT-0012657	POINV110001501	101-3502-4016302-	REPLACE BELTS; SQ 30	137.52
5/23/2023	GJT-0012736	POINV110001519	101-3502-4016302-	WS CHIP REPAIR; SQ 71	49.99
5/23/2023	GJT-0012656	POINV110001504	101-3502-4016303-	CATALYTIC CONVERTER; SQ 65	922.50
5/23/2023	GJT-0012659	POINV110001505	101-3502-4016303-	BRAKE WORK; SQ 20	1,122.94
5/23/2023	GJT-0012654	POINV110001500	101-4501-4016102-	NDSU purchasing postage due Account #527421	69.72
5/23/2023	GJT-0012616	POINV110001493	101-4502-4013778-	Nurturing Program Coordinator	225.00
5/23/2023	GJT-0012698	POINV110001506	202-5010-4015104-	FMLA Mgr onln license 1 yr	1,095.00
5/23/2023	GJT-0012577	POINV110001475	211-4001-4013301-	ENGINEERING SERVICES-RAISE GRANT APP	17,358.22

Date	Journal number	Voucher	Ledger account	Description	Amount
5/23/2023	GJT-0012702	POINV110001510	211-4001-4016302-	CHROME CARBIDE	1,576.00
5/23/2023	GJT-0012582	POINV110001480	211-4001-4017303-	ROW/TEMP CONSTRUCTION	8,000.00
5/23/2023	GJT-0012700	POINV110001507	211-4001-4017303-	ROW/TEMP CONSTRUCTION	9,500.00
5/23/2023	GJT-0012701	POINV110001509	211-4001-4017303-	ROW/TEMP CONSTRUCCION	16,500.00
5/23/2023	GJT-0012703	POINV110001511	211-4001-4017303-	ROW/TEMP CONSTRUCTION	13,500.00
5/23/2023	GJT-0012716	POINV110001512	211-4001-4017303-	ROW/TEMP CONSTRUCTION	5,500.00
5/23/2023	GJT-0012717	POINV110001513	211-4001-4017303-	ROW/TEMP CONSTRUCTION	5,500.00
5/23/2023	GJT-0012658	POINV110001502	231-4003-4016101-	MAT RENTAL	7.99
5/23/2023	GJT-0012573	POINV110001472	659-0000-4010100-	REFUND K. KRAFT	49.00
5/24/2023	GJT-0013404	POINV110001576	211-4001-4014550-CB2307.01	EST NO 2	391,797.83
5/24/2023	GJT-0013422	POINV110001592	211-4001-4014575-CH1801.01	EST NO 9	102,429.72
5/24/2023	GJT-0013405	POINV110001578	211-4001-4014575-CH2302.01	EST NO 3	100,761.78
5/24/2023	GJT-0013403	POINV110001575	211-4001-4014575-FL2301.02	CRUSHED CONCRETE	4,669.70
5/24/2023	GJT-0013447	POINV110001618	211-4001-4017303-CH2303.01	TEMP CONSTRUCTION	3,000.00
5/24/2023	GJT-0012805	POINV110001546	221-3508-4018101-CCDTF	PEN REGISTER, GPS LOCATE; 5/12-6/10; 8159	415.00
5/24/2023	GJT-0012812	POINV110001552	101-0000-1430000	POSTAGE 04/20-05/19/2023	5,197.86
5/24/2023	GJT-0012813	POINV110001553	101-0000-2026000	OVERPAYMENT	387.41
5/24/2023	GJT-0013437	POINV110001606	101-1503-4016202-	ELEC CHRGS 4/17-5/16/2023	16,366.88
5/24/2023	GJT-0013467	POINV110001633	101-1504-4016104-	GRASS SEED, FERTILIZER	1,916.00
5/24/2023	GJT-0012757	POINV110001526	101-3502-4015701-	TRVL; CISM TRNG; 5/17-20; BISMARCK ND	436.38
5/24/2023	GJT-0012804	POINV110001549	101-3502-4015702-	INTRADICTION WORKSHOP, 6/12-14; R.HUTTON	649.00
5/24/2023	GJT-0012807	POINV110001551	101-3502-4015702-	INTERDICTION WORKSHOP; 6/12-14; J.SAMPSON	649.00
5/24/2023	GJT-0012740	POINV110001521	101-3502-4016103-	RE-CHECJ EXAM; K9 GRIGGS	1.00
5/24/2023	GJT-0012733	POINV110001514	101-3502-4016108-	NAMETAPE W/VELCRO	194.40
5/24/2023	GJT-0012753	POINV110001522	101-3502-4016108-	MENS S/S POLO	53.00
5/24/2023	GJT-0012754	POINV110001525	101-3502-4016108-	SGT COLLAR INSIGNIA SM	55.05
5/24/2023	GJT-0012755	POINV110001523	101-3502-4016108-	PATCHES	200.00
5/24/2023	GJT-0012756	POINV110001524	101-3502-4016108-	MENS S/S POLO	53.00
5/24/2023	GJT-0012799	POINV110001545	101-3502-4016108-	HARD TRAUMA PLATES	2,514.00
5/24/2023	GJT-0013450	POINV110001621	101-3502-4016108-	VESTS & CARRIER	19,029.40
5/24/2023	GJT-0012801	POINV110001544	101-3502-4016111-	GLOCK 45MOSS GEN5 9MM; KORSMO	781.32
5/24/2023	GJT-0012806	POINV110001550	101-3502-4016115-	S/D/R OF THE YEAR AWARDS	323.00
5/24/2023	GJT-0013451	POINV110001622	101-3502-4016301-	TRVL; 5/18-19; CHICAGO IL; GAS REIMB	36.50
5/24/2023	GJT-0012803	POINV110001548	101-3502-4016302-	FLAT TIRE REPAIR; SQ 04-02	37.75
5/24/2023	GJT-0013450	POINV110001621	101-3504-4016108-	VESTS & CARRIER	4,391.40
5/24/2023	GJT-0013424	POINV110001594	101-3510-4013306-	EMPLOYMENT ASSESSMENT; KADRMAS	140.00
5/24/2023	GJT-0013427	POINV110001599	101-3510-4013502-	MONTHLY CONTRACT - MARCH, 2023	5,971.00
5/24/2023	GJT-0013429	POINV110001600	101-3510-4013502-	JAIL MONTHLY CONTRACT - APRIL, 2023	5,971.00
5/24/2023	GJT-0013428	POINV110001603	101-3510-4013750-	MEALS - 5/13/23 - 5/19/23	11,994.12
5/24/2023	GJT-0013419	POINV110001596	101-3510-4013753-	TRVL; 5/10-11; CHEBOYGAN MI	134.28
5/24/2023	GJT-0013421	POINV110001591	101-3510-4013753-	TRVL; 5/18-19; CHICAGO IL	236.85
5/24/2023	GJT-0013451	POINV110001622	101-3510-4013753-	TRVL; 5/18-19; CHICAGO IL; GAS REIMB	158.00
5/24/2023	GJT-0012797	POINV110001542	101-3510-4013756-	JAIL/DORM WRK PAY 5/23/23	705.00
5/24/2023	GJT-0013412	POINV110001584	101-3510-4016108-	DUTY BELTS	644.10
5/24/2023	GJT-0013413	POINV110001589	101-3510-4016108-	MENS PANTS	109.81
5/24/2023	GJT-0013414	POINV110001585	101-3510-4016108-	NAMETAG	10.16
5/24/2023	GJT-0013415	POINV110001586	101-3510-4016108-	NAMETAG	10.05
5/24/2023	GJT-0013416	POINV110001587	101-3510-4016108-	NAMETAG	9.99
5/24/2023	GJT-0013417	POINV110001588	101-3510-4016108-	NAMETAGS	20.38
5/24/2023	GJT-0013450	POINV110001621	101-3510-4016108-	VESTS & CARRIER	26,348.40
5/24/2023	GJT-0013393	POINV110001570	211-4001-4014403-	TRACK LOADER	5,000.00
5/24/2023	GJT-0013398	POINV110001571	211-4001-4014403-	MOTOR GRADERS	13,400.00
5/24/2023	GJT-0013402	POINV110001577	211-4001-4014601-	VEHICLE REPAIR	844.71
5/24/2023	GJT-0013438	POINV110001608	211-4001-4014601-	VEHICLE REPAIR	705.60
5/24/2023	GJT-0013441	POINV110001612	211-4001-4014701-	LOCATING SERVICE	50.00
5/24/2023	GJT-0013443	POINV110001614	211-4001-4014701-	POSTAGE CONTRACT	114.00
5/24/2023	GJT-0013440	POINV110001611	211-4001-4016101-	OFFICE SUPPLIES	25.39
5/24/2023	GJT-0013442	POINV110001613	211-4001-4016101-	OFFICE SUPPLIES	16.47
5/24/2023	GJT-0013399	POINV110001572	211-4001-4016130-	SHOP SUPPLIES	383.50
5/24/2023	GJT-0013435	POINV110001609	211-4001-4016130-	SHOP SUPPLIES	110.02
5/24/2023	GJT-0013439	POINV110001610	211-4001-4016130-	SHOP SUPPLIES	35.94
5/24/2023	GJT-0013448	POINV110001619	211-4001-4016130-	tools	29.99
5/24/2023	GJT-0013508	POINV110001636	211-4001-4016130-	SHOP SUPPLIES	33.00
5/24/2023	GJT-0013425	POINV110001595	211-4001-4016133-	SIGN SUPPLIES	139.36
5/24/2023	GJT-0013420	POINV110001597	211-4001-4016301-	DIESEL	1,803.66
5/24/2023	GJT-0013426	POINV110001598	211-4001-4016301-	DIESEL	2,926.10
5/24/2023	GJT-0013432	POINV110001604	211-4001-4016301-	PROPANE	49.50
5/24/2023	GJT-0013353	POINV110001569	211-4001-4016302-	PARTS	32.94
5/24/2023	GJT-0013354	POINV110001566	211-4001-4016302-	PARTS	83.43
5/24/2023	GJT-0013355	POINV110001567	211-4001-4016302-	PARTS	42.26

