

Staff Report for 2024 State Board of Equalization

File No.: 2024-MORTON-MANDAN-ALYSSA SYMANOWSKI

Prepared By: Property Tax Division

County or City: CITY OF MANDAN

Appellant: ALYSSA SYMANOWSKI

Type of Appeal: RESIDENTIAL VALUE

Appeal Issue: Alyssa Symanowski is appealing the property value of \$549,300 on parcel number 30-0347620, located at 4480 Wrangler Road, Mandan, 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: Morton
Appellant: Alyssa Symanowski
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, 2023, and is subject to open records. 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:

Address: 4480 Wrangler Rd Mandan, ND 58554
Township Name:
County: Morton
Parcel ID: 30-0347620
Legal Description: HIGH CHAPARRAL ESTATES 3RD SUBDIVISION LOT:5 BLK:4

Appellant Contact Information:

Appellant Name: Alyssa Symanowski
Address: 4480 Wrangler Rd Mandan, ND 58554
Phone Number: 701-426-0397
Email Address: alyssa@rogencore.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
3. Consent to Release Financial Information, if required

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.

July 22, 2024 Email from Appellant

Hello,

Attached are multiple documents I've compiled for our case.

You will find two documents labeled: 30-0347620 COMPARABLE.pdf & 3742_001.pdf, these are both from the county.

The first document labeled, 3742_001.pdf, is their initial compilation of 'comparable' properties that they used to determine our value- please take note that ALL of these homes are RANCH style homes against our TWO STORY slab on grade home. In doing their comparison, they took our entire sq footage of 2,951 sq ft (subject property) against only the MAIN floor sq. ft of each of the comparable properties dragging our valuation astronomically higher than it would be if they would have used properties with the same architectural style. You'll see in the various attached screenshots evidence that using this method put our property at an unfair advantage to the others.

The second document labeled, 30-0347620 COMPARABLE.pdf, is their comparison against a property up the street from ours that has recently sold. This comparison was sent to me by my request- it is also a ranch style home but has a 40x60 detached shop. I requested this comparison because if they were going to use other ranch style homes I was confused as to why they wouldn't have included this in their data as it is just 2 homes to the north of ours. I was told by Don that there is a GLITCH in the system that does not allow them to include homes with outbuildings in their data searches. This was then done manually by the county.

A few bullet points to take notice of:

-'Central air', on their initial comparison is only valued at \$6,440 while on their manual comparison it is valued at \$11,071.

-'Fireplace' is valued at \$4,250 on their initial comparison while on their manual comparison it is valued at \$7,306.

-'Plumbing/appliances' are valued at \$17,000 on their initial comparison while their manual comparison is valued at \$29,225.

-'Attached garage' on their first comparison is valued at \$44,405 while their manual comparison is valued at \$76,337.

It appears to me that they input the value they wanted for our home (same value they developed in their original comparison) and worked the numbers backward to make it work in their favor.

Finally, I have attached my own personal documents for the case. I am a full-time realtor in the Bismarck and Mandan area and in NO WAY would we ever take ranch style homes and make adjustments like these against two-story slab on grade homes. You will see that on the document labeled, 1 - Residential _ flexmls Web.pdf, I have 9 TRUE comparable properties in Rural Mandan & Bismarck with similar bedroom/bathroom count, sq footage, garages, etc. I have also attached each of the tax statements for these homes. I understand that there will be a difference in mill levies between locations HOWEVER, many of these homes have detached shops and/or are located on the Missouri River which should mean they have a MUCH higher value than our home. In considering land value alone if located on the river goes for \$250-350k (I would be happy to send data regarding this as well). We live in RURAL Mandan with gravel roads, no street lights, and a plethora of manufactured homes in our neighborhood- this must be considered in valuing our property. Also it should be considered that a detached shop, such as the one up the street (fully finished 40x60 shop), costs anywhere from \$110k-200k today to build and finish.

I am also completely aware that we were only partially assessed and understand that a full assessment is warranted for our property HOWEVER, in my professional experience when dealing with tax valuations on properties I see and sell- our value is being extremely inflated for our neighborhood.

Once this evidence is reviewed, I would like to know what steps are to take place. I spoke with Shelli Myers and it is my understanding that I will be able to speak with the State Board of Equalization on August 13th. Please let me know at what time I am able to present my case.

Thank you for your time and I look forward to hearing from you all,

REALTY**ONE**GROUP

Alyssa Symanowski
REALTOR®

1401 Skyline Blvd #210 Bismarck, ND 58503

m: 701.426.0397 | o: 701.751.7040



2023 Morton County Real Estate Tax Statement

Statement No: 27203

Parcel Number
51-0128000

Jurisdiction
Township 140-81

Owner
BOSCH/ROGER & VANESSA

Physical Location
8310 WILLOW RD N
MANDAN, ND58554

Legal Description

SCT:33 TWN:140 RNG:81
SUBDIV:SCHLOSSER'S 2ND SUBDIVISION
LOT 3 & 3A .93 ACRE

Legislative tax relief

(3-year comparison)	2021	2022	2023
Legislative tax relief	2,575.49	2,359.94	3,831.94

Tax distribution (3-year comparison):

	2021	2022	2023
True and Full Value	402,500	368,800	606,500
Taxable Value	18,113	16,597	27,293
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0

Net Taxable Value 18,113 16,597 27,293

Total mill levy 206.760 208.190 199.870

Taxes By District (in dollars):

Morton County	1,108.53	1,041.27	1,610.28
Unorganized Township	144.90	128.30	177.40
Mandan Public School	2,357.40	2,160.10	3,472.23
Mandan Rural Fire	80.96	73.20	111.90
Soil Conservation District	14.30	16.44	27.56
Morton County Water District	20.84	19.42	28.38
StateND	18.12	16.60	27.30

Consolidated tax 3,745.05 3,455.33 5,455.05

Net effective tax rate 0.93% 0.94% 0.90%

2023 TAX BREAKDOWN

Net consolidated tax	5,455.05
Plus: Special Assessments	0.00
Total tax due	5,455.05

Less: 5% discount,
if paid by February 15, 2024 -272.75

Amount due by February 15, 2024 **5,182.30**

(If your mortgage company pays your property taxes, then this is an informational statement only.)

Or pay in two installments (with no discount)

Payment 1: Pay by March 1, 2024	2,727.53
Payment 2: Pay by October 15, 2024	2,727.52

Penalty on 1st Installment & Specials:

March 2, 2024	3%
May 1, 2024	6%
July 1, 2024	9%
October 15, 2024	12%

Penalty on 2nd Installment:

October 16, 2024	6%
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FOR ASSISTANCE, CONTACT:

Office: Morton County Treasurer
210 2nd Ave NW
Mandan, ND 58554
Phone: 701.667.3310
Website: www.mortonnd.org

2023 Morton County Real Estate Tax Statement

KARI HATZENBUHLER
MORTON COUNTY TREASURER
210 2ND AVE NW
MANDAN ND 58554

BOSCH/ROGER & VANESSA
8310 WILLOW RD N
MANDAN ND 58554

Parcel Number: 51-0128000
Statement Number: 27203
Owner ID: 79092

Total tax due	5,455.05
Less: 5% discount	-272.75
Amount due by February 15, 2024	5,182.30

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2024	2,727.53
Payment 2: Pay by October 15, 2024	2,727.52

MAKE CHECK PAYABLE TO:

Morton County Treasurer

*Your canceled check is your receipt for your payment.
No receipt will be issued.*



51-0128000

2023 Burleigh County Real Estate Tax Statement

Check here to request receipt
(No receipt will be sent unless requested)



31-139-80-09-02-050

Parcel Number: 31-139-80-09-02-050
Statement Number: 36176

Total tax due	2,981.83
Less 5% discount	149.09
Amount due by February 15, 2024	2,832.74
Or pay in two installments (with no discount):	
Payment 1: Pay by March 1, 2024	1,490.92
Payment 2: Pay by October 15, 2024	1,490.91

FREESE, BRENT & CARMEN
6821 ENDICOTT DR
BISMARCK ND 58503-6892

MAKE CHECK PAYABLE TO:

Burleigh County Treasurer
PO Box 5518
Bismarck, ND 58506-5518

MP #

Detach and return with payment

2023 Burleigh County Real Estate Tax Statement

Statement No: 36176

Parcel Number
31-139-80-09-02-050

Jurisdiction
3101BI

Owner
FREESE, BRENT & CARMEN

Physical Location
6821 ENDICOTT DR
BISMARCK, ND 58503

Legal Description
Addition Name: COUNTRY NORTH ESTATES 3RD
TWN:139 RNG:80 BLK:02
COUNTRY NORTH ESTATES 3RD Block 02 LOT 5

Legislative tax relief (3-year comparison)	2021	2022	2023
Legislative tax relief	2,103.06	2,199.44	2,362.83

Tax distribution (3-year comparison):	2021	2022	2023
True and Full Value	337,800	354,500	377,900
Taxable Value	15,201	15,953	17,006
Less: Homestead credit	0	0	0
Disabled Veterans credit	0	0	0

Net Taxable Value 15,201 15,953 17,006

Total mill levy 167.660 168.650 175.340

Taxes By District (in dollars):	2021	2022	2023
County	566.38	597.62	755.57
Fire/ambulance	197.62	207.38	221.08
School (after State Reduction)	1,629.40	1,710.00	1,822.88
State	15.20	15.96	17.00
Township	140.00	159.52	165.30

Consolidated tax **2,548.60 2,690.48 2,981.83**

Net effective tax rate **0.75% 0.76% 0.79%**

2023 TAX BREAKDOWN	
Net consolidated tax	2,981.83
Plus: Special Assessments	0.00
Total tax due	2,981.83
Less: 5% discount, if paid by February 15, 2024	149.09
Amount due by February 15, 2024	2,832.74
Or pay in two installments (with no discount):	
Payment 1: Pay by March 1, 2024	1,490.92
Payment 2: Pay by October 15, 2024	1,490.91

See Important Information On Back
Please keep this portion for your records.
No receipt will be sent unless requested.

FOR ASSISTANCE CONTACT:

Office: Burleigh County Treasurer
221 N 5th Street
Bismarck, ND 58501

Phone: 701.222.6694

Website: www.burleigh.gov

2023 Burleigh County Real Estate Tax Statement

Check here to request receipt
(No receipt will be sent unless requested)



39-138-79-42-01-100

Parcel Number: 39-138-79-42-01-100
Statement Number: 43483

Total tax due	3,676.03
Less 5% discount	183.80
Amount due by February 15, 2024	3,492.23
Or pay in two installments (with no discount):	
Payment 1: Pay by March 1, 2024	1,838.02
Payment 2: Pay by October 15, 2024	1,838.01

BERGRUD, ANNIE M & AANEN C
6735 OMAR ST
BISMARCK ND 58504-4061

MAKE CHECK PAYABLE TO:

Burleigh County Treasurer
PO Box 5518
Bismarck, ND 58506-5518

MP #

Detach and return with payment

2023 Burleigh County Real Estate Tax Statement

Statement No: 43483

Parcel Number
39-138-79-42-01-100

Owner
BERGRUD, ANNIE M & AANEN C

Jurisdiction
3939BI

Physical Location
6735 OMAR ST

Legal Description
Addition Name: GLASSER
TWN:138 RNG:79 BLK:01
GLASSER Block 01 L10 562780

Legislative tax relief (3-year comparison)	2021	2022	2023
Legislative tax relief	3,053.25	3,260.35	3,474.48

Tax distribution (3-year comparison):	2021	2022	2023
True and Full Value	490,400	525,500	555,700
Taxable Value	22,069	23,648	25,007
Less: Homestead credit	0	0	0
Disabled Veterans credit	0	0	0

Net Taxable Value	22,069	23,648	25,007
Total mill levy	161.330	154.210	147.000

Taxes By District (in dollars):	2021	2022	2023
County	822.30	885.84	1,111.06
Fire/ambulance	286.90	307.42	325.09
School (after State Reduction)	2,265.37	2,270.24	2,059.34
State	22.06	23.64	25.00
Township	163.76	159.62	155.54

Consolidated tax	3,560.39	3,646.76	3,676.03
Net effective tax rate	0.73%	0.69%	0.66%

2023 TAX BREAKDOWN	
Net consolidated tax	3,676.03
Plus: Special Assessments	0.00
Total tax due	3,676.03
Less: 5% discount, if paid by February 15, 2024	183.80
Amount due by February 15, 2024	3,492.23
Or pay in two installments (with no discount):	
Payment 1: Pay by March 1, 2024	1,838.02
Payment 2: Pay by October 15, 2024	1,838.01

See Important Information On Back
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FOR ASSISTANCE CONTACT:

Office: Burleigh County Treasurer
221 N 5th Street
Bismarck, ND 58501

Phone: 701.222.6694

Website: www.burleigh.gov

2023 Burleigh County Real Estate Tax Statement

Check here to request receipt
(No receipt will be sent unless requested)



31-139-81-88-02-100

Parcel Number: 31-139-81-88-02-100
Statement Number: 38148

Total tax due	4,148.14
Less 5% discount	202.78
Amount due by February 15, 2024	3,945.36
Or pay in two installments (with no discount):	
Payment 1: Pay by March 1, 2024	2,120.33
Payment 2: Pay by October 15, 2024	2,027.81

POKRZYWINSKI, BRADLEY & NIKKI
4541 CRESTWOOD DR
BISMARCK ND 58503

MAKE CHECK PAYABLE TO:

Burleigh County Treasurer
PO Box 5518
Bismarck, ND 58506-5518

MP #

Detach and return with payment

2023 Burleigh County Real Estate Tax Statement

Statement No: 38148

Parcel Number 31-139-81-88-02-100 **Jurisdiction** 3101BI
Owner POKRZYWINSKI, BRADLEY & NIKKI **Physical Location** 4541 CRESTWOOD DR

Legal Description
Addition Name: WESTWOOD ON THE RIVER
TWN:139 RNG:81 BLK:02
WESTWOOD ON THE RIVER Block 02 LOT 10 766253

Legislative tax relief (3-year comparison)	2021	2022	2023
Legislative tax relief	1,273.79	2,211.86	3,213.69

Tax distribution (3-year comparison):	2021	2022	2023
True and Full Value	204,600	356,500	514,000
Taxable Value	9,207	16,043	23,130
Less: Homestead credit	0	0	0
Disabled Veterans credit	0	0	0
Net Taxable Value	9,207	16,043	23,130

Total mill levy 167.660 168.650 175.340

Taxes By District (in dollars):	2021	2022	2023
County	343.06	600.97	1,027.68
Fire/ambulance	119.70	208.56	300.68
School (after State Reduction)	986.88	1,719.64	2,479.30
State	9.20	16.04	23.14
Township	84.80	160.44	224.82

Consolidated tax **1,543.64** **2,705.65** **4,055.62**
Net effective tax rate **0.75%** **0.76%** **0.79%**

2023 TAX BREAKDOWN	
Net consolidated tax	4,055.62
Plus: Special Assessments	92.52
Total tax due	4,148.14
Less: 5% discount, if paid by February 15, 2024	202.78
Amount due by February 15, 2024	3,945.36
Or pay in two installments (with no discount):	
Payment 1: Pay by March 1, 2024	2,120.33
Payment 2: Pay by October 15, 2024	2,027.81

Special Assessments	
Misc Charges:	92.52
Principal	0.00
Interest	0.00
Installment payment due	92.52
Remaining balance due	0.00

See Important Information On Back
Please keep this portion for your records.
No receipt will be sent unless requested.

