



County Information – State Board of Equalization Appeal

Please complete this form in its entirety. The information provided will be taken into consideration when investigating and reaching a conclusion regarding the appeal presented. To provide ample time for investigation, all information to support the appeal (property information, pictures, income information, etc.) must be received by August 1, 2024. Please provide one questionnaire per property.

Please email or mail any supporting documentation to:

propertytax@nd.gov

or

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

Information for Property Referenced in Appeal:

Owner Name: SYMANOWSKI/CODY & ALYSSA LEINGANG

Address: 4480 WRANGLER RD, MANDAN, ND

Township Name (if applicable):

Parcel ID: 30-0347620

Legal Description: TWN: 138 SCT: 17 RNG: 81 SUB: 1078-HIGH CHAPARRAL ESTATES 3RD
SUBDIVISION BLK: 4 LOT: 5 2.86 ACRES

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

City/County Official Contact Information:

Name: DONALD LAFLEUR

Address: 210 2ND AVE NW, MANDAN, ND

Phone Number: 701-667-3473

Email Address: DONALD.LAFLEUR@MORTONND.ORG

Answer the questions below that apply to the appeal:

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

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

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

☐ Township/City ☒ County ☐ N/A

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

Minutes from all levels of equalization meetings: Yes

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

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

Appeal Process:

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

MORTON COUNTY TAX EQUALIZATION MEETING

June 6, 2024

The Morton County Board of Tax Equalization Meeting was called to order on June 8, 2023, at 6:00PM by Chairman Boehm at the Morton County Courthouse, 210 Second Avenue NW, Mandan, North Dakota. Others present were Commissioners Zachmeier, Buckley and Morrell, Auditor Rhone and States Attorney Koppy. Absent was Commissioner Leingang.

Tax Director LaFleur presented an overview of the county-wide valuation.

Public Hearing for the City of Hebron was opened.

Public Hearing for the City of Hebron was closed.

Buckley moved and Zachmeier seconded to approve the 2024 City of Hebron valuations of residential = \$37,413,900; commercial = \$10,056,100; ag = \$223,800. All voting aye, motion carried.

City of Mandan Assessor Markley presented an overview of the valuation for the City of Mandan.

Public hearing for the City of Mandan was opened.

The email appeal from Karen Jordan was discussed.

Zachmeier moved and Morrell seconded to deny the appeal of Karen Jordan for parcel 65-2808000 located at 510 3rd St NW in Mandan, as the appeal contains no new information when compared to the findings of the North Dakota Tax Department dated 10/6/22. All voting aye, motion carried.

Morrell moved and Buckley seconded to accept the recommendation from the City of Mandan for no change to the value of the property located at 3860 21st Street SE #115. All voting aye, motion carried.

Public Hearing was opened for appeals for the City of Mandan.

Public Hearing for City of Mandan was closed.

Morrell moved and Buckley seconded to approve the 2024 City of Mandan valuations of residential = \$2,050,015,400; commercial = \$855,075,400; ag = \$310,600. All voting aye, motion carried.

Public Hearing was opened for appeals for the City of New Salem.

Public Hearing for City of New Salem was closed.

Morrell moved and Zachmeier seconded to approve the 2024 City of New Salem valuations of residential = \$60,913,200; commercial = \$12,350,600; ag = \$150,000. All voting aye, motion carried.

Public Hearing for the City of Flasher was opened.

Public Hearing for the City of Flasher was closed.

Buckley moved and Zachmeier seconded to approve the 2024 City of Flasher valuation of residential = \$8,207,700; commercial = \$2,741,800; Ag = \$0. All voting aye, motion carried.

Public Hearing for the City of Glen Ullin was opened.

Public Hearing for the City of Glen Ullin was closed.

Morrell moved and Buckley seconded to approve the 2024 City of Glen Ullin valuations of residential = \$28,535,900; commercial = \$6,684,500; ag = \$47,000. All voting aye, motion carried.

Public Hearing for the City of Almont was opened.
Public Hearing for the City of Almont was closed.

Buckley moved and Zachmeier seconded to approve the 2024 City of Almont valuation of residential = \$3,513,500; commercial = \$999,700; Ag = \$531,200. All voting aye, motion carried.

Public Hearing for Captains Landing Township was opened.
Public Hearing for Captains Landing Township was closed

Morrell moved and Zachmeier seconded to approve the 2024 Captains Landing Township valuation of residential = \$28,433,100; commercial = \$416,700; Ag = \$0. All voting aye, motion carried.

Public Hearing for Morton County property was opened.

Alyssa Symanowski from 4480 Wrangler Road addressed the board regarding the value of her property. The Tax Director will look at the value of this property and bring an abatement to the commission at a later date if necessary.

Blake Lindstrom asked what the difference between cost and market value are. Tax Director LaFleur explained the differences.

Alex Pool of 4080 Sunny Drive South addressed concern of the large value increase on his property which is located in the flood plain. The Tax Director will look at this property along with surrounding property located in the flood plain.

Kelsey Brashears, 4477 Roper Place, addressed the board and requested a reduction in the value of the property.

Zachmeier moved and Morrell seconded to reduce the true & full value of the property located at 4477 Roper Place by 15% to 753,700. All voting aye, motion carried.

Dennis Johnson regarding the property for Johnson's Wrecking located at 2297 Business Loop I94 addressed the concern of the valuation increase.

Morrell moved and Buckley seconded to reduce the value of parcel 41-0214000 by \$171,100. All voting aye, motion carried.

Arnold & Lynnette Kraft, 410 Coyote Road, addressed the board regarding the value of their property. The Tax Director will visit the property and adjust the value if necessary.

Keith Olson, 4755 35th St, New Salem, addressed the board regarding the increase of value on his property.

Zachmeier moved and Buckley seconded to deny the request of reduction of land value located at 4755 35th St, New Salem, due to the directives of the State Tax Commissioner as a reasonable amount of land on which a non-exempt building is located must be assessed in the same classification as the building, either residential or commercial. All voting aye, motion carried.

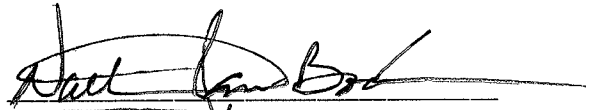
Public Hearing for Morton County property was closed.

Morrell moved and Boehm seconded to approve the 2024 Morton County valuations of residential = \$731,217,900; commercial = \$368,768,800; Ag = \$407,318,000. All voting aye, motion carried.

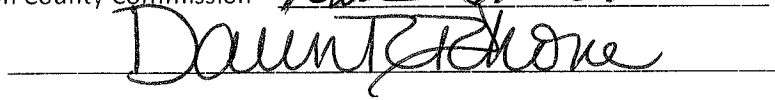
Buckley moved and Zachmeier seconded to approve the Morton County Total valuations of residential = \$2,948,269,600; commercial = \$1,257,093,600; Ag = \$408,580,600. All voting aye, motion carried.

Chairman Boehm adjourned the meeting at 9:05PM.

Nathan Boehm, Chairman, Morton County Commission

A handwritten signature in black ink, appearing to read "Nathan Boehm", written over a horizontal line.

Dawn R Rhone, County Auditor

A handwritten signature in black ink, appearing to read "Dawn R Rhone", written over a horizontal line.

**NOTICE OF INCREASE IN REAL ESTATE ASSESSMENT**OFFICE OF STATE Tax Commissioner
SFN 24743 (7-2023)

Name of Township/City/District	County MORTON COUNTY
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Property Owner/Address SYMANOWSKI/CODY & ALYSSA LEINGANG 2811 MARINA RD SE #7 MANDAN, ND 58554		Real Estate Description 4480 WRANGLER RD 30-0347620 TWN: 138 SCT: 17 RNG: 81 SUB: 1078-HIGH CHAPARRAL ESTATES 3RD SUBDIVISION BLK: 4 LOT: 5 2.86 ACRES	
Current Year Assessment (Year) 2024 ASSESSMENT		True and Full Value \$ 549,300.00	
Previous Year Assessment (Year) 2023 ASSESSMENT		True and Full Value \$ 254,200.00	
Change in Assessment AMOUNT OF CHANGE FROM 2023 TO 2024		True and Full Value \$ 295,100.00	
Reason for Increase in Value ☒ NEW CONSTRUCTION ☐ MARKET INC ☐ NON-TAXABLE TO TAXABLE/ANNEXATION		☐ FARM RES EXEMPTION APPLIES ☐ OTHER EXEMPTION APPLIES	

You are hereby notified in accordance with North Dakota Century Code, the true and full valuation on property you own has increased since the previous year's assessment to one or more of the following levels:

- ☒ The assessor has increased the true and full valuation to a level of 10% or more and \$3,000 or more from the previous year's assessment.
- ☐ The township, city, or county board of equalization proposes to increase the true and full value returned by the assessor resulting in a cumulative increase of more than fifteen percent from the amount of the previous year's assessment.
- ☐ The township, city, or county board of equalization, or action by the State Board of Equalization has increased the true and full valuation to a level of 10% or more and \$3,000 or more from the previous year's assessment.

An increase in assessment may mean that your property taxes will increase. The taxing district must base its tax rate on the number of dollars raised from property taxes in the previous taxable year by the taxing district. By August 31 each year the county shall provide an estimated tax statement to the owner of each parcel with a total estimated tax of at least \$100.