Date	Journal number	Voucher	Ledger account	Description	Amount
5/24/2023	GJT-0013356	POINV110001568	211-4001-4016302-	PARTS	126.77
5/24/2023	GJT-0013394	APCNV-120013	211-4001-4016302-	5/24/2023 CDIR2399	-1,011.60
5/24/2023	GJT-0013395	APCNV-120010	211-4001-4016302-	5/24/2023 CDIR2299	-200.00
5/24/2023	GJT-0013396	APCNV-120011	211-4001-4016302-	5/24/2023 P0691854	-127.52
5/24/2023	GJT-0013397	APCNV-120012	211-4001-4016302-	5/24/2023 C3623199	-728.15
5/24/2023	GJT-0013400	POINV110001573	211-4001-4016302-	PARTS	46.14
5/24/2023	GJT-0013401	POINV110001574	211-4001-4016302-	PARTS	306.72
5/24/2023	GJT-0013407	POINV110001580	211-4001-4016302-	PARTS	202.32
5/24/2023	GJT-0013408	POINV110001581	211-4001-4016302-	PARTS	189.30
5/24/2023	GJT-0013409	POINV110001582	211-4001-4016302-	PARTS	46.38
5/24/2023	GJT-0013410	POINV110001583	211-4001-4016302-	PARTS	204.73
5/24/2023	GJT-0013411	APCNV-120014	211-4001-4016302-	5/24/2023 X102198477:01	-33.75
5/24/2023	GJT-0013418	POINV110001590	211-4001-4016302-	PARTS	1,347.28
5/24/2023	GJT-0013430	POINV110001601	211-4001-4016302-	PARTS	216.91
5/24/2023	GJT-0013431	POINV110001602	211-4001-4016302-	PARTS	62.43
5/24/2023	GJT-0013433	POINV110001605	211-4001-4016302-	PARTS	62.43
5/24/2023	GJT-0013434	POINV110001607	211-4001-4016302-	PARTS	25.55
5/24/2023	GJT-0013436	APCNV-120015	211-4001-4016302-	5/24/2023 C3659099	-790.00
5/24/2023	GJT-0013444	POINV110001615	211-4001-4016302-	PARTS	20.86
5/24/2023	GJT-0013445	POINV110001616	211-4001-4016302-	PARTS	142.84
5/24/2023	GJT-0013446	POINV110001617	211-4001-4016302-	PARTS	492.64
5/24/2023	GJT-0013406	POINV110001579	211-4001-4017415-	REVERSABLE SNOW PLOW	21,250.00
5/24/2023	GJT-0013508	POINV110001636	232-4004-4016130-	SHOP SUPPLIES	33.00
5/24/2023	GJT-0012798	POINV110001543	235-3510-4010102-	PHONE SALES 5/1/23 - 5/15/23	658.97
5/24/2023	GJT-0013511	POINV110001639	248-4006-4015801-	MILEAGE 4/25-5/15/23	97.07
5/24/2023	GJT-0012734	POINV110001516	659-0000-4010100-	REFUND N. GUNDERSON	66.50
5/24/2023	GJT-0012735	POINV110001518	659-0000-4010100-	REFUND B.ENTZI	24.00
5/24/2023	GJT-0012738	POINV110001517	659-0000-4010100-	REFUND S.BROWN	34.00
5/24/2023	GJT-0012739	POINV110001520	659-0000-4010100-	REFUND C.STRAND	44.00
5/24/2023	GJT-0012737	POINV110001515	659-0000-4010102-	REFUND T. JACKSON	49.00
5/25/2023	GJT-0013009	POINV110001563	202-5091-4013710-	GA burial	2,200.00
5/25/2023	GJT-0012891	POINV110001557	659-0000-4010100-	REFUND - CURRENT OCCUPANT	26.50
5/25/2023	GJT-0012892	POINV110001554	659-0000-4010100-	REFUND - B KUMMETH	44.00
5/25/2023	GJT-0012893	POINV110001555	659-0000-4010100-	FORCLOSURE: PENNYMACK VS KEISACKER	297,371.11
5/25/2023	GJT-0012894	POINV110001556	659-0000-4010100-	REFUND - J GILBERSON	29.00
5/25/2023	GJT-0012895	POINV110001561	659-0000-4010100-	FORECLOSURE: PENNYMAC VS KEISACKER	82,808.89
5/25/2023	GJT-0012896	POINV110001558	659-0000-4010100-	REFUND - I ALI	43.00
5/25/2023	GJT-0012897	POINV110001559	659-0000-4010100-	REFUND - M ROBERTS	26.50
5/25/2023	GJT-0012898	POINV110001560	659-0000-4010100-	REFUND - P PELTIER	44.00
5/26/2023	GJT-0013510	POINV110001638	248-4006-4015801-	SUBSCRIPT IN-FORUM/YOUTUBE, PLANNING DINNER 5/15, FINANCE CO	238.74
5/26/2023	GJT-0013452	POINV110001623	659-0000-4010100-	REFUND B. FULLER	44.00
5/26/2023	GJT-0013453	POINV110001624	659-0000-4010100-	REFUND S.ACHARYA	34.00
5/26/2023	GJT-0013454	POINV110001625	659-0000-4010100-	REFUND A.MOHLER	44.00
5/26/2023	GJT-0013455	POINV110001626	659-0000-4010100-	REFUND J.BECKMAN,SR.	29.00
5/26/2023	GJT-0013459	POINV110001632	659-0000-4010100-	REFUND CREDIT COLLECTIONS BUREAU D/B/A CREDICO, INC.	40.50
5/30/2023	GJT-0014370	POINV110001655	101-0000-2026000	OVERPAYMENT	230.78
5/30/2023	GJT-0014371	POINV110001656	101-0000-2410000	PAY ORDER	45.00
5/30/2023	GJT-0014347	POINV110001653	101-2101-4013320-	E. RUE 5/15-5/19/23	1,137.60
5/30/2023	GJT-0014213	POINV110001646	202-5036-4015805-	Travel 5/1-5/25	195.85
5/30/2023	GJT-0013615	POINV110001642	658-0000-4010100-	LIHEAP/SNAP	104.00
5/30/2023	GJT-0013613	POINV110001640	659-0000-4010100-	REFUND D.ANDERSON	41.50
5/30/2023	GJT-0013614	POINV110001641	659-0000-4010100-	REFUND ALLSTATE INSURANCE	44.00
5/30/2023	GJT-0013628	POINV110001643	659-0000-4010100-	REFUND S.JOHNSON	44.00
5/31/2023	GJT-0014395	POINV110001660	659-0000-4010100-	REFUND C.KRATOCHVIL	36.50
5/31/2023	GJT-0014397	POINV110001661	659-0000-4010100-	REFUND D & G ANGELS LLC	3,228.18
5/31/2023	GJT-0014398	POINV110001662	659-0000-4010100-	REFUND S.DIFFERDING	828.94
5/31/2023	GJT-0014399	POINV110001663	659-0000-4010100-	REFUND B.HAGEN	34.00
3/31/2023	GJT-0000291	HIST-0000000193	101-0000-2020000-	CREDIT CARRY FORWARD	-473.70
5/10/2023	GJT-0010661	POINV110001177	202-5032-4015805-	Travel 4/3-4/26	97.60
5/11/2023	GJT-0010714	POINV110001293	101-3510-4013306-	EMPLOYMENT ASSESSMENTS	280.00
5/11/2023	GJT-0010715	POINV110001294	221-3508-4015702-CCDTF	CONF REG; SHANE ORN	20.00
5/1/2023	GJT-0010760	POINV110001066	401-2105-4017201-	REMODELING ANNEX - PAINTING	25,000.00
5/9/2023	GJT-0011173	POINV110001308	101-1505-4014701-	PATCHED 2 HOLES BY DRAIN	301.08
5/17/2023	GJT-0011458	POINV110001410	101-4502-4013778-	Nurturing Parent Program	255.00
5/11/2023	GJT-0010713	POINV110001292	101-3510-4016108-	JACKET; HIRCHERT	42.99
5/23/2023	GJT-0012620	POINV110001496	101-3201-4015305-	WAN ACCESS	1.35
5/23/2023	GJT-0012620	POINV110001496	101-3502-4015305-	WAN ACCESS	1.35
5/23/2023	GJT-0012620	POINV110001496	101-1501-4015305-	WAN ACCESS	2.70
5/23/2023	GJT-0012620	POINV110001496	101-5070-4015305-	WAN ACCESS	5.40
5/23/2023	GJT-0012620	POINV110001496	101-1804-4015305-	WAN ACCESS	12.00

