

## Staff Report for 2024 State Board of Equalization

**File No.:** 2024-CASS-FARGO-STERLING PROPERTIES, LLLP-EMERALD COURT

**Prepared By:** PROPERTY TAX DIVISION

**County or City:** CITY OF FARGO

**Appellant:** STERLING PROPERTIES, LLLP

**Type of Appeal:** COMMERCIAL VALUE

---

**Appeal Issue:** Sterling Properties, LLLP, represented by Sam Jelleberg, is appealing the property value of \$1,417,000 on parcel number 01-0730-00240-000, located at 501 30<sup>th</sup> Ave N, Fargo, ND.

---

**Analysis:**

---

**Summary:**

---

**Proposal for Review:**

---

600 E. BOULEVARD AVE., DEPT 127  
BISMARCK, ND 58505-0599

WWW.ND.GOV/TAX | TAXINFO@ND.GOV NORTH DAKOTA





### Appellant Information – State Board of Equalization

County or City: Fargo, ND  
 Appellant: Sterling Properties, LLLP  
 Type of Appeal: Residential

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, 2024, and is subject to open records. Please provide one questionnaire per property.

Please email or mail any supporting documentation to:  
[propertytax@nd.gov](mailto: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:*

Property name	Emerald Court
City	Fargo
Address	501 30th Ave N
Township Name	Barnes
County	Cass
Parcel ID	01-0730-00240-000
Legal Description	EDGEWOOD 2ND LOT 4 LESS W 15.20' BLK 2

***Appellant Contact Information:***

Appellant Name: Sam Jelleberg  
Address: 4340 18<sup>th</sup> Ave S, Fargo, ND 58103  
Phone Number: 701-201-0645  
Email Address: SJelleberg@SRETrust.com

***Answer the questions below that apply to the appeal:***

Are you the owner of the property of this appeal?       Yes     No  
(If No, please see the Consent to Release Financial Info)

Did you receive a notice of increase letter from the city/township? (choose all that apply)

- Prior to     After                  Township/City Equalization Meeting  
 Prior to     After                  County Equalization Meeting  
 No Notification Received

At which meeting(s) did you appeal your assessment? (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.***

Has a recent appraisal been completed on the property?

- Yes (if yes, please attach)     No

What grounds is your appeal based upon? Please check all that apply and provide supporting documentation for each selection.

- Factual error, that is, a data collection or clerical error.  
 Equity and uniformity claim of discriminatory level of assessment.  
 Belief that the valuation is inaccurate.  
 Exemption, classification, or assessment limitation.

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

1. A detailed explanation of your appeal
2. Evidence to validate the assessment appealed

**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.

## Emerald Apartments

Income Approach Tax Analysis

April 4, 2024

Parcel ID Number	2020 (payable 2021)		2021 (payable 2022)		2022 (payable 2023)		2023 (payable 2024)		2024 (payable 2025)	
	Assessed	Taxes	Assessed	Taxes	Assessed	Taxes	Assessed	Taxes	Assessed	Taxes
<a href="#">01-0530-00340-000</a>	1,171,800	15,815	1,218,700	17,135	1,340,600	19,199	1,514,900	21,343	1,514,900	
Value	1,171,800	15,815	1,218,700	17,135	1,340,600	19,199	1,514,900	21,343	1,514,900	0
<b>Increase &gt;</b>			4.0%	8.3%	10.0%	12.0%	13.0%	11.2%	0.0%	-100.0%
<b>No. Units &gt;</b>	24									
<b>Value Per Unit &gt;</b>	48,825		50,779		55,858		63,121		63,121	

<b><u>Determination:</u></b>	See Word Document
------------------------------	-------------------