FOR ASSISTANCE CONTACT:

Office: Burleigh County Treasurer
221 N 5th Street
Bismarck, ND 58501

Phone: 701.222.6694

Website: www.burleigh.gov

2023 Burleigh County Real Estate Tax Statement

Check here to request receipt
(No receipt will be sent unless requested)



38-138-80-27-01-040

Parcel Number: 38-138-80-27-01-040
Statement Number: 41536

Total tax due	4,270.31
Less 5% discount	202.19
Amount due by February 15, 2024	4,068.12
Or pay in two installments (with no discount):	
Payment 1: Pay by March 1, 2024	2,248.38
Payment 2: Pay by October 15, 2024	2,021.93

CRANE, COURTNEY & MATTHEW
4100 ENGLAND ST
BISMARCK ND 58504-8990

MAKE CHECK PAYABLE TO:

Burleigh County Treasurer
PO Box 5518
Bismarck, ND 58506-5518

MP #

Detach and return with payment

2023 Burleigh County Real Estate Tax Statement

Statement No: 41536

Parcel Number
38-138-80-27-01-040

Jurisdiction
3801BI

Owner
CRANE, COURTNEY & MATTHEW

Physical Location
4100 ENGLAND ST
BISMARCK, ND 58504

Legal Description
Addition Name: ENGLAND ACRES
TWN:138 RNG:80 BLK:01
ENGLAND ACRES Block 01 LOT 4

Legislative tax relief (3-year comparison)	2021	2022	2023
Legislative tax relief	2,608.59	2,806.21	3,059.88

Tax distribution (3-year comparison):	2021	2022	2023
True and Full Value	419,000	452,300	489,400
Taxable Value	18,855	20,354	22,023
Less: Homestead credit	0	0	0
Disabled Veterans credit	0	0	0
Net Taxable Value	18,855	20,354	22,023

Total mill levy 176.450 176.650 183.620

Taxes By District (in dollars):	2021	2022	2023
County	702.54	762.46	978.50
Fire/ambulance	245.12	264.60	286.30
School (after State Reduction)	2,021.06	2,181.74	2,360.62
State	18.86	20.36	22.02
Township	339.38	366.38	396.42

Consolidated tax **3,326.96 3,595.54 4,043.86**

Net effective tax rate **0.79% 0.79% 0.83%**

2023 TAX BREAKDOWN	
Net consolidated tax	4,043.86
Plus: Special Assessments	226.45
Total tax due	4,270.31
Less: 5% discount, if paid by February 15, 2024	202.19
Amount due by February 15, 2024	4,068.12
Or pay in two installments (with no discount):	
Payment 1: Pay by March 1, 2024	2,248.38
Payment 2: Pay by October 15, 2024	2,021.93

Special Assessments	
Principal	170.11
Interest	56.34
Installment payment due	226.45
Remaining balance due	1,360.93

See Important Information On Back
Please keep this portion for your records.
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FOR ASSISTANCE CONTACT:

Office: Burleigh County Treasurer
221 N 5th Street
Bismarck, ND 58501

Phone: 701.222.6694

Website: www.burleigh.gov

2023 Morton County Real Estate Tax Statement

Statement No: 29303

Parcel Number
51-0113000

Jurisdiction
Township 140-81

Owner
DVORAK/ADAM J

Physical Location
3420 SPRUCE DR N
MANDAN, ND58554

Legal Description
SCT:28 TWN:140 RNG:81
SUBDIV:GEORGIANAS ACRES
LOT 10 & N 60' OF LOT 11

2023 TAX BREAKDOWN

Net consolidated tax	4,426.12
Plus: Special Assessments	0.00
Total tax due	4,426.12
Less: 5% discount, if paid by February 15, 2024	-221.31
Amount due by February 15, 2024	4,204.81

**Legislative tax relief
(3-year comparison)**

	2021	2022	2023
Legislative tax relief	2,549.90	2,438.57	3,109.16

Tax distribution (3-year comparison):

	2021	2022	2023
True and Full Value	398,500	381,100	492,100
Taxable Value	17,933	17,150	22,145
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0

Net Taxable Value	17,933	17,150	22,145
Total mill levy	206.760	208.190	199.870

Taxes By District (in dollars):

Morton County	1,097.51	1,076.00	1,306.56
Unorganized Township	143.46	132.56	143.94
Mandan Public School	2,333.98	2,232.08	2,817.28
Mandan Rural Fire	80.16	75.64	90.80
Soil Conservation District	14.16	16.98	22.36
Morton County Water District	20.62	20.06	23.04
StateND	17.94	17.14	22.14

Consolidated tax	3,707.83	3,570.46	4,426.12
Net effective tax rate	0.93%	0.94%	0.90%

Or pay in two installments (with no discount)

Payment 1: Pay by March 1, 2024	2,213.06
Payment 2: Pay by October 15, 2024	2,213.06

Escrow Company Name:
GATE CITY BANK

Penalty on 1st Installment & Specials:	
March 2, 2024	3%
May 1, 2024	6%
July 1, 2024	9%
October 15, 2024	12%
Penalty on 2nd Installment:	
October 16, 2024	6%

FOR ASSISTANCE, CONTACT:

Office: Morton County Treasurer
210 2nd Ave NW
Mandan, ND 58554
Phone: 701.667.3310
Website: www.mortonnd.org



This bill is for informational purposes only. Our records show an escrow company will be remitting payment on your behalf.

2023 Morton County Real Estate Tax Statement

KARI HATZENBUHLER
MORTON COUNTY TREASURER
210 2ND AVE NW
MANDAN ND 58554

DVORAK/ADAM J
3420 SPRUCE DR N
MANDAN ND 58554

Parcel Number: 51-0113000
Statement Number: 29303
Owner ID: 75968

Total tax due	4,426.12
Less: 5% discount	-221.31
Amount due by February 15, 2024	4,204.81

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2024	2,213.06
Payment 2: Pay by October 15, 2024	2,213.06

MAKE CHECK PAYABLE TO:

Morton County Treasurer
*Your canceled check is your receipt for your payment.
No receipt will be issued.*



51-0113000

2023 Morton County Real Estate Tax Statement

Statement No: 39485

Parcel Number
52-0180305

Jurisdiction
Township 140-82

Owner
NEUBERGER/JOHN & SHANTEL

Physical Location
3213 JAMES DR N
MANDAN, ND58554

Legal Description
SCT:13 TWN:140 RNG:82
SUBDIV:HARMON VILLAGE 19TH LOT:7 BLK:3
2.10 ACRES

Legislative tax relief (3-year comparison)

	2021	2022	2023
Legislative tax relief	3,276.05	3,461.05	4,399.86

Tax distribution (3-year comparison):

	2021	2022	2023
True and Full Value	512,000	540,900	696,400
Taxable Value	23,040	24,341	31,338
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
Net Taxable Value	23,040	24,341	31,338
Total mill levy	206.760	208.190	199.870

Taxes By District (in dollars):

	2021	2022	2023
Morton County	1,410.05	1,527.15	1,848.94
Unorganized Township	184.32	188.16	203.70
Mandan Public School	2,998.66	3,167.98	3,986.82
Mandan Rural Fire	102.98	107.34	128.48
Soil Conservation District	18.20	24.10	31.64
Morton County Water District	26.50	28.48	32.60
StateND	23.04	24.34	31.34

Consolidated tax	4,763.75	5,067.55	6,263.52
Net effective tax rate	0.93%	0.94%	0.90%

2023 TAX BREAKDOWN

Net consolidated tax	6,263.52
Plus: Special Assessments	0.00
Total tax due	6,263.52
Less: 5% discount, if paid by February 15, 2024	-313.18
Amount due by February 15, 2024	5,950.34

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2024	3,131.76
Payment 2: Pay by October 15, 2024	3,131.76

Escrow Company Name:
ROCKET MORTGAGE LLC

Penalty on 1st Installment & Specials:	
March 2, 2024	3%
May 1, 2024	6%
July 1, 2024	9%
October 15, 2024	12%
Penalty on 2nd Installment:	
October 16, 2024	6%

FOR ASSISTANCE, CONTACT:

Office: Morton County Treasurer
210 2nd Ave NW
Mandan, ND 58554
Phone: 701.667.3310
Website: www.mortonnd.org

This bill is for informational purposes only. Our records show an escrow company will be remitting payment on your behalf.

2023 Morton County Real Estate Tax Statement

KARI HATZENBUHLER
MORTON COUNTY TREASURER
210 2ND AVE NW
MANDAN ND 58554

NEUBERGER/JOHN & SHANTEL NEUBERGER
3213 JAMES DR N
MANDAN ND 58554

Parcel Number: 52-0180305
Statement Number: 39485
Owner ID: 79884

Total tax due	6,263.52
Less: 5% discount	-313.18
Amount due by February 15, 2024	5,950.34

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2024	3,131.76
Payment 2: Pay by October 15, 2024	3,131.76

MAKE CHECK PAYABLE TO:

Morton County Treasurer
*Your canceled check is your receipt for your payment.
No receipt will be issued.*



52-0180305

2023 Burleigh County Real Estate Tax Statement

Check here to request receipt
(No receipt will be sent unless requested)



32-139-79-09-02-090

Parcel Number: 32-139-79-09-02-090
Statement Number: 38770

Total tax due	3,665.79
Less 5% discount	183.29
Amount due by February 15, 2024	3,482.50
Or pay in two installments (with no discount):	
Payment 1: Pay by March 1, 2024	1,832.90
Payment 2: Pay by October 15, 2024	1,832.89

PITSILADIS, HEATHER & KITZAN, JUSTUN
501 NATURE VIEW DR
MENOKEN ND 58558

MAKE CHECK PAYABLE TO:

Burleigh County Treasurer
PO Box 5518
Bismarck, ND 58506-5518

MP #

Detach and return with payment

2023 Burleigh County Real Estate Tax Statement

Statement No: 38770

Parcel Number 32-139-79-09-02-090 **Jurisdiction** 3201BI
Owner PITSILADIS, HEATHER & KITZAN, JUS **Physical Location** 501 NATURE VIEW DR

Legal Description
Addition Name: COUNTRY MEADOWS
TWN:139 RNG:79 BLK:02
COUNTRY MEADOWS Block 02 LOT 9 814777

Legislative tax relief (3-year comparison)	2021	2022	2023
Legislative tax relief	2,695.89	2,770.92	3,009.31

Tax distribution (3-year comparison):	2021	2022	2023
True and Full Value	433,000	446,600	481,300
Taxable Value	19,486	20,098	21,659
Less: Homestead credit	0	0	0
Disabled Veterans credit	0	0	0

Net Taxable Value 19,486 20,098 21,659

Total mill levy 168.450 162.650 169.250

Taxes By District (in dollars):	2021	2022	2023
County	726.06	752.88	962.31
Fire/ambulance	253.32	261.28	281.56
School (after State Reduction)	2,088.70	2,154.28	2,321.64
State	19.48	20.10	21.66
Township	194.86	80.40	78.62

Consolidated tax **3,282.42 3,268.94 3,665.79**

Net effective tax rate **0.76% 0.73% 0.76%**

2023 TAX BREAKDOWN	
Net consolidated tax	3,665.79
Plus: Special Assessments	0.00
Total tax due	3,665.79
Less: 5% discount, if paid by February 15, 2024	183.29
Amount due by February 15, 2024	3,482.50
Or pay in two installments (with no discount):	
Payment 1: Pay by March 1, 2024	1,832.90
Payment 2: Pay by October 15, 2024	1,832.89

See Important Information On Back
Please keep this portion for your records.
No receipt will be sent unless requested.

