



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: *Kory and Becky Anderson*

Address: *1390 172nd Ave NE Burton*

Township Name (if applicable): *Belmont*

Parcel ID: *1-0-90-30*

Legal Description: *7.57 AC tract Lot 1 26-148-49*

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

City/County Official Contact Information:

Name: *Kayla Khudson*

Address: *PO Box 745 Hillsboro*

Phone Number: *701-636-5950*

Email Address: *Kayla.Khudson@co.trail.nd.us*

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
Choose One County Equalization Meeting
Choose One

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

☒ Township/City ☒ County ☐ N/A

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

Minutes from all levels of equalization meetings: Choose One

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

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

Appeal Process:

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

TRAILL COUNTY EQUALIZATION

Kayla Knudson, Tax Equalization Director
kayla.knudson@co.trail.nd.us



July 31, 2024

Members of the board,

Numerous conversations with Mr. Anderson received by several of Traill County's staff include the dispute of classification of his property (ag to residential), combination/correction of his property, and his valuation. Included in this letter is an explanation of these three issues and the supporting documents.

ISSUE 1 – CLASSIFICATION OF HIS PROPERTY. Mr. Anderson's parcel was changed from ag land to residential land in 2012. No information was given by the previous assessor, simply that the change was made. There was no notification of this change to the resident because the valuation did not change. Mr. Anderson states a portion of this 7.57 ac parcel is his food plot. Do we consider a food plot or a residential garden to be farmland? From my understanding, NDCC 57-02-01 does not equate this to farming. Although there is no limit to the size of a parcel for Ag land (the tilled food plot is roughly 0.8 acres), I do think there is an understanding that if it is "used for raising agricultural crops" that it is also understood to be harvested. I have attached a few examples in our County showing similar situations with residential gardens on township properties showing the classification of residential land and not ag land.

Issue 1 supporting documents:

1. Aerial of subject property with an outline of the food plot area
2. Aerial and documentation on parcel # 24-0-3887-10
3. Aerial and documentation on parcel #8-0-1119-10

ISSUE 2- COMBINATION/CORRECTION OF PROPERTY. Prior to a reassessment of a jurisdiction in Traill County we review our GIS to get an idea of the layout of the parcel and to make sure that the parcel boundaries match the legal description we have. This property was found to have 2 "floating parcels". After reviewing book #2 in the Recorder's office, the legal description recorded for Mr. Anderson showed the entire 7.57 ac tract. When this combination was made in 2023, we corrected a mistake the County had since he purchased the property in 2003. Two deeds are attached to show his current metes and bounds description. I did explain to Mr. Anderson that we could split this parcel if he recorded a document with them on it and of course only if these new legals did not cut a structure into two parcels as referenced in NDCC 57-02-38.

TRAILL COUNTY EQUALIZATION

*Kayla Knudson, Tax Equalization Director
kayla.knudson@co.trail.nd.us*



Issue 2 supporting documents:

1. Warranty Deed # 160825 dated 21 October 2003
2. Quit Claim Deed #171171, dated 24 September 2008
3. Aerial of subject property
4. Image showing floating parcels
5. Image showing correct parcel number and metes and bounds to match deed

ISSUE 3 – VALUATION. The County sent a letter early July 2023 explaining the reassessment process, a date range of when we would be stopping by, and the information off the old property card asking to verify the specs or let us know if changes needed to be made if no one would be home during our visit. Our assessor stopped there on the 25th of July. She wasn't given much time to discuss the property but did ask if everything was OK on the documents sent, a yes was given, and they parted ways.

After receiving his property card on March 26, 2024, Mr. Anderson sent an email stating dimensions were wrong on his converted single stall garage (now living space) and that the decks on his house were in poor condition. After reviewing, we adjusted the deck conditions at that time but asked to verify the outside dimensions of his house prior to making the square footage change. Requests for a proper inspection were repeatedly denied/ignored by Mr. Anderson.

In the appeal letter to our County Board, Mr. Anderson gave us information on his basement which I had requested previously. Included with the appeal letter were photos of the inside of the basement and what he considers unfinished (square footage breakdowns), the photos clearly show walls and floor coverings which would not consider these areas to be "unfinished", we would consider this to have minimal finish. With this letter, we corrected his minimal finished square footage in the basement to reflect what was submitted by Mr. Anderson. This letter has been attached.

There are a handful of properties throughout the County that are comparable to the subject property, the most comparable being about 2 miles away that sold in 2023. All 4 of these comparable property cards are enclosed for your review. I have also included a list of land sales that helped us create our tiered residential acre pricing for our township properties throughout the County.

After numerous interactions with Mr. Anderson, a reason stating why this value is wrong has never been received or what he thinks the value should be, simply that the assessment is wrong. Traill County

TRAILL COUNTY EQUALIZATION

Kayla Knudson, Tax Equalization Director
kayla.knudson@co.trail.nd.us



Equalization board sent a final request to Mr. Anderson for permission for the assessor's office to come and review the property for another review and to check for potential errors, this request was also rejected.

Issue 3 supporting documents:

1. Previous assessor property card
2. New subject property card #1-0-90-30
3. Comp #1 – Parcel #1-0-105-10
4. Comp #2 – Parcel # 22-0-3672-10
5. Comp #3 – Parcel # 1-0-107-10
6. Comp #4 – Parcel # 7-4009-4519-0
7. Comp #5 – Parcel # 7-0-1016-20
8. List of land sales
9. County Appeal letter received by Mr. Anderson on 5/9/2024
10. Letter from Traill County Equalization board requesting a review dated 7/17/2024

I ask that the State Equalization Board uphold our County approved value of \$296,800. Please let me know if you need more information to help support this valuation.

Best Regards,

Kayla Knudson

Tax Director, Traill County

2024

Record of the Proceedings of the Township Board of Equalization
of Belmont TWP, Traill County,
North Dakota

CHAPTER 57-09 TOWNSHIP BOARD OF EQUALIZATION 57-09-01.

Membership of board - Meeting.

1. The township board of equalization consists of the members of the board of supervisors of each township, and the township clerk shall act as clerk of the board. The board shall meet in April each year at the usual place of meeting of the township board of supervisors. 2. If the same person performs the duties of assessor for two or more townships or cities, the township clerk may, after consultation with the assessor involved, designate the hour and day in the month of April at which the meeting provided for in subsection 1 must be held for each township board of equalization; provided, that notice of the hour and day must be published in the official newspaper of the political subdivisions involved and posted at the usual place of meeting by the township clerk at least ten days before the meeting.
2. **57-09-02. Duties of clerk.** The clerk shall keep an accurate record of the proceedings of the board of equalization, showing the facts and evidence upon which its action is based, a copy of which must be furnished to the assessor and filed by the assessor with the county auditor as part of the assessment returns.
3. **57-09-03. Notice of meeting to be posted.** Repealed by S.L. 1959, ch. 363, § 1. **57-09-04. Duties of board - Limitation on Increase - Notice.** The township board of equalization shall ascertain whether all taxable property in its township has been properly placed upon the assessment list and duly valued by the assessor. In case any real property has been omitted by inadvertence or otherwise, the board shall place the same upon the list with the true value thereof. The board shall proceed to correct the assessment so that each tract or lot of real property is entered on the assessment list at the true value thereof. The board may not increase the valuation returned by the assessor to an amount that results in a cumulative increase of more than fifteen percent 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. All complaints and grievances of residents of the township must be heard and decided by the board and it may make corrections as appear to be just. Complaints by nonresidents with reference to the assessment of any real property and complaints by others with reference to any assessment made after the meeting of the township board of equalization must be heard and determined by the county board of equalization.

The board must comply with any requirement for notice of an assessment increase under section 57-02-53.

57-09-05. Quorum - Time for completing equalization. Any two members of a three-member board of equalization and any three members of a five-member board of equalization are authorized to act at the meeting of the board and they may adjourn from day to day, but the equalization must be completed within ten days.

57-09-06. Assessor's statement and return to auditor. The assessor shall add and note the amount of each column in the assessor's assessment books after making the corrections ordered by the township board of equalization. The assessor also shall make in each book a tabular statement showing the footings of the several columns on the page and shall add and set down under the respective headings the total amount of the several columns. On or before the second Monday in May in each year, the assessor shall make returns to the county auditor of the assessment books and shall deliver the lists and statements of all persons assessed, all of which must be filed and preserved in the office of the Page No. 1 County auditor. The returns must be verified by the assessor's affidavit substantially in the following form:

STATE OF NORTH DAKOTA) ss. County of) I, _____, assessor of _____, swear that the book to which this is attached contains a full list of all property subject to taxation in _____ so far as I have been able to ascertain, and that the assessed value set down in the columns opposite the several kinds and descriptions of property in each case is fifty percent of the true and full value of the property, to the best of my knowledge and belief, except where and as corrected by the township board of equalization, and that the footings of the several columns in the book, and the tabular statement returned herewith, are correct, as I verily believe.

_____ Assessor Subscribed and sworn to
before me on _____.

_____ Auditor of _____
County, North Dakota Page No. _____

PROCEEDINGS
OF
Township Board of Equalization
2024

The Board met at Darrell Larson Shop
on 04 / 09 / 2024 at 6:30 am/pm.

City Clerk Josh Ensiger

ATTENDING:

Kory Anderson	
Buckley Anderson	
Kate Nesvig	
Darrell Larson	
Kendall Nesvig	
Trevor Larson	
Josh Ensiger	
Michelle Mooney	
Kayla Knudson	

MINUTES:

The Belmont Township tax equalization meeting was called to order at 6:30 pm on April 9, 2024.

Kayla Knudson informed everyone that shelter belts and water way are now in the figuring of property lines and are now taxed.

Kory and Becky Anderson have an issue with the increase in property value. They said the taxes have gone up every year for the past several years and now this year the value of their property increased over \$150,000. After listening to them talk, Kendall suggested that Kory and Becky talk to the Traill County Commissioners. Kory said they would talk to the commissioners. After further discussion, Kendall Nesvig motioned to accept the values as presented. Trevor Larson 2nd the motion, unanimously approved.

Michelle Mooney presented the Farm Exemption for 2024, see attached. Trevor made a motion to accept the Farm Exemptions as presented. Darrell Larson 2nd the motion, unanimously approved.

No further business, meeting adjourned.

I hereby certify that the following is a correct transcript of the proceedings of the Township Board of Equalization of Belmont TWP, Traill County, ND.