Date	Journal number	Voucher	Ledger account	Description	Amount
5/23/2023	GJT-0012620	POINV110001496	101-2101-4015305-	WAN ACCESS	77.00
5/23/2023	GJT-0012620	POINV110001496	101-1801-4015305-	WAN ACCESS	101.35
5/23/2023	GJT-0012620	POINV110001496	101-1801-4015306-	WAN ACCESS	2,400.00
5/23/2023	GJT-0012620	POINV110001496	216-1004-4017401-	WAN ACCESS	3,000.00
5/11/2023	GJT-0010878	POINV110001297	101-4502-4013778-	NETWORK. 1 DIGITAL 4/24-4/29/2023	150.00
5/24/2023	GJT-0012802	POINV110001547	221-3508-4014405-CCDTF	OFFICE CLEANING; 05/16/23	200.00
4/14/2023	GJT-0010880	POINV110001300	221-3508-4014405-CCDTF	OFFICE CLEANING; 04/13/23	200.00
5/1/2023	GJT-0010881	POINV110001301	221-3508-4014405-CCDTF	OFFICE CLEANING; 5/1/23	200.00
3/27/2023	GJT-0010716	POINV110001299	221-3508-4014405-CCDTF	OFFICE CLEANING; 03/26/23	200.00
5/11/2023	GJT-0011172	POINV110001307	101-2101-4015105-	NOTICE OF FORECLOSURE	1,511.50
5/11/2023	GJT-0010882	POINV110001302	232-4004-4016105-	RETAINER	78,750.00
5/25/2023	GJT-0013449	POINV110001620	101-3701-4016302-	GAS,SERV,ADJ; 4/24-5/23	14.00
5/25/2023	GJT-0013449	POINV110001620	101-3701-4016301-	GAS,SERV,ADJ; 4/24-5/23	105.16
5/25/2023	GJT-0013449	POINV110001620	101-3502-4016302-	GAS,SERV,ADJ; 4/24-5/23	270.81
5/25/2023	GJT-0013449	POINV110001620	101-3502-4016301-	GAS,SERV,ADJ; 4/24-5/23	22,560.38
5/11/2023	GJT-0010876	POINV110001295	221-3508-4018101-CCDTF	SERVEIL; 1/20-1/24/23	75.00
5/11/2023	GJT-0010877	POINV110001296	221-3508-4018101-CCDTF	PLU LOCATION; 2/20-1/24/23	25.00
5/10/2023	GJT-0010662	POINV110001178	202-5034-4015805-	Travel 3/3-5/3	155.89
5/11/2023	GJT-0011171	POINV110001305	211-4001-4014103-	GAS	209.01
5/11/2023	GJT-0011192	POINV110001303	211-4001-4014102-	ELECTRIC	1,262.06
5/11/2023	GJT-0011193	POINV110001304	211-4001-4014103-	GAS	2,108.44
5/11/2023	GJT-0011194	POINV110001306	211-4001-4014103-	GAS	1,733.08
5/11/2023	GJT-0011205	POINV110001335	232-4004-4014102-	GAS	82.35
5/15/2023	GJT-0011219	POINV110001349	101-1002-4013307-	SERVICES 4/30-5/1/2023	198.00
5/15/2023	GJT-0011216	POINV110001353	101-1002-4013307-	SERVICES 4/30-5/2/2023	333.00
5/17/2023	GJT-0012189	POINV110001434	101-1002-4013307-	SERVICES 5/7-5/9/2023	288.00
5/17/2023	GJT-0012187	POINV110001432	101-1002-4013307-	SERVICES 5/9-5/10/2023	198.00
5/23/2023	GJT-0012575	POINV110001474	211-0000-1410000	Filters	0.00
5/23/2023	GJT-0012699	POINV110001508	211-4001-4017303-	ROW/TEMP CONSTRUCTION	13,000.00
5/24/2023	GJT-0013423	POINV110001593	101-3510-4015701-	TRVL; CISM TRNG; 5/17-20; BISMARCK ND	436.38
					1,833,246.54

**REGULAR MEETING OF CASS COUNTY BOARD OF COMMISSIONERS
JULY 5, 2023**

1. MEETING CALLED TO ORDER

Chairman Chad M. Peterson called the meeting to order at 3:31 PM with all members present as follows: Tony Grindberg, Duane Breitling, Jim Kapitan, and Chad M. Peterson in person, and Mary Scherling via Microsoft Teams.