FOR ASSISTANCE CONTACT:

Office: Burleigh County Treasurer
221 N 5th Street
Bismarck, ND 58501

Phone: 701.222.6694

Website: www.burleigh.gov

30-0347620
4480 Wrangler Rd

Subject

30-0347580
4464 Wrangler Rd

5/7/2024
\$ 580,000

Base Value	\$ 391,443	\$ 243,346	\$ 148,096
No Bsmt Adj.	\$ (52,244)	\$ -	\$ (52,244)
Attic	\$ -	\$ -	\$ -
Central Air	\$ 11,071	\$ 5,960	\$ 5,111
Geo-thermal	\$ -	\$ -	\$ -
Basement	\$ -	\$ 48,076	\$ (48,076)
Single Siding	\$ -	\$ -	\$ -
Exterior	\$ 19,770	\$ 16,678	\$ 3,092
Fireplaces	\$ 7,306	\$ -	\$ 7,306
Plumb./Appl.	\$ 29,225	\$ 20,174	\$ 9,051
Basement Stall	\$ -	\$ -	\$ -
Extra	\$ -	\$ -	\$ -
Att Gar	\$ 76,337	\$ 46,609	\$ 29,728
Det Gar	\$ -	\$ -	\$ -
Shop	\$ -	\$ 92,300	\$ (92,300)
Yard	\$ -	\$ -	\$ -
Land	\$ 66,400	\$ 67,800	\$ (1,400)
Indicated	\$ 549,308	\$ 540,943	\$ 588,365
Net Adj			\$ 8,365

2022 (Grade: 3+5)
1 1/2 Story Frame (2,951 SqFt)

2021 (Grade: 3-5)
1 Story Frame (1,536 SqFt)

2023 Burleigh County Real Estate Tax Statement

Check here to request receipt
(No receipt will be sent unless requested)



32-139-79-09-04-100

Parcel Number: 32-139-79-09-04-100
Statement Number: 38793

Total tax due	3,112.17
Less 5% discount	155.61
Amount due by February 15, 2024	2,956.56
Or pay in two installments (with no discount):	
Payment 1: Pay by March 1, 2024	1,556.09
Payment 2: Pay by October 15, 2024	1,556.08

KARSTENSEN, ERIK & KRISTA A
12001 CREEKS EDGE RD
MENOKEN ND 58558

MAKE CHECK PAYABLE TO:

Burleigh County Treasurer
PO Box 5518
Bismarck, ND 58506-5518

MP #

Detach and return with payment

2023 Burleigh County Real Estate Tax Statement

Statement No: 38793

Parcel Number 32-139-79-09-04-100
Jurisdiction 3201BI
Owner KARSTENSEN, ERIK & KRISTA A
Physical Location 12001 CREEKS EDGE RD

Legal Description
Addition Name: COUNTRY MEADOWS
TWN:139 RNG:79 BLK:04
COUNTRY MEADOWS Block 04 LOT 10 783660

Legislative tax relief (3-year comparison)	2021	2022	2023
Legislative tax relief	2,259.40	2,349.58	2,554.83

Tax distribution (3-year comparison):	2021	2022	2023
True and Full Value	362,900	378,700	408,600
Taxable Value	16,331	17,042	18,388
Less: Homestead credit	0	0	0
Disabled Veterans credit	0	0	0

Net Taxable Value 16,331 17,042 18,388

Total mill levy 168.450 162.650 169.250

Taxes By District (in dollars):	2021	2022	2023
County	608.50	638.40	817.00
Fire/ambulance	212.30	221.54	239.04
School (after State Reduction)	1,750.52	1,826.74	1,971.01
State	16.34	17.04	18.38
Township	163.30	68.16	66.74

Consolidated tax **2,750.96 2,771.88 3,112.17**

Net effective tax rate **0.76% 0.73% 0.76%**

2023 TAX BREAKDOWN	
Net consolidated tax	3,112.17
Plus: Special Assessments	0.00
Total tax due	3,112.17
Less: 5% discount, if paid by February 15, 2024	155.61
Amount due by February 15, 2024	2,956.56
Or pay in two installments (with no discount):	
Payment 1: Pay by March 1, 2024	1,556.09
Payment 2: Pay by October 15, 2024	1,556.08

See Important Information On Back
Please keep this portion for your records.
No receipt will be sent unless requested.

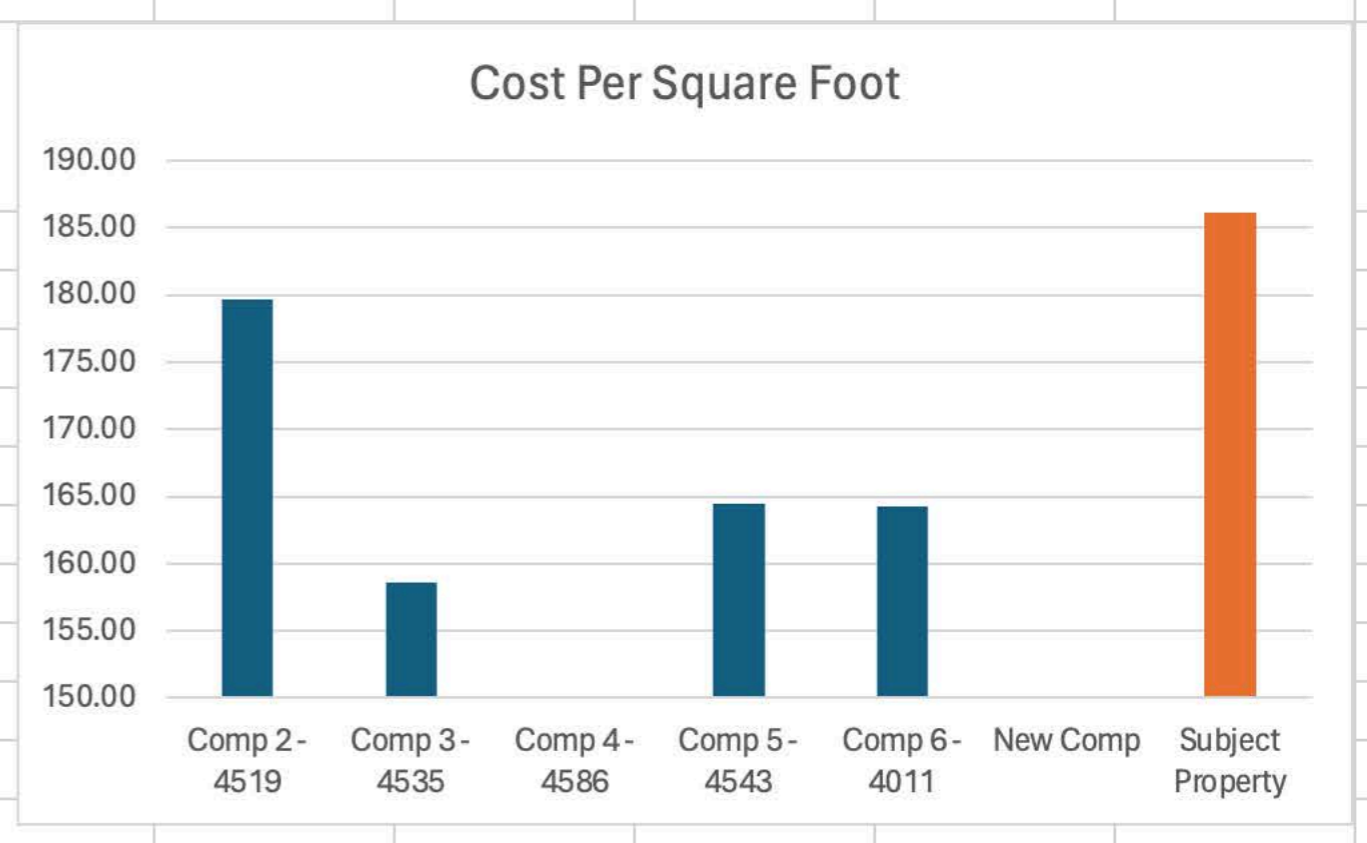
FOR ASSISTANCE CONTACT:

Office: Burleigh County Treasurer
221 N 5th Street
Bismarck, ND 58501

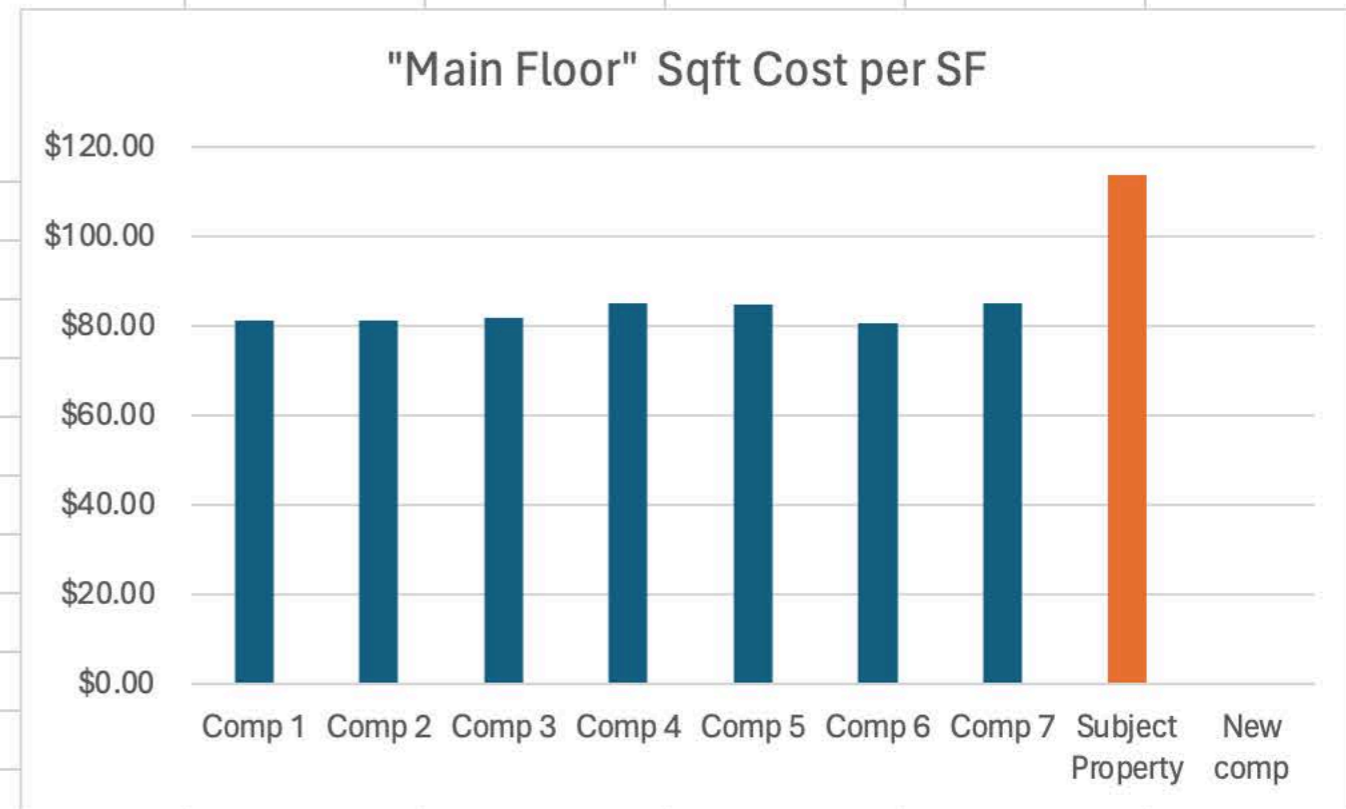
Phone: 701.222.6694

Website: www.burleigh.gov

	County Assessed Value	sqft	Cost Per Sqft
Comp 1 - 4546	512,558	1,735	Unfinished basement - N/A
Comp 2 - 4519	549,455	3059	179.62
Comp 3 - 4535	523,676	3,303	158.55
Comp 4 - 4586	418,767	1549	Unfinished basement N/A
Comp 5 - 4543	452,105	2749	164.46
Comp 6 - 4011	583,183	3550	164.28
New Comp	?	3050	#VALUE!
Subject Property	549,300	2951	186.14



	Main Floor Sq	Value Given	"Main" Sqft Cost per SF	Subject's Main SF	Calculated value	County Value Given	Over Assessment Amount
Comp 1	1734	140620	\$81.10	1736	\$ 140,782	\$197,310	\$ 56,528
Comp 2	1734	140620	\$81.10	1736	\$ 140,782	\$197,310	\$ 56,528
Comp 3	1703	139310	\$81.80	1736	\$ 142,009	\$197,310	\$ 55,301
Comp 4	1549	131720	\$85.04	1736	\$ 147,622	\$197,310	\$ 49,688
Comp 5	1535	130340	\$84.91	1736	\$ 147,407	\$197,310	\$ 49,903
Comp 6	1775	143240	\$80.70	1736	\$ 140,093	\$197,310	\$ 57,217
Comp 7	1549	131720	\$85.04	1736	\$ 147,622	\$197,310	\$ 49,688
Subject Property	1736	\$197,310	\$113.66	1736			
New comp	?	?	#VALUE!	1736	#VALUE!	\$197,310	#VALUE!



**** Important Points:**


Cost per square foot for "main floor" living is way higher than all comps

Over all cost per square foot (with basements included) is higher than all comps

Comp #2 best shows how your property is being over assessed.

Comp 2	Subject property	
3059 sqft	2951 sqft	1. More square footage on comp #2 than subject
2 - 10	3 + 5	2. Higher grade value on comp #2 than subject
\$179.62	\$186.14	3. Lower cost per square foot on comp #2 than subject
1255 sqft	1070 sqft	4. Larger garage on comp #2 than subject
\$37,596	\$44,405	5. Lower value given to comp 2 garage than subject

PDF+PIN 030+30-0347620
Address 4480 WRANGLER RD MANDAN



SUBJECT			
P/SF		\$186.14	
Base			
Land (SF)	124,581.60	\$66,400	
Style	1 1/2 Story Frame		
Main SF	1,736	\$197,310	
Addtns SF	0	\$0	
Qtrs Over			
Porch SF	0	\$0	
Garage SF	0	\$0	
Bsmt/Attic	Slab / None	\$0	
Heat/AC	Yes / Yes	\$6,440	
TLA	2,951	1,736/1,215	
Yr/Age/Cond.	2022 / 2 / NML		
Bedrms	4		
Bath Fixtures	4	\$17,000	
Appliances	0	\$0	
Bsmt Finish		\$0	
Porches	297 SF	\$11,500	
Decks/Patios	0 SF	\$0	
Veneer	0 LF	\$0	
Fireplace	1	\$4,250	
Att. Garages	1070 SF	\$44,405	
Bsmt Stalls	0	\$0	
Grade	3+5	\$221,914	
Phy. Depr.	2%	-\$10,057	
F/E/Othr	0%/0%/0%	\$0	
Bldg Extras	0	\$0	
Det. Garages	0 SF	\$0	
Yard Extras	0	\$0	
Ag Buildings	0	\$0	
Multi-Fam Adj		\$0	
Map Factor	0.980	-\$9,856	

Total (without rounding) \$549,306

	Appraised	B of R	St Equalized
Land	\$66,400	\$0	\$0
Dwelling	\$482,900	\$0	\$0
Impr.	\$0	\$0	\$0
Total	\$549,300	\$0	\$0