In Testimony Whereof, I hereunto set my hand this 09 day of April 2024.

 City Clerk

Farm Exemptions – 2024

Active Farmer:

- Trevor Larson
- Ron Sondrol
- Casey Hettervig

Retired Farmer:

- Darrell Larson
- David Nesvig

Farm Laborer:

Vacant:

- David Nesvig

*- think about moving
to non-livable*

Surviving Spouse:

Denied Applications

- David Rye (No application or income verification)
- Aaron Rogenes (No application or income verification)

The Traill County Board of Equalization meeting came to order on June 4, 2024 at 9:00 a.m. with the following members present: Commissioners Tom Elliott, Kurt Elliott, Ken Nesvig, Les Amb and Larry Young and Tax Director Kayla Knudson.

GENERAL EXEMPTIONS: On motion of Young, seconded by Eblen and carried to allow the following general exemptions which had been turned in after local equalization board met: (1) Devin Abentroth 2-0-145-6 (2) Devin Abentroth 2-0-143-6 (3) Paul Mueller 25-0-4171-10 (4) Tom Eblen 26-20-105-0 and (5) MayPort Youth Center 18-0-2814-85.

FARM RESIDENT EXEMPTIONS:

APPROVED: On motion of Elliott, seconded by Eblen and carried to approve the following 2024 tax year farm resident exemptions that were filed after township board met: (1) Aaron & Michelle Rogenes 1-0-112-21 (2) David Rye 1-0-64-10 (3) Brandon Nettum 2-0-222-10 (4) Devin Abentroth 2-0-231-35 (5) Daniel Ecker 5-0-751-10 (6) Jared Duval 7-0-1070-4 (7) Dallas Boeddeker 7-0-1096-10 (8) Glen Hultin 8-0-1190-40 (9) David Mueller 8-0-1249-10 (10) Lee Siegert 8-0-1214-15 (11) Jason Bring 11-0-1767-10 (12) Jeremy Paulsrud 14-0-2257-10 (13) Gregory Downs 15-0-2382-10 (14) Jon Bertsch 15-0-2401-30 (15) Bruce Thorsrud 16-0-2579-10 (16) Andrew Evans 18-0-2795-30 (17) Michael Elliott 20-0-3191-0 (18) Curtis Hovde 22-0-3541-0 (19) Aaron Vigen 24-0-3864-50 (20) Bruce Christiansen 24-0-4056-0 (21) Glennis Endrud 25-0-4087-20 (22) Spencer Endrud 25-0-4087-40 (23) Marcia Hoplin 25-0-4102-10 (24) Neal Johnson 25-0-4187-10.

DENIED: On motion of Eblen, seconded by Nesvig and carried to deny the following farm resident exemptions for the 2024 tax year: (1) Tyler McInnes 16-0-2515-40 and (2) Justin Adams 23-0-3834-10.

Received a packet/letter from Kory & Becky Anderson requesting Traill County to reconsider the assessment that has been placed on their property to reflect its current market value more accurately. After consideration, on motion of Eblen, seconded by Nesvig and carried to set a value of \$296,800.00 on the Anderson property. On motion of Elliott, seconded by Young and carried to send Kory & Becky Anderson a letter requesting permission to enter the property, to properly verify square footage and condition of home to determine accurate values.

Dan Keating met with the board in person. Mr. Keating is questioning the value placed on his new home. Knudson will set up a time to meet at the home and do a full assessment.

2024 ABSTRACT OF ASSESSMENT OF PROPERTY: On motion of Nesvig, seconded by Young and carried to approve the 2024 valuations as presented by Kayla Knudson, Tax Director and equalized by the Traill County Board of Equalization as follows:

Townships	True & full Value	Assessed Value	Taxable Value
Belmont	28,608,762	14,304,381	1,403,604
Bingham	30,347,850	15,173,928	1,507,627
Blanchard	36,824,557	18,412,280	1,822,470
Bloomfield	40,964,383	20,482,204	2,000,910
Bohnsack	39,757,630	19,878,815	1,961,527
Buxton	31,194,340	15,597,172	1,521,970
Caledonia	33,321,989	16,661,002	1,631,269
Eldorado	100,161,463	50,080,732	4,972,670
Elm River	25,188,820	12,594,411	1,251,290
Ervin	44,206,845	22,103,429	2,153,990
Galesburg	25,780,550	12,890,275	1,272,354
Garfield	42,973,991	21,486,996	2,094,190
Greenfield	30,890,210	15,445,105	1,526,387
Herberg	32,784,094	16,392,047	1,618,654

Hillsboro	67,269,982	33,635,002	3,323,041
Kelso	33,483,829	16,741,915	1,653,855
Lindaas	42,012,888	21,006,450	2,073,664
Mayville	43,470,745	21,735,378	2,135,281
Morgan	32,417,474	16,208,744	1,592,069
Norman	27,173,450	13,586,726	1,346,852
Norway	40,919,502	20,459,765	1,997,893
Roseville	33,525,271	16,762,640	1,656,907
Stavanger	51,108,081	25,554,050	2,518,209
Viking	45,939,666	22,969,844	2,224,313
Wold	32,986,430	16,493,218	1,623,118
TOTAL TOWNSHIPS	993,312,802	496,656,509	48,884,114

Cities	True & full Value	Assessed Value	Taxable Value
Buxton	43,633,904	21,816,956	2,070,613
Clifford	5,283,844	2,641,923	259,141
Galesburg	16,167,153	8,083,588	785,042
Grandin	2,795,606	1,397,803	139,780
Hatton	44,015,952	22,007,987	2,038,340
Hillsboro	131,918,399	65,959,217	6,099,485
Mayville	125,283,927	62,642,044	5,849,534
Portland	43,458,323	21,729,180	2,007,762
Reynolds	18,101,159	9,050,586	839,838
TOTAL CITIES	430,658,267	215,329,284	20,089,535

GRAND TOTALS	1,423,971,069	711,985,793	68,973,649
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There being no further business to be brought before the Tax Equalization board, the meeting was adjourned at 9:29 a.m.

ATTEST:

Glenda Haugen, Auditor




Les Amb, Chairman



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

Name of Township/City/District BELMONT TOWNSHIP	County TRAILL COUNTY
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Property Owner/Address Kory + Becky Anderson 1390 172nd Ave NE Buxton ND 58218	Real Estate Description 7.57 AC in lot 1 26-148-49 1-0-90-30
Current Year Assessment (Year) 2024	True and Full Value 294,400
Previous Year Assessment (Year) 2023	True and Full Value 157,940
Change in Assessment	Percentage 86
Reason for Increase in Value Residential Reassessment	

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 BELMONT TWP BOE	Hearing Location DARRELL LARSON'S SHOP	Date 4/9/24	Time 6:30 PM
County Board of Equalization TRAILL COUNTY BOE	Hearing Location Courthouse	Date 6/4/24	Time 9:00 AM
State Board of Equalization ND STATE BOE	Hearing Location BISMARCK - CAPITAL	Date 8/13/24	Time 8:30 AM

Name of Assessment Official Michelle Mooney michelle.mooney@co.triail.nd.us	Date 3/18/24
Mailing Address PO Box 745	Telephone Number 701-636-5950
City Hillsboro	State ND
	ZIP Code 58045



NOTICE OF INCREASE IN REAL ESTATE ASSESSMENT

OFFICE OF STATE Tax Commissioner
SFN 24743 (7-2023)

Name of Township/City/District Belmont	County Traill
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Property Owner/Address Kory & Becky Anderson 1390 172nd Ave NE Buxton ND 58218	Real Estate Description 1-0-90-30 7.57 ac tract in Lot 1 26-148-49 A-7.57		
Current Year Assessment (Year) 2024		True and Full Value 296,800	
Previous Year Assessment (Year) 2023		True and Full Value 157,940	
Change in Assessment		Percentage 88	True and Full Value 138,860
Reason for Increase in Value residential reassessment - adjustment made to basement finished area			

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.

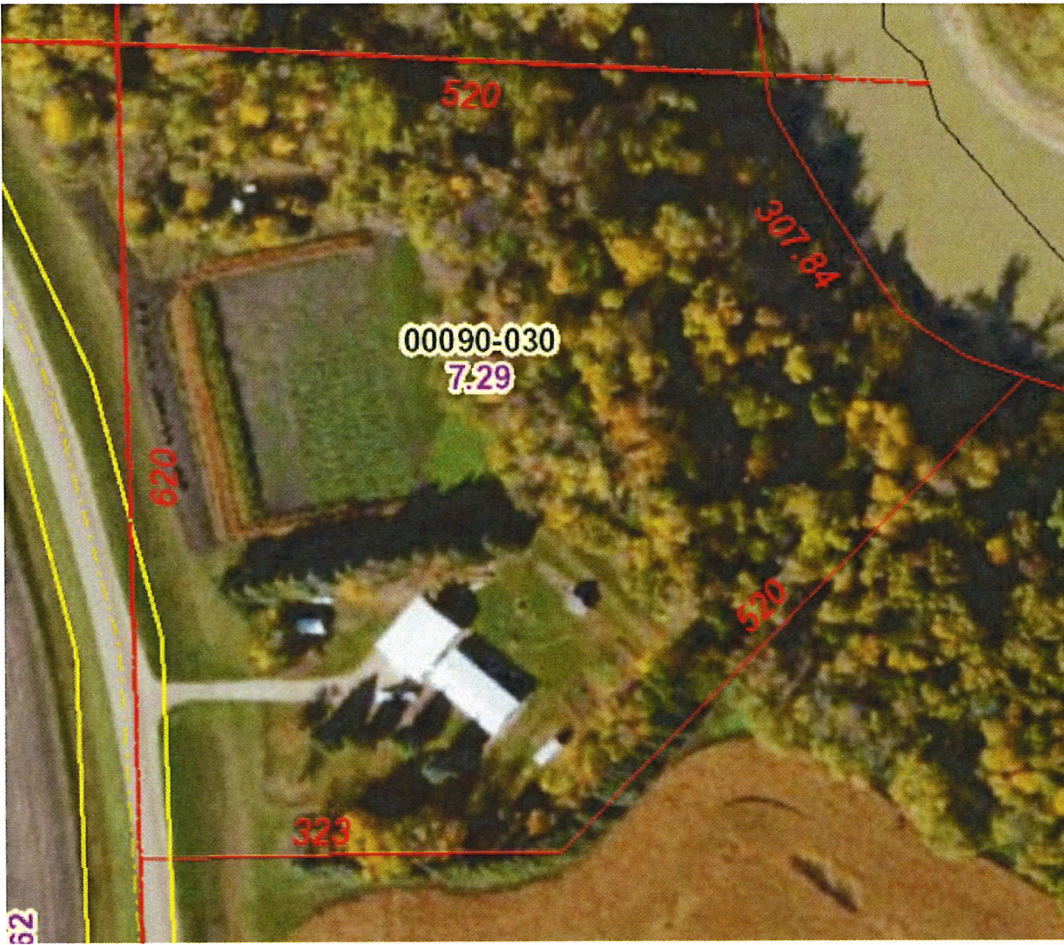
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Township/City Board of Equalization	Hearing Location	Date	Time
County Board of Equalization	Hearing Location	Date	Time
State Board of Equalization ND State BOE	Hearing Location Capitol	Date 8/13/24	Time 8:30 am