**Jacob Lane**

April 4, 2024

**Annual Statement**

Period = Jan 2019-Dec 2023

Book = Accrual ; Tree = ysi\_is

		EOY	EOY
		Dec 2019	Dec 2020
40002	INCOME		
40100	Gross Potential Rent	192,690.00	193,155.00
40200	Month to Month Fee	375.00	450.00
40205	Short Term Lease Fee	0.00	0.00
40400	Vacancy	-11,950.00	-18,502.00
40600	Rent Incentives	-3,394.00	-1,600.00
40995	Covid 19	0.00	-2,670.00
40999	NET COLLECTED RENT	177,721.00	170,833.00
41000	OTHER RENTAL INCOME AND FEES		
41200	Rentable Items Gross Potential Rent	3,240.00	3,240.00
41300	Pet Rent Income	1,220.00	1,180.00
41310	Pet Fees-Nonrefundable Income	0.00	200.00
41999	TOTAL OTHER RENTAL INCOME AND FEES	4,460.00	4,620.00
42001	MISC INCOME		
42150	Application Fees	75.00	370.00
42350	Early Termination Fees	0.00	300.00
42400	Interest Income	68.79	58.69
42450	Late Fees	840.00	960.00
42500	Laundry Income	4,237.00	1,239.71
42550	NSF Fees	0.00	0.00
42650	Revenue Sharing Income	369.47	401.38
42700	RUBS Income	0.00	0.00
42850	Other Income	269.87	44.44
42851	Other Income-Insurance Claims	0.00	0.00
42852	Other Income-Renters Insurance	0.00	0.00
42855	Other Income-Collections	0.00	0.00
42856	Bad Debt Expense ASC 842	-383.29	-2,724.08
42998	TOTAL MISC INCOME	5,476.84	650.14
49999	TOTAL INCOME	187,657.84	176,103.14
50000	EXPENSES FROM RENTAL OPERATIONS		
50005	OWNER EXPENSES		
50010	REPAIRS AND MAINTENANCE EXPENSES		
50095	MAINTENANCE STAFF COSTS		
50100	Maintenance Staff	11,418.93	11,851.28
50145	TOTAL MAINTENANCE STAFF COSTS	11,418.93	11,851.28
50150	REPAIRS AND MAINTENANCE OTHER		

50155	Temp Agency and Non-employee	385.92	319.33
50160	Internal Labor-Upgrade	0.00	4,875.00
50170	Caretaker-Internal Labor	0.00	0.00
50200	Appliances and Laundry	3,384.16	2,863.48
50202	Appliances and Laundry-Upgrade	0.00	1,672.70
50210	Window Treatments	416.51	775.63
50212	Window Treatments-Upgrade	0.00	111.73
50220	Cooling Systems	3,036.21	1,619.39
50230	Custodial	1,728.08	1,701.74
50232	Custodial-Contract and Caretaker	1,800.00	1,715.00
50234	Custodial-Turn Cleaning	1,351.50	1,106.25
50241	Decks and Railings-Projects	0.00	0.00
50250	Doors	58.97	4.62
50255	Doors-Garage	1,206.87	210.55
50260	Electrical and Lighting	827.92	2,721.87
50262	Electrical and Lighting-Upgrade	0.00	679.73
50280	Exterior Finishes and Foundation	0.00	666.56
50290	Extermination	0.68	35.00
50300	Fire Safety	290.09	242.38
50310	Flooring	4,988.08	1,811.66
50311	Flooring-Projects	0.00	0.00
50312	Flooring-Upgrade	0.00	6,218.10
50330	Grounds Maintenance	776.58	1,324.92
50332	Grounds-Internal Labor	0.00	32.64
50350	Heating Systems	486.17	1,485.46
50370	Landscaping	35.24	0.00
50380	Locks and Keys	463.00	42.10
50390	Millwork and Cabinets and Countertop	279.30	499.20
50392	Millwork and Cabinets and Countertop-Upgrade	0.00	3,051.89
50420	Painting-Interior	1,460.89	1,295.00
50422	Painting-Interior-Upgrade	0.00	639.92
50440	Parking Lot-Sweeping and Striping	0.00	0.00
50450	Plumbing	683.45	3,159.33
50451	Plumbing-Projects	0.00	5,947.00
50452	Plumbing-Upgrade	0.00	701.41
50470	Repairs and Maintenance	564.68	484.49
50471	Repairs and Maintenance-Projects	0.00	0.00
50473	Repairs and Maintenance – Insurance Claims	0.00	0.00
50474	COVID 19 Direct Expenses	0.00	143.67
50480	Roof	75.00	0.00
50481	Roof-Projects	2,508.12	0.00
50500	Signage	0.00	0.00
50510	Snow Removal	2,915.16	1,848.34
50515	Snow Removal-Internal Labor	5.31	0.00
50522	Tubs and Surrounds-Upgrade	0.00	1,136.89
50540	Windows	268.19	0.00