Hearing Schedule

Unless the increase results from actions taken by the State Board of Equalization, a property owner may appeal the current year's assessment by contacting the assessor or the boards of equalization. The equalization boards will hold hearings as follows:

Township/City Board of Equalization	Hearing Location	Date	Time
County Board of Equalization MORTON COUNTY BOARD OF EQUALIZATION	Hearing Location 210 2ND AVE NW, MANDAN	Date JUNE 6, 2024	Time 6:00 PM
State Board of Equalization STATE BOARD OF EQUALIZATION	Hearing Location BRYNHILD HAUGLAND RM	Date AUGUST 13, 2024	Time 8:30 AM

Name of Assessment Official DONALD LAFLEUR		Date MAY 10, 2024	
Mailing Address 210 2ND AVE NW		Telephone Number 701-667-3325	
City MANDAN	State ND	ZIP Code 58554	

Notice Of Increase In Real Estate Assessment

SFN 24743 (7-2023), Page 2

Assessment increase notice to property owner

1. a. When any assessor has increased the true and full valuation of any lot or tract of land including any improvements to an amount that is an increase of \$3,000 or more and 10% or more from the amount of the previous year's assessment, the assessor shall deliver written notice of the amount of increase and the amount of the previous year's assessment to the property owner at the expense of the assessment district for which the assessor is employed. Delivery of written notice to a property owner under this subdivision must be completed at least 15 days before the meeting of the local board of equalization.
- b. If written notice by the assessor was not required under subdivision a and action by the township, city, or county board of equalization or order of the state board of equalization has increased the true and full valuation of any lot or tract of land and improvements to an amount that results in a cumulative increase of \$3,000 or more and 10% or more from the amount of the previous year's assessment, written notice of the amount of increase and the amount of the previous year's assessment must be delivered to the property owner. The written notice under this subdivision must be mailed or delivered at the expense of the township, city, or county that made the assessment increase or at the expense of the township, city, or county that was ordered to make the increase by the state board of equalization. Delivery of written notice to a property owner under this subdivision must be completed within 15 days after the meeting of the township, city, or county board of equalization that made or ordered the assessment increase and within 30 days after the meeting of the state board of equalization, if the state board of equalization ordered the assessment increase.
- c. The Tax Commissioner shall prescribe suitable forms for written notices under this subsection. The written notice under a subdivision must show the true and full value of the property, including improvements, that the assessor determined for the current year and for the previous year and must also show the date prescribed by law for the meeting of the local board of equalization of the assessment district in which the property is located and the meeting date of the county board of equalization.
- d. Delivery of written notice under this section must be by personal delivery to the property owner, mail addressed to the property owner at the property owner's last-known address, or electronic mail to the property owner directed with verification of receipt to an electronic mail address at which the property owner has consented to receive notice. See North Dakota Century Code (N.D.C.C.) § 57-02-53.

Limitation on increase

The board of a township, city, or county may not increase the valuation returned by the assessor to an amount that results in a cumulative increase of more than 15% from the amount of the previous year's assessment without giving the owner or the owner's agent reasonable notice and opportunity to be heard regarding the intention of the board to increase it.

Township Board of Equalization

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

City Board of Equalization

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

County Board of Equalization

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

State Board of Equalization

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

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

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

New reassessment of property - Allowance (See N.D.C.C. § 57-14-08)

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

	30-0347620 4480 Wrangler Rd		30-0347580 4464 Wrangler Rd		30-0347380 4466 Roper Pl	
	Subject		5/7/2024 \$ 580,000		12/5/2023 \$ 355,000	
Base Value	\$	391,443	\$	243,346	\$	191,363
No Bsmt Adj.	\$	(52,244)	\$	-	\$	(52,244)
Attic	\$	-	\$	-	\$	-
Central Air	\$	11,071	\$	5,960	\$	4,618
Geo-thermal	\$	-	\$	-	\$	-
Basement	\$	-	\$	48,076	\$	-
Single Siding	\$	-	\$	-	\$	-
Exterior	\$	19,770	\$	16,678	\$	11,386
Fireplaces	\$	7,306	\$	-	\$	-
Plumb./Appl.	\$	29,225	\$	20,174	\$	16,595
Basement Stall	\$	-	\$	-	\$	-
Extra	\$	-	\$	-	\$	-
Addition	\$	-	\$	-	\$	13,233
Att Gar	\$	76,337	\$	46,609	\$	53,231
Det Gar	\$	-		\$ -	\$	-
Shop	\$	-	\$	92,300	\$	-
Yard	\$	-		\$ -	\$	-
Land	\$	66,400	\$	67,800	\$	62,200
Indicated	\$	549,308	\$	540,943	\$	352,626
Net Adj				\$ 8,365		\$ 196,682
2022 (Grade: 3+5)		2021 (Grade: 3-5)		1981 (Grade: 3-10 Excellent)		
1 1/2 Story Frame (2,951 SqFt)		1 Story Frame (1,536 SqFt)		1 Story Frame (1,244 SqFt)		

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 07/23/2024 / 0.00% adj/mo
Sale Date/Amt 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		
Heat/AC	Yes / Yes \$4,230		
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		
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		
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 07/23/2024 / 0.00% adj/mo
Sale Date/Amt 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		
Heat/AC	Yes / Yes \$4,230		
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		
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		
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			07/23/2024	/ 0.00% adj/mo
Sale Date/Amt			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		-\$30,030
Heat/AC	Yes / Yes	\$4,180		\$2,260
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			07/23/2024	/ 0.00% adj/mo
Sale Date/Amt			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		-\$28,030
Heat/AC	Yes / Yes	\$3,920		\$2,520
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



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+30-0360060
Address 4543 TRAILBLAZER LOOP MANDAN



P/SF \$331.34

Cd/Rec D 0 510387
Analysis info 07/23/2024 / 0.00% adj/mo
Sale Date/Amt 05/20/2022 \$508,600
Time Sale Adj 0 mo /Adj \$0 per mo \$0
Adj Sale Amt \$508,600

Base			Difference
Land (SF)	66,211.20	\$68,900	-\$2,500
Style	1 Story Frame		
Main SF	1,535	\$130,340	\$66,970
Addtns SF	0	\$0	\$0
Qtrs Over			
Porch SF	0	\$0	\$0
Garage SF	0	\$0	\$0
Bsmt/Attic	Full / None \$27,680		
Heat/AC	Yes / Yes \$3,870		
TLA	1,535	1,535	
Yr/Age/Cond.	2021 / 3 / NML		
Bedrms	5		
Bath Fixtures	3	\$11,000	\$6,000
Appliances	0	\$0	\$0
Bsmt Finish	\$31,219		
Porches	0 SF	\$0	\$11,500
Decks/Patios	200 SF	\$4,200	-\$4,200
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	\$165,990	\$55,924
Phy. Depr.	3%	-\$12,094	\$2,037
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		
Map Factor	0.980	-\$7,820	-\$2,036
Mkt Influence	100%		\$0

Total (without rounding) \$452,105
Net Adjustments \$97,201
Indicated Value \$605,801

	Appraised	B of R	State Equalized
Land	\$68,900	\$0	\$0
Dwelling	\$383,200	\$0	\$0
Impr.	\$0	\$0	\$0
Total	\$452,100	\$0	\$0

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



P/SF \$337.97

Cd/Rec D 0 514508
Analysis info 07/23/2024 / 0.00% adj/mo
Sale Date/Amt 04/06/2023 \$599,900
Time Sale Adj 0 mo /Adj \$0 per mo \$0
Adj Sale Amt \$599,900

Base			Difference
Land (SF)	46,609.20	\$46,000	\$20,400
Style	1 Story Frame		
Main SF	1,775	\$143,240	\$54,070
Addtns SF	0	\$0	\$0
Qtrs Over			
Porch SF	0	\$0	\$0
Garage SF	0	\$0	\$0
Bsmt/Attic	Full / None \$31,110		
Heat/AC	FHA - Gas / Yes \$4,330		
TLA	1,775	1,775	
Yr/Age/Cond.	2008 / 16 / NML		
Bedrms	3		
Bath Fixtures	4	\$18,300	-\$1,300
Appliances	0	\$0	\$0
Bsmt Finish	\$46,750		
Porches	220 SF	\$9,950	\$1,550
Decks/Patios	144 SF	\$706	-\$706
Veneer	0 LF	\$0	\$0
Fireplace	1	\$5,300	-\$1,050
Att. Garages	1382 SF	\$60,717	-\$16,313
Bsmt Stalls	0	\$0	\$0
Grade	3+10	\$281,955	-\$60,040
Phy. Depr.	9%	-\$54,212	\$44,155
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		
Map Factor	0.980	-\$10,963	\$1,107
Mkt Influence	100%		\$0

Total (without rounding) \$583,183
Net Adjustments -\$33,877
Indicated Value \$566,023

	Appraised	B of R	State Equalized
Land	\$46,000	\$0	\$0
Dwelling	\$537,200	\$0	\$0
Impr.	\$0	\$0	\$0
Total	\$583,200	\$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+30-0360070
Address 4547 TRAILBLAZER LOOP MANDAN



P/SF \$277.60

Cd/Rec D 0 509024
Analysis info 07/23/2024 / 0.00% adj/mo
Sale Date/Amt 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) \$432,613
Net Adjustments \$116,693
Indicated Value \$546,693

	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

4011 MORNING STAR DR S, MANDAN

Deed: JELLESED/LINDSAY & DERRICK JELLESED

Map Area: ASSMNT ZONE 05 Res

Checks/Tags:

Contract:

Route: 000-000-000

Lister/Date:

CID#: 79598

Tax Dist: 01-04-00-01

Review/Date:

DBA:

Plat Page: ASSMNT ZONE 05

Entry Status:

MLS: 4011 MORNING STAR DR S

Subdiv: WHISPERING HILLS 2ND

Rural / Residential

Legal: TWN: 138 SCT: 11 RNG: 81 SUB: 514-WHISPERING HILLS 2ND BLK: 1 LOT: 8 1.07 ACRES

Land																	
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Total (Rnd nearest \$100)
Tiered Acres																\$0	
Tier 1						21,780.00	0.500				\$29,314.90						
Tier 2						24,829.20	0.570				\$16,709.50						
Subtotal						46,609.20	1.070					\$46,024	0%	0%	0%	\$0	\$46,000
Grand Total						46,609.20	1.070					\$46,024					\$46,000
Street		Utilities				Zoning				Land Use							
Tiered Acres	None				None				Not Applicable				Not Applicable				
Sales						Building Permits					Values						
Date	\$ Amount		NUTC	Recording		Date	Number	Tag	\$ Amount	Reason		Type	Appraised				Pr Yr: 2023
04/06/2023	\$599,900		D0	514508		3/7/2008	59-08	N	\$296,000	NEW DWLG		Land	\$46,000				\$46,000
												Dwlg	\$537,200				\$614,200
												Impr					
												Total	\$583,200				\$660,200