2. PLEDGE OF ALLEGIANCE

Jodi Miller led the Pledge of Allegiance.

3. MINUTES APPROVED

MOTION, passed

Mr. Breitling moved and Mr. Kapitan seconded that the minutes of the previous meeting be approved as written. Motion carried.

4. AGENDA, Order approved

MOTION, passed

Mr. Breitling moved and Mr. Kapitan seconded to amend the order of the agenda with the addition of item f. to approve a special event permit for The Boiler Room. Motion carried.

5. CONSENT AGENDA APPROVED

MOTION, passed

Mr. Breitling moved and Mr. Kapitan seconded to approve the consent agenda as follows: On roll call vote, the motion carried unanimously.

- a. Accept the findings and recommendations of the Cass County Planning Commission and staff and approve the final plat for Pacholke Subdivision as the proposals meet the goals and objectives of the Cass County Comprehensive Plan, the Cass County Highway Access Plan, the Flood Damage Prevention Ordinance, the Cass County Subdivision Ordinance, and all other applicable regulations.
- b. Authorize the County Finance Director to offer eight vehicles on the auction site Public Surplus with the proceeds to go back to the General Fund.
- c. Authorize request to close County Road 15 in Kindred on September 15, 2023 from 4:30 PM to 9:00 PM for Kindred Homecoming Tailgate Celebration.
- d. Approve raffle permit for Chaffee Days to be held on July 12, 2023 at Chaffee Mustang Stable in Chaffee, North Dakota.
- e. Authorize purchase of bridge repair in Mapleton Township with Industrial Builders, Inc. in the amount of \$35,175.
- f. Approve special event permit for the Boiler Room.

6. PUBLIC COMMENT

Mr. Peterson asked for public comment and hearing none, moved on to the regular agenda items.

7. FARGO TAX INCREMENT FINANCING FOR 502 8TH STREET SOUTH, County to not participate in incentive for up to a fifteen year period

Fargo Director of Strategic Planning and Research, Jim Gilmour, provided information from the City of Fargo regarding an application for up to \$300,825 of Tax Increment Financing (TIF) for the redevelopment of a property located at 502 8th Street South for up to a fifteen year period. The project will remove a small apartment building and build five new townhomes. The TIF funds would be used for land acquisition, demolition and site cleanup, public works improvements, and administration.

Mr. Gilmour said the new townhome project would be a small tax redevelopment to downtown Fargo and the City of Fargo Planning Department is in favor of the requested project. He said the cost of the project would be proposed at \$2.1 million and the rate of return would be about 5.5%.

Mr. Gilmour introduced David Noah, a local realtor, to update the Commission on the design and what the requested project would provide to downtown Fargo. He said the design fits the neighborhood. Mr. Noah said the property will provide five townhomes and needs the county's assistance on funding. He said the newly updated property is planned to be used as a rental for \$2,800 per month and eventually sell for between \$400,000-\$500,000.

MOTION, passed

Mr. Grindberg moved and Mr. Kapitan seconded to not participate in the request for Tax Increment Financing (TIF) in the City of Fargo submitted by HN 8th Street, LLC to assist with the redevelopment of a property located at 502 8th Street South for up to a fifteen-year period and negotiate the terms of the property tax incentive as described in N.D.C.C 40-05-24. On roll call vote, the motion carried unanimously.

8. TAX EQUALIZATION BOARD, Reconvened for 2023

Chairman Chad Peterson reconvened the Cass County Board of Tax Equalization for 2023. County Director of Equalization, Paul Fracassi provided recommendations to the Board prior to the meeting on appeals submitted for properties in the City of Fargo, City of West Fargo, City of Horace, and Harmony Township. All appeal information from the appellant, local jurisdiction, and the County Tax Equalization Office were provided to the Board prior to the meeting. The Board considered appeals from each jurisdiction as follows:

City of Fargo

Amazon

An appeal was submitted by James Poliyanskiy on behalf of Amazon for a property located at 3737 44th Avenue North. Mr. Fracassi said Amazon is appealing the land value of the property and is requesting a reduction from \$2.25 per square foot to \$1 per square foot. He said after reviewing the property, all appeal documentation, and comparable sales, he recommends the Board retain the current value.

Patrick Vesey

An appeal was submitted by Patrick Vesey for properties located at 1614 11th Avenue North, 2829 University Drive South, 3012 9 ½ Street North, 508 NP Avenue North, 512 NP Avenue North, 23 Broadway North, 15 Broadway North, 2411 30 ½ Avenue South, 13 Broadway North, 1701 38th Street South, 4334 18th Avenue South, 4816 Amber Valley Parkway South, 4650 38th Avenue South, 4631 40th Avenue South, 4675 40th Avenue South, 4776 28th Avenue South Unit 100, 4776 28th Avenue South Unit 200, and 4776 28th Avenue South Unit 201. Mr. Fracassi said the applicant is requesting the property's value be reduced to the 2022 value. He said after reviewing the properties, all appeal documentation, and comparable sales, he recommends the Board reduce the value of a property located at 1614 11th Avenue North to \$383,000, reduce the value of a property located at 2829 University Drive South to \$10,603,000, retain the current value of a property located at 3012 9 ½ Street North, retain the current value of a property located at 508 NP Avenue North, retain the current value of a property located at 512 NP Avenue North, retain the current value of a property located at 23 Broadway North, reduce the value of a property located at 15 Broadway North to \$8,257,000, retain the current value of a property located at 2411 30 ½ Avenue South, retain the current value of a property located at 13 Broadway North, retain the current value of a property located at 1701 38th Street South, reduce the value of a property located at 4334 18th Avenue South to \$5,370,000, retain the current value of a property located at 4816 Amber Valley Parkway South, retain the current value of a property located at 4650 38th Avenue South, retain the current value of a property located at 4631 40th Avenue South, retain the current value of a property located at 4675 40th Avenue South, reduce the value of a property located at 4776 28th Avenue South Unit 100 to

\$3,327,000, reduce the value of a property located at 4776 28th Avenue South Unit 200 to \$714,000, and reduce the value of a property located at 4776 28th Avenue South Unit 201 to \$2,597,000.

Mr. Peterson asked the Tax Director to announce the remaining appeals on a city-by-city basis, with the understanding the commission has reviewed the information submitted by the Tax Director and the Tax Director has performed the same analysis for each property (e.g., sales, cost, & income and review of supporting documentation). Mr. Fracassi continued in that format.