50550	Window Cleaning	160.00	0.00
50900	Resident Chargebacks	-1,010.00	-3,066.65
50990	Cleaning and Finish-Upgrade	0.00	289.51
50998	TOTAL REPAIRS AND MAINTENANCE OTHER	29,146.08	48,365.84
50999	TOTAL REPAIRS AND MAINTENANCE EXPENSES	40,565.01	60,217.12
51000	PROPERTY MANAGEMENT AND OPERATING EXPENSES		
51009	OFFICE AND ADMIN		
51095	ON-SITE STAFF COSTS		
51100	On-Site Staff Costs	12,283.20	12,609.26
51130	On-Site Staff Training and Education	3.85	0.00
51145	TOTAL ON-SITE STAFF COSTS	12,287.05	12,609.26
51146	PROPERTY MANAGEMENT EXPENSES OTHER		
51200	Advertising and Marketing	1,618.69	1,492.98
51210	Applicant Screening	419.00	221.00
51240	Bank Charges	31.66	24.10
51250	Collection Costs	0.00	0.00
51270	Customer Service Accommodation	0.00	0.00
51300	Legal Fees	7.76	3.62
51310	Material Rental Incentives	3.94	0.00
51330	Model Unit and Open Unit Decor	85.79	156.28
51340	Move-In Gifts	279.54	337.42
51360	Office Equipment and Furnishings	826.20	872.32
51370	Office Rent	1,038.73	1,119.76
51375	Office Electricity	66.02	60.14
51380	Office Gas	72.51	57.25
51390	Office Telephone and Internet	105.31	101.70
51400	Office Supplies	229.00	268.51
51405	Parking	3.18	0.00
51430	Professional Fees	0.00	0.00
51440	Property Management Fees	9,438.81	8,841.23
51460	Resident Retention	62.57	0.00
51470	Site Equipment	156.19	59.05
51996	TOTAL PROPERTY MANAGEMENT EXPENSES OTHER	14,444.90	13,615.36
51999	TOTAL PROPERTY MANAGEMENT EXPENSES	26,731.95	26,224.62
52000	UTILITIES		
52200	Electricity-Unit	428.77	669.65
52210	Electricity-House	3,064.04	3,057.13
52400	Garbage Removal	1,339.51	1,272.28
52610	Natural Gas-House	5,230.47	4,579.64
52900	Water and Sewer	8,174.66	6,621.98
52999	TOTAL UTILITIES	18,237.45	16,200.68
53000	OTHER OPERATING EXPENSES		
53100	Real Estate Taxes	15,809.57	15,815.03
53200	Property Insurance	5,961.72	5,496.30



53210	Claims Expense	498.64	186.75
53989	TOTAL OTHER OPERATING EXPENSES	22,269.93	21,498.08
53990	TOTAL PROPERTY MANAGEMENT AND OPERATING EXPENSES	67,239.33	63,923.38
53999	TOTAL OWNER EXPENSES	107,804.34	124,140.50
69990	TOTAL EXPENSES	107,804.34	124,140.50
69999	NET OPERATING INCOME	79,853.50	51,962.64
70000	FIXED EXPENSES		
<b>70010</b>	<b>INTEREST EXPENSE</b>		
70100	Interest Expense-Debt Issuance Costs	3,579.73	2,556.96
70600	Interest Expense-Security Deposits	37.72	35.73
70700	Interest Expense-Special Assessments	0.00	31.51
70999	TOTAL INTEREST	3,617.45	2,624.20
71000	OTHER FIXED EXPENSES		
71300	Depreciation	23,568.91	24,962.71
71998	TOTAL OTHER FIXED EXPENSES	23,568.91	24,962.71
71999	TOTAL FIXED EXPENSES	27,186.36	27,586.91
90000	OTHER INCOME AND EXPENSE		
90001	OTHER INCOME		
90800	Interest Income	11.08	0.00
90840	Other Income	0.00	0.00
90999	TOTAL OTHER INCOME	11.08	0.00
99899	TOTAL OTHER INCOME AND EXPENSE	-11.08	0.00
99900	NET INCOME	52,678.22	24,375.73

69999

53100

EOY	EOY	EOY
Dec 2021	Dec 2022	Dec 2023
195,200.00	200,350.00	208,104.00
2,550.00	2,601.00	2,080.00
0.00	0.00	1,750.00
-2,662.00	-4,012.00	-6,862.00
-1,340.00	-70.00	0.00
2,670.00	0.00	0.00
196,418.00	198,869.00	205,072.00
3,240.00	3,240.00	3,240.00
1,040.00	2,138.00	1,933.00
250.00	1,000.00	250.00
4,530.00	6,378.00	5,423.00
365.00	200.00	600.00
300.00	0.00	300.00
19.56	23.62	27.20
1,240.00	960.00	1,360.00
2,863.24	3,189.87	2,932.99
35.00	70.00	35.00
1,854.34	1,167.68	1,617.39
0.00	0.00	53.53
0.04	142.29	105.53
88.28	0.00	1,206.56
0.00	42.00	468.32
0.00	0.00	181.00
0.00	-2,580.54	-622.73
6,765.46	3,214.92	8,264.79
207,713.46	208,461.92	218,759.79
10,859.41	12,024.89	13,618.48
10,859.41	12,024.89	13,618.48