[illegible]

Bldg / Addn	Description (RCN \$602,358)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$100)
	101 — Single-Family / Owner Occupied												
	1 Story Frame	1,775		\$174,350									
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	1,375 Tbl	\$34.00	\$46,750									
	Base Heat: FHA - Gas												
	Add Central Air	1,775	\$4,330.00	\$4,330									
#1	Porch: 1S Frame Open	164 SF	\$6,480.00	\$6,480									
#2	Porch: 1S Frame Open	56 SF	\$3,470.00	\$3,470									
	Deck #1: Concrete Patio	144 SF	\$4.90	\$706									
	Plumbing	5	N/A	\$18,300									
#1	Fireplace: Masonry w/Gas Insert	1	\$5,300.00	\$5,300									
	Garage: Att Frame	1,382 SF		\$60,717	1.880	2008	9.00						
	Int Finish: Fin/Insul & HT	1,382 SF											
	Building Sub Total			\$320,403	1.880	2008	9.00	0	0	0	\$548,146		
	Building TOTAL Value										\$548,146	0.980	\$537,200

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2023		Appr	Rural	Res	\$46,000	\$614,200	\$0	\$0	\$660,200
2022		Appr	Rural	Res	\$38,200	\$480,900	\$0	\$0	\$519,100
2021		Appr	Rural	Res	\$40,000	\$452,000	\$0	\$0	\$492,000
2020		Appr	Rural	Res	\$40,000	\$452,000	\$0	\$0	\$492,000
2019		Appr	Rural	Res	\$40,000	\$457,800	\$0	\$0	\$497,800
2018	VAI Import from file.	Import			\$40,000	\$427,500	\$0	\$0	\$467,500
2017	VAI Import from 2017 file	Import			\$40,000	\$425,600	\$0	\$0	\$465,600
2016	VAI Import from file	Import			\$25,000	\$402,200	\$0	\$0	\$427,200
2015	Import from file	Import			\$27,300	\$368,300	\$0	\$0	\$395,600
2014	Import from file.	Import			\$27,300	\$337,900	\$0	\$0	\$365,200
2013	Import from file	Import			\$25,000	\$310,000	\$0	\$0	\$335,000
2012	Import from file	Import	Rural	Res	\$25,000	\$284,400	\$0	\$0	\$309,400
2011		Import	Rural	Res	\$25,000	\$268,300	\$0	\$0	\$293,300
2010		Import	Rural	Res	\$25,000	\$258,000	\$0	\$0	\$283,000
2009		Import	Rural	Res	\$20,000	\$255,000	\$0	\$0	\$275,000
2008		Import	Rural	Res	\$19,000	\$0	\$0	\$0	\$19,000
2007		Import	Rural	Res	\$17,500	\$0	\$0	\$0	\$17,500





VAI Import 01/16/2012

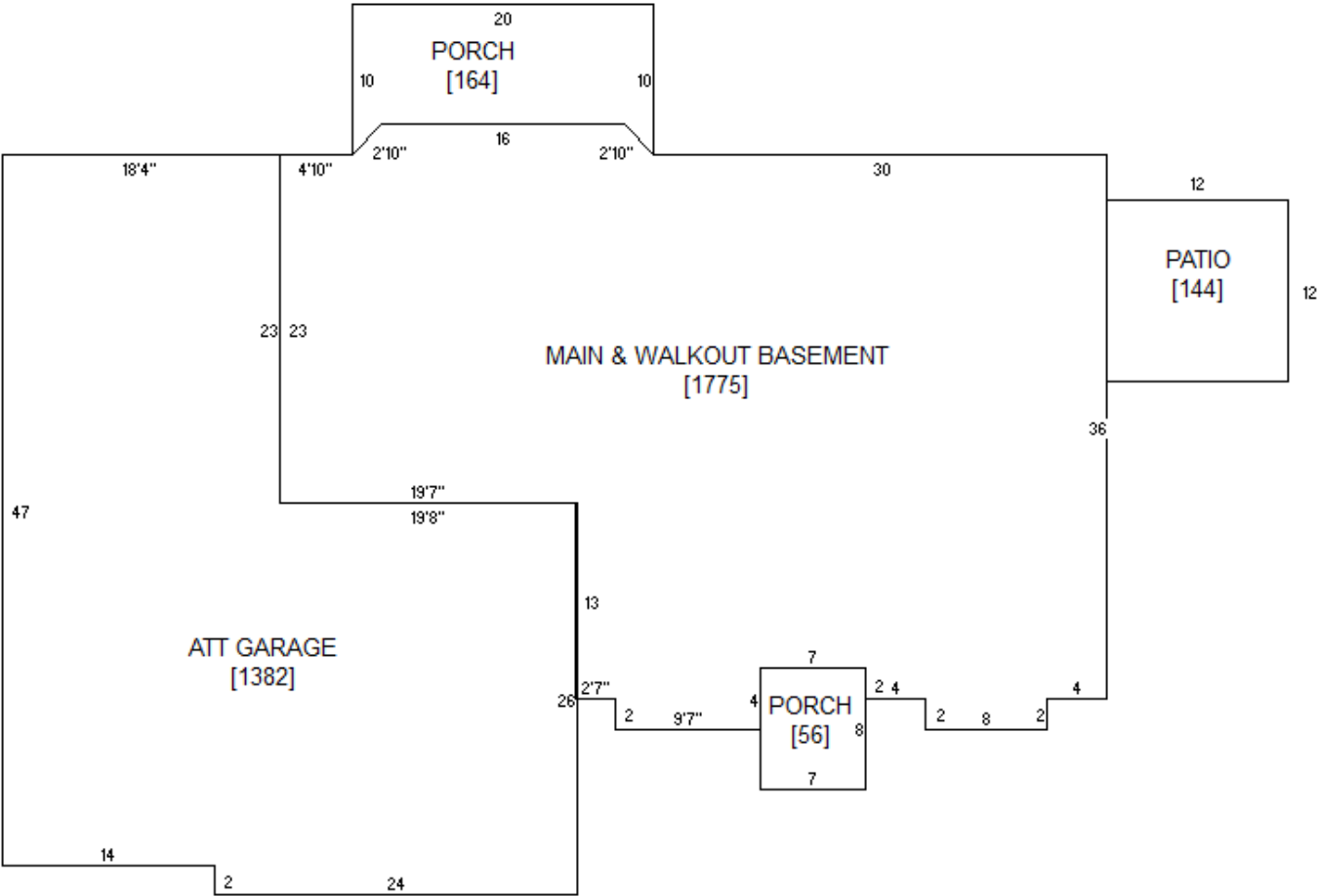


VAI Import 01/16/2012

Notes:

2024 OWNER MADE APPOINTMENT - CHANGED CUST 4 FIX BATH TO CUST 5 FIX, ADDED INSUL AND HEAT FINISH TO GARAGE.
2024 SALES REVIEW CORRECTED BASEMENT SQ FT TO STANDARD, CORRECTED STYLE BATHROOMS, CHANGED COVERD DECK TO OPEN PORCH

SINGLE FAMILY RES / 2008



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4451 WRANGLER RD, MANDAN

Deed: MORRELL/CHRIS & SHEENA
Contract:
CID#: 74160
DBA:
MLS: 4451 WRANGLER RD

Map Area: ASSMNT ZONE 05 Res
Route: 000-000-000
Tax Dist: 01-04-00-01
Plat Page: ASSMNT ZONE 05
Subdiv: HIGH CHAPARRAL ESTATES 2ND SUBDIVISION

Checks/Tags:
Lister/Date: CW, 09/29/2020
Review/Date:
Entry Status: Inspected

Rural / Residential

Legal: TWN: 138 SCT: 17 RNG: 81 SUB: 938-HIGH CHAPARRAL ESTATES 2ND SUBDIVISION BLK: 1 LOT: 7 5.00 ACRES

Land																	
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Total (Rnd nearest \$100)
Tiered Acres																\$0	
Tier 1						21,780.00	0.500				\$29,210.69						
Tier 2						43,560.00	1.000				\$29,210.69						
Tier 3						65,340.00	1.500				\$8,763.21						
Tier 4						87,120.00	2.000				\$871.20						
Subtotal						217,800.00	5.000					\$68,056	0%	0%	0%	\$0	\$68,100
Grand Total						217,800.00	5.000					\$68,056					\$68,100
Street			Utilities			Zoning			Land Use								
Tiered Acres	None				None				Not Applicable				RESIDENTIAL				
Sales					Building Permits					Values							
Date	\$ Amount	NUTC	Recording		Date	Number	Tag	\$ Amount	Reason		Type	Appraised					Pr Yr: 2023
07/21/2017	\$90,000	D17	478570		4/23/2020	20-27	C	\$50,000	SHOP/OUTBLDG		Land	\$68,100					\$68,100
					2/26/2018	18-05	C	\$470,000	NEW DWLG		Dwlg	\$505,300					\$513,900
											Impr						
											Total	\$573,400					\$582,000