PDF+PIN 030+30-0360190
Address 4546 TRAILBLAZER LP MANDAN



P/SF				\$299.83
Cd/Rec	D 0	515130		
Analysis info	05/16/2024	/ 0.00% adj/mo		
Sale Date/Am	05/25/2023		\$519,900	
Time Sale Adj	0 mo /Adj	\$0 per mo	\$0	
Adj Sale Amt			\$519,900	
Base				Difference
Land (SF)	64,904.40	\$68,400		-\$2,000
Style	1 Story Frame			
Main SF	1,734	\$140,620	\$56,690	
Addtns SF	0	\$0	\$0	
Qtrs Over				
Porch SF	0	\$0	\$0	
Garage SF	0	\$0	\$0	
Bsmt/Attic	Full / None	\$30,390	-\$30,390	
Heat/AC	Yes / Yes	\$4,230	\$2,210	
TLA	1,734	1,734		
Yr/Age/Cond.	2021 / 3 / NML			
Bedrms	3			
Bath Fixtures	3	\$9,700	\$7,300	
Appliances	0	\$0	\$0	
Bsmt Finish		\$18,550	-\$18,550	
Porches	60 SF	\$3,470	\$8,030	
Decks/Patios	348 SF	\$9,048	-\$9,048	
Veneer	0 LF	\$0	\$0	
Fireplace	0	\$0	\$4,250	
Att. Garages	1000 SF	\$45,020	-\$615	
Bsmt Stalls	0	\$0	\$0	
Grade	3+5	\$206,212	\$15,702	
Phy. Depr.	3%	-\$14,018	\$3,961	
F/E/Othr	0%/0%/0%	\$0	\$0	
Bldg Extras	0	\$0	\$0	
Det. Garages	0 SF	\$0	\$0	
Yard Extras	0	\$0	\$0	
Ag Buildings	0	\$0	\$0	
Multi-Fam Adj		\$0	\$0	
Map Factor	0.980	-\$9,064	-\$792	
Mkt Influence	100%		\$0	

Total (without rounding) \$512,558
Net Adjustments \$36,748
Indicated Value \$556,648

	Appraised	B of R	State Equalized
Land	\$68,400	\$0	\$0
Dwelling	\$444,200	\$0	\$0
Impr.	\$0	\$0	\$0
Total	\$512,600	\$0	\$0

PDF+PIN 030+30-0360000
Address 4519 TRAILBLAZER LP MANDAN



P/SF				\$308.82
Cd/Rec	D 0	509363		
Analysis info	05/16/2024	/ 0.00% adj/mo		
Sale Date/Am	03/22/2022		\$535,502	
Time Sale Adj	0 mo /Adj	\$0 per mo	\$0	
Adj Sale Amt			\$535,502	
Base				Difference
Land (SF)	66,211.20	\$68,900		-\$2,500
Style	1 Story Frame			
Main SF	1,734	\$140,620	\$56,690	
Addtns SF	0	\$0	\$0	
Qtrs Over				
Porch SF	0	\$0	\$0	
Garage SF	0	\$0	\$0	
Bsmt/Attic	Full / None	\$30,390	-\$30,390	
Heat/AC	Yes / Yes	\$4,230	\$2,210	
TLA	1,734	1,734		
Yr/Age/Cond.	2021 / 3 / NML			
Bedrms	4			
Bath Fixtures	4	\$14,400	\$2,600	
Appliances	0	\$0	\$0	
Bsmt Finish		\$36,769	-\$36,769	
Porches	60 SF	\$3,470	\$8,030	
Decks/Patios	0 SF	\$0	\$0	
Veneer	0 LF	\$0	\$0	
Fireplace	0	\$0	\$4,250	
Att. Garages	1255 SF	\$37,596	\$6,809	
Bsmt Stalls	0	\$0	\$0	
Grade	2-10	\$238,053	-\$16,139	
Phy. Depr.	3%	-\$15,166	\$5,109	
F/E/Othr	0%/0%/0%	\$0	\$0	
Bldg Extras	0	\$0	\$0	
Det. Garages	0 SF	\$0	\$0	
Yard Extras	0	\$0	\$0	
Ag Buildings	0	\$0	\$0	
Multi-Fam Adj		\$0	\$0	
Map Factor	0.980	-\$9,807	-\$49	
Mkt Influence	100%		\$0	

Total (without rounding) \$549,455
Net Adjustments -\$149
Indicated Value \$535,353

	Appraised	B of R	State Equalized
Land	\$68,900	\$0	\$0
Dwelling	\$480,600	\$0	\$0
Impr.	\$0	\$0	\$0
Total	\$549,500	\$0	\$0

PDF+PIN 030+30-0347620
Address 4480 WRANGLER RD MANDAN



SUBJECT		
P/SF		\$186.14
Base		
Land (SF)	124,581.60	\$66,400
Style	1 1/2 Story Frame	
Main SF	1,736	\$197,310
Addtns SF	0	\$0
Qtrs Over		
Porch SF	0	\$0
Garage SF	0	\$0
Bsmt/Attic	Slab / None \$0	
Heat/AC	Yes / Yes \$6,440	
TLA	2,951	1,736/1,215
Yr/Age/Cond.	2022 / 2 / NML	
Bedrms	4	
Bath Fixtures	4	\$17,000
Appliances	0	\$0
Bsmt Finish		\$0
Porches	297 SF	\$11,500
Decks/Patios	0 SF	\$0
Veneer	0 LF	\$0
Fireplace	1	\$4,250
Att. Garages	1070 SF	\$44,405
Bsmt Stalls	0	\$0
Grade	3+5	\$221,914
Phy. Depr.	2%	-\$10,057
F/E/Othr	0%/0%/0%	\$0
Bldg Extras	0	\$0
Det. Garages	0 SF	\$0
Yard Extras	0	\$0
Ag Buildings	0	\$0
Multi-Fam Adj		\$0
Map Factor	0.980	-\$9,856

Total (without rounding) \$549,306

	Appraised	B of R	St Equalized
Land	\$66,400	\$0	\$0
Dwelling	\$482,900	\$0	\$0
Impr.	\$0	\$0	\$0
Total	\$549,300	\$0	\$0

PDF+PIN 030+30-0360040
Address 4535 TRAILBLAZER LOOP MANDAN



P/SF			\$340.58
Cd/Rec	D 0	516299	
Analysis info	05/16/2024	/ 0.00% adj/mo	
Sale Date/Am	08/21/2023		\$580,000
Time Sale Adj	0 mo /Adj \$0 per mo		\$0
Adj Sale Amt			\$580,000
Base		Difference	
Land (SF)	66,211.20	\$68,900	-\$2,500
Style	1 Story Frame		
Main SF	1,703	\$139,310	\$58,000
Addtns SF	0	\$0	\$0
Qtrs Over			
Porch SF	0	\$0	\$0
Garage SF	0	\$0	\$0
Bsmt/Attic	Full / None \$30,030		
Heat/AC	Yes / Yes \$4,180		
TLA	1,703	1,703	
Yr/Age/Cond.	2020 / 4 / NML		
Bedrms	5		
Bath Fixtures	3	\$13,600	\$3,400
Appliances	0	\$0	\$0
Bsmt Finish		\$44,200	-\$44,200
Porches	138 SF	\$5,820	\$5,680
Decks/Patios	1207 SF	\$14,089	-\$14,089
Veneer	0 LF	\$0	\$0
Fireplace	0	\$0	\$4,250
Att. Garages	1049 SF	\$47,162	-\$2,757
Bsmt Stalls	0	\$0	\$0
Grade	3-5	\$185,002	\$36,912
Phy. Depr.	4%	-\$19,336	\$9,279
F/E/Othr	0%/0%/0%	\$0	\$0
Bldg Extras	0	\$0	\$0
Det. Garages	0 SF	\$0	\$0
Yard Extras	0	\$0	\$0
Ag Buildings	0	\$0	\$0
Multi-Fam Adj		\$0	\$0
Map Factor	0.980	-\$9,281	-\$575
Mkt Influence	100%		\$0

Total (without rounding) \$523,676
Net Adjustments \$25,630
Indicated Value \$605,630

	Appraised	B of R	State Equalized
Land	\$68,900	\$0	\$0
Dwelling	\$454,800	\$0	\$0
Impr.	\$0	\$0	\$0
Total	\$523,700	\$0	\$0

PDF+PIN 030+30-0360290
Address 4586 TRAILBLAZER LOOP MANDAN



P/SF			\$296.32
Cd/Rec	D 0	516087	
Analysis info	05/16/2024	/ 0.00% adj/mo	
Sale Date/Am	08/03/2023		\$459,000
Time Sale Adj	0 mo /Adj \$0 per mo		\$0
Adj Sale Amt			\$459,000
Base		Difference	
Land (SF)	69,696.00	\$69,400	-\$3,000
Style	1 Story Frame		
Main SF	1,549	\$131,720	\$65,590
Addtns SF	0	\$0	\$0
Qtrs Over			
Porch SF	0	\$0	\$0
Garage SF	0	\$0	\$0
Bsmt/Attic	Full / None \$28,030		
Heat/AC	Yes / Yes \$3,920		
TLA	1,549	1,549	
Yr/Age/Cond.	2021 / 3 / NML		
Bedrms	3		
Bath Fixtures	2	\$7,600	\$9,400
Appliances	0	\$0	\$0
Bsmt Finish		\$16,100	-\$16,100
Porches	0 SF	\$0	\$11,500
Decks/Patios	0 SF	\$0	\$0
Veneer	0 LF	\$0	\$0
Fireplace	0	\$0	\$4,250
Att. Garages	952 SF	\$28,820	\$15,585
Bsmt Stalls	0	\$0	\$0
Grade	3	\$151,333	\$70,581
Phy. Depr.	3%	-\$11,026	\$969
F/E/Othr	0%/0%/0%	\$0	\$0
Bldg Extras	0	\$0	\$0
Det. Garages	0 SF	\$0	\$0
Yard Extras	0	\$0	\$0
Ag Buildings	0	\$0	\$0
Multi-Fam Adj		\$0	\$0
Map Factor	0.980	-\$7,130	-\$2,726
Mkt Influence	100%		\$0

Total (without rounding) \$418,767
Net Adjustments \$130,539
Indicated Value \$589,539

	Appraised	B of R	State Equalized
Land	\$69,400	\$0	\$0
Dwelling	\$349,400	\$0	\$0
Impr.	\$0	\$0	\$0
Total	\$418,800	\$0	\$0

PDF+PIN 030+30-0347620
Address 4480 WRANGLER RD MANDAN



PDF+PIN 030+30-0360060
Address 4543 TRAILBLAZER LOOP MANDAN



PDF+PIN 030+30-0034635
Address 4011 MORNING STAR DR S MANDAN




				P/SF	\$331.34					P/SF	\$337.97		
SUBJECT				Cd/Rec	D 0	510387	Cd/Rec				D 0	514508	
P/SF \$186.14				Analysis info	05/16/2024	/ 0.00% adj/mo	Analysis info				05/16/2024	/ 0.00% adj/mo	
				Sale Date/Am	05/20/2022	\$508,600	Sale Date/Am				04/06/2023	\$599,900	
				Time Sale Adj	0 mo /Adj \$0 per mo	\$0	Time Sale Adj				0 mo /Adj \$0 per mo	\$0	
				Adj Sale Amt		\$508,600	Adj Sale Amt					\$599,900	
Base				Difference			Base				Difference		
Land (SF)	124,581.60	\$66,400		Land (SF)	66,211.20	\$68,900	-\$2,500	Land (SF)	46,609.20	\$46,000	\$20,400		
Style	1 1/2 Story Frame			Style	1 Story Frame			Style	1 Story Frame				
Main SF	1,736	\$197,310		Main SF	1,535	\$130,340	\$66,970	Main SF	1,775	\$143,240	\$54,070		
Addtns SF	0	\$0		Addtns SF	0	\$0	\$0	Addtns SF	0	\$0	\$0		
Qtrs Over				Qtrs Over				Qtrs Over					
Porch SF	0	\$0		Porch SF	0	\$0	\$0	Porch SF	0	\$0	\$0		
Garage SF	0	\$0		Garage SF	0	\$0	\$0	Garage SF	0	\$0	\$0		
Bsmt/Attic	Slab / None		\$0	Bsmt/Attic	Full / None		\$27,680	-\$27,680	Bsmt/Attic	Full / None		\$31,110	-\$31,110
Heat/AC	Yes / Yes		\$6,440	Heat/AC	Yes / Yes		\$3,870	\$2,570	Heat/AC	FHA - Gas / Yes		\$4,330	\$2,110
TLA	2,951	1,736/1,215		TLA	1,535	1,535		TLA	1,775	1,775			
Yr/Age/Cond.	2022 / 2 / NML			Yr/Age/Cond.	2021 / 3 / NML				Yr/Age/Cond.	2008 / 16 / NML			
Bedrms	4			Bedrms	5			Bedrms	3				
Bath Fixtures	4	\$17,000		Bath Fixtures	3	\$11,000	\$6,000	Bath Fixtures	4	\$18,300	-\$1,300		
Appliances	0	\$0		Appliances	0	\$0	\$0	Appliances	0	\$0	\$0		
Bsmt Finish		\$0		Bsmt Finish		\$31,219	-\$31,219	Bsmt Finish		\$46,750	-\$46,750		
Porches	297 SF	\$11,500		Porches	0 SF	\$0	\$11,500	Porches	220 SF	\$9,950	\$1,550		
Decks/Patios	0 SF	\$0		Decks/Patios	200 SF	\$4,200	-\$4,200	Decks/Patios	144 SF	\$706	-\$706		
Veneer	0 LF	\$0		Veneer	0 LF	\$0	\$0	Veneer	0 LF	\$0	\$0		
Fireplace	1	\$4,250		Fireplace	0	\$0	\$4,250	Fireplace	1	\$5,300	-\$1,050		
Att. Garages	1070 SF	\$44,405		Att. Garages	952 SF	\$28,820	\$15,585	Att. Garages	1382 SF	\$60,717	-\$16,313		
Bsmt Stalls	0	\$0		Bsmt Stalls	0	\$0	\$0	Bsmt Stalls	0	\$0	\$0		
Grade	3+5	\$221,914		Grade	3	\$165,990	\$55,924	Grade	3+10	\$281,955	-\$60,040		
Phy. Depr.	2%	-\$10,057		Phy. Depr.	3%	-\$12,094	\$2,037	Phy. Depr.	9%	-\$54,212	\$44,155		
F/E/Othr	0%/0%/0%	\$0		F/E/Othr	0%/0%/0%	\$0	\$0	F/E/Othr	0%/0%/0%	\$0	\$0		
Bldg Extras	0	\$0		Bldg Extras	0	\$0	\$0	Bldg Extras	0	\$0	\$0		
Det. Garages	0 SF	\$0		Det. Garages	0 SF	\$0	\$0	Det. Garages	0 SF	\$0	\$0		
Yard Extras	0	\$0		Yard Extras	0	\$0	\$0	Yard Extras	0	\$0	\$0		
Ag Buildings	0	\$0		Ag Buildings	0	\$0	\$0	Ag Buildings	0	\$0	\$0		
Multi-Fam Adj		\$0		Multi-Fam Adj		\$0	\$0	Multi-Fam Adj		\$0	\$0		
Map Factor	0.980	-\$9,856		Map Factor	0.980	-\$7,820	-\$2,036	Map Factor	0.980	-\$10,963	\$1,107		
				Mkt Influence	100%		\$0	Mkt Influence	100%		\$0		
Total (without rounding) \$549,306				Total (without rounding) \$452,105				Total (without rounding) \$583,183					
Net Adjustments				Net Adjustments \$97,201				Net Adjustments -\$33,877					
Indicated Value				Indicated Value \$605,801				Indicated Value \$566,023					
	Appraised	B of R	St Equalized		Appraised	B of R	State Equalized		Appraised	B of R	State Equalized		
Land	\$66,400	\$0	\$0	Land	\$68,900	\$0	\$0	Land	\$46,000	\$0	\$0		
Dwelling	\$482,900	\$0	\$0	Dwelling	\$383,200	\$0	\$0	Dwelling	\$537,200	\$0	\$0		
Impr.	\$0	\$0	\$0	Impr.	\$0	\$0	\$0	Impr.	\$0	\$0	\$0		
Total	\$549,300	\$0	\$0	Total	\$452,100	\$0	\$0	Total	\$583,200	\$0	\$0		