Love's Travel Stops and County Stores, Inc

An appeal was submitted by Grant Thornton, LLP on behalf of Love's Travel Stops and Country Stores, Inc. for a property located at 3220 39th Street South. Mr. Fracassi said after reviewing the property, all appeal documentation, and comparable sales, he recommends the Board retain the current value.

Holiday Gas Stations

An appeal was submitted by Holiday Gas Stations for properties located at 1020 19th Avenue North, 3040 25th Street South, 1902 25th Street South, 4377 45th Street South, 2755 Brandt Drive South, 1510 32nd Avenue South, and 5651 36th Avenue South. Mr. Fracassi said after reviewing the properties and comparable sales, he recommends the Board retain the current values for all the properties.

Nathan Dunnell

An appeal was submitted by Nathan Dunnell for a property located at 3726 15th Street South. Mr. Fracassi said after reviewing the property and comparable sales, he recommends the Board retain the current value.

Sterling Properties

An appeal was submitted by Sam Jellebe on behalf of Sterling Properties for properties located at 1741 42nd Street South, 1630 34th Street South, 711 University Drive North, 1704 Gold Drive South, 1714 Gold Drive South, 1724 Gold Drive South, 4949 16th Avenue South, 514 29th Avenue North, 1130 23rd Street South, 204 24th Street South, and 3720 42nd Street South, 3740 42nd Street South, 3760 42nd Street South, and 3780 42nd Street South. He said after reviewing the property, all appeal documentation, and comparable sales, he recommends the Board reduce the value of a property located at 1741 42nd Street South to \$966,000, reduce the value of a property located at 510 29th Avenue North to \$1,457,000, retain the current value of a property located at 204 24th Street South, reduce the value of a property located at 711 University Drive North to \$1,047,000, retain the current value of a property located at 4949 16th Avenue South, reduce the value of a property located at 1741 42nd Street South to \$1,264,000, reduce the value of a property located at 1630 34th Street South to \$766,000, and retain the current value of a property located at 3720 42nd Street South.

Great Hall Properties

An appeal was submitted by Phil Abeln on behalf of Great Hall Properties for properties located at 1624 East Gateway Circle South, 1920 25th Street South, 2416 18th Street South, 2802 8th Street North, 519 29th Avenue North, 1010 16th Street North, and 514 30th Avenue North. Mr. Fracassi said after reviewing the property, all appeal documentation, and comparable sales, he recommends the Board retain the current values for all the properties.

Duane Hochstatter

An appeal was submitted by Duane Hochstatter for a property located at 3626 11th Street South. Mr. Fracassi said after reviewing the property, all appeal documentation, and comparable sales, he recommends the Board retain the current value.

John and Sarah Kirby

An appeal was submitted by John and Sarah Kirby for a property located at 4314 58th Street South. Mr. Fracassi said after reviewing the property, all appeal documentation, and comparable sales, he recommends the Board reduce the 2023 value to \$460,100.

John Neuenschwander

An appeal was submitted by John Neuenschwander for a property located at 2314 35th Avenue South. Mr. Fracassi said after reviewing the property, all appeal documentation, and comparable sales, he recommends the Board reduce the 2023 value to \$386,200.

Timothy Nasheim

An appeal was submitted by Timothy Nasheim for a property located at 6622 Crofton Lane South. Mr. Fracassi said after reviewing the property, all appeal documentation, and comparable sales, he recommends the Board retain the current value. Mr. Fracassi said he requested the City of Fargo send a new list of comparable sales. He said the property is unique with a large square footage at 3,100 square feet and most properties in the area built around the same time are about 2,400 square feet. He said after reviewing the new sales provided by the City of Fargo, he believes the current value is fair and equitable.

Mr. Nasheim was present and said he has new information he would like to present to the Board. Mr. Peterson said the public hearing was held at the last Board meeting and the Tax Equalization Office has reviewed the property. Mr. Fracassi said he provided Mr. Nasheim with his findings and gave Mr. Nasheim additional resources to find sales and data related to his property. Mr. Peterson said one property owner will be allowed to speak at this meeting due to a miss communication. He said the next step for Mr. Nasheim if he is unsatisfied with the recommendation today is to make his appeal to the State Board of Equalization.

Paul and Amber Plambeck

An appeal was submitted by Paul and Amber Plambeck for a property located at 6249 14th Street South. Mr. Fracassi said after reviewing the property, all appeal documentation, and comparable sales, he recommends the Board retain the current value.

Dale Faust

An appeal was submitted by Dale Faust for a property located at 3020 Hickory Street North. Mr. Fracassi said after reviewing the property, all appeal documentation, and comparable sales, he recommends the Board retain the current value.

Harley Danielson

An appeal was submitted by Harley Danielson for a property located at 2308 35th Avenue South. Mr. Fracassi said after reviewing the property, all appeal documentation, and comparable sales, he recommends the Board reduce the 2023 value to \$370,300.

Fredrick and Janet Hammer

An appeal was submitted by Fredrick and Janet Hammer for a property located at 1906 14 ½ Street South. Mr. Fracassi said after reviewing the property, all appeal documentation, and comparable sales, he recommends the Board retain the current value.

City of West FargoTevye, LLC

An appeal was submitted by Tami Norgard on behalf of Tevey, LLC for a property located at 4980 Sheyenne Street. Mr. Fracassi said after reviewing the property, all appeal documentation, and comparable sales, he recommends the Board retain the current value.

Raymond Schmidt

An appeal was submitted by Raymond Schmidt for a property located at 108 5th Street Northwest. Mr. Fracassi said after reviewing the property, all appeal documentation, and comparable sales, he recommends the Board retain the current value.

Holiday Gas Stations

An appeal was submitted by Holiday Gas Stations for a property located at 1210 13th Avenue East and 2020 Sheyenne Street. Mr. Fracassi said after reviewing the property, all appeal documentation, and comparable sales, he recommends the Board retain the current value for both properties in West Fargo.

Sterling Properties

An appeal was submitted by Sam Jellebe on behalf of Sterling Properties for a property located at 639 33rd Avenue West. Mr. Fracassi said after reviewing the property, all appeal documentation, and comparable sales, he recommends the Board reduce the 2023 value to \$7,343,100.

City of HoraceSteven Boutiette

An appeal was submitted by Steven Boutiette for a property located at 7103 64th Avenue South. Mr. Fracassi said after reviewing the property, all appeal documentation, and comparable sales, he recommends the Board reduce the 2023 value to \$420,300.

John Ness

An appeal was submitted by John Ness for a property located at 10617 County Road 17 South. Mr. Fracassi said after reviewing the property, all appeal documentation, and comparable sales, he recommends the Board retain the current value.

Harmony TownshipCharlene Nelson

An appeal was submitted by Charlene Nelson for a property located at 15703 31st Street Southeast. Mr. Fracassi said after reviewing the property, all appeal documentation, and comparable sales, he recommends the Board retain the current value.

Ms. Nelson was present and said she has lived at this property for 27 years and within the last 7 years the assessed value has gone up 97%. She said there is a disparity of properties in Harmony Township. She said she reviewed 15 properties in Harmony Township and provided the information to the Board prior to the meeting. Ms. Nelson said the average increase of property value of the 12 properties over the last 6 years is 12.5% and the Nelson property during the same period is 65%. She said local assessors tell her that her value is increasing due to real estate market values and she does not understand why her value is increasing so much and other properties are not. She said she believes her assessed value is unreasonable and unfair.