151.13	250.25	185.97
400.00	0.00	0.00
0.00	33.45	0.00
1,064.55	1,060.03	1,734.56
0.00	0.00	0.00
225.73	84.47	355.81
0.00	0.00	0.00
607.09	0.00	760.52
2,450.58	2,754.27	2,911.31
1,924.95	1,880.00	2,386.14
366.25	487.50	1,392.57
0.00	0.00	30,945.16
200.88	48.24	867.69
444.45	1,261.45	271.15
514.61	197.46	371.51
0.00	0.00	0.00
0.00	0.00	275.00
650.00	60.00	475.00
310.60	337.75	314.39
361.40	720.00	6,388.87
11,084.61	0.00	0.00
247.02	0.00	0.00
1,283.15	1,376.97	2,332.23
0.05	3.12	0.00
717.01	132.55	2,319.05
2.64	232.97	11.14
713.30	376.72	519.49
0.00	66.00	12.31
273.32	0.00	0.00
572.28	2,282.76	2,362.89
165.26	0.00	0.00
145.00	90.00	0.00
1,421.38	943.82	1,677.12
0.00	0.00	0.00
427.00	0.00	0.00
779.86	563.01	667.76
675.00	0.00	0.00
556.11	0.00	0.00
3.09	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
15.90	0.00	176.82
1,694.53	3,757.55	8,714.54
0.00	0.00	0.00
0.00	0.00	0.00
130.11	0.00	18.20

0.00	0.00	0.00
-2,037.00	-789.20	-1,563.33
99.97	0.00	0.00
<hr/>	<hr/>	<hr/>
28,641.81	18,211.14	66,883.87
<hr/>	<hr/>	<hr/>
39,501.22	30,236.03	80,502.35

12,017.60	12,519.05	15,686.10
0.00	0.00	0.00
<hr/>	<hr/>	<hr/>
12,017.60	12,519.05	15,686.10

1,950.85	2,127.54	2,754.95
215.50	137.00	503.09
5.58	6.67	11.68
55.00	66.00	0.00
350.00	0.00	0.00
0.00	3.67	0.00
0.00	0.00	0.00
0.00	0.00	50.85
0.00	65.39	107.42
667.53	905.67	521.52
1,106.86	1,196.08	1,218.15
61.26	73.81	84.70
48.52	93.54	125.08
165.30	164.45	154.14
403.48	235.92	532.44
0.00	0.00	0.00
360.00	0.00	44.10
10,329.84	10,438.78	11,192.64
2.55	206.09	47.25
180.31	20.94	74.20
<hr/>	<hr/>	<hr/>
15,902.58	15,741.55	17,422.21
<hr/>	<hr/>	<hr/>
27,920.18	28,260.60	33,108.31

73.98	64.79	97.37
3,438.73	4,326.92	3,855.57
1,324.78	1,463.50	1,436.60
5,526.78	10,790.25	9,748.35
6,699.28	6,841.68	7,316.08
<hr/>	<hr/>	<hr/>
17,063.55	23,487.14	22,453.97

17,135.48	19,199.06	21,342.69
7,138.88	8,135.65	12,560.23

0.00	0.00	0.00
24,274.36	27,334.71	33,902.92
69,258.09	79,082.45	89,465.20
108,759.31	109,318.48	169,967.55
108,759.31	109,318.48	169,967.55
98,954.15	99,143.44	48,792.24
1,534.17	2,221.42	2,992.55
41.40	47.74	45.75
0.00	0.00	0.00
1,575.57	2,269.16	3,038.30
25,610.25	26,071.46	26,345.19
25,610.25	26,071.46	26,345.19
27,185.82	28,340.62	29,383.49
0.00	0.00	0.00
135.03	0.00	0.00
135.03	0.00	0.00
-135.03	0.00	0.00
71,903.36	70,802.82	19,408.75