PDF+PIN 030+30-0347620
 Address 4480 WRANGLER RD MANDAN

PDF+PIN 030+30-0360070
 Address 4547 TRAILBLAZER LOOP MANDAN



P/SF \$277.60

		
SUBJECT		
P/SF	\$186.14	
	Base	
Land (SF)	124,581.60	\$66,400
Style	1 1/2 Story Frame	
Main SF	1,736	\$197,310
Addtns SF	0	\$0
Qtrs Over		
Porch SF	0	\$0
Garage SF	0	\$0
Bsmt/Attic	Slab / None	\$0
Heat/AC	Yes / Yes	\$6,440
TLA	2,951	1,736/1,215
Yr/Age/Cond.	2022 / 2 / NML	
Bedrms	4	
Bath Fixtures	4	\$17,000
Appliances	0	\$0
Bsmt Finish		\$0
Porches	297 SF	\$11,500
Decks/Patios	0 SF	\$0
Veneer	0 LF	\$0
Fireplace	1	\$4,250
Att. Garages	1070 SF	\$44,405
Bsmt Stalls	0	\$0
Grade	3+5	\$221,914
Phy. Depr.	2%	-\$10,057
F/E/Othr	0%/0%/0%	\$0
Bldg Extras	0	\$0
Det. Garages	0 SF	\$0
Yard Extras	0	\$0
Ag Buildings	0	\$0
Multi-Fam Adj		\$0
Map Factor	0.980	-\$9,856

Cd/Rec	D 0	509024	
Analysis info	05/16/2024	/ 0.00% adj/mo	
Sale Date/Am	03/04/2022		\$430,000
Time Sale Adj	0 mo /Adj \$0 per mo		\$0
Adj Sale Amt			\$430,000
	Base	Difference	
Land (SF)	66,211.20	\$68,900	-\$2,500
Style	1 Story Frame		
Main SF	1,549	\$131,720	\$65,590
Addtns SF	0	\$0	\$0
Qtrs Over			
Porch SF	0	\$0	\$0
Garage SF	0	\$0	\$0
Bsmt/Attic	Full / None	\$28,030	-\$28,030
Heat/AC	Yes / Yes	\$3,920	\$2,520
TLA	1,549	1,549	
Yr/Age/Cond.	2022 / 2 / NML		
Bedrms	4		
Bath Fixtures	2	\$7,600	\$9,400
Appliances	0	\$0	\$0
Bsmt Finish		\$16,100	-\$16,100
Porches	0 SF	\$0	\$11,500
Decks/Patios	754 SF	\$3,695	-\$3,695
Veneer	0 LF	\$0	\$0
Fireplace	0	\$0	\$4,250
Att. Garages	1204 SF	\$37,081	\$7,324
Bsmt Stalls	0	\$0	\$0
Grade	3-5	\$141,450	\$80,464
Phy. Depr.	2%	-\$7,391	-\$2,666
F/E/Othr	8%/0%/0%	-\$28,976	\$28,976
Bldg Extras	0	\$0	\$0
Det. Garages	960 SF	\$37,907	-\$37,907
Yard Extras	0	\$0	\$0
Ag Buildings	0	\$0	\$0
Multi-Fam Adj		\$0	\$0
Map Factor	0.980	-\$7,423	-\$2,433
Mkt Influence	100%		\$0

Total (without rounding) \$549,306

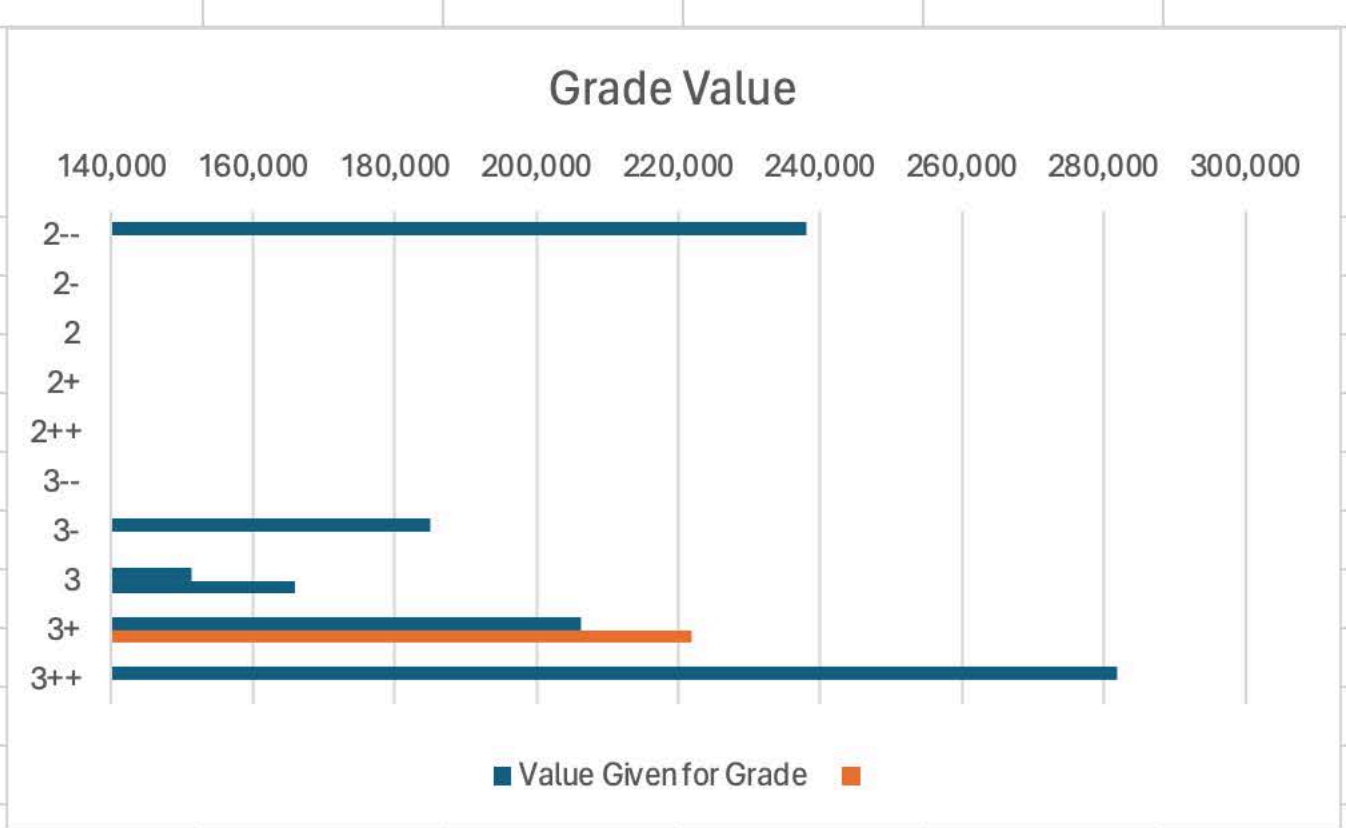
Total (without rounding) \$432,613

Net Adjustments \$116,693
 Indicated Value \$546,693

	Appraised	B of R	St Equalized
Land	\$66,400	\$0	\$0
Dwelling	\$482,900	\$0	\$0
Impr.	\$0	\$0	\$0
Total	\$549,300	\$0	\$0

	Appraised	B of R	State Equalized
Land	\$68,900	\$0	\$0
Dwelling	\$363,700	\$0	\$0
Impr.	\$0	\$0	\$0
Total	\$432,600	\$0	\$0

Grade	Value Given for Grade	
2--	238,053	
2-		
2		
2+		
2++		
3--		
3-	185,002	
3	151,333	165,990
3+	206,212	221,914
3++	281,995	



Residential MLS#4007227
3420 Spruce Drive N
Mandan, ND 58554
County: Morton

3
Bedrooms

3
Total Bathrooms

List Price:
\$599,900
Sold Price:
\$599,900

Total Unfinished SqFt

2,908
Total Finished SqFt

6
Garage Spaces



Status: Closed
Property Sub Type: Single Family Residence
Area: Mandan Rural
Sub Area: Mandan Rural NE
Year Built: 1985
Lot SqFt: 155,422
Lot Acres: 3.568
Lot Dimensions: 000
Zoning: RR
Specials Balance: 0
Specials Installment: 0
Taxes: 3,841

Directions: N of Mandan on Hwy 1806 to 34th St, right to N Spruce Dr

General Property Information		Interior Information		Listing Information					
Association: No Construction Materials: Wood Siding Middle School: Mandan High School: Mandan High Foundation: Concrete Perimeter Legal Description: Georgianna's Acres Lot 10 & N 60' of Lot 11 & Lot 11 (Less N 60') & Lot 12, B 52 Lot Features: Lot - Owned; Private; Wooded Other Structures: Second Garage; Workshop Parcel ID: 51-0113000-4000-5000 Road Frontage Type: County Road Road Surface Type: Gravel Roof: Shingle Sewer: Septic System Street Type: Drive Subdivision: Georgianna's Acres Tax Year: 2022 Water Source: Rural; Well Year Built: 1985 Zoning: RR		Total Full Baths: 1 Total 3/4 Baths: 2 Total Half Baths: 0 Total 1/4 Baths: 0 Interior Features: Cathedral Ceiling(s); Cedar Closet(s); Main Floor Laundry; Primary Bath; Vaulted Ceiling(s) Accessibility Features: No Appliances: Dishwasher; Dryer; Microwave; Oven; Range; Refrigerator; Washer Basement: Unfinished Fireplace: Yes Fireplace Features: Number of Fireplaces: 1; Dining Room Flooring: Carpet; Laminate; Tile Heating: Forced Air; Propane Cooling: Central Air Levels: Two Main Finished SqFt: 2,012 Upper Finished SqFt: 896 Lower Finished SqFt: 0 Basement Finished SqFt: 0 Finished Above Grade SqFt: 2,908 Finished Below Grade SqFt: 0		List Price: 599,900 List Price/SqFt: 206.29 Sold Price: 599,900 Sold Price/SqFt: 206.29 Sold Date: 05/26/2023					
Contract Information		Exterior Information		Listing Office Information					
Listing Terms: No Seller Finance Buyer Agent Broker Commission: 3% Included: Range, Fridge, Dishwasher, Microwave, Car Lift, Water Pump, Pool Table, Upright Freezer, Garage Fridge, Generac Generator, Video Monitors & System, Propane Tanks, Garage Door Opener & Ctrls, Washer, Dryer Pending Specials: No Possession: Close Of Escrow		Exterior Features: Garden; Keyless Entry; Propane Tank Rented Architectural Style: Two-Story Fencing: Wood Garage: Yes Garage Spaces: 6 Garage SqFt: 2,206 Attached: Yes Detached: Yes Parking Features: Attached; Concrete; Detached; Heated Garage Patio And Porch Features: # of Decks: 1; # of Patios: 3		Listing Member: KATHY M WAGNER License # Listing Office: CENTURY 21 Morrison Realty License # Selling Member: AMY J ASCHE License #9280 Selling Office: BIANCO REALTY, INC. License #					
Rooms Info									
Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Bathroom 1	Main				Bathroom 2	Main			
Bedroom 1	Main				Bedroom 2	Upper			
Kitchen	Main				Dining Room	Main			

Living Room	Main	Laundry	Main
Mechanical/Furnace	Lower	Primary Bathroom	Upper
Office	Main		
Primary Bedroom	Upper		

Rooms: Bathroom 1; Bathroom 2; Bedroom 1; Bedroom 2; Dining Room; Kitchen; Laundry; Living Room; Mechanical/Furnace; Office; Primary Bathroom; Primary Bedroom

Public Remarks: Very sought after, private, secluded 3 acres, North Mandan, unique, truly one-of-a-kind home, 3 bedrooms, 3 baths, primary bedroom has 3/4 bath, cedar closet and private deck overlooking wooded acreage, additional upper level bedroom has cedar closet, main floor bedroom has custom closet shelving. Main floor office could be an additional bedroom with pull-down murphy bed. Huge family room & wide-open dining room area with expansive ceilings all with tons of natural light and wood-burning stove, convenient kitchen right off dining area. Two additional baths. Laundry room right off the garage with sink and plenty of storage. Wrap around stamped concrete patio with cedar posts, bonus room/man-cave above attached 3 stall garage complete with pool table, bar, etc. Separate wood-working room off garage as well. Additional 2 stall detached garage with car-lift included. Huge fenced garden area, yard watering system with well & 8 stations (no sprinklers). Semi-basement is storage & mechanical. Home includes 2 furnaces and 2 air conditioners with back-up Generac generator, rural water, propane, Pella Windows, roof 3 years old with metal soffits. Keep looking, but you'll never find another home like this.....Call your REALTOR today for your private showing....must have confirmed appointment....