Mrs. Scherling asked Ms. Nelson if she believes if she put her property for sale on the market she would not get the assessed value. Ms. Nelson said 3 years ago she was considering selling her property and a real estate agent advised the Nelson's not fix up the property as a buyer would replace the home with a new one. She said she does not believe the house is valued at the assessed value. Mrs. Scherling asked Ms. Nelson if she believes the land value of her property is undervalued. Ms. Nelson said she is unsure; she said the properties she reviewed have farm land and the values went down in the 6 year period. She said she does not believe her home has increased in value as the County has assessed the value.

Mr. Peterson said he reviewed the information provided and it appears the property value was not increased for a few years and in recent years was accelerated likely due to needing to bring the value up to market. Mr. Fracassi said of the properties Ms. Nelson reviewed, several of them were agricultural land and received decreases because agriculture land is valued by the State over an

average of 10 years. He said all 2023 value information is available on the County's website and sales are available. He said he will provide the comparable sales and data to Ms. Nelson. Mr. Fracassi said he reviewed the property and others in Harmony Township and believes the assessed value is fair and equitable.

MOTION, passed

Mr. Grindberg moved and Mr. Kapitan seconded to approve Mr. Fracassi's recommendations for all appeals presented today. All appeal information from the appellant, local jurisdiction, and the County Tax Equalization Office were provided to the Board prior to the meeting. On roll call vote, the motion carried unanimously.

Chairman Peterson closed the Board of Tax Equalization meeting for 2023 at 4:48 PM.

9. ROAD, Purchase of right of way from Metro Flood Diversion Authority approved

County Engineer, Jason Benson was present and said Cass County has identified several locations along Cass County highways where the Metro Flood Diversion Authority (MFDA) and Cass County Joint Water Resource District (CCJWRD) own additional property adjacent to the Metro Flood Diversion Project. He said the additional property is not needed for the Diversion Project and since the property is adjacent to County Highways, it may be appropriate to take advantage of the available land to allow the County excess right of way for future projects. Mr. Benson said the County has a Memorandum of Understanding with the MFDA and CCJWRD that would allow the County to purchase the right of way at the purchase price that the CCJWRD paid. He said acquiring the right of way now will save on future costs needed to negotiate with a future landowner. The proposed purchase is for right of way on Cass Highway 14, 20, 22, and 32 for a total cost of \$139,441.

MOTION, passed

Mr. Grindberg moved and Mr. Breitling seconded to authorize the Cass County Highway Department to acquire right of way from the Cass County Joint Water Resource District and the Metro Flood Diversion Authority for a total of \$139,441. On roll call vote, the motion carried unanimously.

10. ROAD, Budget adjustment for right of way approved

Mr. Benson said the Highway Department budgeted \$450,000 in 2022 and \$200,000 in 2023 for right of way acquisition. He said due to the timing of right of way acquisition in 2022, only \$371,531 was expended, resulting in the need for 2022 right of way acquisition to be finished in 2023. He said the current 2023 expenditure for right of way is \$256,337. Mr. Benson said the Highway Department is requesting a budget adjustment increasing the right of way budget from \$200,000 to 450,000 for 2023. He said this adjustment will cover the right of way purchase from the FMDA and purchase of other right of way parcels in 2023 needed for 2024 projects.

MOTION, passed

Mr. Kapitan moved and Mr. Grindberg seconded to authorize a budget adjustment raising the right of way budget 211-4001-431-7303 from \$200,000 to 450,000 for 2023. On roll call vote, the motion carried unanimously.

11. ROAD, Budget adjustment and contract with Northern Improvement approved

Mr. Benson said the Highway Department budgeted \$350,000 in 2023 for routine repairs/maintenance. He said this winter the Highway Department had to contract for snow maintenance/dozing required above budgeted funds. He said the account for maintenance is currently \$315,000. Mr. Benson said the Highway Department is requesting a budget adjustment increasing the repairs/maintenance budget from \$350,000 to \$450,000. He said the request today is also to approve a contract with Northern Improvement Company for bituminous patching on various county roads in the amount of \$84,841.40. He said the requested budget adjustment will cover the patching contract and other repairs and maintenance needed throughout the rest of the year.

MOTION, passed

Mr. Grindberg moved and Mr. Kapitan seconded to authorize a budget adjustment raising the repair/maintenance budget from \$350,000 to \$450,000 for 2023. On roll call vote, the motion carried unanimously.

MOTION, passed

Mr. Breitling moved and Mr. Grindberg seconded to authorize and sign the Northern Improvement contract. On roll call vote, the motion carried unanimously.

12. SHERIFF'S OFFICE, Request for position approved

County Sheriff Jesse Jahner was present and said the Kindred School District has requested a full-time School Resource Deputy for the school year beginning in August of 2023. He said currently, Kindred School District splits time for School Deputy Services with the Mapleton School District. He said authorizing a full time School Resource Deputy in Kindred leaves a School Resource Deputy in Mapleton half time.

MOTION, passed

Mr. Kapitan moved and Mr. Grindberg seconded to approve the request for the position. On roll call vote, the motion carried unanimously.

13. VOUCHERS, Approved***MOTION, passed***

Mr. Kapitan moved and Mr. Grindberg seconded to approve Voucher No. 337593 through Voucher No. 337761 for a total of \$1,067,272.44. On roll call vote, the motion carried unanimously.

14. MEETING UPDATES, Committee reports

Commissioners and staff reported on meetings they have attended or will be attending in the upcoming weeks.

15. ADJOURNMENT***MOTION, passed***

On motion by Mr. Kapitan seconded by Mr. Breitling and all in favor, the meeting was adjourned at 5:27 PM.

ATTEST:

APPROVED:

Brandy Madrigga, County Finance Director
Cass County, North Dakota

Chad M. Peterson, Chairman
Cass County Board of Commissioners

Apartment Property Data Sheet

Legal OwnerRKAK PROPERTIES LLC

Parcel #01-3804-00553-000Segment #1Address1810 39 ST SAssessment Year2023

Land Value\$309,000Building Value\$3,679,900Full Value\$3,988,900

Land Characteristics

Land Use	P	Seg FF	130.38	Land Shape	1	Services	3	Traffic	2
Land Type	1	Seg RF	487.00	1 - Irregular / 2 - Typical		1 - None / 2 - Partial / 3 - All		1 - Light / 2 - Medium / 3 - Heavy	
Parcel Zoning	MR-3	Seg D1	300.00	Local	X	Remove Vacancy			
Unit Cost		Seg D2	349.00	State		Remove Service			
Adj #1 / #2	0 / 0	Segment SF	88,188	Exempt		Apt Map Zone		4000	
Land Note									

Occupancy Information

	Occupancy Code	Percent	Class	Wall Height	Perimeter	Rank
1	352	100	D	9.00		3
2						

Building Attributes

Building Area (SF)	55,332	Building Name	1810 39 ST SW
Heat Furnished	No	Heat/AC Type 1	601
# of Floors (Stories)	3	Heat/AC Type 1 %	100 %
Building Shape	2	Heat/AC Type 2	
Building Imprint (SF)	18,444	Heat/AC Type 2 %	
Year Built	1998	Option Code	
Effective Age	16	Property Type	10
Building Condition	5	Elevator Type	651
Exterior Wall Code	888	# of Elevators	1
Sprinkler Type	681	# of Stops	4
Area Sprinklered (SF)	18,428	Elevator Rank	
Roof Code	2		
Security			