Res. Structure		Finish				Plumbing		Addition		Garage	
Occ. Code	101	Ttl Rooms Above #	10	Bedrooms Above #	3	Standard Bath - 3 Fixt	1	Addition	No Additions	Garage	1 of 1
Occ. Descr.	Single-Family / Owner Occupied	Ttl Rooms Below #	0	Bedrooms Below #	0	Toilet Room (1/2 Bath)	1	Year Built		Style	Att Fr.
Year Built	2018	Minimal Finish	1900		\$17.00	Shower Stall Bath -3 Fixt		EFA		W X L	0' X 0'
EFA / EFYr	6 / 2018					Standard Bath - 5 Fixt		EFA Year		Area (SF)	1,646
Arch. Dsgn	Modular	Foundation	Conc			Cust Bath - 3 Fixt	1	Style		Year Built	2018
Style	1 Story Frame	Exterior Walls	Vinyl			Cust Bath - 4 Fixt		Area (SF)		EFA	6
AreaSF/TLA	1,980 / 1,980	Roof	Asph / Gable			Cust Bath - 5 Fixt		Condition		EFF Year	2018
GLA 1st/2nd	1,980 / 0	Interior Finish	Drwl			Custom Tile - Shower		Phy-Depr.%		Grade	Main Building
Grade	4+10	Flooring	Carpet/Laminate			Sink	1	Bsmt (SF)		Condition	NML
Grade Mult.	1.530	Non-base Heating		Fireplace		Fbgls Service Sink		NoBsmt Flr(SF)		Bsmt (SF)	
Condition	NML	Floor/Wall #	0			Wet Bar		Heat		Qtrs Over	None
Phy-Depr.%	5%	Pipeless #	0			Sauna		AC		Qtrs Over (SF)	
Basement	Full	Hand Fired (Y/N)	No			Urinal		Attic (SF)		Qtrs AC (SF)	
No Bsmt Flr.	0	Space Heat #	0			Bidet		Obsolescence		Interior Finish	<None>
Heat	Yes	Appliances				Dog Wash Station				Interior Finish (SF)	
AC	Yes	Range Unit	Built-In Vacuums			Shower Stall/Tub		Functional %	0%	%Phy/F-E-O Obs	5.00-0-0-0
Attic	None	Oven - Single	Intercom System			Water Closet		External %	0%	Door Opnrs	
		Oven - Double	BI Stereo(SpkrsOnly)			Lavatory		Other %	0%	Stalls- Bsmt / Std	
		Dishwasher				Hot Tub		None			
		Microwave				Water Only					
		Trash Compactor				Sewer & Water Only					
		Jennair				No Hot Water Tank					
		Security System				No Plumbing		None			
						Custom Tub					
						*Open					
						*Open					
						*Open		None			
						*Open					
						*Open					
						*Open					
						*Open		None			
						*Open					
						*Open					
						*Open					



Bldg / Addn	Description (RCN \$436,574)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$100)
	101 — Single-Family / Owner Occupied												
	1 Story Frame	1,980		\$187,240									
#1	Bsmt Fin - Minimal Finish (High)	1,900 Tbl	\$17.00	\$32,300									
	Base Heat												
	Add Central Air	1,980	\$4,590.00	\$4,590									
	Plumbing	4	N/A	\$12,000									
	Garage: Att Frame	1,646 SF		\$49,213	1.530	2018	5.00						
	Building Sub Total			\$285,343	1.530	2018	5.00	0	0	0	\$414,746		
	Building TOTAL Value										\$414,746	0.980	\$406,500

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2023		Appr	Rural	Res	\$68,100	\$513,900	\$0	\$0	\$582,000
2022		Appr	Rural	Res	\$80,700	\$415,200	\$0	\$0	\$495,900
2021		Appr	Rural	Res	\$60,000	\$384,400	\$0	\$0	\$444,400
2020	2021 SHOP FINAL	Appr	Rural	Res	\$60,000	\$315,400	\$0	\$0	\$375,400
2019		Appr	Rural	Res	\$60,000	\$317,400	\$0	\$0	\$377,400
2018	2019 DONE NEW HOME AND CHANGE OF C	Import			\$42,000	\$0	\$0	\$0	\$42,000
2017	2018 NEW PARCEL	Appr	Rural	Ag Land	\$4,000	\$0	\$0	\$0	\$4,000

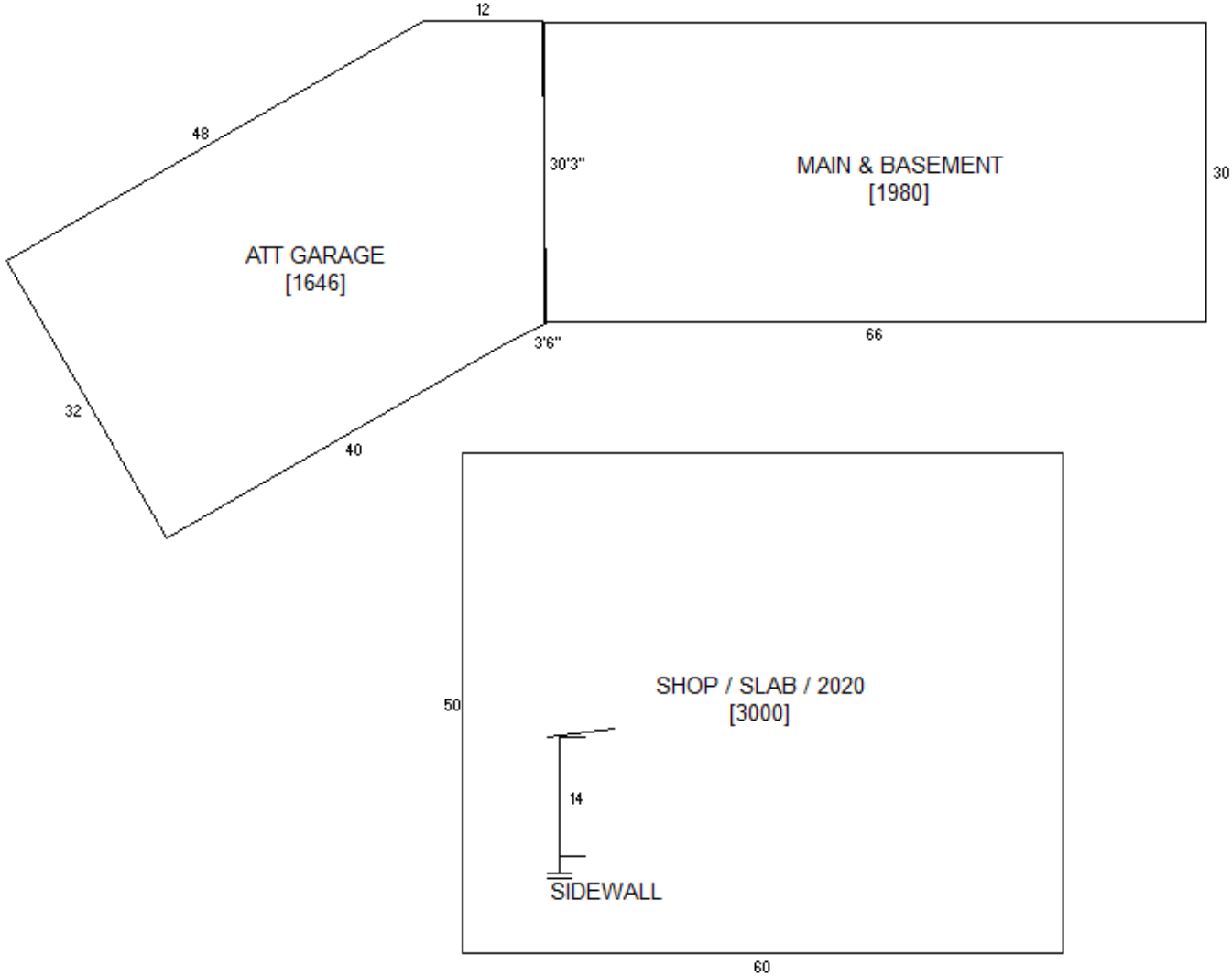




Notes:

2021 FINAL NEW SHOP/SLAB 50 X 60
2019 DONE NEW HOME AND CHANGE OF CLASS
2019 FINAL NEW MOD HOME W/UNFIN BSMT 1992 SF W/ATT GAR 1500 SF. CHANGE CLASS VAC L TO RES
2018 DONE OK TO INCREASE NEW PARCEL

SINGLE FAMILY RES / 2018



4464 WRANGLER RD, MANDAN

Deed: HOLLE/MICHEAL & AMBER

Contract:

CID#: 68512

DBA:

MLS: 1000 14TH ST NW

Map Area: ASSMNT ZONE 05 Res

Route: 000-000-000

Tax Dist: 01-04-00-01

Plat Page: ASSMNT ZONE 05

Subdiv: HIGH CHAPARRAL ESTATES 3RD SUBDIVISION

Checks/Tags: R

Lister/Date:

Review/Date:

Entry Status:

Rural / Residential

Legal: TWN: 138 SCT: 17 RNG: 81 SUB: 1078-HIGH CHAPARRAL ESTATES 3RD SUBDIVISION BLK: 4 LOT: 1 4.38 ACRES

Land																	
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Total (Rnd nearest \$100)
Tiered Acres																\$0	
Tier 1						21,780.00	0.500				\$29,210.69						
Tier 2						43,560.00	1.000				\$29,210.69						
Tier 3						65,340.00	1.500				\$8,763.21						
Tier 4						60,112.80	1.380				\$601.13						
Subtotal						190,792.80	4.380					\$67,786	0%	0%	0%	\$0	\$67,800
Grand Total						190,792.80	4.380					\$67,786					\$67,800
Street			Utilities			Zoning			Land Use								
Tiered Acres	None				None				Residential (R)				Not Applicable				
Sales						Building Permits						Values					
Date	\$ Amount	NUTC	Recording		Date	Number	Tag	\$ Amount	Reason		Type	Appraised					Pr Yr: 2023
					4/1/2021	21-23	C	\$328,400	NEW DWLG		Land	\$67,800					\$67,800
					4/1/2021	21-24	C	\$65,000	SHOP/OUTBLDG		Dwlg	\$473,100					\$579,700
											Impr						
											Total	\$540,900					\$647,500

[illegible]

Bldg / Addn	Description (RCN \$400,634)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$100)
	101 — Single-Family / Owner Occupied												
	1 Story Frame	1,536		\$158,020									
#1	Bsmt Fin - Living Qtrs. (Multi) (Avg)	1,125 Tbl	\$27.75	\$31,219									
	Base Heat												
	Add Central Air	1,536	\$3,870.00	\$3,870									
	Deck #1: Vinyl/CompoDeck	360 SF	\$26.00	\$9,360									
	Deck #2: Concrete Patio	300 SF	\$4.90	\$1,470									
	Plumbing	5	N/A	\$13,100									
	Garage: Att Frame	624 SF		\$30,266	1.620	2021	3.00						
	Int Finish: Fin/Insul & HT	624 SF											
	Building Sub Total			\$247,305	1.620	2021	3.00	0	0	0	\$388,615		
	Building TOTAL Value										\$388,615	0.980	\$380,800