Listing courtesy of:



Alyssa M Symanowski License:10699
 Realty One Group - Encore
 1401 Skyline Blvd.
 #210
 Bismarck, ND 58503
 701-426-0397
 701-751-7040
alyssa@realtyonegroupencore.com
<https://alyssaleingang.myrealtyonegroup.com>

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Residential MLS#4007908
3213 James Drive N
Mandan, ND 58554
County: Morton

3
Bedrooms

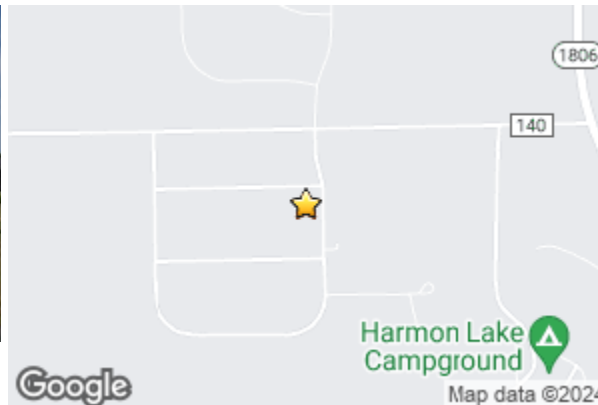
2
Total Bathrooms

List Price:
\$699,900
Sold Price:
\$650,000

1,488
Total Unfinished SqFt

2,808
Total Finished SqFt

3
Garage Spaces



Status: Closed
Property Sub Type: Single Family Residence
Area: Mandan Rural
Sub Area: Mandan Rural NW
Year Built: 2016
Lot SqFt: 91,476
Lot Acres: 2.1
Lot Dimensions: 2.1 acres
Zoning: RR
Specials Balance: 0
Specials Installment: 0
Taxes: 5,067

Directions: North on Highway 1806, left on County Road 140, left on James Drive North (second house on the right)

General Property Information	Interior Information	Listing Information
<p>Association: No Construction Materials: Steel Siding Middle School: Mandan High School: Mandan High Foundation: Concrete Perimeter Legal Description: Lot 7, Block 3 Harmon Village 19th Addition Lot Features: Level; Lot - Owned Other Structures: Outbuilding; Workshop Parcel ID: 52-0180305 Road Frontage Type: County Road Road Surface Type: Gravel Roof: Asphalt Sewer: Septic System Street Type: Drive Subdivision: Harmon Village Tax Year: 2022 Water Source: Rural Year Built: 2016 Zoning: RR</p>	<p>Total Full Baths: 1 Total 3/4 Baths: 1 Total Half Baths: 0 Total 1/4 Baths: 0 Interior Features: Cathedral Ceiling(s); Main Floor Bedroom; Main Floor Laundry; Primary Bath; Vaulted Ceiling(s); Walk-In Closet(s) Accessibility Features: No Appliances: Dishwasher; Dryer; Gas Range; Microwave; Refrigerator; Washer Basement: Bath/Stubbed; Egress Windows; Partially Finished Fireplace: Yes Fireplace Features: Number of Fireplaces: 1; Family Room Flooring: Carpet; Tile; Vinyl Heating: Forced Air; Propane Cooling: Central Air Levels: Two Main Finished SqFt: 1,488 Upper Finished SqFt: 1,320 Lower Finished SqFt: 0 Basement Finished SqFt: 0 Finished Above Grade SqFt: 2,808 Finished Below Grade SqFt: 0 Basement Unfinished SqFt: 1,488 Total Unfinished SqFt: 1,488</p>	<p>List Price: 699,900 List Price/SqFt: 249.25 Sold Price: 650,000 Sold Price/SqFt: 231.48 Sold Date: 08/15/2023</p>
Contract Information	Exterior Information	Listing Office Information
<p>Buyer Agent Broker Commission: 3% Included: Kitchen appliances, washer, dryer, garage door opener, work bench and cabinets in attached garage. Sheetrock in the basement Pending Specials: No Possession: Close Of Escrow</p>	<p>Exterior Features: Propane Tank Rented Architectural Style: Two-Story Garage: Yes Garage Spaces: 3 Garage SqFt: 1,316 Attached: Yes Parking Features: Garage Dimensions: 28 x 52; Additional Parking; Attached Patio And Porch Features: # of Decks: 0; # of Patios: 0</p>	<p>Listing Member: DARCY D FETTIG License #5533 Listing Office: BIANCO REALTY, INC. License # Selling Member: GARY L MOON License #9039 Selling Office: INTEGRA REALTY GROUP, INC. License #</p>
Rooms Info		

Public Remarks: Peaceful country setting near Harmon Lake! LIKE NEW 2-story home w/attached 1,316 SQ. FT. GARAGE (finished, heated, ceiling fans, workbench, cabinets, hot/cold water) and 40x60 SHOP (14' overhead door, 14' sidewalls, walls finished with osb). 2.1 ACRES surrounded by rows of established trees & bushes. The home has maintenance free steel siding & a covered front porch that welcomes you into the outstanding interior with windows all around to maximize the view. Large-open floorplan with neutral colors, wide trim & baseboards, custom window coverings, tall ceilings, gas fireplace, stunning kitchen

w/center island, tile backsplash, gas range w/custom hood, upgraded cabinets & walk-in pantry w/shelving. The laundry room, a bedroom & bathroom are also conveniently located on the main floor. An open railing leads to the upper level with spacious loft area, 2 large bedrooms & jack-n-jill bathroom with soaking tub, separate vanities & tile shower. The basement is partially finished with everything framed (family room, bathroom, 2 bedrooms w/egress windows), electric, plumbing & duct work done, entire ceiling is sheetrocked, bedrooms are sheetrocked, the bathroom has the oversized shower stall in place, and there's a stack of sheetrock to finish the rest of the walls. 2,808 sq. ft. finished, 1,488 sq. ft. unfinished, totaling 4,296 SQUARE FEET!

Listing courtesy of:



Alyssa M Symanowski License:10699

Realty One Group - Encore

1401 Skyline Blvd.

#210

Bismarck, ND 58503

701-426-0397

701-751-7040

alyssa@realtyonegroupencore.com

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Residential MLS#4007569
4100 England Street
Bismarck, ND 58504
County: Burleigh

4
Bedrooms

3
Total Bathrooms

List Price:
\$699,900
Sold Price:
\$699,900

Total Unfinished SqFt

2,887
Total Finished SqFt

3
Garage Spaces



Status: Closed
Property Sub Type: Single Family Residence
Area: Bismarck Rural
Sub Area: Bismarck Rural SW
Year Built: 2019
Lot SqFt: 65,340
Lot Acres: 1.5
Lot Dimensions: -
Zoning: Res
Specials Balance: 1531
Specials Installment: 233
Taxes: 3,596

Directions: South on Washington Street, west on Burleigh Ave, South on England Street, subject property will be on the right hand side of England

General Property Information	Interior Information	Listing Information
Association: No Construction Materials: Steel Siding Elementary School: Solheim Middle School: Wachter High School: Bismarck High Legal Description: ENGLAND ACRES Block 01 LOT 4 Lot Features: Rectangular Lot; Sprinklers In Front Parcel ID: 38-138-80-27-01-040 Roof: Shingle Sewer: Septic Tank Street Type: Street Tax Year: 2022 Water Source: Rural Water Membership Year Built: 2019 Zoning: Res	Total Full Baths: 2 Total 3/4 Baths: 0 Total Half Baths: 1 Total 1/4 Baths: 0 Interior Features: Main Floor Bedroom; Main Floor Laundry; Pantry; Primary Bath; Security System; Soaking Tub; Vaulted Ceiling(s); Walk-In Closet(s); Wet Bar Accessibility Features: No Appliances: Dishwasher; Disposal; Dryer; Gas Cooktop; Microwave; Oven; Range; Refrigerator; Washer Basement: None Fireplace: Yes Fireplace Features: Number of Fireplaces: 1 Flooring: Carpet; Vinyl Heating: Natural Gas Cooling: Central Air Levels: Two Main Finished SqFt: 1,598 Upper Finished SqFt: 1,289 Lower Finished SqFt: 0 Basement Finished SqFt: 0 Finished Above Grade SqFt: 2,887 Finished Below Grade SqFt: 0	List Price: 699,900 List Price/SqFt: 242.43 Sold Price: 699,900 Sold Price/SqFt: 242.43 Sold Date: 06/30/2023
Contract Information	Exterior Information	Listing Office Information
Buyer Agent Broker Commission: 3% Included: blinds, washer & dryer, refrigerator, stove, microwave, dishwasher, range, upstairs refrigerator and wine cooler, garage door openers and controls. Pending Specials: No Possession: Close Of Escrow	Exterior Features: None Architectural Style: Two-Story Garage: Yes Garage Spaces: 3 Garage SqFt: 1,238 Parking Features: Garage Dimensions: 1,238 sq/ft; Additional Parking Patio And Porch Features: # of Decks: 0; # of Patios: 2	Listing Member: Cody Hepper License #10343 Listing Office: CENTURY 21 Morrison Realty License # Selling Member: HEIDI L HENKE License #9381 Selling Office: GOLDSTONE REALTY License #

Rooms Info

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Bathroom 3	Upper				Bathroom 2	Main			
Bedroom 3	Upper				Bedroom 2	Upper			
Kitchen	Main				Bedroom 4	Upper			
Living Room	Main				Dining Room	Main			
Living Room	Upper								
Primary Bedroom	Main								
Primary Bedroom	Main								

Rooms: Bathroom 2; Bathroom 3; Bedroom 2; Bedroom 3; Bedroom 4; Dining Room; Kitchen; Living Room; Primary Bedroom

Public Remarks: If you are dreaming of a little extra room to roam, then this is the property for you! Just outside of city limits, this custom build home is situated on 1.5 acres. It is a slab on grade 2 story, featuring 4 bedrooms and 3 bathrooms. The first thing that will catch your eye upon entering is the 2 story ship lap fireplace. Walking into the kitchen, you will love the huge island with quartz countertops that is perfect for entertaining. The kitchen features a gas cook-top and black stainless appliances. The huge walk-in pantry features a grocery door out to the garage, making it super convenient to unload your groceries. The Main level primary suite has a large walk in closet, dual vanity bathroom, soaker tub AND a tile shower. You will also find the laundry room on the main level as well as an additional half bath. Continuing upstairs, there are an additional 3 bedrooms, and a full bathroom. You will also find a very large additional family room on the upper level, that features a very nice wet bar, a full size refrigerator as well as a wine cooler. Right off the kitchen there is a huge concrete patio area that is a perfect place to sit and relax and watch the sunset. The over sized triple garage is over 1,200 sq/ft, is heated and has a floor drain. This truly is a must see property! Call today to set up your private showing.

Listing courtesy of:



Alyssa M Symanowski License:10699

Realty One Group - Encore

1401 Skyline Blvd.

#210

Bismarck, ND 58503

701-426-0397

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<https://alyssaleingang.myrealtyonegroup.com>

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Residential MLS#4006700
12001 Creeks Edge Road
Menoken, ND 58558
County: Burleigh

4
Bedrooms

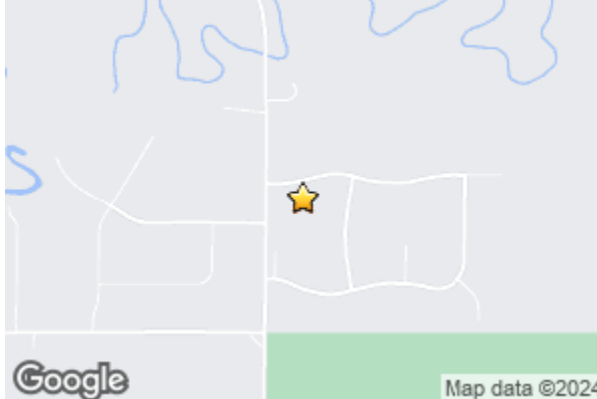
3
Total Bathrooms

List Price:
\$589,900
Sold Price:
\$570,000

Total Unfinished SqFt

2,930
Total Finished SqFt

3
Garage Spaces



Status: Closed
Property Sub Type: Single Family Residence
Area: Bismarck Rural
Sub Area: Bismarck Rural SE
Year Built: 2014
Lot SqFt: 70,916
Lot Acres: 1.628
Lot Dimensions: 500x140
Zoning: Rural Residential
Specials Balance: 0
Specials Installment: 0
Taxes: 2,663.29

Directions: East on 10, Right on 119th St NE, Right on Creeks Edge Road, 3rd house on the right

General Property Information	Interior Information	Listing Information
<p>Association: No Association Fee Includes: None Construction Materials: Fiber Cement; ICFs (Insulated Concrete Forms); Stone Elementary School: Rita Murphy Middle School: Simle High School: Legacy High Foundation: Concrete Perimeter; Slab Legal Description: COUNTRY MEADOWS Block 04 LOT 10 Lot Features: Private; Rectangular Lot; Sprinklers In Front; Sprinklers In Rear Other Structures: Shed(s) Parcel ID: 32-139-79-09-04-100 Road Frontage Type: County Road Road Surface Type: Paved Roof: Shingle Sewer: Septic System; Septic Tank Street Type: Road Tax Year: 2021 Water Source: Rural Water Membership Year Built: 2014 Zoning: Rural Residential</p>	<p>Total Full Baths: 2 Total 3/4 Baths: 0 Total Half Baths: 0 Total 1/4 Baths: 1 Interior Features: Audio Visual System; Ceiling Fan(s); Central Vacuum; High Speed Internet; Pantry; Primary Bath; Security System; Smoke Detector(s); Soaking Tub; Sound System; Walk-In Closet(s); Window Treatments Accessibility Features: No Appliances: Dishwasher; Disposal; Electric Range; Exhaust Fan; Gas Cooktop; Microwave; Refrigerator Basement: None Fireplace: Yes Fireplace Features: Number of Fireplaces: 1; Living Room Flooring: Carpet; Concrete; Laminate Heating: Forced Air; Natural Gas Cooling: Central Air Levels: Two Main Finished SqFt: 1,327 Upper Finished SqFt: 1,603 Lower Finished SqFt: 0 Basement Finished SqFt: 0 Finished Above Grade SqFt: 2,930 Finished Below Grade SqFt: 0</p>	<p>List Price: 589,900 List Price/SqFt: 201.33 Sold Price: 570,000 Sold Price/SqFt: 194.54 Sold Date: 06/16/2023</p>
Contract Information	Exterior Information	Listing Office Information
<p>Listing Terms: Cash; Conventional; FHA; USDA Loan Buyer Agent Broker Commission: 2.5% Included: Range, Refrigerator, Dishwasher, Microwave, Elan Smart Home System, Garage Door Opener, Garage Heater. Pending Specials: No</p>	<p>Exterior Features: Fire Pit; Lighting; Private Entrance; Private Yard; Rain Gutters Architectural Style: Patio Home/Slab on Grade; Two-Story; See Remarks Garage: Yes Garage Spaces: 3 Parking Features: Garage Dimensions: 34x30; Additional Parking; Floor Drain; Garage Door Opener; Garage Faces Side; Heated Garage; Insulated; Off Street; Oversized; Parking Pad; Private Patio And Porch Features: # of Decks: 0; # of Patios: 1</p>	<p>Listing Member: Chris E Volk License #10327 Listing Office: Rise Property Brokers, Inc License # Selling Member: CHRIS MORRIS License #9110 Selling Office: CENTURY 21 Morrison Realty License #</p>