Name of Assessment Official Kayla Knudson		Date 6/4/24	
Mailing Address PO Box 745		Telephone Number 7016365950	
City Hillsboro ND		State ND	ZIP Code 58045





TL101

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DakotaTax Legal File Maintenance 09/22/2021A

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VIKING TWP

Parcel 24 0 3887 10 Changed 20180911 carla.swanso

Lot Block

Section 11 Township 147 Range 53

Long Legal 6.90 AC TRACT LOCATED IN SE1/4 11-147-53 A-6.90

Street Street Name

Street Type Street Dir Farm Acres

House Nbr 0 House Addl Residential 6.90

Apartment Commercial

Classification (A)ctive(I)nactive A Woodland

Add Names BENNETT, ALLEN D & IRMA X Exempt

Total Acres 6.90 GIS

Add Values

	RA 2024	2414060000	199,250	99,625	8,966
RL 2024	2414060000	52,250	26,125	2,351	
RS 2024	2414060000	147,000	73,500	6,615	
TL 2024	2414060000	199,250	99,625	8,966	

Add Specials 2022 077.00 D

Add Soils 2018-2018



TL101

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DakotaTax Legal File Maintenance 09/22/2021A

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ELDORADO TWP

Parcel 8 0 1119 10 Changed 20210428 michelle.moo

Lot Block

Section 4 Township 146 Range 50

Long Legal S 600' OF E 700' OF SE1/4 4-146-50 A-9.64

Street 5TH Street Name HILLSBORO ND 58045

Street Type ST NE Street Dir Farm Acres

House Nbr 16495 House Addl Residential 9.64

Apartment Commercial

Classification (A)ctive(I)nactive A Woodland

Add Names CORELOGIC TAX SERVICES Exempt

PAULSON, CLARK R & TAMMI S Total Acres 9.64 GIS

Add Values

RA	2024	0805000000	162,600	81,300	7,318
RL	2024	0805000000	59,100	29,550	2,660
RS	2024	0805000000	103,600	51,750	4,658
TL	2024	0805000000	162,600	81,300	7,318

Add Specials

2022	005.00	38.23	D
2022	05.00		D
2022	07.00		D

WARRANTY DEED

THIS INDENTURE, Made this 16th day of October, 2003, by and between

Gary L. Peterson, also known as Gary Peterson, and Joan M. Peterson, also known as Joan Peterson, husband and wife, grantors, and

Kory Anderson and Becky Zitzow, grantees, whose post office address is:

RR1 Box 82
Buxton, ND 58218

WITNESSETH, That for and in consideration of One Dollar and other good and valuable consideration, grantors hereby GRANT to the grantees, as joint tenants and not as tenants in common, all of the following real property lying and being in the County of Traill and State of North Dakota, to wit:

A tract in Lot 1 of Section 26, Township 148 North, Range 49 West of the Fifth Principal Meridian, described as follows: Starting at the Northwest corner of Section 26, thence South for a distance of 620 feet along the West section line, then 90° East for a distance of 323 feet, thence 44.382° left a distance of 520 feet, thence left 77.554° for a distance of 307.835 feet, thence left 55.806° for 520 feet along the North section line to the point of beginning.

The legal description was prepared by Grand Forks Abstract.

AND the grantors for themselves, their heirs and personal representatives, covenant with the grantees that they are well seized in fee of the land and premises aforesaid and have good right to convey the same in manner and form aforesaid, that the same are free from all encumbrances, except installments of special assessments or assessments for special improvements not certified to the County Treasurer for Collection, and subject to dedications, easements, and restrictions of record, if any, and the statutory reservation along section lines for public roads,

AND the above granted premises in the quiet and peaceable possession of the grantees, against all persons lawfully claiming or to claim the whole or any part thereof, the grantors will warrant and defend.

IN WITNESS WHEREOF, the grantors sign:

Gary L. Peterson
Gary L. Peterson, also known as Gary Peterson

Joan M. Peterson
Joan M. Peterson, also known as Joan Peterson

AUDITOR'S OFFICE, TRAILL CO., N.D.
Delinquent Taxes and Special Assessments or
Installments of Special Assessments paid and
transfer entered Oct 21 20 03
Cheryl M. Korte Co. Auditor
By [Signature] Deputy
Current taxes or current special assessments
or installments of special assessments are
unpaid in the amount of \$ 0

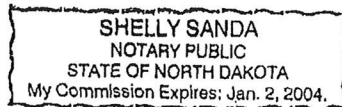
DOCUMENT No. 160825

STATE OF NORTH DAKOTA }
COUNTY OF TRAILL } ss.
I hereby certify that this Instrument was filed and
recorded on the 21st day of October 20 03 at
8:00 A. M. Book 121 of Deeds Page 17
Hazel M. Bird
County Recorder Traill County, N. Dak
Julie R. Foss
1 Deputy



STATE OF North Dakota
COUNTY OF Grand Forks) SS.

The foregoing Warranty Deed was acknowledged before me this 16th day of October, 2003, by Gary L. Peterson, also known as Gary Peterson, and Joan M. Peterson, also known as Joan Peterson, husband and wife.



Shelly Sanda
Notary Public
State of:
My commission expires:

I certify that the full consideration paid for the property described in this deed:

(x) is \$ 91,000 -.

() has been reported to the N.D. State Board of Equalization.

() is exempted from filing requirements by NDCC 11-18-02.2(6)().

Signed: Shelly Sanda (Grantee or Agent) Date: 10/16/03

QUIT CLAIM DEED

THIS INDENTURE, made this 15 day of September, 2008, between **Kory Anderson and Becky Anderson, f.k.a. Becky Zitzow, husband and wife**, grantors, and **Kory Anderson and Becky Anderson**, grantees, whether one or more, whose post office address is:

1440 17th Ave Winton, ND 58218

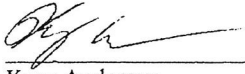
WITNESSETH, that said grantors, in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration in hand paid by the said grantees, the receipt whereof is hereby acknowledged, do hereby **GRANT, BARGAIN, QUITCLAIM and CONVEY** unto said grantees, as joint tenants and not as tenants in common, all of the following real property lying and being in the County of Traill, State of North Dakota, and described as follows, to-wit:

See attached

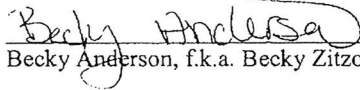
The attached legal description was obtained from a previously recorded instrument.

To Have and to Hold the same, together with all hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the grantees, their heirs and assigns, forever.

In Testimony whereof, the said Grantors have hereunto set their hands.



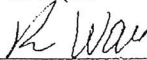
Kory Anderson



Becky Anderson, f.k.a. Becky Zitzow

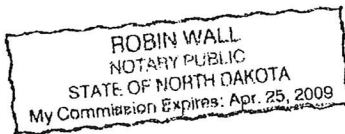
STATE OF NORTH DAKOTA)
COUNTY OF Grand Forks) ss.

On this 15 day of September, 2008, before me personally appeared Kory Anderson and Becky Anderson, f.k.a. Becky Zitzow, husband and wife, the grantors, known to me to be the persons who are described in, and who executed the within and foregoing instrument, and severally acknowledged that they executed the same.



Notary Public

My Commission Expires:



AUDITOR'S OFFICE, TRAILL CO., N.D.
Delinquent Taxes and Special Assessments or
Installments of Special Assessments paid and
transfer entered 9-24-2008
By Rebecca M. Bragato Co. Auditor
By Glenda Mungen Deputy
Current taxes or current special assessments
or installments of special assessments are
unpaid in the amount of \$ 0

I certify that the full consideration paid for the property described in this deed

() is \$

() has been reported to the N.D. State Board of Equalization.

(x) is exempted from filing requirements by NDCC 11-18-02.2 (6) (i)

Signed: K. Wall (Grantee or Agent)

Date: 9-15-08

EXHIBIT "A"

File No.: GF0823207

The land referred to is situated in the State of North Dakota, County of Traill, and is described as follows:

A tract in Lot 1 of Section 26, Township 148 North, Range 49 West of the Fifth Principal Meridian, described as follows; Starting at the Northwest corner of Section 26, thence South for a distance of 620 feet along the West section line, then 90° East for a distance of 323 feet, thence 44.382° left a distance of 520 feet, thence left 77.554° for a distance of 307.835 feet, thence left 55.806° for 520 feet along the North section line to the point of beginning.