	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
NOI	79,853.50	51,962.64	98,954.15	99,143.44	48,792.24
Real Estate Taxes	15,809.57	15,815.03	17,135.48	19,199.06	21,342.69
Projects Expense	2,508.12	5,947.00	11,759.61	0.00	30,945.16
Upgrade Expenses	0.00	19,376.88	1,612.57	0.00	0.00
NOI adding back RE taxes & Projects/upgrades	98,171.19	93,101.55	129,461.81	118,342.50	101,080.09

### Rent Roll with Lease Charges

Emerald (rmemer01)

As Of = 12/31/2023

Month Year = 12/2023

Unit	Unit Type	Unit Resident	Market Charge	Amount	Resident	Other Move In	Lease	Move Out	Balance
		Sq Ft	Rent Code		Deposit	Deposit	Expiration		
<b>Current/Notice/Vacant Residents</b>									
01	CBZ2CXXB	875.00 t0398107	728.00 rent	720.00	720.00	0.00 8/14/2023	8/31/2024		-731.00
			rentins	11.00					
			<b>Total</b>	<b>731.00</b>					
02	CBZ2CXXB	875.00 t0319230	728.00 petrent	25.00	350.00	0.00 1/1/2016	1/31/2025		7.81
			rent	765.00					
			<b>Total</b>	<b>790.00</b>					
03	CBZ2CXXB	875.00 t0372416	728.00 rentins	11.00	350.00	0.00 12/4/2020	5/31/2025		0.00
			rent	770.00					
			<b>Total</b>	<b>781.00</b>					
04	CBZ1CXXA	655.00 t0358358	678.00 rent	645.00	300.00	0.00 7/1/2019	6/30/2024		0.00
			<b>Total</b>	<b>645.00</b>					
05	CBZ2CXXB	875.00 t0398454	728.00 rent	720.00	720.00	0.00 8/15/2023	8/31/2024		0.00
			<b>Total</b>	<b>720.00</b>					
06	CBZ1CXXA	655.00 t0369509	678.00 rent	610.00	300.00	0.00 7/24/2020	1/31/2021		0.00
			rentmtm	75.00					
			rentins	11.00					
			<b>Total</b>	<b>696.00</b>					
07	CBZ2CXXC	875.00 t0377768	718.00 rentins	11.00	350.00	0.00 7/1/2021	6/30/2024		0.00
			rent	740.00					
			<b>Total</b>	<b>751.00</b>					
08	CBZ2CXXB	875.00 t0401191	728.00 rentins	11.00	350.00	0.00 4/25/2016	1/31/2025		-1,535.00
			rent	740.00					
			rentins	11.00					
			<b>Total</b>	<b>762.00</b>					
09	CBZ2CXXA	875.00 t0353648	738.00 rent	745.00	350.00	0.00 1/17/2019	7/31/2024		-745.00
			<b>Total</b>	<b>745.00</b>					

### Rent Roll with Lease Charges

Emerald (rmemer01)

As Of = 12/31/2023

Month Year = 12/2023

Unit	Unit Type	Unit Resident	Market Charge	Amount	Resident	Other Move In	Lease	Move Out	Balance
		Sq Ft	Rent Code		Deposit	Deposit	Expiration		
10	CBZ2CXXA	875.00 t0346944	738.00 rent	745.00	350.00	0.00 6/1/2018	5/31/2024		0.00
			<b>Total</b>	<b>745.00</b>					
11	CBZ2CXXA	875.00 t0400765	738.00 rentins	11.00	730.00	0.00 12/1/2023	11/30/2024		0.00
			rent	730.00					
			<b>Total</b>	<b>741.00</b>					
12	CBZ2CXXA	875.00 t0399833	738.00 rent	740.00	740.00	0.00 3/1/2023	2/29/2024	1/31/2024	21.73
			rentins	11.00					
			rentins	11.00					
			<b>Total</b>	<b>762.00</b>					
13	CBZ2CXXA	875.00 t0399030	738.00 rent	735.00	735.00	0.00 9/7/2023	7/31/2024	5/10/2024	-1,108.18
			rentins	11.00					
			<b>Total</b>	<b>746.00</b>					
14	CBZ2CXXA	875.00 t0384182	738.00 rent	755.00	695.00	0.00 4/1/2022	12/31/2024		0.00
			<b>Total</b>	<b>755.00</b>					
15	CBZ2CXXA	875.00 t0390020	738.00 rentins	11.00	350.00	0.00 12/4/2021	12/31/2024		-1,141.42
			petrent	25.00					
			rent	760.00					
			<b>Total</b>	<b>796.00</b>					
16	CBZ2CXXA	875.00 t0401237	738.00 rentins	11.00	0.00	0.00 12/4/2023	5/31/2024		-3,655.28
			rent	735.00					
			<b>Total</b>	<b>746.00</b>					
17	CBZ2CXXA	875.00 t0059324	738.00 rentins	11.00	300.00	0.00 3/13/2003	10/31/2024		0.00
			rent	750.00					
			<b>Total</b>	<b>761.00</b>					
18	CBZ2CXXA	875.00 t0392082	738.00 rent	780.00	780.00	0.00 1/22/2023	11/30/2024		-11.00
			petrent	25.00					