Rooms Info									
Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Bathroom 1	Main			Mud Room 1/4 Bath	Bathroom 2	Upper			Master Bath
Bathroom 3	Upper			Common Bathroom Full Bath Double Vanity	Bedroom 2	Upper			
Bedroom 1	Upper			Master Bedroom	Bedroom 4	Main			Office/Bedroom
Bedroom 3	Upper				Dining Room	Main			
Bonus Room	Upper								
Kitchen	Main								
Living Room	Main								
Mudroom	Main								

Rooms: Bathroom 1; Bathroom 2; Bathroom 3; Bedroom 1; Bedroom 2; Bedroom 3; Bedroom 4; Bonus Room; Dining Room; Kitchen; Living Room; Mudroom

Public Remarks: Looking for Country Living?! located on 1.6 acres just east of Bismarck! This is a custom-built two-story home. The main floor has 10ft ceilings and a wall of windows to the North. The kitchen offers plenty of storage with its pantry, plenty of seating around the large kitchen island. The upstairs consists of the master bedroom, the master bathroom which includes double sinks, a custom tiled shower, and walk-in closet, 2 more bedrooms, a full bathroom with double sinks, and a loft/bonus living room above the garage. Covered Patio Area, Sprinklers in the front and back yard along with a Shed. **Buyer/Buyers Agent to verify Taxes, Square footage, Acres.**

Listing courtesy of:



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Residential MLS#4000282
8310 Willow Road N
Mandan, ND 58554
County: Morton

4
Bedrooms

3
Total Bathrooms

List Price:
\$540,000
Sold Price:
\$515,000

Total Unfinished SqFt

3,132
Total Finished SqFt

2
Garage Spaces



Status: Closed
Property Sub Type: Single Family Residence
Area: Mandan Rural
Sub Area: Mandan Rural NE
Year Built: 2013
Lot SqFt: 40,511
Lot Acres: 0.93
Lot Dimensions: 133 x 320
Zoning: R
Specials Balance: 0
Specials Installment: 0
Taxes: 3,745

Directions: Head N on 1806, turn right onto 37th St, left on Entzel Dr N, left on Willow Rd N, home is on the right.

General Property Information	Interior Information	Listing Information							
<p>Association: No Construction Materials: Masonite; Shake Siding; Other Middle School: Mandan High School: Mandan High Foundation: Concrete Perimeter; Slab Legal Description: SCT:33 TWN:140 RNG:81 SUBDIV: SCHLOSSER'S 2ND SUBDIVISION LOT 3 & 3A .93 ACRE Lot Features: Lot - Owned; Sprinklers In Front; Sprinklers In Rear; View; Water View Other Structures: Outbuilding; Shed(s) Parcel ID: 51-0128000 Roof: Shingle Sewer: Septic System Street Type: Road Tax Year: 2021 Water Source: Rural Water Membership Year Built: 2013 Zoning: R</p>	<p>Total Full Baths: 2 Total 3/4 Baths: 1 Total Half Baths: 0 Total 1/4 Baths: 0 Interior Features: Main Floor Bedroom; Main Floor Laundry; Smoke Detector(s); Walk-In Closet(s) Accessibility Features: No Appliances: Dishwasher; Electric Range; Microwave; Microwave Hood; Refrigerator Basement: Crawl Space Fireplace: No Flooring: Carpet; Laminate Heating: Baseboard; Forced Air Cooling: Central Air; Other Utilities: Electricity Connected; Sewer Connected; Water Connected; Propane Levels: One and One Half Main Finished SqFt: 1,692 Upper Finished SqFt: 1,440 Lower Finished SqFt: 0 Basement Finished SqFt: 0 Finished Above Grade SqFt: 3,132 Finished Below Grade SqFt: 0 Main Unfinished SqFt: 2,160 Upper Unfinished SqFt: 1,440</p>	<p>List Price: 540,000 List Price/SqFt: 172.41 Sold Price: 515,000 Sold Price/SqFt: 164.43 Sold Date: 08/09/2022</p>							
Contract Information	Exterior Information	Listing Office Information							
<p>Buyer Agent Broker Commission: 3% Included: All kitchen appliances, hutch in garage Pending Specials: No Possession: Close Of Escrow</p>	<p>Exterior Features: Keyless Entry; Propane Tank Rented Architectural Style: Two-Story Fencing: None Garage: Yes Garage Spaces: 2 Garage SqFt: 1,216 Attached: Yes Parking Features: Garage Dimensions: 32x38; Additional Parking; Attached; Concrete Patio And Porch Features: # of Decks: 1; # of Patios: 0; Deck Waterfront Features: River Front; Water Access</p>	<p>Listing Member: Alyssa M Symanowski License #10699 Listing Office: Realty One Group - Encore License # Selling Member: JAMIE L CHRISTENSEN License #9237 Selling Office: CENTURY 21 Morrison Realty License #</p>							
Rooms Info									
Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Bathroom 1	Main				Bedroom 2	Main			
Bedroom 1	Main				Bedroom 4	Upper			
Primary Bedroom	Main				Primary Bathroom	Main			

Rooms: Bathroom 1; Bedroom 1; Bedroom 2; Bedroom 4; Primary Bathroom; Primary Bedroom

Public Remarks: WELCOME HOME! This rural RIVER property is ready for new home owners! Step inside to this 4 bedroom, 3 bathroom home that features TWO MASTER SUITES. The main floor master suite has a spacious WALK IN closet with customizable shelving, a whirlpool bath, and walk in shower. The main floor has 2 additional bedrooms, a full bath, and main floor laundry. The kitchen includes all stainless steel appliances, a large island with the sink plumbed in, and a walk-in pantry. Don't forget to check out upstairs where you'll find the additional MASTER SUITE! This 1,440 sq foot area is perfect for a mother-in-law suite, a SPACIOUS bedroom, gaming or office area, and so much more! It has a 3/4 bathroom and large closet area. Off the dining area notice the RIVER VIEWS! Square Butte Creek channels in your new PRIVATE backyard and runs into the Missouri River. The sprinkler system for the yard pumps right from the RIVER creating a beautiful yard for you to enjoy all summer long. The attached 32x38 double deep garage is heated and includes a floor drain. Above the garage you will find a MASSIVE loft area, waiting for your personal touches and perfect for storage, to add a BAR area, or even an additional bedroom! Finally, there is a detached double stall garage and shed both with recently upgraded electrical. If you're looking to live on the river for a GREAT price, you do not want to miss this HOME! Call your favorite REALTOR TODAY! *Seller related to agent.* (Some exterior photos have been altered to feature seasonal changes)

Listing courtesy of:



Alyssa M Symanowski License:10699

Realty One Group - Encore

1401 Skyline Blvd.

#210

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Residential MLS#4012678
4541 Crestwood Drive
Bismarck, ND 58503
County: Burleigh

4
Bedrooms

3
Total Bathrooms

List Price:
\$629,900
Sold Price:
\$630,000

Total Unfinished SqFt

3,478
Total Finished SqFt

3
Garage Spaces



Status: Closed
Property Sub Type: Single Family Residence
Area: Bismarck Rural
Sub Area: Bismarck Rural NW
Year Built: 2001
Lot SqFt: 64,904.04
Lot Acres: 1.49
Lot Dimensions: 0
Zoning: R5
Specials Balance: 0
Specials Installment: 0
Taxes: 4,056

Directions: North on River Road, W on Sandy River, Right on Fernwood. Left on Crestwood.

General Property Information	Interior Information	Listing Information
Association: No Construction Materials: Vinyl Siding Legal Description: Westwood on the river Twn: 139 Rng: 81 Blk: 02 Lot: 10 766253 Lot Features: Lot - Owned Other Structures: Shed(s); Other Parcel ID: 31-139-81-88-02-100 Roof: Asphalt Sewer: Septic System Street Type: Drive Tax Year: 2023 Water Source: Rural Water Membership Year Built: 2001 Zoning: R5	Total Full Baths: 3 Total 3/4 Baths: 0 Total Half Baths: 0 Total 1/4 Baths: 0 Interior Features: Ceiling Fan(s); Main Floor Bedroom; Main Floor Laundry; Pantry; Primary Bath; Walk-In Closet(s); Window Treatments Accessibility Features: No Appliances: Cooktop; Dishwasher; Disposal; Double Oven; Dryer; Microwave; Refrigerator; Washer Basement: None Fireplace: No Heating: Forced Air; Propane Cooling: Ceiling Fan(s); Central Air Levels: Two Main Finished SqFt: 2,278 Upper Finished SqFt: 1,200 Lower Finished SqFt: 0 Basement Finished SqFt: 0 Finished Above Grade SqFt: 3,478 Finished Below Grade SqFt: 0	List Price: 629,900 List Price/SqFt: 181.11 Sold Price: 630,000 Sold Price/SqFt: 181.14 Sold Date: 06/28/2024
Contract Information	Exterior Information	Listing Office Information
Buyer Agent Broker Commission: 3% Included: Range, Refrigerator, Disposal, Dishwasher, Counter microwave, , washer, dryer, garage door openers and control(s), ceiling fan(s), window treatments. Pending Specials: No Possession: Close Of Escrow	Exterior Features: Propane Tank Rented; Rain Gutters Architectural Style: Patio Home/Slab on Grade Garage: Yes Garage Spaces: 3 Garage SqFt: 744 Attached: Yes Parking Features: Attached; Heated Garage; RV Access/Parking; Water Patio And Porch Features: # of Decks: 0; # of Patios: 1; Patio	Listing Member: DUANE BENTZ License # 6902 Listing Office: BIANCO REALTY, INC. License # Selling Member: TANYA L VETTER License # 7672 Selling Office: Better Homes and Gardens Real Estate Alliance Group License #

Rooms Info

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Bathroom 3	Upper				Bathroom 2	Main			
Bedroom 3	Main				Bedroom 2	Main			
Entrance Foyer	Main				Dining Room	Main			
Kitchen	Main				Family Room	Upper			

Living Room	Main	Laundry	Main
Office	Main	Primary Bathroom	Main
Primary Bedroom	Main		
Recreation Room	Upper		

Rooms: Bathroom 2; Bathroom 3; Bedroom 2; Bedroom 3; Dining Room; Entrance Foyer; Kitchen; Laundry; Living Room; Office; Primary Bathroom; Primary Bedroom; Recreation Room

Public Remarks: Situated on 1.49 acres, this main floor patio style home boasts 4 Bedrooms and 3 Baths. This home was added onto in 2022 with a 2400 square feet 2 story addition. Including the 1200 square feet added onto the main level to the original home. The main floor features a large living room off the front door, large newly added on big kitchen with custom made cabinets, double oven and large island that has lots of storage on both sides with quartz counter tops, There is a coffee bar area behind the island with cabinets also. The pantry has pullouts along with pull outs for seasonings and knives in the island. Also on the main level is the big dining area with sliding glass doors off of it, main floor laundry with laundry sink and cabinets and with the dual zone furnace and water heater are in the closet for the addition part, primary bedroom with primary bath with double sinks and a shower and soaking tub and walk in closet, large storage room, plus the ordinal part of the home has 2 more bedrooms, a full bath with an additional original laundry hook up in the closet and an office. Go up to the added upper level to find another big bedroom, full bath and a big play area and huge family room area. The 3 stall attached heated garage has water and a mower, motorcycle or ATV lift in the floor. The furnace and water heater for the original part of the home is located in a closet in the garage. Outside in the large yard is a camper, more vehicle parking or trailer parking area beside the garage, a shed, roughly a 20 x 30 hoop shelter with the ends open on a built up area, firepit area with grade for cooking on, Call a realtor to go take a look at this property.

Listing courtesy of:



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Residential MLS#4002620
6821 Endicott Drive
Bismarck, ND 58503
County: Burleigh

4
Bedrooms

4
Total Bathrooms

List Price:
\$519,900
Sold Price:
\$520,000

86
Total Unfinished SqFt

3,147
Total Finished SqFt

3
Garage Spaces



Status: Closed
Property Sub Type: Single Family Residence
Area: Bismarck Rural
Sub Area: Bismarck Rural NE
Year Built: 2002
Lot SqFt: 64,904
Lot Acres: 1.49
Lot Dimensions: See remarks
Zoning: Rural Residential
Specials Balance: 0
Specials Installment: 0
Taxes: 2,548.6

Directions: North on Centennial Road, turn east at 71st Ave NE (at the 71st Ave NE/Centennial Road interchange curve), turn south on Endicott Dr – or - East on 71st Ave NE, turn south on Endicott Drive. House is on the east side of Endicott Drive.