OFFICE OF COUNTY RECORDER Fees: \$13.00

State of North Dakota)

County of Traill)

I hereby certify that the within Instrument was filed in this office for record on 9/24/2008 at 8:08 AM, and was duly recorded as Document Number 171171

Julie R. Goss Recorder

Deputy
GRAND FORKS ABSTRACT AND TITLE 3374 31ST STREET SOI
PO BOX 6326 GRAND FORKS, ND 58206

Issued By Agent:

Grand Forks Abstract & Title Company
3374 South 31st Street; Suite A
Grand Forks, ND 58201
(701)772-3484

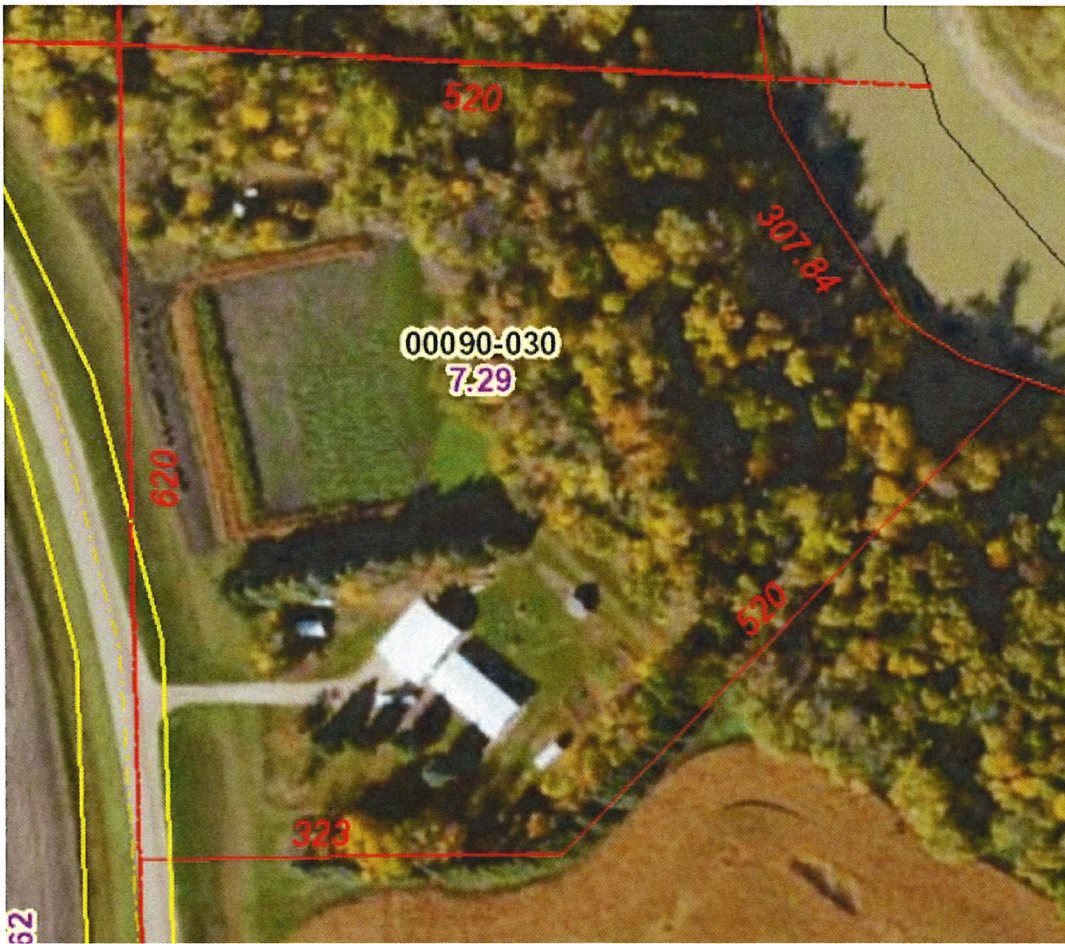
Exhibit "A"

171171

Pg: 2 of 2

(GF0823207.PFD/GF0823207/25)

State of North Dakota}
County of Traill}
Recorded: 9/24/2008 At 8:08 AM



floating parcels
that needed
correcting -



these dimensions
match his deed
exactly -



original card from previous assessor

ADDRESS

LEGAL DESCRIPTION

INSPECTED BY

BY

01 0000 00090 3.20 ACRES-

BELMONT TWP.

3.20 AC TRACT IN LOT 1 26-148-

49 4-3-20 7.57

ANDERSON, KORY & BECKY ZITZOW
RR 1 BOX 82
BUXTON ND 582187

1390
172.24

OWNERSHIP

Anderson to Anderson

DATE 2003
CONS. 91,000
VOL. PAGE

REMARKS AND PHOTO

BUILDING PERMIT RECORD

DATE AMOUNT PURPOSE YEAR CONST.

NING

COMPUTATION OF LAND VALUE

LOCATION E G F P

FRONT

REAR

FRONT FIGURED

AVE. DEPTH

F. F. PRICE

DEPTH FACTOR

ADJ. F. F. PRICE

SUB TOTAL

CORNER INFLUENCE

ADJUSTMENT

TOTAL

ACRES

RATE

RATE OVER 10 ACRES

SUB TOTAL

WELL

RURAL AREA
SEPTIC TANK SYSTEM

LANDSCAPING

FENCES

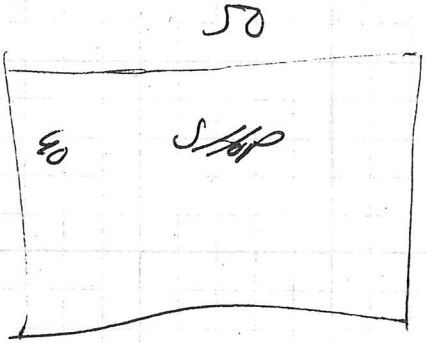
LOCATION FACTOR

ADJUSTMENTS

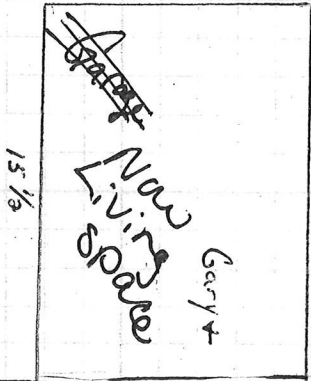
TOTAL



22-141 50 SHEETS
22-142 100 SHEETS
22-144 200 SHEETS



24



24
26
44

Gary + Joan Peterson

26



RESIDENTIAL
Calculator Cost Form

Parcel Number : Kory, Beck Anderson
 Owner : Gary & Jean Peterson
 Date of Appraisal : March 2002
 Legal Description :
 Appraisal By : Ron Sondrol

: YR/Built: 1979 Sq/Ft: 1144 Base Rate:
 : YR/Built: 1979 Sq/Ft: Base Rate:
 [REDACTED] Basement: % Base Rate:
 Finished Basement :/00 % 1144 Base Rate:

	VALUE	Sq/Ft	
Patio :	-----		
Deck ✓ :		Sq/Ft: 77792	House
Shed :		Sq/Ft: 15444	Base.
Encl. Porch/Entry :		Sq/Ft: 93236	
Open Porch :		Sq/Ft: + 6510	Garage
Central Air :		Sq/Ft: 99746	
Geo Thermal :		Sq/Ft: .17% Depreciat.	
Extra Baths :			
Bay/Bow Window :		82789	
Fireplace :			

*** GARAGE ***

Garage 24x15.6" : YR/Built: 1979 Sq/Ft: 372 Base Rate:

*** Extra Items ***

Dwelling RCN	\$	93236	
Dep. @ 17%	-	15850	
Effective Age:		77386	
		Dwelling Estimated Value	\$ 82789
Garage 1 RCN	\$	6510	
Dep. @ 17%	-	1107	
		Garage Estimated Value	5403 \$

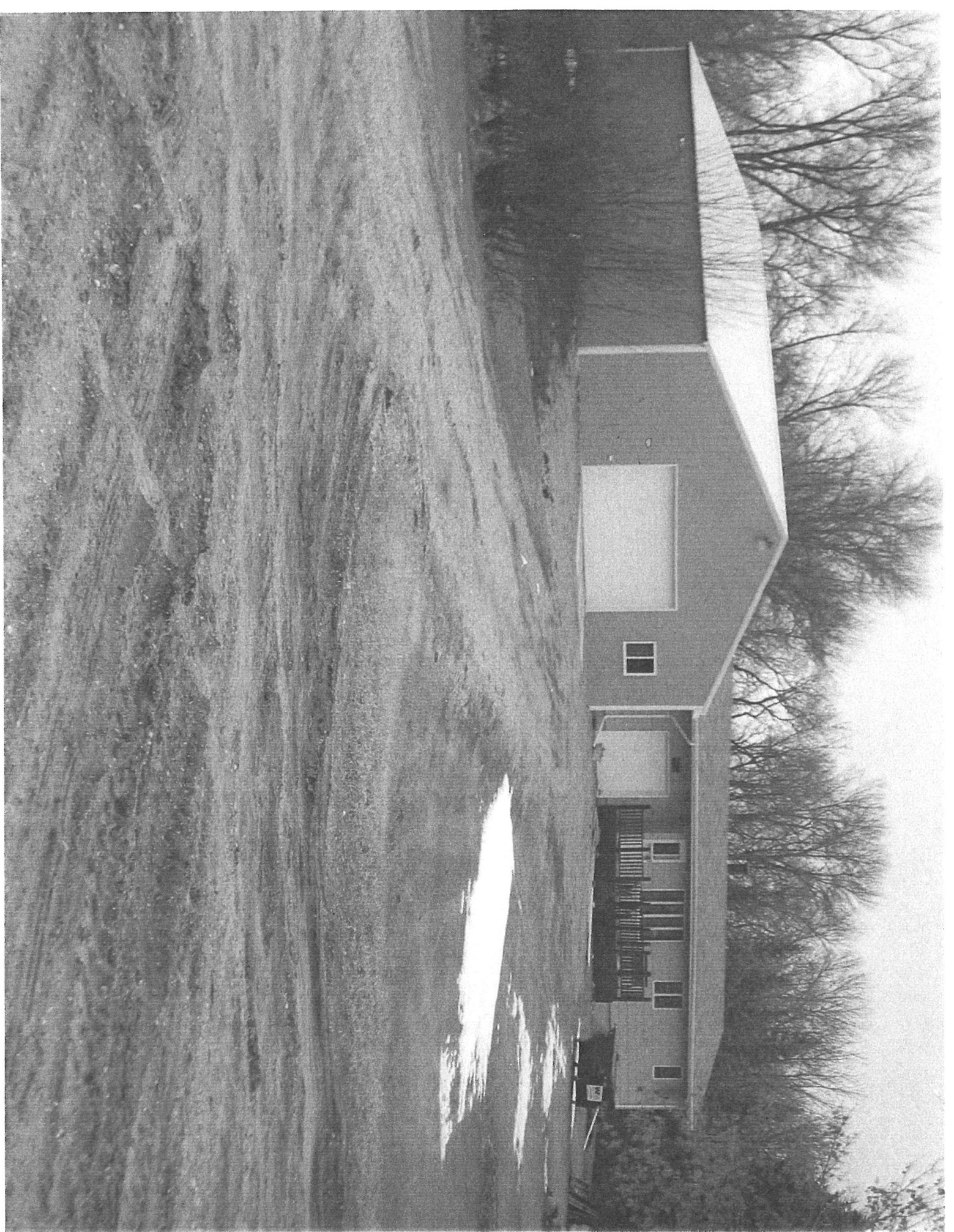
Total Estimated Physical Value			
Total Extra Items			+
EO/F Depreciation @ %			-