Value Indications

Tot Val / Apt	\$83,102
Impr Val / Apt	\$76,665
Tot Val / BR	\$45,849
Impr Val / BR	\$42,298
Tot Val / sf	\$72.09
Impr Val / sf	\$66.51
Land Val / Apt:	\$6,438
Land Val / sf:	\$3.50
BsmtApt:	No
Bldg Eff	61%

Adjustments

Cost Pricing Used	Yes	Precent Adjustment	Dollar Adjustment
Market Pricing Used	No	1	
Income Pricing Used	No	2	
Local		3	

Building Features

	Quantity	Cost/Unit	Depreciation
# of Balcony	48	\$1,700	
# of Wall AC	48	\$1,500	
# of BltIn	48	\$900	
# of FP	0	\$0	
# of Sgle Grg	18	\$4,200	
# of Dble Grg	0	\$0	
# of Paving	73	\$1,000	

Additional Items

Description	Quantity	Cost/Unit	Depr
BATHROOM	21	\$3,200	
GAZEBO	1	\$2,500	
	0	\$0	
	0	\$0	
	0	\$0	

Basements

	Occupancy Code	Area (SF)	Finish Type	Rank	Total Bsmt SF	18,428
1	352	18,428	706	2	Total Fin Bsmt SF	0
2					% Bsmt Finish	0%

Inspection / Appraisal

Appraisal / Date	WH	9/1/2017
Inspector / Date		2/1/2001
Inspection Type		
1 - Complete / 2 - Exterior Only		
Permit Insp / Date		

Unit Breakdowns

	Total Units	# of Rms	Total SF	# of Baths
Efficiency	0	0	0	
1 Bedroom	15	45	11,250	15
2 Bedroom	27	108	25,908	42
3 Bedroom	6	30	7,680	12
Totals	48	183	44,838	69

Apartment Property Data Sheet

Legal Owner RKAK PROPERTIES LLC

Parcel # 01-3804-00553-000 Segment # 1 Address 1810 39 ST S Assessment Year 2023

CALCULATED AS A 2.5 RANK

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO					
: 01-3804-00553-000		Parcel No.: 01-3804-00553-000			
Property Address: 1810 39 St S					
City: Fargo		:	State: ND	ZipCode:	
:					
Sketch Source:		:			
Data Collector:		Date Measured:			
SKETCH					
<div><div><div><div><div><div>11.3'</div><div>218.0'</div><div>62.0'</div><div>126.0'</div><div>62.0'</div><div>72.0'</div></div><div><div>1810 39 Street South</div><div>3 Story "D" - Bsmt Prkg- 48 Units</div><div>Blt: 1998</div><div>First Floor 18444.0 sf</div><div>Second Floor 18444.0 sf</div><div>Third Floor 18444.0 sf</div><div>Bsmt Parking 18444.0 sf</div></div></div><div><div>39 ST S</div><div>Shared Driveway</div><div>Paving: 12</div><div>Paving: 12</div><div>Paving: 20</div><div>Paving: 15</div><div>Paving: 2</div><div>Paving: 5</div><div>Paving: 7</div><div>Paving: 12</div></div><div><div>20.0'</div><div>60.0'</div><div>6 Single Stall</div><div>22.0'</div><div>48.0'</div><div>4 Single Stall</div><div>20.0'</div><div>95.0'</div><div>8 Single Stall</div></div></div><div><div>Sketch by Apex Sketch</div></div></div></div>					
AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	3 Sty "D" -FB-	1.0	18444.0	715.3	18444.0
GBA2	Second Floor	1.0	18444.0	715.3	18444.0
GBA3	Third Floor	1.0	18444.0	715.3	18444.0
BSMT	Bsmt Parking	1.0	18444.0	715.3	18444.0
GAR	6 Single Stall	1.0	1200.0	160.0	4156.0
	4 Single Stall	1.0	1056.0	140.0	
	8 Single Stall	1.0	1900.0	230.0	
Net BUILDING		cnt	3	(rounded)	55,332

Apartment Property Data Sheet

Legal Owner FARGOMOORHEAD PROPERTIES LLC

Parcel # 01-7220-00070-000 Segment # 3 Address 4330 47 ST S Assessment Year 2023
Land Value \$240,000 Building Value \$1,464,400 Full Value \$1,704,400

Land Characteristics									
Land Use	P	Seg FF	157.88	Land Shape	2	Services	2	Traffic	1
Land Type	1	Seg RF	157.98	1 - Irregular / 2 - Typical		1 - None / 2 - Partial / 3 - All		1 - Light / 2 - Medium / 3 - Heavy	
Parcel Zoning	SR-4	Seg D1	274.36	Local	X	Remove Vacancy			
Unit Cost	\$0.00	Seg D2	277.57	State		Remove Service			
Adj #1 / #2	0 / 0	Segment SF	43,560	Exempt		Apt Map Zone		5000	
Land Note									

Occupancy Information						
	Occupancy Code	Percent	Class	Wall Height	Perimeter	Rank
1	352	100	D	9.00		2
2						

Building Attributes				
Building Area (SF)	20,454	Building Name	4330 47 ST S	
Heat Furnished	No	Heat/AC Type 1	611	
# of Floors (Stories)	2	Heat/AC Type 1 %	100 %	
Building Shape	2	Heat/AC Type 2		
Building Imprint (SF)	8,310	Heat/AC Type 2 %		
Year Built	2006	Option Code		
Effective Age		Property Type	10	
Building Condition	3	Elevator Type		
Exterior Wall Code	895	# of Elevators	0	
Sprinkler Type		# of Stops	0	
Area Sprinklered (SF)		Elevator Rank		
Roof Code	1			
Security				

Value Indications	
Tot Val / Apt	\$142,033
Impr Val / Apt	\$122,033
Tot Val / BR	\$47,344
Impr Val / BR	\$40,678
Tot Val / sf	\$83.33
Impr Val / sf	\$71.59
Land Val / Apt:	\$20,000
Land Val / sf:	\$5.51
BsmtApt:	No
Bldg Eff	100%

Adjustments			
Cost Pricing Used	Yes	Precent Adjustment	Dollar Adjustment
Market Pricing Used	No	1	
Income Pricing Used	No	2	
Local		3	

Building Features				Additional Items			
	Quantity	Cost/Unit	Depreciation	Description	Quantity	Cost/Unit	Depr
# of Balcony	4	\$1,800			0	\$0	
# of Wall AC	0	\$0		1/2 BATH	12	\$1,700	
# of BltIn	12	\$1,200		BATHROOM	12	\$3,200	
# of FP	0	\$0			0	\$0	
# of Sgle Grg	0	\$0			0	\$0	
# of Dble Grg	12	\$11,400					
# of Paving	0	\$0					

Basements					
	Occupancy Code	Area (SF)	Finish Type	Rank	
1					Total Bsmt SF 0
2					Total Fin Bsmt SF 0
					% Bsmt Finish 0%