Precomputed Structure		Verticals						Plumbing				
								B	Ext			
Occ. Code	603	Fig & Fdtn										
Occ. Descr.	Metal Warehouse -	Exterior wall										
	Post Frame	Interior wall										
Price Code	603	Pilasters										
Price Descr.	Metal Warehouse -	Wall facing										
	Post Frame	Windows										
Year Built	2021	Fronts/Doors										
EFF Age/Yr	3/ 2021											
Depr. Table	3	Horizontal										
Condition	NML	Basement										
Grade Mult.	1.400	Roof										
Phy-Depr.	6	Ceiling										
Description		Struct. Floor										
		Floor Cover										
		Partitions										
		Framing										
		HVAC										
		Electrical										
		Sprinkler										
		Obsolescence										
		Functional:		External:		Other:						

Adjustments		
Insulation-Spray Foam	2,800	AVG
Insulation - none/roll	2,800	AVG

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2023		Appr	Rural	Res	\$67,800	\$579,700	\$0	\$0	\$647,500
2022		Appr	Rural	Res	\$79,800	\$463,600	\$0	\$0	\$543,400
2021		Appr	Rural	Comm	\$43,800	\$0	\$0	\$0	\$43,800
2020	2021 PLATTED FROM 30-0176000 & 30-017	Appr	Rural	Comm	\$7,500	\$0	\$0	\$0	\$7,500





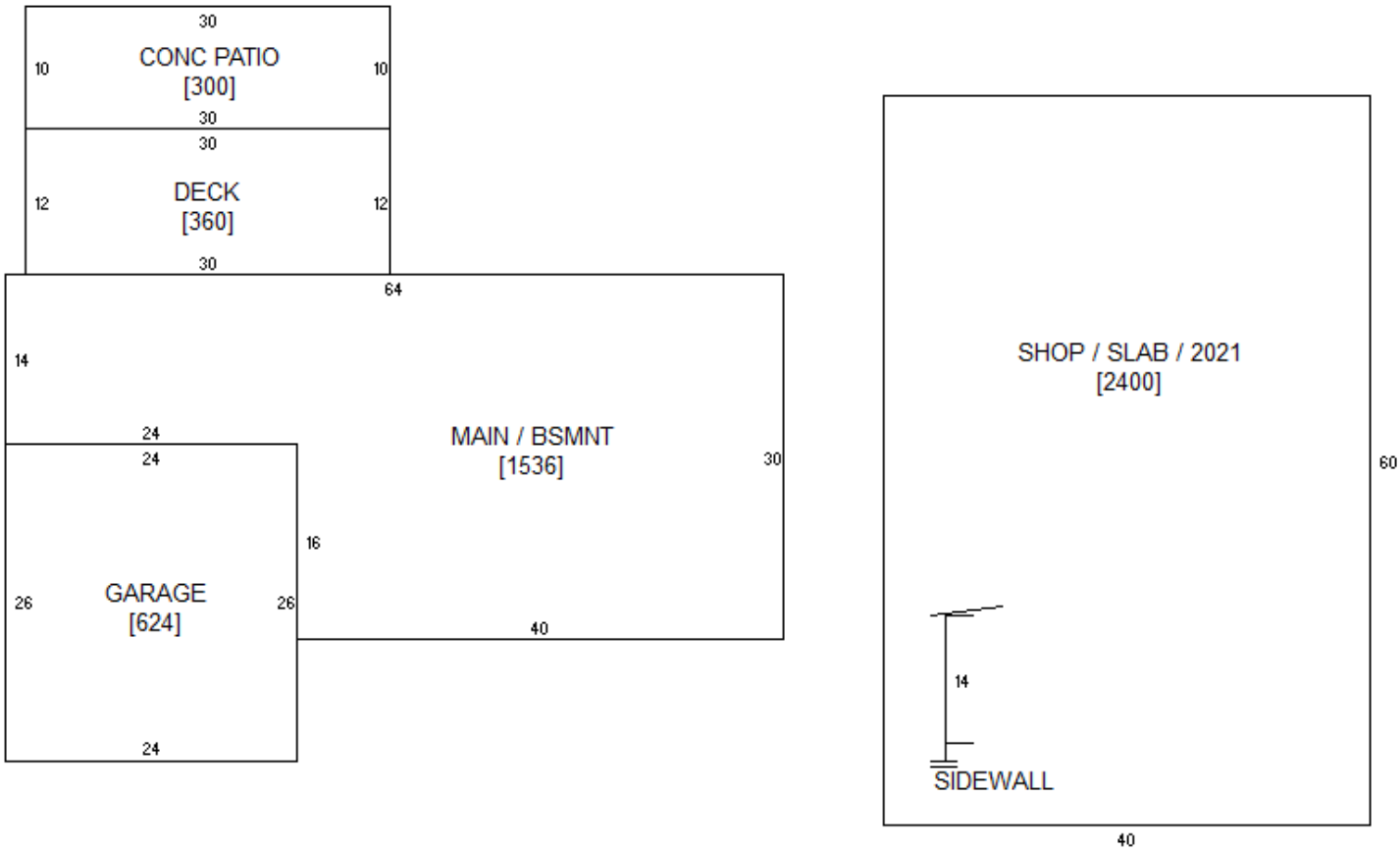
Notes:

2024 OWNER REQUESTED - OWNER CALLED AND INQUIRED ABOUT THE SQ' OF THE MAIN RES. UPON REVIEW THE MAIN RES WAS DRAWN WRONG, AND REFLECTED A WRONG SQ' TOTAL. RE-SKETCHED MAIN TO CORRECT SQ' - SET BSMNT TO STANDARD - CHANGED GRADE FROM 3+10 TO 3-5 - ADDED DECK AND CONC PATIO - ADDED GARAGE OPENER AND FINISH WITH INUSL AND HEAT - CHANGED COM BUILDING FROM FRAMED TO POLE BUILDING - REMOVED ROLL INSULATION AND ADDED SPRAY INSUL, ROOF INSULATION IS NORMAL BUT WALLS HAVE THE SPRAY INSUL SO ADJUSTMENT WAS 2800 SQFT.

2022 FINAL NEW HOME W/UNFIN BSMT W/ATT GAR & SHOP. CHANGE IN CLASS COMM TO RES.

2021 PLATTED FROM 30-0176000 & 30-0178000

SINGLE FAMILY RES / 2021



4480 WRANGLER RD, MANDAN

Deed: SYMANOWSKI/CODY & ALYSSA LEINGANG

Map Area: ASSMNT ZONE 05 Res

Checks/Tags:

Contract:

Route: 000-000-000

Lister/Date:

CID#: 78735

Tax Dist: 01-04-00-01

Review/Date:

DBA:

Plat Page: ASSMNT ZONE 05

Entry Status:

MLS: PO BOX 308

Subdiv: HIGH CHAPARRAL ESTATES 3RD SUBDIVISION

Rural / Residential

Legal: TWN: 138 SCT: 17 RNG: 81 SUB: 1078-HIGH CHAPARRAL ESTATES 3RD SUBDIVISION BLK: 4 LOT: 5 2.86 ACRES

Land																	
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres						Topo	Econ	Other	\$Adj	
Tiered Acres																\$0	
Tier 1						21,780.00	0.500										
Tier 2						43,560.00	1.000										
Tier 3						59,241.60	1.360										
Subtotal						124,581.60	2.860						0%	0%	0%	\$0	
Grand Total						124,581.60	2.860										
Street			Utilities			Zoning			Land Use								
Tiered Acres	None				None			Residential (R)					Not Applicable				
Sales					Building Permits					Values							
Date	\$ Amount	NUTC	Recording		Date	Number	Tag	\$ Amount	Reason	Type	Appraised						Pr Yr: 2023
03/22/2022	\$50,000	D0	509355		10/6/2022	22-83	C	\$600,000	NEW DWLG								\$66,400
03/22/2022	\$48,000	D0	509354														\$187,800
										Total	\$549,300						\$254,200

[illegible]

Bldg / Addn	Description (RCN \$502,819)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$100)
	101 — Single-Family / Owner Occupied												
	1 1/2 Story Frame	1,736		\$227,700									
	Adjustment for basement - Slab			(\$30,390)									
	Base Heat												
	Add Central Air	1,736	\$6,440.00	\$6,440									
#1	Porch: 1S Frame Open	195 SF	\$7,260.00	\$7,260									
#2	Porch: 1S Frame Open	102 SF	\$4,240.00	\$4,240									
	Plumbing	5	N/A	\$17,000									
#1	Fireplace: Gas	1	\$4,250.00	\$4,250									
	Garage: Att Frame	1,070 SF		\$44,405	1.790	2022	2.00						
	Int Finish: Fin/Insul	1,070 SF											
	Building Sub Total			\$280,905	1.790	2022	2.00	0	0	0	\$492,763		
	Building TOTAL Value										\$492,763	0.980	\$482,900

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2023		Appr	Rural	Res	\$66,400	\$187,800	\$0	\$0	\$254,200
2022		Appr	Rural	Comm	\$45,000	\$0	\$0	\$0	\$45,000
2021		Appr	Rural	Comm	\$45,000	\$0	\$0	\$0	\$45,000
2020	2021 PLATTED FROM 30-0176000 & 30-017	Appr	Rural	Comm	\$4,900	\$0	\$0	\$0	\$4,900





Notes:

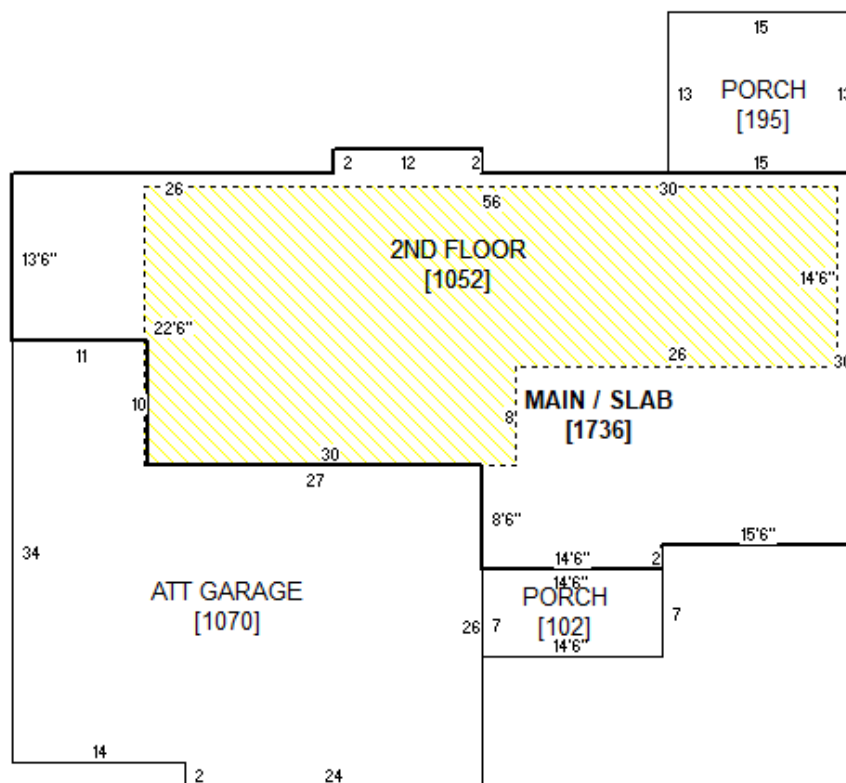
2024 FINAL ON NEW RES. RE-SKETCHED 2ND FLOOR, ADDED CUST 5 FIX BATH WITH CUST TILE SHOWER. ADDED FINISHED WITH INSUL TO GARAGE FINISH. GARAGE IS NOT HEATED BUT HAS HOOKUPS FOR HANGING HEATER. ADDED GAS FIREPLACE, TWO 3 FIX BATHS, AND TWO PORCHES. CHANGED GRADE TO 3+5. CHANGED RES FROM 2 STORY TO 1 1/2 STORY. DKL BETWEEN 1 STORY WITH ATTIC AND 1 1/2 STORY, FITS IN GUIDANCE FOR 1 1/2 STORY (7-55), GIVEN LAYOUT AND USAGE I THINK 1 1/2 STORY IS APPROPRIATE.

2023 PARTIAL NEW 2 STRY / SLAB W/ATT GAR, CHANGE IN CLASS COMM TO RES

2021 PLATTED FROM 30-0176000 & 30-0178000

Permit Details:

Permit Tagged	Date	Reason	Number	Amount	Comments
10/6/2022	Completed	NEW DWLG	22-83	\$600,000	2 STRY / SLAB W/ATT GARAGE
			1/1/2023		

SINGLE FAMILY RES / 2022

4519 TRAILBLAZER LP, MANDAN

Deed: KAISER/LANCE A & JESSICA A

Contract:

CID#: 74065

DBA:

MLS: PO BOX 1421

Map Area: ASSMNT ZONE 05 Res

Route: 000-000-000

Tax Dist: 01-04-00-01

Plat Page: ASSMNT ZONE 05

Subdiv: MAVERICK EST 1ST

Checks/Tags:

Lister/Date:

Review/Date:

Entry Status:

Rural / Residential

Legal: TWN: 138 SCT: 21 RNG: 81 SUB: 1041-MAVERICK ESTATES 1ST SUBDIVISION BLK: 1 LOT: 1 1.52 ACRES

Land																		
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Total (Rnd nearest \$100)	
Tiered Acres																\$0		
Tier 1						21,780.00	0.500				\$34,375.39							
Tier 2						43,560.00	1.000				\$34,375.39							
Tier 3						871.20	0.020				\$137.50							
Subtotal						66,211.20	1.520					\$68,888	0%	0%	0%	\$0	\$68,900	
Grand Total						66,211.20	1.520					\$68,888					\$68,900	
Street			Utilities			Zoning			Land Use									
Tiered Acres	None				None				Residential (R)				RESIDENTIAL					
Sales						Building Permits					Values							
Date	\$ Amount		NUTC	Recording		Date	Number	Tag	\$ Amount		Reason		Type	Appraised				Pr Yr: 2023
03/22/2022	\$535,502		D0	509363		7/29/2021	21-75	C	\$450,000		NEW DWLG		Land	\$68,900				\$68,900
07/06/2021	\$60,000		D0	504412									Dwlg	\$480,600				\$503,300
													Impr					
													Total	\$549,500				\$572,200

[illegible]

Bldg / Addn	Description (RCN \$505,528)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$100)
	101 — Single-Family / Owner Occupied												
	1 Story Frame	1,734		\$171,010									
#1	Bsmt Fin - Living Qtrs. (Multi) (Avg)	1,325 Tbl	\$27.75	\$36,769									
	Base Heat												
	Add Central Air	1,734	\$4,230.00	\$4,230									
#1	Porch: 1S Frame Open	60 SF	\$3,470.00	\$3,470									
	Plumbing	6	N/A	\$14,400									
	Garage: Att Frame	1,255 SF		\$37,596	1.890	2021	3.00						
	Building Sub Total			\$267,475	1.890	2021	3.00	0	0	0	\$490,362		
	Building TOTAL Value										\$490,362	0.980	\$480,600

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2023		Appr	Rural	Res	\$68,900	\$503,300	\$0	\$0	\$572,200
2022		Appr	Rural	Res	\$68,100	\$389,600	\$0	\$0	\$457,700
2021		Appr	Rural	Comm	\$51,700	\$0	\$0	\$0	\$51,700
2020	2021 PLATTED FROM 30-0202000	Appr	Rural	Ag Land	\$900	\$0	\$0	\$0	\$900



Photo 1 of 2 03/18/2022

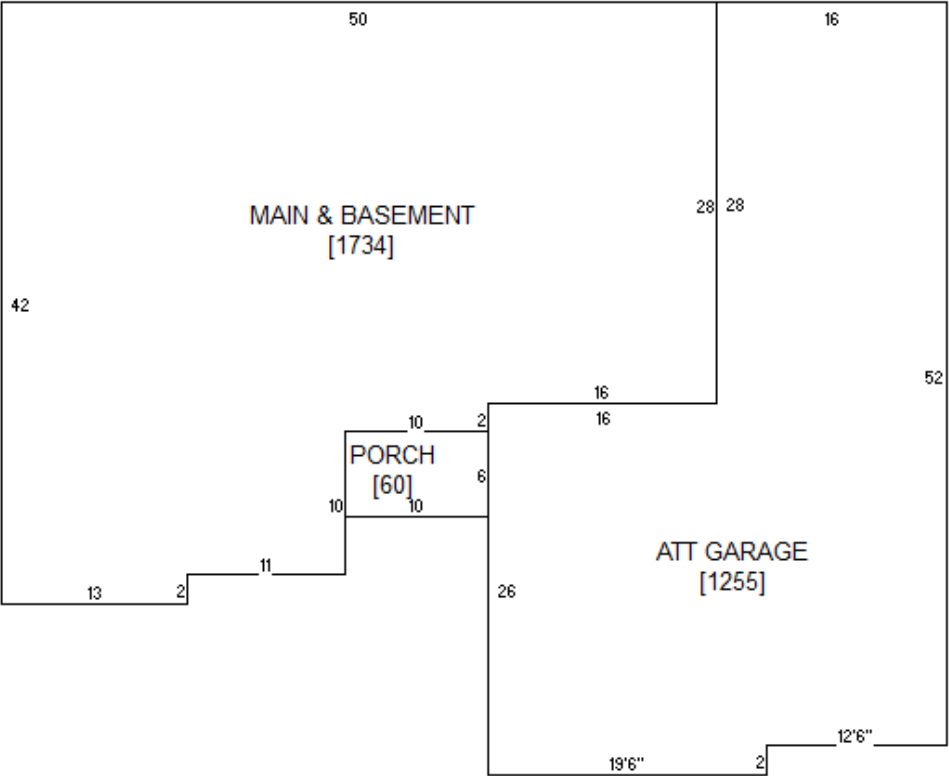


Photo 2 of 2 03/18/2022

Notes:

2022 FINAL NEW HOME W/FIN BSMT W/ATT GAR. CHANGE CLASS COMM TO RES.
2021 PLATTED FROM 30-0202000

SINGLE FAMILY RES / 2021



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4535 TRAILBLAZER LOOP, MANDAN

Deed: HART/WESLEY E & LISA M HART
Contract:
CID#: 79895
DBA:
MLS: 4535 TRAILBLAZER LOOP

Map Area: ASSMNT ZONE 05 Res
Route: 000-000-000
Tax Dist: 01-04-00-01
Plat Page: ASSMNT ZONE 05
Subdiv: MAVERICK EST 1ST

Checks/Tags:
Lister/Date: CW, 01/21/2021
Review/Date:
Entry Status: Inspected

Rural / Residential

Legal: TWN: 138 SCT: 21 RNG: 81 SUB: 1041-MAVERICK ESTATES 1ST SUBDIVISION BLK: 1 LOT: 5 1.52 ACRES

Land																	
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Total (Rnd nearest \$100)
Tiered Acres																\$0	
Tier 1						21,780.00	0.500				\$34,375.39						
Tier 2						43,560.00	1.000				\$34,375.39						
Tier 3						871.20	0.020				\$137.50						
Subtotal						66,211.20	1.520					\$68,888	0%	0%	0%	\$0	\$68,900
Grand Total						66,211.20	1.520					\$68,888					\$68,900
Street			Utilities			Zoning			Land Use								
Tiered Acres	None				None			Residential (R)					RESIDENTIAL				
Sales					Building Permits						Values						
Date	\$ Amount	NUTC	Recording		Date	Number	Tag	\$ Amount	Reason		Type	Appraised					Pr Yr: 2023
08/21/2023	\$580,000	D0	516299		10/27/2021	21-113	C	\$12,000	DECK/PATIO		Land	\$68,900					\$68,900
07/16/2021	\$429,900	D13	504650		9/9/2020	20-100	C	\$250,000	NEW DWLG		Dwlg	\$454,800					\$395,200
											Impr						
											Total	\$523,700					\$464,100