Dwelling T&F		82789	
Land Value		1300	
		3200	
TOTAL T&F			\$ 84089

COMMENT:

3-31-07 New shed \$24000

85989
 116008



PDF+PIN: 010+01-0000-00090-030

1390 172ND AVE NE, BUXTON

Trail County, ND

WORKING

Fri, 7/19/2024, 9:23 AM Page 1

1390 172ND AVE NE, BUXTON

Deed: **ANDERSON KORY & BECKY**

Map Area: BELMONT TWP-RES

Checks/Tags:

Contract:

Route: 000-000-000

Lister/Date: MM, 07/25/2023

CID#:

Tax Dist: 0103010000

Review/Date:

DBA:

Plat Page:

Entry Status: Info From Own

MLS:

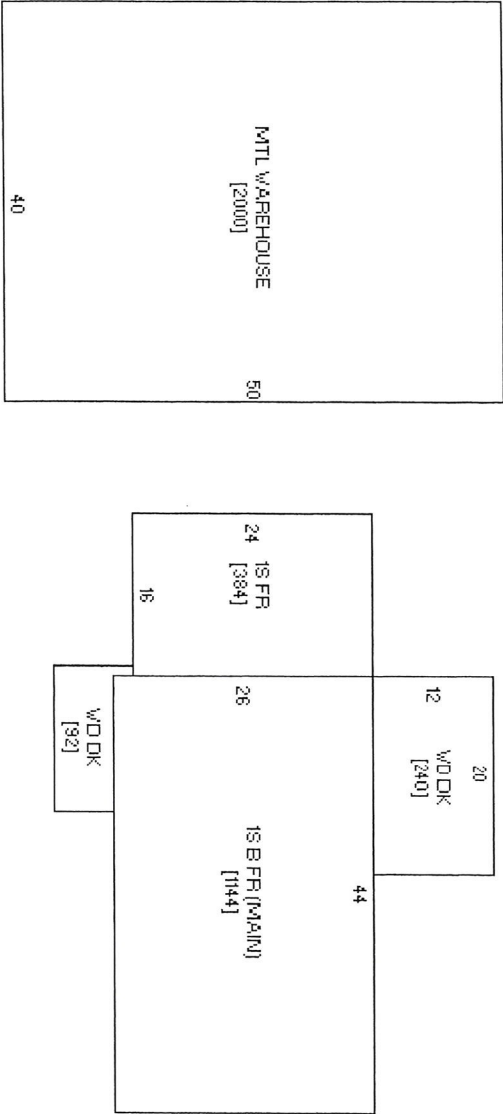
Subdiv: **NONE**

Legal: 7.57 AC TRACT IN LOT 1 26-148-49

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)
Acre X Rate						43,560.00	1.000			R-170	\$22,500.00					\$0	
AC x Rate 2						43,560.00	1.000			R-125	\$10,000.00						
AC x Rate 3						130,680.00	3.000			R-75	\$5,000.00						
AC x Rate 4						112,079.88	2.573			R-50	\$2,500.00						
Subtotal						329,879.88	7.573					\$53,933	0%	0%	0%	\$0	\$53,900
Grand Total						329,879.88	7.573					\$53,933	0%	0%	0%		\$53,900
Street Utilities Zoning Land Use																	
Acre X Rate	None				None				Not Applicable				Not Applicable				
Sales Building Permits Values																	
Date	\$ Amount	NUTC	Recording	Date	Number	Tax	\$ Amount	Reason				Type					Pr Yr: 2023
12/15/2008	\$0	D003	171171									Land					\$34,233
10/16/2003	\$91,000	D000	160825									Dwlg					\$123,707
												Impr					
												Total					\$157,940

Bldg / Addn	Description (RCN \$210,747)	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	1,144		\$132,610									
#1	Bsmt Fin - Rec. Room (Single) (Avg)	750 Tbl	\$22.25	\$16,688									
#2	Bsmt Fin - Minimal Finish (Avg)	120 Tbl	\$14.00	\$1,680									
	Base Heat: FHA - Gas												
	Add Central Air	1,144	\$3,200.00	\$3,200									
	Deck #1: Wood Deck	92 SF	\$15.00	\$1,380									
	Deck #2: Wood Deck	240 SF	\$15.00	\$3,600									
	Plumbing	2	N/A	\$6,800									
	Building Sub Total			\$165,958	1.100	1979	13.00	0	0	0	\$158,822		
Adtn	1 Story Frame	384 SF		\$25,630	1.100	1979	10.00	0	0	0	\$25,374		
	Building TOTAL Value										\$184,196	1.000	\$184,200

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2023	VAl Import from 2023 file	Import	Rural	Res	\$34,233	\$123,707	\$0	\$0	\$157,940



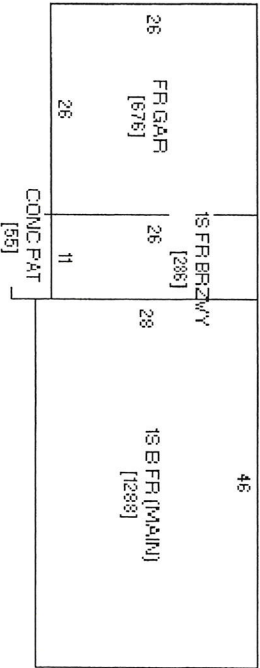
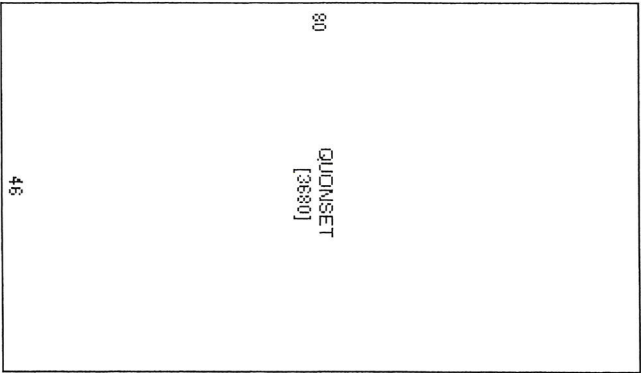
Sketch 1 of 1

Res. Structure				Finish		Plumbing		Addition		Garage	
Occ. Code	101	Ttl Rooms Above #	7	Bedrooms Above #	2	Standard Bath - 3 Fixt	2	Addition	No Additions	Garage	1 of 1
Occ. Descr.	Single-Family / Owner Occupied	Ttl Rooms Below #	4	Bedrooms Below #	2	Shower Stall Bath -3 Fixt		Year Built		Style	Att Fl.
		Living Qtrs. (Mult)	1160			Toilet Room (1/2 Bath)	1	EFA		W X L	0' X 0'
Year Built	1976				\$27.75	Lavatory		EFA Year		Area (SF)	676
EFA / EFFr	47 / 1976					Water Closet		Style		Year Built	1976
Arch. Dsgn	N/A	Foundation	Conc			Sink		Area (SF)		EFA	47
Style	1 Story Frame	Exterior Walls	Composition Siding			Shower Stall/Tub		Condition		EFF Year	1976
		Roof	Asph / Gable			Mtl St Sh Bath		Phy-Depr. %		Grade	Main Building
		Interior Finish	Dw/			Wet Bar		Bsmt (SF)		Condition	NML
		Flooring	Carpet/Laminate			Cust Bath - 3 Fixt		NoBsmt Fir(SF)		Bsmt (SF)	
AreaSF/LA	1,288 / 1,288	Non-base Heating		Fireplace		No Hot Water Tank		Heat		Qtrs Over	None
GLA 1st/2nd	0	Floor/Wall #	0			No Plumbing		AC		Qtrs Over (SF)	
Grade	4+10	Pipeless #	0			Sewer & Water Only		Attic (SF)		Interior Finish	<None>
Grade Mult.	1.150	Hand Fired (Y/N)	No			Water Only w/Sink				Interior Finish (SF)	
Condition	NML	Space Heat #	0			Hot Tub				%Phy/E-O Obs	19.00-0-0-0
Phy-Depr. %	19%	Appliances				Bidet		Obsolescence		Door Opns	
Basement	Full	Range Unit	Built-In Vacuums			Fbgls Service Sink		Functional %	0%	Stalls- Bsmt / Std	
No Bsmt Fir.	0	Oven - Single	Intercom System			Urinal		External %	0%		
Heat	Elec - Basebd	Oven - Double	Bl Stereo(SpksOnly)			Sauna		Other %	0%		
AC	Yes	Dishwasher				Cust Bath - 4 Fixt					
Attic	None	Microwave				Cust Tile Full Bath					
		Trash Compactor				Cust Tile SS Bath					
		Jennair				Cust Bath - 5 Fixt					
		Security System				Cust Tile Shower/Tub					
						Cust Tile SSB +lav					
						Cust Tile SSB w/Std Tub					
						Cust Tile SSB - 5 Fixt					
						Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					



Bidd / Addn	Description (RCN \$258,486)	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	1,288		\$142,960									
#1	Bsmt Fin - Living Qtrs. (Multi) (Avg)	1,160 Tbl	\$27.75	\$32,190									
	Base Heat: Elec - Basebd												
	Add Central Air	1,288	\$3,420.00	\$3,420									
#1	Porch: 1S Frame Enclosed	286 SF	\$14,650.00	\$14,650									
	Deck #1: Concrete Patio	55 SF	\$4.90	\$270									
	Plumbing	3	N/A	\$8,900									
	Garage: Att Frame	676 SF		\$22,380	1.150	1976	19.00						
	Building Sub Total			\$224,770	1.150	1976	19.00	0	0	0		\$209,374	
	Building TOTAL Value										\$209,374	1.000	\$209,400

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2023	VAI Import from 2023 file	Import	Rural	Res	\$47,025	\$131,269	\$0	\$0	\$178,294
2022	VAI Import from 2022 file	Import	Rural	Res	\$37,025	\$131,269	\$0	\$0	\$168,294
2021		Import	Rural	Res	\$24,810	\$131,269	\$0	\$0	\$156,079