General Property Information	Interior Information	Listing Information			
<p>Association: No Construction Materials: Vinyl Siding Elementary School: Sunrise Middle School: Simle High School: Legacy High Legal Description: COUNTRY NORTH ESTATES 3RD Block 02 LOT 5 Lot Features: Irregular Lot; Level; See Remarks Other Structures: Outbuilding; Shed(s) Parcel ID: 31-139-80-09-02-050 Roof: Asphalt Sewer: Private Sewer Street Type: Drive Tax Year: 2021 Water Source: Rural Water Membership; See Remarks Year Built: 2002 Zoning: Rural Residential</p>	<p>Total Full Baths: 2 Total 3/4 Baths: 1 Total Half Baths: 1 Total 1/4 Baths: 0 Interior Features: Cathedral Ceiling(s); Ceiling Fan(s); Vaulted Ceiling(s); Walk-In Closet(s); Window Treatments Accessibility Features: No Appliances: Dishwasher; Disposal; Microwave; Oven; Range; Refrigerator Basement: Daylight; Finished; Full; Storage Space; Walk-Out Access; See Remarks Fireplace: No Heating: Forced Air; Natural Gas; See Remarks Cooling: Ceiling Fan(s); Central Air Levels: Multi/Split Main Finished SqFt: 752 Upper Finished SqFt: 1,080 Lower Finished SqFt: 648 Basement Finished SqFt: 667 Finished Above Grade SqFt: 1,832 Finished Below Grade SqFt: 1,315 Basement Unfinished SqFt: 86 Total Unfinished SqFt: 86</p>	<p>List Price: 519,900 List Price/SqFt: 165.2 Sold Price: 520,000 Sold Price/SqFt: 165.24 Sold Date: 11/23/2022</p>			
Contract Information	Exterior Information	Listing Office Information			
<p>Buyer Agent Broker Commission: 3% Included: Dishwasher; Disposal; Microwave; Oven; Range; Refrigerator, Garage Door Opener, Garage work bench, Window treatments, Ring doorbell; key-less entry, shed, swing-set. Wall mounted TV brackets and baby gate may be included (or seller will remove at buyer request) Pending Specials: No</p>	<p>Exterior Features: Fire Pit; Keyless Entry; Rain Gutters; Smart Doorbell; Storage Architectural Style: Split Level; Two-Story; See Remarks Fencing: Split Rail; Wood; See Remarks Garage: Yes Garage Spaces: 3 Garage SqFt: 792 Parking Features: Garage Dimensions: 22x36; Garage Door Opener; Garage Faces Front; Heated Garage; Triple+ Driveway; Workbench Patio And Porch Features: # of Decks: 3; # of Patios: 1; Deck; Patio</p>	<p>Listing Member: CATHLEEN ENGEL License #9193 Listing Office: CENTURY 21 Morrison Realty License # Selling Member: AMBER SANDNESS License #8249 Selling Office: BIANCO REALTY, INC. License #</p>			
Rooms Info					
Room Name	Level	Length Width Remarks	Room Name	Level	Length Width Remarks

Bathroom 3	Upper	Half bathroom	Bathroom 2	Upper	Full bathroom
Bedroom 3	Upper		Bathroom 4	Basement	3/4 bathroom with shower
Entrance Foyer	Lower	Access to garage	Bedroom 2	Upper	
Kitchen	Main		Dining Room	Main	Patio door to deck
Living Room	Main		Laundry	Upper	Shared with Full bathroom
Living Room	Lower	Walkout to patio and garage access	Primary Bathroom	Upper	Full bathroom with double sinks
Living Room	Basement	3rd living room. Adjacent storage	Storage	Basement	

Mechanical/Furnace Basement

Primary Bedroom Upper Patio door to upper deck

Rooms: Bathroom 2; Bathroom 3; Bathroom 4; Bedroom 2; Bedroom 3; Dining Room; Entrance Foyer; Kitchen; Laundry; Living Room; Mechanical/Furnace; Primary Bathroom; Primary Bedroom

Public Remarks: Looking for residential acreage and only minutes from Bismarck? Enjoy mornings on your primary bedroom, private deck and evenings on your patio, dining room deck or front porch deck in this large, 4-level home (3-levels above grade) in NE rural Bismarck! Updated windows, flooring, lighting, and paint! The main level features a large entry with coat closet and vaulted/cathedral ceiling, spacious living, kitchen with black stainless-steel appliances and dining with access to the deck. The upper level has three bedrooms, including an XL primary bedroom suite with patio door/deck, two additional bedrooms and full bathroom with laundry. The lower-level features 2nd living room space with sliding door to the patio, half bath (with large closet) and entrance to the 3 stall heated garage. The lowest level features daylight windows, third living room, 4th bedroom, 3/4 bathroom, storage room and utility/furnace room. The +/- 1.49 acre lot features established trees (including evergreen and apple trees), split-rail fence, shed, and space for a future shop. Located in Country North Estates just east of the 71st Ave NE/Centennial Road interchange curve. Property has audio/video surveillance.

Listing courtesy of:



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Residential MLS#4003809
6735 Omar Street
Bismarck, ND 58504
County: Burleigh

4
Bedrooms

4
Total Bathrooms

List Price:
\$675,000
Sold Price:
\$675,000

Total Unfinished SqFt

3,786
Total Finished SqFt

3
Garage Spaces



Status: Closed
Property Sub Type: Single Family Residence
Area: Bismarck Rural
Sub Area: Bismarck Rural SE
Year Built: 2001
Lot SqFt: 431,244
Lot Acres: 9.9
Lot Dimensions: .
Zoning: RR
Specials Balance: 0
Specials Installment: 0
Taxes: 3,659

Directions: South on 93rd St. SE, East on 62nd Ave. SE, South on Omar St.

General Property Information	Interior Information	Listing Information
Association: No Construction Materials: Vinyl Siding Legal Description: Glasser, Block 1, Lot 10 and 11. Lot Features: Lot - Owned; Private; Wooded Other Structures: Barn(s) Parcel ID: 39-138-79-42-01-100 Sewer: Septic System Street Type: Street Subdivision: Glasser Township Tax Year: 2021 Water Source: Rural Water Membership Year Built: 2001 Zoning: RR	Total Full Baths: 3 Total 3/4 Baths: 0 Total Half Baths: 1 Total 1/4 Baths: 0 Interior Features: Main Floor Bedroom; Main Floor Laundry; Primary Bath; Vaulted Ceiling(s); Window Treatments Accessibility Features: No Appliances: Dishwasher; Range; Refrigerator Basement: Finished Fireplace: No Heating: Dual; Forced Air; Propane Cooling: Central Air Levels: One and One Half Main Finished SqFt: 1,686 Upper Finished SqFt: 600 Lower Finished SqFt: 0 Basement Finished SqFt: 1,500 Finished Above Grade SqFt: 2,286 Finished Below Grade SqFt: 1,500	List Price: 675,000 List Price/SqFt: 178.29 Sold Price: 675,000 Sold Price/SqFt: 178.29 Sold Date: 10/14/2022
Contract Information	Exterior Information	Listing Office Information
Buyer Agent Broker Commission: 3% Pending Specials: No	Exterior Features: Private Yard; Rain Gutters; Zoned for Horses Architectural Style: Ranch; Two-Story Garage: Yes Garage Spaces: 3 Attached: Yes Detached: Yes Parking Features: Garage Dimensions: 34' x 30'; Additional Parking; Attached; Detached; Garage Door Opener; Heated Garage; Insulated Patio And Porch Features: # of Decks: 2; # of Patios: 0	Listing Member: JIM A JEROMCHEK License #5617 Listing Office: BIANCO REALTY, INC. License # Co-listing Agent: JAMES J JEROMCHEK License #8693 Co-listing Office: BIANCO REALTY, INC. License # Selling Member: DENISE M ZIEGLER License #7481 Selling Office: Better Homes and Gardens Real Estate Alliance Group License #

Rooms Info

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Bathroom 1	Main			Full bath	Bathroom 2	Main			Half bath
Bedroom 1	Main				Bathroom 4	Basement			
Den	Basement				Bedroom 2	Main			
Kitchen	Main			Granite counter tops	Bedroom 4	Basement			Large bedroom with walk in closet

Living Room	Main	Tall vaulted ceilings	Dining Room	Main	
Office	Basement		Family Room	Basement	
Primary Bedroom	Main	Large walk in closet	Laundry	Main	With a half bath and wash tub
			Primary Bathroom	Main	Full
			Storage	Basement	

Rooms: Bathroom 1; Bathroom 2; Bathroom 4; Bedroom 1; Bedroom 2; Bedroom 4; Den; Dining Room; Kitchen; Laundry; Living Room; Office; Primary Bathroom; Primary Bedroom

Public Remarks: Wow, look at this beautiful house sitting on an amazing 9.9 acres zoned for horses. Before entering the home you notice the covered front porch which leads to the front entrance. Once in the main floor you immediately notice the high vaulted ceilings in the living room with a walkout to the backyard maintenance free deck. Off the living room is the dining room with lots of windows and the kitchen with granite counter tops. Also on the main floor is the laundry room with 1/2 bathroom, a full bathroom, 3 bedrooms which includes the primary suite with full bathroom and walk-in closet. Upstairs has a nice loft over looking the countryside with two separate family rooms. The basement offers another spacious family room, 4th bedroom, a full bathroom, rec-room, and an office with lots of storage. The 3 stall garage is heated, has hot and cold water, and has a floor drain. Also on the property is a 29' x 45' pole barn. Also included in the sale is 6725 Omar St. (vacant lot to the West) Call a REALTOR today to schedule a private showing.

Listing courtesy of:



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Residential MLS#4008304
501 Nature View Drive
Menoken, ND 58558
County: Burleigh

4
Bedrooms

4
Total Bathrooms

List Price:
\$649,999
Sold Price:
\$636,800

Total Unfinished SqFt

3,128
Total Finished SqFt

3
Garage Spaces



Status: Closed
Property Sub Type: Single Family Residence
Area: Bismarck Rural
Sub Area: Bismarck Rural SE
Year Built: 2015
Lot SqFt: 64,992
Lot Acres: 1.492
Lot Dimensions: square
Zoning: RR
Specials Balance: 0
Specials Installment: 0
Taxes: 3,298.64

Directions: from Bismarck on HWY 10, turn South on Street 119th until you see Country Meadows Drive, take a left turn, drive until you see Nature View Drive then turn right.

General Property Information	Interior Information	Listing Information
<p>Association: No Construction Materials: Concrete; Vinyl Siding Elementary School: Rita Murphy Middle School: Simle High School: Legacy High Foundation: Concrete Perimeter Legal Description: COUNTRY MEADOWS BLOCK 02 LOT 9 814777 Lot Features: Corner Lot; Cul-De-Sac; Lot - Owned; Square Lot Other Structures: Second Garage Parcel ID: 32-139-79-09-02-090 Road Frontage Type: Paved Road Road Surface Type: Asphalt Roof: Shingle Sewer: Private Sewer; Septic System; Septic Tank Street Type: Drive Tax Year: 2022 Water Source: Rural Year Built: 2015 Zoning: RR</p>	<p>Total Full Baths: 2 Total 3/4 Baths: 1 Total Half Baths: 1 Total 1/4 Baths: 0 Interior Features: Ceiling Fan(s); Main Floor Bedroom; Main Floor Laundry; Pantry; Primary Bath; Smoke Detector(s); Soaking Tub; Vaulted Ceiling(s); Wet Bar; Window Treatments Accessibility Features: No Appliances: Dishwasher; Dryer; Electric Cooktop; Electric Range; Exhaust Fan; Gas Cooktop; Gas Range; Humidifier; Microwave Hood; Oven; Refrigerator; Washer Basement: Concrete; Egress Windows; Finished; Storage Space Fireplace: Yes Fireplace Features: Number of Fireplaces: 1; Gas; Living Room Flooring: Carpet; Laminate Heating: Fireplace(s); Forced Air; Natural Gas Cooling: Ceiling Fan(s); Central Air Utilities: Electricity Connected; Natural Gas Connected; Sewer Connected; Water Connected; Trash Pickup - Private Levels: One and One Half Main Finished SqFt: 1,604 Upper Finished SqFt: 416 Lower Finished SqFt: 0 Basement Finished SqFt: 1,108 Finished Above Grade SqFt: 2,020 Finished Below Grade SqFt: 1,108 Basement Unfinished SqFt: 304</p>	<p>List Price: 649,999 List Price/SqFt: 207.8 Sold Price: 636,800 Sold Price/SqFt: 203.58 Sold Date: 11/30/2023</p>
Contract Information	Exterior Information	Listing Office Information

Listing Terms: STOP Buyer Agent Broker Commission: 3% Included: Refrigerator in home, 2 Microwave, Ceiling fans, Washer and Dryer, 2 Stove, dishwasher, garbage disposal, window treatments, gas fire pit, all hanging mirrors, pool table Pending Specials: No Possession: Close Of Escrow; STOP	Exterior Features: Fire Pit; Rain Gutters; Satellite Dish Architectural Style: Two-Story Fencing: None Garage: Yes Garage Spaces: 3 Garage SqFt: 884 Attached: Yes Detached: Yes Parking Features: Garage Dimensions: 26 x34; Additional Parking; Asphalt; Attached; Detached; Floor Drain; Garage Door Opener; Garage Faces Side; Heated Garage; Insulated; See Remarks Patio And Porch Features: # of Decks: 1; # of Patios: 0; Deck; Porch	Listing Member: Kelly A Grenz License #10616 Listing Office: RE/MAX CAPITAL License # Selling Member: MELANIE M KITZAN-MOREL License #9509 Selling Office: NEXTHOME LEGENDARY PROPERTIES License #716
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Rooms Info

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Primary Bedroom	Main				Laundry	Main			
					Primary Bathroom	Main			

Rooms: Laundry; Primary Bathroom; Primary Bedroom

Public Remarks: Sellers offering \$6500 towards Buyer's closing costs or interest rate buydown with acceptable offer. Make an appointment today to view this custom built home with a large garage and shop! This home is a short drive on Highway 10 from Bismarck, just south of Apple Valley in the Country Meadows subdivision. The home sits on just under 1.5 acres and has views of the Federal Wildlife land that is located on the south border of the property. The property offers privacy and tranquility. Inside the home, you will find tall, vaulted ceilings that makes the home feel bright and airy. The kitchen has a large island, an abundance of cabinets, and a corner pantry. Hard floors can be found throughout the kitchen and the living room area. The living room has a gas fireplace for cozy evenings. The Master Suite features a large walk-in closet and an attached bathroom with a soaking tub and shower. The laundry room is located on the main floor. Another bedroom can be found on the main floor and could double as a home office. Another bedroom and full bathroom are located on the second floor. In the basement, there is another bedroom and a 3/4 bath. Also, there is a large rec room with wet bar in the basement. Right outside the sliding glass door is a large Cedar deck with a built in gas firepit which is great for entertaining. A hot tub can be found off of the living room and the space is heated and can be used year round. The large, heated attached garage features epoxy floors, kitchen, and floor drain. The garage kitchen allows for easier entertaining and convenience! The 1380 sq ft heated shop could fit 3 vehicles comfortably and offers great storage space. It also has a 220 amp for welding and is brightly lit. The doors are 8' tall. The Seller is ND Licensed REALTOR.

Listing courtesy of:



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