[illegible]

Bldg / Addn	Description (RCN \$483,393)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$100)
	101 — Single-Family / Owner Occupied												
	1 Story Frame	1,703		\$169,340									
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	1,300 Tbl	\$34.00	\$44,200									
	Base Heat												
	Add Central Air	1,703	\$4,180.00	\$4,180									
#1	Porch: 1S Frame Open	138 SF	\$5,820.00	\$5,820									
	Deck #1: Vinyl/CompoDeck	221 SF	\$26.00	\$5,746									
	Deck #2: Asph/Wd Roof OH	101 SF	\$12.50	\$1,263									
	Deck #3: C.Blk/Brick Patio	885 SF	\$8.00	\$7,080									
	Plumbing	4	N/A	\$13,600									
	Garage: Att Frame	1,049 SF		\$47,162	1.620	2020	4.00						
	Int Finish: Fin/Insul & HT	1,049 SF											
	Building Sub Total			\$298,391	1.620	2020	4.00	0	0	0	\$464,057		
	Building TOTAL Value										\$464,057	0.980	\$454,800

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2023		Appr	Rural	Res	\$68,900	\$395,200	\$0	\$0	\$464,100
2022		Appr	Rural	Res	\$68,100	\$268,500	\$0	\$0	\$336,600
2021		Appr	Rural	Res	\$62,000	\$98,300	\$0	\$0	\$160,300
2020	2021 PLATTED FROM 30-0202000. CHANGE	Appr	Rural	Ag Land	\$900	\$0	\$0	\$0	\$900

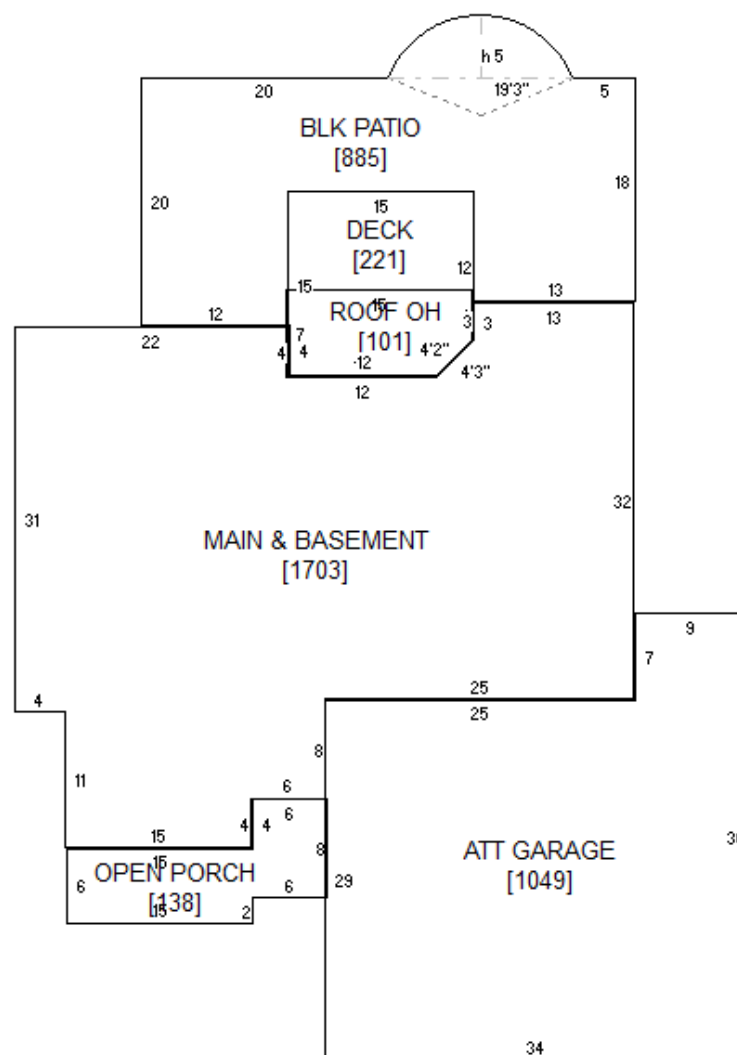




Notes:

2024 SALES REVIEW - GRADE CHANGE 3 TO 3-5 / UPDATED BATHROOM STYLES / ADDED GARAGE FINISH / ADDED BASEMENT FINISH / ADDED BLK
PATIO & FRONT PORCH / ADJUSTED ROOF OVER REAR DECK
2022 FINAL CK COMPLETION OF NEW HOME
2021 PARTIAL NEW HOME. PLATTED FROM 30-0202000. CHANGE IN CLASS AG TO RES.

SINGLE FAMILY RES / 2020



4543 TRAILBLAZER LOOP, MANDAN

Deed: OLSEN/JEFFREY L & CHARLENE R

Map Area: ASSMNT ZONE 05 Res

Checks/Tags:

Contract:

Route: 000-000-000

Lister/Date:

CID#: 63139

Tax Dist: 01-04-00-01

Review/Date:

DBA:

Plat Page: ASSMNT ZONE 05

Entry Status:

MLS: PO BOX 1421

Subdiv: MAVERICK EST 1ST

Rural / Residential

Legal: TWN: 138 SCT: 21 RNG: 80 SUB: 1041-MAVERICK ESTATES 1ST SUBDIVISION BLK: 1 LOT: 7 1.52 ACRES

Land																	
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Total (Rnd nearest \$100)
Tiered Acres																\$0	
Tier 1						21,780.00	0.500				\$34,375.39						
Tier 2						43,560.00	1.000				\$34,375.39						
Tier 3						871.20	0.020				\$137.50						
Subtotal						66,211.20	1.520					\$68,888	0%	0%	0%	\$0	\$68,900
Grand Total						66,211.20	1.520					\$68,888					\$68,900
Street			Utilities			Zoning					Land Use						
Tiered Acres	None				None				Residential (R)					RESIDENTIAL			
Sales						Building Permits					Values						
Date	\$ Amount		NUTC	Recording		Date	Number	Tag	\$ Amount	Reason	Type	Appraised					Pr Yr: 2023
05/20/2022	\$508,600		D0	510387		1/18/2022	22-01	C	\$65,000	BSMT FINISH	Land	\$68,900					\$68,900
04/29/2021	\$55,000		D0	502905		3/17/2021	21-18	C	\$330,000	NEW DWLG	Dwlg	\$383,200					\$392,600
											Impr						
											Total	\$452,100					\$461,500

[illegible]

Bldg / Addn	Description (RCN \$403,119)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$100)
	101 — Single-Family / Owner Occupied												
	1 Story Frame	1,535		\$158,020									
#1	Bsmt Fin - Living Qtrs. (Multi) (Avg)	1,125 Tbl	\$27.75	\$31,219									
	Base Heat												
	Add Central Air	1,535	\$3,870.00	\$3,870									
	Deck #1: Wood Deck	200 SF	\$21.00	\$4,200									
	Plumbing	4	N/A	\$11,000									
	Garage: Att Frame	952 SF		\$28,820	1.700	2021	3.00						
	Building Sub Total			\$237,129	1.700	2021	3.00	0	0	0	\$391,025		
	Building TOTAL Value										\$391,025	0.980	\$383,200

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2023		Appr	Rural	Res	\$68,900	\$392,600	\$0	\$0	\$461,500
2022		Appr	Rural	Res	\$68,100	\$312,200	\$0	\$0	\$380,300
2021		Appr	Rural	Comm	\$51,700	\$0	\$0	\$0	\$51,700
2020	2021 PLATTED FROM 30-0202000	Appr	Rural	Ag Land	\$900	\$0	\$0	\$0	\$900

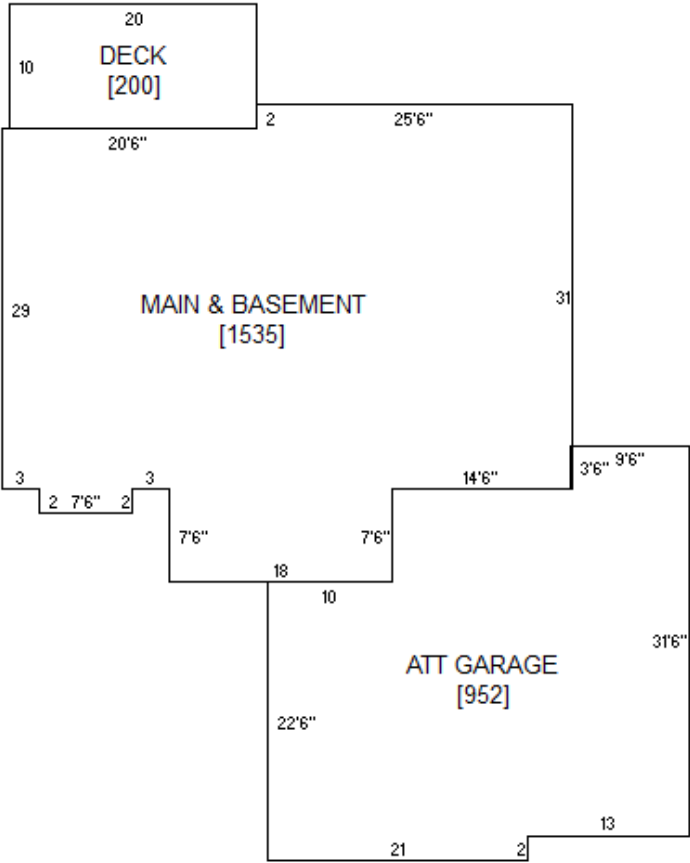




Notes:

2022 FINAL BASEMENT FINISH
2022 FINAL NEW HOME W/UNFIN BSMT W/ATT GARAGE
AP#10-23-21
2021 PLATTED FROM 30-0202000

SINGLE FAMILY RES / 2021



4586 TRAILBLAZER LOOP, MANDAN

Deed: CAHOON/KAYLA & LUCAS CAHOON

Contract:

CID#: 80174

DBA:

MLS: PO BOX 1421

Map Area: ASSMNT ZONE 05 Res

Route: 000-000-000

Tax Dist: 01-04-00-01

Plat Page: ASSMNT ZONE 05

Subdiv: MAVERICK EST 1ST

Checks/Tags:

Lister/Date:

Review/Date:

Entry Status:

Rural / Residential

Legal: TWN: 138 SCT: 21 RNG: 81 SUB: 1041-MAVERICK ESTATES 1ST SUBDIVISION BLK: 3 LOT: 12 1.60 ACRES

Land																		
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Total (Rnd nearest \$100)	
Tiered Acres																\$0		
Tier 1						21,780.00	0.500				\$34,375.39							
Tier 2						43,560.00	1.000				\$34,375.39							
Tier 3						4,356.00	0.100				\$687.51							
Subtotal						69,696.00	1.600					\$69,438	0%	0%	0%	\$0	\$69,400	
Grand Total						69,696.00	1.600					\$69,438					\$69,400	
Street			Utilities			Zoning			Land Use									
Tiered Acres	None				None				Residential (R)				RESIDENTIAL					
Sales						Building Permits					Values							
Date	\$ Amount		NUTC	Recording		Date	Number	Tag	\$ Amount		Reason		Type	Appraised				Pr Yr: 2023
08/03/2023	\$459,000		D0	516087		11/3/2021	21-115	C	\$360,000		NEW DWLG		Land	\$69,400				\$69,400
01/07/2022	\$60,000		D17	508132									Dwlg	\$349,400				\$358,000
													Impr					
													Total	\$418,800				\$427,400

[illegible]

Bldg / Addn	Description (RCN \$367,523)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$100)
	101 — Single-Family / Owner Occupied												
	1 Story Frame	1,549		\$159,750									
#1	Bsmt Fin - Minimal Finish (Avg)	1,150 Tbl	\$14.00	\$16,100									
	Base Heat												
	Add Central Air	1,549	\$3,920.00	\$3,920									
	Plumbing	3	N/A	\$7,600									
	Garage: Att Frame	952 SF		\$28,820	1.700	2021	3.00						
	Building Sub Total			\$216,190	1.700	2021	3.00	0	0	0	\$356,497		
	Building TOTAL Value										\$356,497	0.980	\$349,400

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2023		Appr	Rural	Res	\$69,400	\$358,000	\$0	\$0	\$427,400
2022		Appr	Rural	Res	\$71,500	\$97,000	\$0	\$0	\$168,500
2021		Appr	Rural	Comm	\$54,400	\$0	\$0	\$0	\$54,400
2020	2021 PLATTED FROM 30-0202000	Appr	Rural	Ag Land	\$1,000	\$0	\$0	\$0	\$1,000





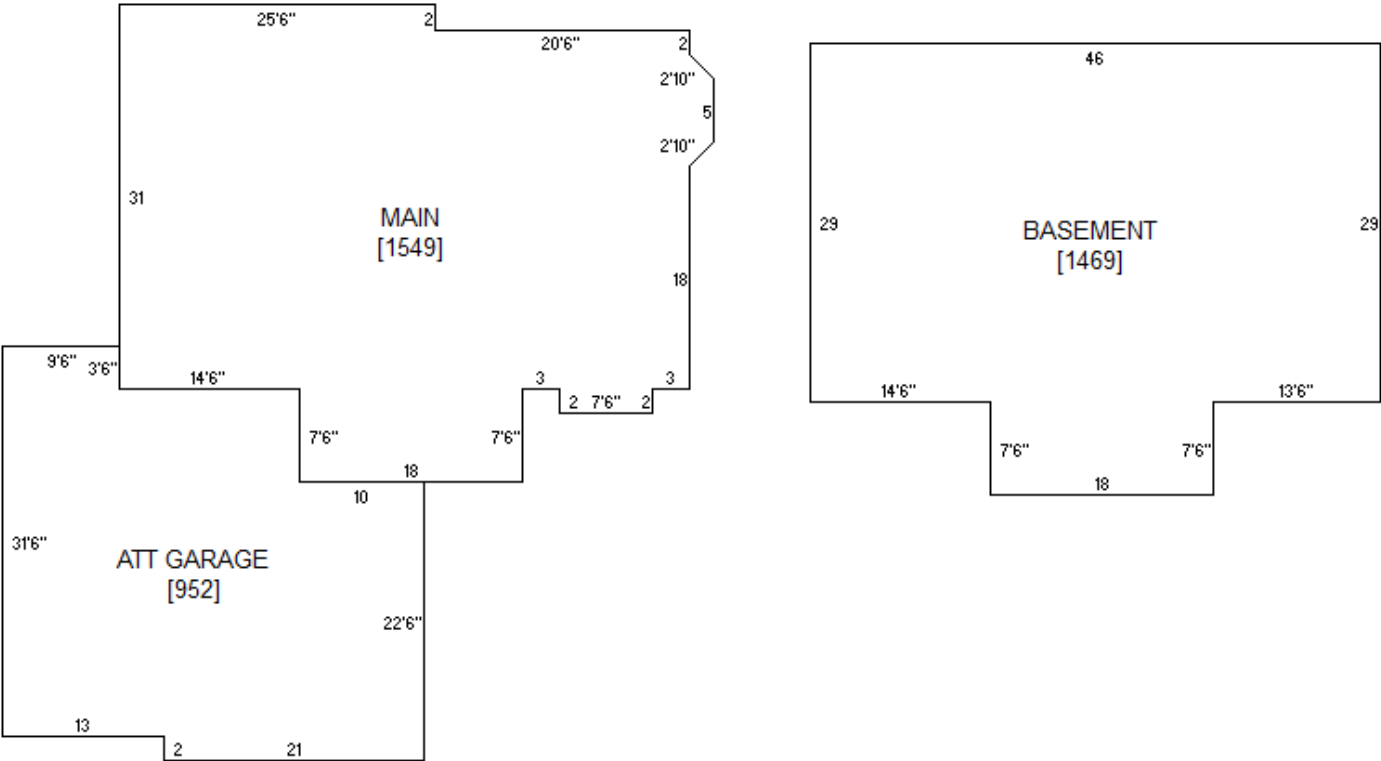
Notes:

2023 FINAL INSPECTION OF HOME COMPLETED-BASEMENT HAS STUD WALLS UP ONLY. IT IS DIVIDED OUT INTO 2 BEDROOMS, 1 BATH, & A FAMILY ROOM. GARAGE IS UNINSULATED EXCEPT FOR THE SHARED WALLS WITH THE MAIN LIVING AREA IN THE HOME.

2022 PARTIAL NEW HOME W/ATT GARAGE

2021 PLATTED FROM 30-0202000

SINGLE FAMILY RES / 2021



**HIGH CHAPARRAL ESTATES FIRST SUBDIVISION
MORTON COUNTY, N.D.
RESTRICTIVE COVENANTS**

1. One single family dwelling (a minimum of 1400 SF) with optional attached double garage (minimum) and one optional detached garage as indicated in Item #3 will be allowed on each lot.
2. Homes shall be constructed on site; prefabricated multi-section manufactured, or modular homes will be allowed. No single-section homes will be allowed. Construction shall be in accordance with the local building codes. Only new homes or pre-owned homes (2012 or newer) will be allowed meeting Item #2 requirements. Pre-owned homes must be inspected and approved by Morton County Building Inspection and Developer prior to setup.
3. A 40'x60' detached garage with up to a 14' sidewall will be allowed on lots under 5 acres. A 80'x100' detached garage with up to 16' sidewall will be allowed on lots over 5 acres. All detached garages shall be new construction.
4. If a detached garage is constructed prior to the house construction, the house shall be constructed within 24 months after construction of the detached garage.
5. All exterior surfaces shall be earthtone colors, such as browns, tans, grays, greens, whites, and blues. No bright colors such as orange, red, or yellow will be allowed. Both the house and detached garage shall be the same color.
6. Construction materials, vehicles, or any miscellaneous equipment shall not be stored on premises until the start of building construction.
7. All dwellings shall be at least 50' from the roadway right-of-way.
8. Motorhomes, campers, or boats can be parked alongside the garage in an orderly fashion. All other equipment or vehicles shall be housed in the detached garage.
9. Fences may be erected to no more than 6' high of material other than barbed wire. Fences must be maintained at all times.
10. Lots shall be maintained at all times along with ditches and rights-of-way adjacent to property to include mowing and erosion control.
11. No trash, debris, junk, ashes, or other refuse may be thrown, dumped, or stored on the lot.
12. No abandoned vehicles, non-operable vehicles, or equipment will be allowed on any lots.
13. All garbage and debris must be contained and maintained in steel, metal, or plastic containers.

Morton County, North Dakota
My commission expires: 1/14/2016

COUNTY RECORDER, MORTON COUNTY, ND

468731

I certify that this instrument was filed and recorded.
Carrole Schaner, County Recorder Fee \$16.00

By [Signature] December 24, 2015 9:52:30 AM

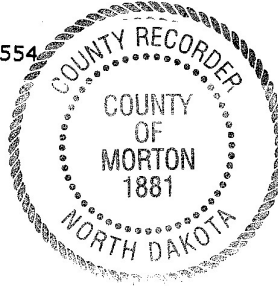
County Recorder

468731

Morton County

Mandan ND 58554

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RECORDED
INDEXED
MORTON COUNTY
NORTH DAKOTA
DEC 24 2015