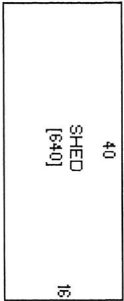
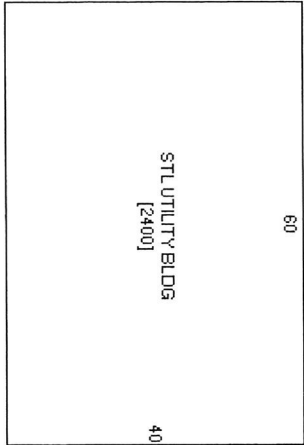
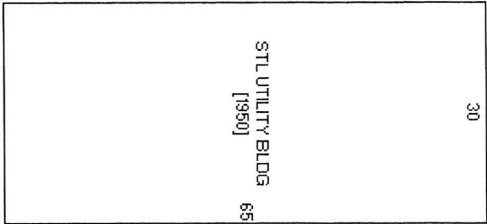
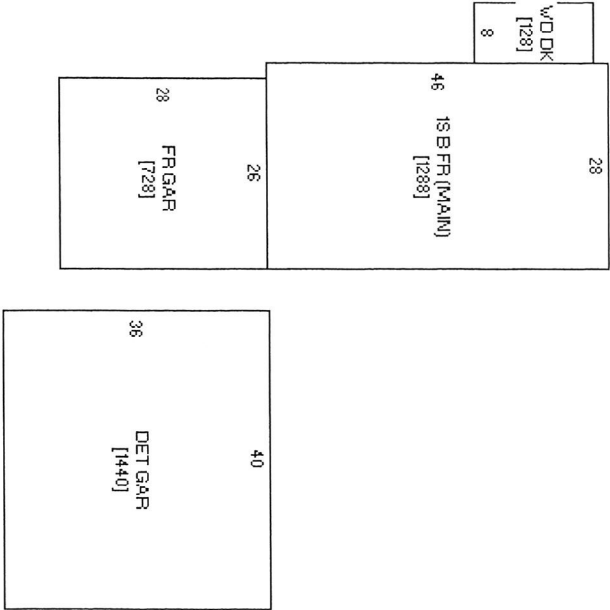
Sketch 1 of 1

Bldg / Addn	Description (RCN \$246,979)	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	1,288		\$142,960									
#1	Bsmt Fin - Rec. Room W/ Walk-out (Avg)	1,288 Tbl	\$25.75	\$33,166									
	Base Heat												
	Add Central Air	1,288	\$3,420.00	\$3,420									
	Deck #1: Wood Deck	128 SF	\$21.00	\$2,688									
	Plumbing	3	N/A	\$8,900									
	Garage: Att Frame	728 SF		\$23,630	1.150	1975	15.00						
	Building Sub Total			\$214,764	1.150	1975	15.00	0	0	0	\$209,931		
	Garage: Det Frame	0' X 0'	1,440 SF	\$54,956	4	2010	13.00	0	0	0	\$50,202		
	Int Finish: Fin. Int. w/HT	1,440 SF											
	Building TOTAL Value										\$260,133	0.950	\$247,100

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2023	VAI Import from 2023 file	Import	Rural	Res	\$52,500	\$145,526	\$0	\$0	\$198,026
2022	VAI Import from 2022 file	Import	Rural	Res	\$36,920	\$145,526	\$0	\$0	\$182,446
2021		Import	Rural	Res	\$24,400	\$145,526	\$0	\$0	\$169,926



Photo 1 of 1 - 06/06/2023



Comp #3

PDF+PIN: 010+01-0000-00107-010

17047 13TH ST NE, BUXTON

Trail County, ND

WORKING

Tue, 7/30/2024, 11:35 AM Page 1

Deed: WANNER, SEAN & JANA

Contract:

CID#:

DBA:

MLS:

Rural / Residential
Legal: 700' BY 550' IN SE CORNER OF SW1/4 28-148-49 A-8.84

Map Area: BELMONT TWP-RES

Route: 000-000-000

Tax Dist: 0103010000

Plat Page:

Subdiv: NONE

Checks/Tags:

Lister/Date: MM, 07/25/2023

Review/Date:

Entry Status: Info From Owner

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)		
Acre X Rate						43,560.00	1.000			R-170	\$22,500.00						\$0		
AC x Rate 2						130,680.00	3.000			R-75	\$5,000.00								
AC x Rate 3						167,270.40	3.840			R-50	\$2,500.00								
AC x Rate 4						43,560.00	1.000			R-125	\$10,000.00								
Subtotal						385,070.40	8.840					\$57,100	0%	0%	0%		\$0		
Grand Total						385,070.40	8.840					\$57,100	0%	0%	0%		\$57,100		
Street																			
Street						Utilities				Zoning				Land Use					
Acre X Rate	None				None				Not Applicable				Not Applicable						
Sales																			
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Building Permits				Reason				Type			
05/16/2022	\$440,000	D000	198151														Pr Yr. 2023		
																	\$52,100		
																	\$344,912		
																	\$397,012		

Res. Structure					Finish			Plumbing			Addition		Garage	
Occ. Code	101	Tl Rooms Above #	10	Bedrooms Above #	3	Standard Bath - 3 Fixt			2	Addition	1 of 1	Garage	1 of 2	
Occ. Descr.	Single-Family / Owner Occupied	Tl Rooms Below #	2	Bedrooms Below #	0	Shower Stall Bath -3 Fixt				Year Built	2000	Style	Att Fr.	
Year Built	1920	Rec. Room (Single)	520		\$22.25	Toilet Room (1/2 Bath)			2	EFA	23	W X L	0' X 0'	
EFA / EFYr	103 / 1920	Minimal Finish	520		\$14.00	Lavatory				EFA Year	2000	Area (SF)	1,092	
Arch. Dsgn	N/A	Foundation	Conc			Water Closet				Style	1 Sty Fr.	Year Built	2000	
Style	1 Story Frame	Exterior Walls	Stl			Shower Stall/Tub				Area (SF)	689	EFA	23	
AreaSf/TLA	1,040 / 1,729	Roof	Asph / Gable			Mtl Stall Shower				Condition	Very Good	EFF Year	2000	
GLA 1st/2nd	1,729 / 0	Interior Finish	Dwvl			Wet Bar				Phy-Depr %	4.00	Grade	Main Building	
Grade	3-10	Flooring	Carpet/Laminate			Cust Bath - 3 Fixt				Bsrnt (SF)		Condition	V Good	
Grade Mult.	1.180	Non-base Heating			Fireplace			Custom Tub		NoBsrnt Fir(SF)		Bsrnt (SF)		
Condition	V Good	Floor/Wall #	0	Gas	1	No Hot Water Tank				Heat	Heat Pump	Qtrs Over (SF)	None	
Phy-Depr %	20%	Pipeless #	0			Sewer & Water Only				AC	Yes	Qtrs Over (SF)		
Basement	Full	Hand Fired (Y/N)	No			Water Only w/Sink				Attic (SF)		Interior Finish	Fin. Int. w/Ht	
No Bsrnt Fir.	0	Space Heat #	0			Bidet				Obsolescence				
Heat	Heat Pump	Appliances						Fbgis Service Sink		Functional %	0%	Door Opns		
AC	Yes	Range Unit	Built-In Vacuums				Urinal		External %	0%	Stalls- Bsrnt / Std			
Attic	None	Oven - Single	Intercom System				Sauna		Other %	0%				
		Oven - Double	BI Stereo(SpkrsOnly)				Cust Bath - 4 Fixt		None					
		Dishwasher					Cust Tile Full Bath		None					
		Microwave					Cust Bath - 5 Fixt		None					
		Trash Compactor					Cust Tile Shower/Tub		None					
		Jennair					Cust Tile SSB +lav		None					
		Security System					Cust Tile SSB w/Std Tub		None					
							Cust Bath +lav		None					
							Cust Bath w/Cust SS		None					
							Cust Bath w/Cust SS +lav		None					

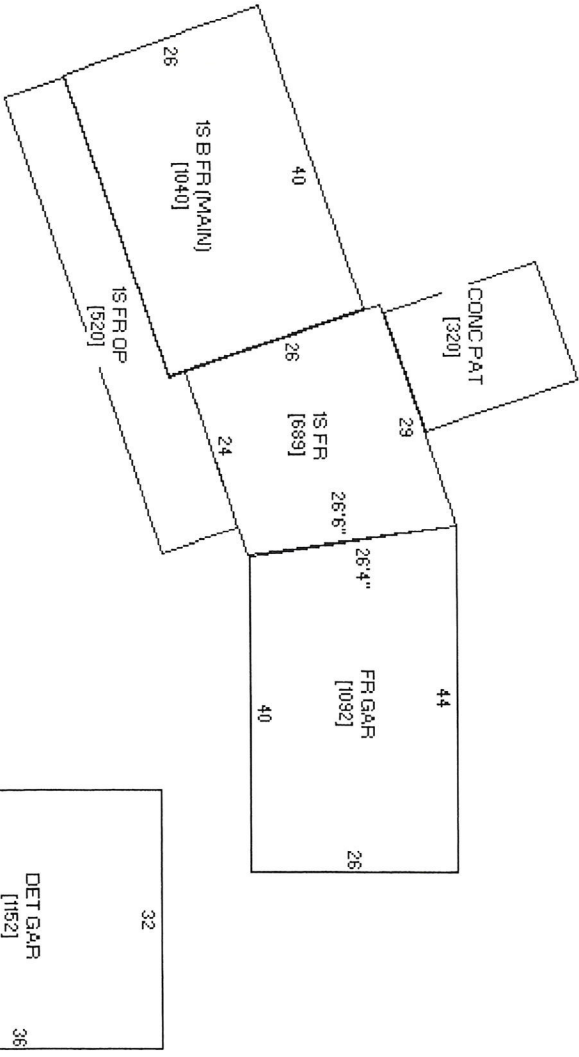
</

FRYI -
Condition was upgraded a year after the sale after some remodeling was completed.



