Memorandum

To: Honorable Kelly Armstrong, Governor
Honorable Thomas Beadle, State Treasurer
Honorable Joshua Gallion, State Auditor
Honorable Doug Goehring, Commissioner of Agriculture
Honorable Brian Kroshus, Tax Commissioner

From: Amber Hasenyager, Administrative Assistant, Office of State Tax Commissioner

Date: July 29, 2025

Subject: Meeting of the State Board of Equalization

The State Board of Equalization will meet in the Brynhild Haugland Room, North Dakota State Capitol, ground floor, Tuesday, August 12, 2025, at 8:30 a.m.

You may attend the meeting remotely using the following method:

1. **Join the meeting now** via Teams Meeting
2. **Phone:** 701-328-0950 Enter Conference ID: 324 118 660#

The following items are on the agenda:

1. Pledge of Allegiance.
2. Approval of the Agenda.
3. Approval of the minutes from the July 8, 2025 meeting.
4. Approval of the minutes from the July 10, 2025 meeting.
5. Hearing for the 2024 Telecommunications Gross Receipts Tax.
6. Welcome and introductory remarks, Chairman of the State Board of Equalization.
7. Meeting overview and instructions, Secretary of the State Board of Equalization, Tax Commissioner Kroshus and State Supervisor of Assessments, Shelli Myers.
8. Discussion of tolerance levels and other considerations.
9. Appeals, Public Comments, and Comments from County Tax Directors and City Assessors.
10. Discussion and direction to property tax staff regarding appeals
    a. October 2, 2025, at 10:30 am - Regular Meeting - SBOE will meet in the Peace Garden Room.
11. Other business.
12. Adjournment.

cc: Shelli Myers, State Supervisor of Assessments

The State Board of Equalization met in regular session in the Red River Room at the North Dakota State Capitol and virtually via Microsoft Teams. Governor Armstrong called the meeting to order at 1:05 p.m. on July 8, 2025

1. PLEDGE OF ALLEGIANCE

2. APPROVAL OF AGENDA

Auditor Gallion moved, and Treasurer Beadle seconded to approve the agenda. Upon voice vote, all participating members voted aye. The motion passed.

3. APPROVAL OF MINUTES FROM THE NOVEMBER 7, 2024 MEETING

Treasurer Beadle moved and Auditor Gallion seconded to approve the minutes from the November 7, 2024, meeting. Upon voice vote, all participating members voted aye. The motion passed.

4. WELCOME AND INTRODUCTORY REMARKS

5. HEARING FOR CENTRALLY ASSESSED COMPANIES ON THE 2025 TENATIVE ASSESSMENTS.

Lease payments in 2024 increased for Allegiant Air, Envoy Air, Federal Express Corp, Frontier Airlines, SkyWest Airlines and United Airlines. Sun Country Airlines is now flying 2 flights a week into Williston in September through the first half of December. Treasurer Beadle moved, and Auditor Gallion seconded to approve the 2025 airline assessments totaling $10,689,500. Upon voice vote, all participating members voted aye. The motion passed.

Commissioner Kroshus stated that on average, Natural Gas companies saw an increase in revenue during 2024. That increase in revenue can be seen in Dakota Midstream LLC, Northern Border Pipeline Company, and Pecan Pipeline (North Dakota) Inc, explaining their more significant increase in assessments. A few Natural Gas Companies significantly increased their footprint in North Dakota by adding additional line miles or equipment in 2024. Those include Hess Bakken Investments II LLC, Hess Tioga Gas Plant LLC and Liberty Resources II. In 2024 Bison Pipeline experienced another drop in operating income but are expecting to see an increase in revenues again in 2026 for the 2027 assessment. Andeavor Gathering I LLC saw regular depreciation and a decrease in throughput last year decreasing their assessed value more significantly. WBI Energy Transmission Inc. put into service lines that are given a 15-year exemption by 2023 HB 1170 for underserved communities that run from Cass County to Richland County. True Oil LLC purchased Roughrider Pipeline Co. in 2024. In the beginning of 2025 Hiland Sanderson System LLC purchased OE2 North LLC, submitting the 2024 financials. Treasurer Beadle moved and Auditor Gallion seconded to approve the tentative natural gas assessments totaling $3,507,016,500. Upon voice vote, all participating members voted aye. The motion passed.