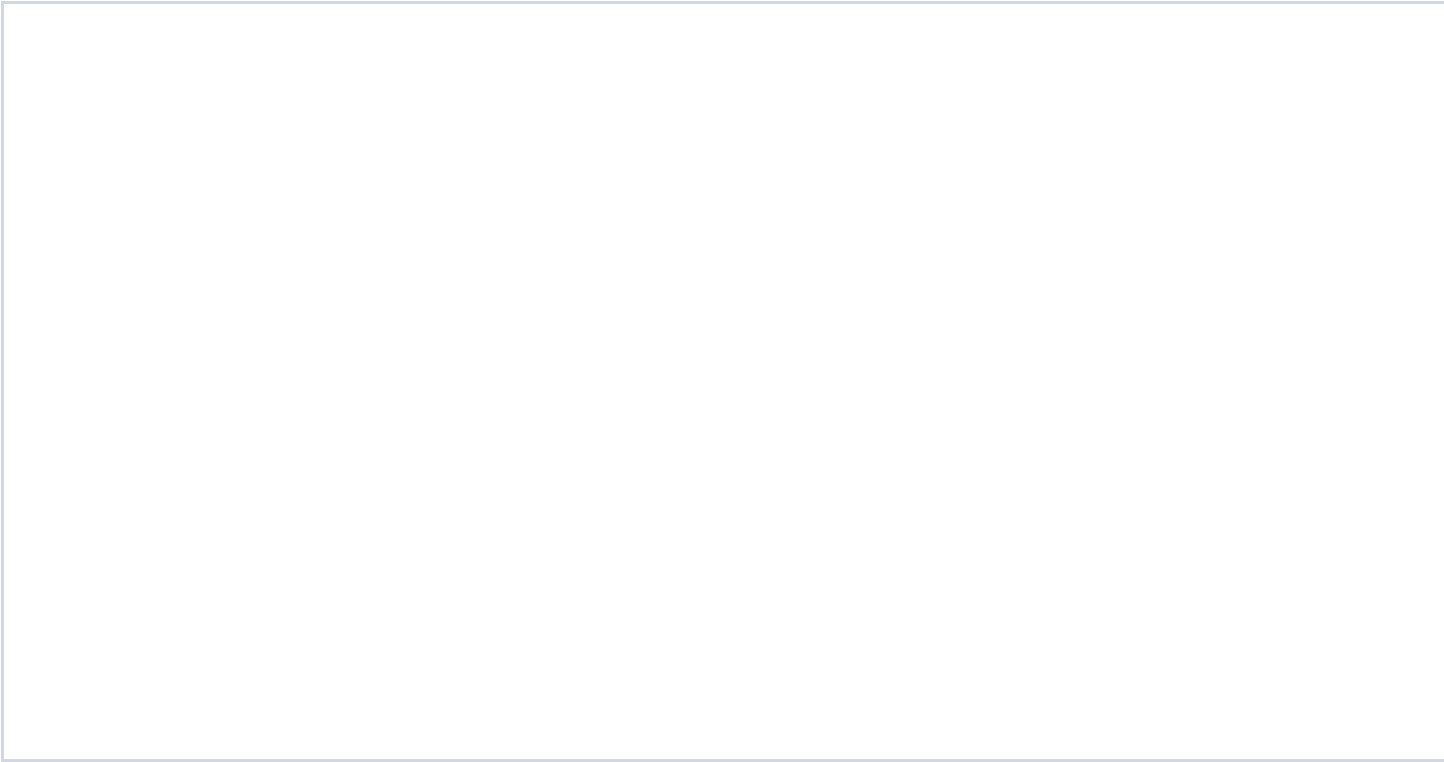
Inspection / Appraisal			
Appraisal / Date	WH	9/1/2017	
Inspector / Date		12/7/2006	
Inspection Type			
1 - Complete / 2 - Exterior Only			
Permit Insp / Date			

Unit Breakdowns				
	Total Units	# of Rms	Total SF	# of Baths
Efficiency	0	0	0	
1 Bedroom	0	0	0	0
2 Bedroom	0	0	0	0
3 Bedroom	12	84	20,454	36
Totals	12	84	20,454	36

Apartment Property Data Sheet

Legal Owner FARGOMOORHEAD PROPERTIES LLC

Parcel # 01-7220-00070-000 Segment # 3 Address 4330 47 ST S Assessment Year 2023



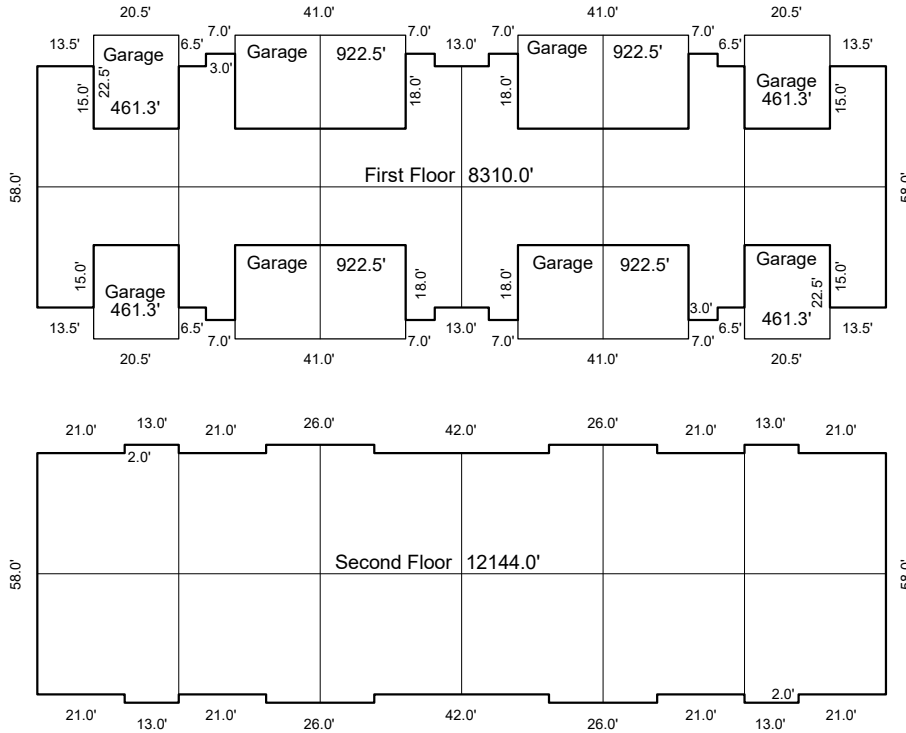
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

: 01-7220-00070-000 Parcel No.: 01-7220-00070-000
 Property Address: 4330 47th St S
 City: Fargo : Cass State: ND ZipCode:
 : Richard Jordahl
 Sketch Source: :
 Data Collector: REH Date Measured:

SKETCH

12 - 2 Story Apts w/Tuck-Under Garage



4 Apts (end units) @ 1,690.5 sf
 8 Apts (center units) @ 1,711.5 sf
 1st Floor - Kit, DR, LR, 1/2 Bth w/Lndry
 2 Stall Tuck-Under Garage
 2nd Floor - 3 BR, 2 Bth, Loft

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	First Floor	1.0	8310.0	812.0	8310.0
GBA2	Second Floor	1.0	12144.0	556.0	12144.0
GAR	Garage	1.0	461.3	86.0	
	Garage	1.0	922.5	127.0	
	Garage	1.0	922.5	127.0	
	Garage	1.0	461.3	86.0	
	Garage	1.0	461.3	86.0	
	Garage	1.0	922.5	127.0	
	Garage	1.0	922.5	127.0	
	Garage	1.0	461.3	86.0	5535.0
	Net BUILDING	cnt	2	(rounded)	20,454