Bldg / Addn	Description (RCN \$320,532)	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	1,040		\$125,560									
#1	Bsmt Fin - Rec. Room (Single) (Avg)	520 Tbl	\$22.25	\$11,570									
#2	Bsmt Fin - Minimal Finish (Avg)	520 Tbl	\$14.00	\$7,280									
	Base Heat: Heat Pump												
	Add Central Air	1,040	\$3,200.00	\$3,200									
#1	Porch: 1S Frame Open	520 SF	\$18,030.00	\$18,030									
	Deck #1: Concrete Patio	320 SF	\$4.90	\$1,568									
	Plumbing	4	N/A	\$11,000									
#1	Fireplace: Gas	1	\$4,250.00	\$4,250									
	Garage: Att Frame	1,092 SF		\$44,765	1.180	2000	4.00						
	Int Finish: Fin. Int. w/HT	1,092 SF											
	Building Sub Total			\$227,223	1.180	1920	20.00	0	0	0	\$222,950		
Adtn	1 Story Frame	689 SF		\$44,414	1.180	2000	4.00	0	0	0	\$50,312		
	Garage: Det Frame	0' X 0'	1,152 SF	\$44,014	4	2014	9.00	0	0	0	\$42,056		
	Int Finish: Fin. Int. w/HT	1,152 SF											
	Building TOTAL Value										\$315,318	1.000	\$315,300

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2023	VAI Import from 2023 file	Import	Rural	Res	\$52,100	\$344,912	\$0	\$0	\$397,012
2022	VAI Import from 2022 file	Import	Rural	Res	\$42,100	\$139,450	\$0	\$0	\$181,550
2021		Import	Rural	Res	\$25,840	\$139,450	\$0	\$0	\$165,290

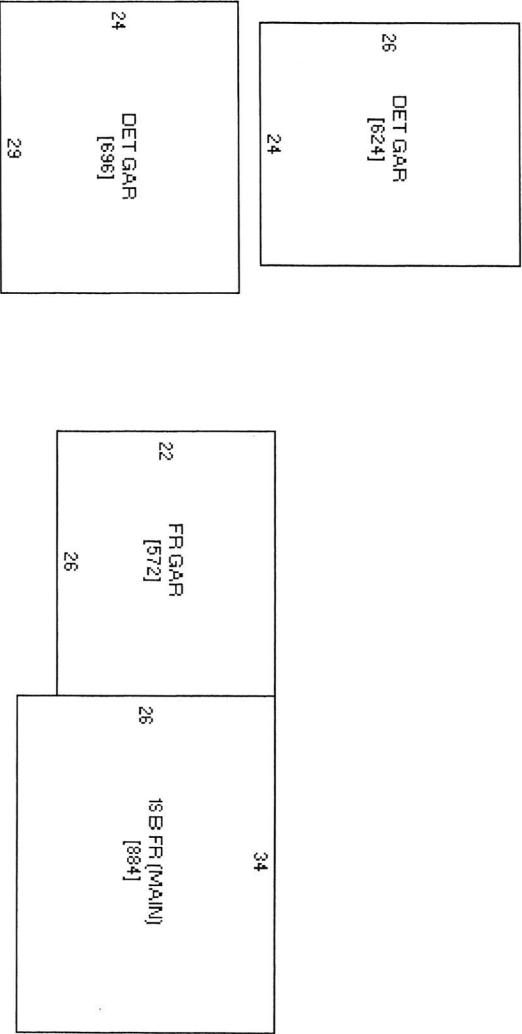


Res. Structure		Finish	
Occ. Code	101	Ttl Rooms Above #	6
Occ. Descr.	Single-Family / Owner Occupied	Ttl Rooms Below #	3
Year Built	1965	Bedrooms Below #	0
EFA / EFA Year	58 / 1965	Minimal Finish	400
Arch. Dsgn	N/A		\$14.00
Style	1 Story Frame	Foundation	C Blk
AreaSF/TLA	884 / 884	Exterior Walls	Stl
GLA 1st/2nd	884 / 0	Roof	Asph / Gable
Grade	4	Interior Finish	Dw/
Grade Mult.	1.050	Flooring	Hdwd
Condition	A NML	Non-base Heating	
Ply-Depr. %	16%	Fireplace	
Basement	Full	Floor/Wall #	0
No Bsmt Fir.	0	Pipeless #	0
Heat	FHA - Gas	Hand Fired (Y/N)	No
AC	Yes	Space Heat #	0
Attic	None	Appliances	
		Range Unit	Built-In Vacuums
		Oven - Single	Intercom System
		Oven - Double	Bl Stereod(SpksOnly)
		Dishwasher	
		Microwave	
		Trash Compactor	
		Jennair	
		Security System	
		Plumbing	
		Standard Bath - 3 Fixt	1
		Shower Stall Bath -3 Fixt	1
		Toilet Room (1/2 Bath)	
		Lavatory	
		Water Closet	
		Sink	
		Shower Stall/Tub	
		Mt St Sh Bath	
		Mt Stall Shower	
		Wet Bar	
		Cust Bath - 3 Fixt	
		Custom Tub	
		No Hot Water Tank	
		No Plumbing	
		Sewer & Water Only	
		Water Only w/Sink	
		Hot Tub	
		Bidet	
		Fbgl's Service Sink	
		Urinal	
		Sauna	
		Cust Bath - 4 Fixt	
		Cust Tile Full Bath	
		Cust Tile SS Bath	
		Cust Bath - 5 Fixt	
		Cust Tile Shower/Tub	
		Cust Tile SSB +lav	
		Cust Tile SSB w/Std Tub	
		Cust Tile SSB - 5 Fixt	
		Cust Bath +lav	
		Cust Bath w/Cust SS	
		Cust Bath w/Cust SS +lav	
		Addition	
		Addition	No Additions
		Year Built	
		EFA	
		EFA Year	
		Style	
		Area (SF)	
		Condition	
		Ply-Depr. %	
		Bsmt (SF)	
		NoBsmt Fir(SF)	
		Heat	
		AC	
		Attic (SF)	
		Garage	
		Garage	1 of 3
		Style	Att Fr.
		W X L	0' X 0'
		Area (SF)	572
		Year Built	1974
		EFA	49
		EFF Year	1974
		Grade	Main Building
		Condition	A NML
		Bsmt (SF)	
		Qtrs Over	None
		Qtrs Over (SF)	
		Qtrs AC (SF)	
		Interior Finish	Fin. Minimal
		Interior Finish (SF)	572
		%Ply/F-E-O Obs	15.00-0-0-0
		Door Opns	
		Stalls- Bsmt / Std	



Bldg / Addn	Description (RCN \$158,440)	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	884		\$113,310									
#1	Bsmt Fin - Minimal Finish (Avg)	400 Tbl	\$14.00	\$5,600									
	Base Heat: FHA - Gas												
	Add Central Air	884	\$3,200.00	\$3,200									
	Plumbing	2	N/A	\$6,800									
	Garage: Att Frame	572 SF		\$21,985	1.050	1974	15.00						
	Int Finish: Fin. Minimal	572 SF											
	Building Sub Total			\$150,895	1.050	1965	16.00	0	0	0	\$133,321		
	Garage: Det Metal	0' X 0'		\$30,632	4	1995	28.00	0	0	0	\$23,158		
	Int Finish: Fin/Insul & HT/AC	528 SF											
	Garage: Det Metal	0' X 0'		\$18,940	4	2000	18.00	0	0	0	\$16,307		
	Building TOTAL Value										\$172,786	0.950	\$164,100

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2023	VAI Import from 2023 file	Import	Rural	Other	\$8,750	\$85,000	\$0	\$0	\$93,750
2022	VAI Import from 2022 file	Import	Rural	Other	\$8,750	\$82,000	\$0	\$0	\$90,750
2021		Import	Rural	Other	\$8,750	\$0	\$80,050	\$0	\$88,800



comp #5

LOT

PARCEL #

07 0000 01016 020

Jeblonsky, Levi & J. I.
MILLER, MATTHEW J. & JILL A.

16831 3RD ST NE

HILLSBORO ND 58045

S 640' OF W 365' OF E 1250' OF SW 1/4 LESS PT PARC #26(.31)
18-146-49 A-5.05

[illegible][illegible]

Pic 2081

[illegible]

USE	CONST.	GROSS AREA	GRADE	YEAR	EFF. AGE	COND.	EST. REPL. COST	DEP.	COL. MATERIAL VALUE	EST. MARKET VALUE
Modular House 1 Story on Subinc's				2004						
1st 2 Car Garage				2006						

FOUNDATION										INTERIOR DETAIL										BASE AREA									
Poured Concrete										Standard	Split Level		Bi-Level																
Concrete Block										Stories			B	1	2	3	A												
Wood										Living Room																			
Brick				Stone						Dining Room		Formal																	
Slab										Kitchen		Dining Area																	
Drain Tile										Bedroom																			
Floor Truss				TJI						Family Room																			
F.L. JST. X				O.C.						Den or Study																			
None										Misc. Room																			
Crawl Space				Full																									
Egress Window				W. Out																									
Masonry										Recreation Room																			
EXTERIOR WALLS										Laundry Room																			
Steel										Utility Room																			
Vinyl										Bathroom																			
Cedar Siding										Shower over Tub		Bay																	
Shakes or Shingles										Toilet Room																			
Stucco										Stall Shower		Bay																	
Brick										Ext. Stool, Lav., Sink																			
Aluminum										Floor Plan																			
Novelly Roll										TRIM																			
Initiation Stone/Brick										Birch																			
Concrete Block				Stone						Pine or Fir																			
Planks										Painted																			
Insulation										Oak																			
Comb. Windows										Mahogany																			
										Maple																			

- 2-0-271-10: 9.68 acres - 144,000 - old barn here
- 25-0-4108-10: 3.06 acres, \$30,000 - no utilities
- 25-0-4196-11: 14.23 acres , \$100,000- no utilities- small shed
- 21-0-3466-2: 10.24 acres, \$55k -no utilities – bare farmed ground
- 12-0-1799-15: 7 acres, \$55k - no utilities – old barn and shed
- 18-0-2806-1: 1acre, \$20k - utilities unknown
- 17-0-2691-20: 4.57acres, \$50k - utilities unknown
- 10-0-1471-5: 9.1 acres, \$95k, electricity – not regularly maintained road -prone to spring flooding

Dear Assessment Review Board:

I am writing to formally request an appeal/review of the recent property tax assessment for my property located at 1390 172nd Ave NE, Buxton ND.

According to the notice dated 3/18/2024, our property has been assessed at \$294,400 which we believe significantly exceeds the current value of the property.