Commissioner Kroshus gave a brief introduction on Oil and Refined Petroleum. Like Natural Gas, several companies saw an uptick in operating revenue, to include Bridger Pipeline LLC, Dakota Midstream LLC, Enbridge Energy LP, ONEOK Bakken Pipeline LLC, Pelican Gathering Systems LLC and Plains Pipeline LP. This year we saw a continued drop in income in three

companies due to previous loss of contracts and lack of use of those pipelines. The three companies that were impacted the most were Bakken Pipeline Company, Belle Fourche Pipeline, and Tidal Energy Marketing US LLC. TransCanada Keystone Pipeline LP changed their name to South Bow USA LP in 2024. Dakota Midstream LLC- Oil purchased natural gas pipeline USG Wheatland Pipeline LLC. Auditor Gallion moved, and Treasurer Beadle seconded to approve the tentative oil and refined petroleum assessments totaling $2,096,451,500. Upon voice vote, all participating members voted aye. The motion passed.

Commissioner Kroshus gave a brief introduction on Carbon Dioxide Pipeline. Dakota Gasification saw another year of significant depreciation due to the contract entered into with the Office of State Tax Commissioner in 1999. Denbury Green saw a year of normal depreciation. Dakota Carbon Services is a new pipeline located in Mercer County. Commissioner Goehring moved, and Auditor Gallion seconded to approve the tentative Carbon Dioxide Pipeline assessments totaling $22,612,500. Upon voice vote, all participating members voted aye. The motion passed.

Commissioner Kroshus stated that Dakota Northern Railroad had an updated valuation model based on projected and historic income which resulted in an increase. Dakota, Missouri Valley & Western RR has income generated in connection with SOO Line corrected from prior years resulting in a significant increase in value. Value reflects a proposed three-year span of increases instead of one huge increase this year. Northern Plains railroad did not report. An assessment was based on the information in SOO Line Railroad Company and projected changes in income and assets. Income generated in connection with SOO Line corrected from prior years resulting in a significant increase in value. Value reflects a proposed three-year span of increases instead of one huge increase this year. Red River Valley & Western saw a 43% increase in revenue. SOO Line saw a 15% decrease in income this year, that decrease coupled with 37% increase expenses resulting in a significant decrease in valuation through the income method of valuation. Commissioner Goehring moved, and Auditor Gallion seconded to approve the tentative railroad assessments totaling $699,407,500. Upon voice vote, all participating members voted aye. The motion passed.

Commissioner Kroshus stated that Dakota Natural Gas added 32 miles of line and equipment assets which resulted in a 5% increase in the ND assets. In 2024, Otter Tail Power Company discovered they had been reporting double their Merricourt Wind Center within the ad valorem tax annual return (57-06 EGH) and the electric tax (57-33.2) for four years, 2020 - 2024. The property tax division worked with OTP Co. to make corrections for those four years of double reporting, removing the Merricourt Wind Center valuation from the ad valorem tax. The overall effect results in an annual taxable value credit amount of $4,126,838 or assessed value credit amount of $41,268,380 per year beginning with the 2025 assessment and ending with the 2028 assessment. Commissioner Goehring moved, and Treasurer Beadle seconded to approve the tentative electric, gas and heat assessments totaling $581,619,528. Upon voice vote, all participating members voted aye. The motion passed.

Commissioner Kroshus stated that the capitalization rate increased from 8.64% to 9.10% this year which decreased income valuation. However, most wind farms are valued based upon the cost approach. The ad valorem wind (assessed under NDCC 57-06) has increased 5% mainly due to the repowering of Otter Tail Power Company's Langdon Wind Farm, increased assets for

Otter Tail Power Company's three other wind farms which are being repowered this summer, and increased generation at the Tatanka Wind Farm. Depreciation increases by 5% annually for the wind farms unless they repower their generators. There is also a 9.29% obsolescence applied to each wind farm for 2024. Older wind farms without guaranteed contracts struggle to place their power on the MISO power grid, which was the case with the Tatanka Wind Farm in 2023. However, in 2024 Tatanka was able to generate power for sale to a crypto currency mining facility and soon an AI company near Ellendale, ND. Commissioner Goehring moved, and Auditor Gallion seconded to approve the tentative wind assessments totaling $314,443,400. Upon voice vote, all participating members voted aye. The motion passed.