### Rent Roll with Lease Charges

Emerald (rmemer01)

As Of = 12/31/2023

Month Year = 12/2023

Unit	Unit Type	Unit Resident	Market Charge	Amount	Resident	Other Move In	Lease	Move Out	Balance
		Sq Ft	Rent Code		Deposit	Deposit	Expiration		
			<b>Total</b>	<b>805.00</b>					
19	CBZ2CXXA	875.00 t0394212	743.00 rent	735.00	735.00	0.00 4/11/2023	10/31/2024		0.00
			rentins	11.00					
			<b>Total</b>	<b>746.00</b>					
20	CBZ2CXXA	875.00 t0383850	743.00 rent	740.00	700.00	0.00 4/1/2022	12/31/2024		0.00
			<b>Total</b>	<b>740.00</b>					
21	CBZ2CXXA	875.00 t0330493	743.00 petrent	25.00	350.00	0.00 1/1/2017	1/31/2025		0.00
			rent	745.00					
			rentins	11.00					
			<b>Total</b>	<b>781.00</b>					
22	CBZ2CXXA	875.00 t0059326	743.00 rent	700.00	275.00	0.00 11/6/1996	5/31/2021	5/31/2024	0.00
			rentmtm	75.00					
			petrent	25.00					
			rentins	11.00					
			<b>Total</b>	<b>811.00</b>					
23	CBZ2CXXA	875.00 t0393716	743.00 rent	695.00	695.00	0.00 4/1/2023	3/31/2024	2/2/2024	715.00
			<b>Total</b>	<b>695.00</b>					
24	CBZ2CXXA	875.00 t0383856	743.00 rent	740.00	715.00	0.00 4/1/2022	3/31/2024	3/31/2024	0.00
			<b>Total</b>	<b>740.00</b>					
		<b>Total</b>	<b>17,552.00</b>	<b>17,991.00</b>	<b>11,940.00</b>	<b>0.00</b>			<b>-8,182.34</b>

Summary Group	Square Footage	Market Rent	Lease Charges	Security Deposit	Other Deposits	# Of Units	% Unit Occupancy	% Sqft Occupied	Balance
Current/Notice/Vacant/Resident/Future	20,560.00	17,552.00	17,991.00	11,940.00	0.00	24	100.00	100.00	-8,182.34
Resident/Annular	0.00	0.00	0.00	0.00	0.00	0			0.00
Occupied Units	20,560.00	17,552.00				24	100.00	100.00	
Total Non Key Units	0.00	0.00				0	0.00	0.00	

### Rent Roll with Lease Charges

Emerald (rmemer01)

As Of = 12/31/2023

Month Year = 12/2023

Unit	Unit Type	Unit Resident	Market Charge	Amount	Resident	Other Move In	Lease	Move Out	Balance		
		Sq Ft	Rent Code		Deposit	Deposit	Expiration				
Total Vacant			0.00	0.00			0	0.00	0.00		
<b>Totals:</b>			<b>20,560.00</b>	<b>17,552.00</b>	<b>17,991.00</b>	<b>11,940.00</b>	<b>0.00</b>	<b>24</b>	<b>100.00</b>	<b>100.00</b>	<b>-8,182.34</b>

Summary of Charges by Resident	
Charge Code	Amount
rent	17540
rentins	176
petrent	125
rentmtm	150
<b>Total</b>	<b>17,991.00</b>

**Emerald**

Sale of 517 28<sup>th</sup> Ave N and 3025 10<sup>th</sup> St N were for 56,250 and 55,556, respectively. These sale comps were 7 years older and 9 years newer, respectively.

As secondary support, income from the property does not support valuation of property based on current market values in 2023 (attached).

Requesting 55,903 per door assessment reflecting average of two sale comps as well as current market values in 2023.