- The assessed value in 2023 was \$157,940.
- The assessed value increase from \$157,970 in 2023 to \$294,400 in 2024 is an absurd 86% increase in just one year. No updates had been made at this property in the last 10 years, and the property is 45 years old.

The county tax director had mentioned multiple times prior when speaking with her that our home has not had any county value increase since 2015 and that we are not really going up 86 % in one year. That is their justification for the 86% increase from 2023 to 2024.

We encourage you look at the tax statements from the country and you will see the yearly increases. From 2020 to 2023 alone our home has an increase of assessed value from the county by \$28,345 dollars. This year there is another assessed value increase \$136,460 dollars in one's years' time. That's an increase of \$149,893 dollars in 2 years.

In support of our claim, I have enclosed the following documents:

- Tax statements in this letter from 2020 until 2023. These will show the assessed value is truly going up another 86% from 2023 to 2024.
- The Notice of Increase on the Real Estate Assessment form clearly shows the dollar increase from 2023 to 2024 which is enclosed in the appeal.

According to the Property Record that you have filed, we have noted the following discrepancies between your records and what is currently in my home.

- Our Addition on our property card is listed as "Adtn 1 Story Frame 384 SF". That addition is not 384 square feet it is 330 square feet.
- Front and Back Decks are 45 years old and need to be replaced. Pictures Included.

Unfinished spaces

- **Basement Bedroom**
 - 12x10 120 square feet unfinished. Picture Included.
- **Furnace Room**
 - 12x10 120 square feet unfinished. Picture Included.
- **Laundry Room 12x13**
 - 156 square feet unfinished. Picture Included.

I respectfully request that the assessment office review these documents and consider adjusting the assessed value of my property to reflect its current market value more accurately. Thank you for your attention in this matter. I look forward to your prompt response.

Sincerely,

Kory and Becky Anderson

2022 TRAILL COUNTY

REAL ESTATE TAX STATEMENT

Parcel Number
01-0000-00090-010Jurisdiction
BELMONT TWP

Statement No: 140

2022 TAX BREAKDOWN

Physical Location
Lot: 1 Plk: Sec: 26 Twp: 148 Rng: 49
Addition: Acres: 3.20

0103010000

Net consolidated tax 1,494.52
Plus: Special assessments 1,494.52
Total tax due
Less: 5% discount, 74.73
if paid by Feb. 15, 2023Statement Name
ANDERSON, KORY & BECKY

Amount due by Feb. 15, 2023 1,419.79

Legal Description
3.20 AC TRACT IN LOT 1 26-148-49 A-3.20Or pay in 2 installments (with no discount)
Payment 1: Pay by Mar. 1st 747.26
Payment 2: Pay by Oct. 15th 747.26Legislative tax relief
(3-year comparison):

2020

2021

2022

Special assessments:
SPC# AMOUNT DESCRIPTION

Legislative tax relief 712.61 757.04 801.30

Tax distribution

(3-year comparison):

2020

2021

2022

True and full value 129,595 139,307 144,507
Taxable value 5,832 6,269 6,503
Less: Homestead credit
Disabled Veteran credit
Net taxable value -> 5,832 6,269 6,503

Total mill levy 226.23 234.50 229.82

ESCROW COMPANY NAME:
CORELOGIC TAX SERVICES

Taxes By District (in dollars):

COUNTY 642.34 746.07 742.70
BELMONT TOWNSHIP 189.36 225.68 234.11
CENTRAL VALLEY SCHO 466.33 475.57 487.73
BUXTON FIRE 15.51 16.49 23.48
STATE 5.83 6.27 6.50NOTE:
Closing at Noon on Dec 23rd.
Closed Dec 26th and Jan 2nd.
Drop Box inside S. Door #2,
Key Pad located at each Door
for Office visits.

Consolidated tax 1,319.37 1,470.08 1,494.52

FOR ASSISTANCE, CONTACT:
TRAILL COUNTY TREASURER
PO BOX 9
HILLSBORO ND 58045-0009
701-636-4459

Net effective tax rate > 1.02% 1.05% 1.03%

[Detach here and mail with your payment]

2022 TRAILL COUNTY REAL ESTATE TAX STATEMENT

our canceled check is your receipt for your payment.
o receipt will be issued.Total tax due 1,494.52
Less: 5% discount 74.73

Parcel Number: 01-0000-00090-010

Statement Number: 140

Amount due by Feb. 15, 2023 1,419.79

Enter the amount you are paying on
this parcel if less than full amount.Or pay in 2 installments (with no discount)
Payment 1: Pay by Mar. 1st 747.26
Payment 2: Pay by Oct. 15th 747.26

ANDERSON, KORY & BECKY

1390 172ND AVE NE
BUXTON ND 58218MAKE CHECK PAYABLE TO:
TRAILL COUNTY TREASURER
PO BOX 9
HILLSBORO ND 58045-0009
701-636-4459

2023 TRAILL COUNTY

REAL ESTATE TAX STATEMENT

Parcel Number
01-0000-00090-030Jurisdiction
BELMONT TWP

Statement No: 13,296

2023 TAX BREAKDOWN

Physical Location
Lot: 1 Blk: Sec: 26 Twp: 148 Rng: 49
Addition: Acres: 7.57

0103010000

Net consolidated tax 1,535.26
Plus: Special assessments
Total tax due 1,535.26
Less: 5% discount,
if paid by Feb. 15, 2024 76.76Statement Name
ANDERSON, KORY & BECKY

Amount due by Feb. 15, 2024 1,458.50

Legal Description
A 7.57 AC TRACT IN LOT 1 26-148-49 A-7.573Or pay in 2 installments (with no discount)
Payment 1: Pay by Mar. 1st 767.63
Payment 2: Pay by Oct. 15th 767.63Legislative tax relief
(3-year comparison):

2021

2022

2023

Special assessments:
SPC# AMOUNT DESCRIPTION

Legislative tax relief

877.55

Tax distribution
(3-year comparison):

2021

2022

2023

True and full value
Taxable value
Less: Homestead credit
Disabled Veteran credit
Net taxable value->157,940
7,108

7,108

ESCROW COMPANY NAME:

Total mill levy 234.50

215.99

Taxes By District (in dollars):

COUNTY
BELMONT TOWNSHIP
CENTRAL VALLEY SCHO
BUXTON FIRE
STATE778.04
255.89
468.77
25.45
7.11NOTE:
HOLIDAY HOURS:
CLOSED 12/25/2023
CLOSED 01/01/2024
SECURE DROP BOX AVAILABLE
LOCATED AT SOUTH DOOR #2

Consolidated tax

1,535.26

FOR ASSISTANCE, CONTACT:
TRAILL COUNTY TREASURER
PO BOX 9
HILLSBORO ND 58045-0009
701-636-4459

Effective tax rate>

%

%

.97%

[Detach here and mail with your payment]

2023 TRAILL COUNTY

REAL ESTATE TAX STATEMENT

If canceled check is your receipt for your payment,
receipt will be issued.Total tax due 1,535.26
Less: 5% discount 76.76

Parcel Number: 01-0000-00090-030

Statement Number: 13,296

Amount due by Feb. 15, 2024 1,458.50

Enter the amount you are paying on
this parcel if less than full amount.Or pay in 2 installments (with no discount)
Payment 1: Pay by Mar. 1st 767.63
Payment 2: Pay by Oct. 15th 767.63

ANDERSON, KORY & BECKY

1390 172ND AVE NE
BUXTON ND 58218MAKE CHECK PAYABLE TO:
TRAILL COUNTY TREASURER
PO BOX 9
HILLSBORO ND 58045-0009
701-636-4459



NOTICE OF INCREASE IN REAL ESTATE ASSESSMENT
OFFICE OF STATE Tax Commissioner
STB 24/13 (7-2023)

Name of Township/City/District BELMONT TOWNSHIP		County TRAILL COUNTY	
Property Owner/Address Kory + Becky Anderson 1390 172nd Ave NE Buxton ND 58218		Real Estate Description 7.57 AC in lot 1 26-148-99 1-0-90-30	
Current Year Assessment (Year) 2024		True and Full Value 294,400	
Previous Year Assessment (Year) 2023		True and Full Value 157,940	
Change in Assessment		Percentage 86	True and Full Value 136,460
Reason for Increase in Value Residential Reassessment			

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 BELMONT TWP BOE	Hearing Location DARRELL LARSON'S SHOP	Date 4/9/24	Time 6:30 PM
County Board of Equalization TRAILL COUNTY BOE	Hearing Location Courthouse	Date 6/4/24	Time 9:00 AM
State Board of Equalization ND STATE BOE	Hearing Location BISMARCK - CAPITAL	Date 8/13/24	Time 8:30 AM

Name of Assessment Official Michelle Mooney michelle.mooney@co.triill.nd.us		Date 3/18/24	
Mailing Address PO Box 745		Telephone Number 701-636-5950	
City Hillsboro		State ND	ZIP Code 58045

Basement Bedroom



Furnace Room



Laundry Room



Front Deck



Front Deck



Back Deck



TRAILL COUNTY GOVERNMENT

Commission District #1 Thomas Eblen
Commission District #2 Kurt Elliott
Commission District #3 Kendall Nesvig
Commission District #4 Larry Young
Commission District #5 Les Amb

TRAILL COUNTY COMMISSION

PO Box 429 Hillsboro, ND 58274 701-636-4458

July 17, 2024

Kory & Becky Anderson
1390 172nd Ave NE
Buxton, ND 58218

Dear Kory & Becky,

At the 2024 Tax Equalization meeting held on June 4, 2024 the commission made the following motions:

Received a packet/letter from Kory & Becky Anderson requesting Traill County to reconsider the assessment that has been placed on their property to reflect its current market value more accurately. After consideration, on motion of Eblen, seconded by Nesvig and carried to set a value of \$296,800.00 on the Anderson property.

On motion of Elliott, seconded by Young and carried to send Kory & Becky Anderson a letter requesting permission to enter the property, to properly verify square footage and condition of home to determine accurate values.

We would like to resolve this issue by setting up an appointment for Kayla Knudson, Tax Director, to enter your home and do a comprehensive evaluation of your property to determine its valuation.

Please call Kayla Knudson's office at 701-636-4950 to set up this appointment.

Sincerely,



Thomas Eblen
Traill County Commission Vice-Chairman

Traill County places significant importance on the safety and well-being of its employees and the public it serves.