6. HEARING FOR REVIEW OF THE ELECTRIC DISTRIBUTION, GENERATION, AND TRANSMISSION PAYMENT IN LIEU OF TAX

Commissioner Kroshus gave a brief introduction on Electric Distribution. Electric Distribution shows an 8% increase this year, this is mostly attributable to the increases seen by Mountrail Williams Electric and McKenzie Electric Cooperative. Auditor Gallion moved, and Treasurer Beadle seconded to approve the tentative distribution assessments totaling $16,367,993.25. Upon voice vote, all participating members voted aye. The motion passed.

Commissioner Kroshus gave a brief introduction on Electric Transmission. Commissioner Kroshus stated that all changes in value are directly related to lines coming off of the 5-year graduated exemption given through N.D.C.C. § 57-06-17.3 Auditor Gallion moved, and Treasurer Beadle seconded to approve the tentative transmission assessments totaling $1,965,047.06. Upon voice vote, all participating members voted aye. The motion passed.

Commissioner Kroshus stated that Electric Generation from Wind assessed under NDCC § 57-33.2 shows a slight increase since last year. Most of it is attributed to the two new companies assessed under NDCC 57-33.2. Auditor Gallion moved, and Treasurer Beadle seconded to approve the tentative wind generation assessments totaling $13,595,166.93. Upon voice vote, all participating members voted aye. The motion passed.

Commissioner Kroshus gave a brief introduction on Electric Generation. OREG II increased their rated capacity which shows in their percentage change, but as a whole, the electric generation remains steady. Auditor Gallion moved, and Treasurer Beadle seconded to approve the tentative generation assessments totaling $2,529,435.47. Upon voice vote, all participating members voted aye. The motion passed.

7. APPROVAL OF THE STATE MEDICAL CENTER RESOLUTION.

Commissioner Kroshus read the State Medical Center Resolution, WHEREAS ARTICLE X, SECTION 10 of the North Dakota Constitution requires that a one mill levy on all taxable property within the State shall be spread for the purpose of establishing a Medical Center at the University of North Dakota. THEREFORE, ALBEIT RESOLVED that a Medical Center levy for the year of 2025 is hereby levied at a rate of one mill on each dollar of net taxable valuation of all property subject to the general property tax for the year 2025. Commissioner Kroshus moved the State Medical Center Resolution. Upon the roll call vote, Commissioner Kroshus; yes, Auditor Gallion; yes, Treasurer Beadle; yes, Commissioner Goehring; yes, and Governor Armstrong; yes. The motion passed.

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8. GRIGGS COUNTY UPDATE

Commissioner Kroshus wanted to provide an update to the Board about Griggs County. The 2025 Griggs County sales ratio indicates an increase needed in both residential and commercial parcel values. Preliminary recommendations were given to the Griggs County Commission on February 24, 2025, and the County Board of Equalization meeting was scheduled. Assessment books distributed to local assessors and sales ratio preliminary recommendations were given to the assessors and presented to the Townships Officers at a meeting on March 11, 2025. The townships and cities scheduled their local board of equalization meetings within the first fifteen days of April. Griggs County has signed a contract with Vanguard Appraisals. The appraisal program should have the county's parcels created and software installed within the month. The city of Cooperstown has had Vanguard program license for years and their property data, size, year built, type, etc. will also be imported and housed in the County program. The 2025 Griggs County sales ratio indicated an increase needed in both residential and commercial parcel values. Recommendations were given to townships and cities and to the Griggs County Commissioners. The County Board of Equalization meeting was scheduled for June 9, 2025.

The townships and cities held local board of equalization meetings within the first fifteen days of April. Discussion with local assessors the need for current data to be collected and imported to the county mass appraisal program. Received property record cards for townships and the city of Binford is scheduled for a reappraisal later this summer. Although the mass appraisal program software has been installed with parcel data, we will be working on the review after the county board of equalization. Cooperstown's property data, size, year built, type, etc., has not been created or imported into the county program.

9. OTHER BUSINESS

Governor Armstrong announced the next State Board of Equalization meeting is on Tuesday, August 12, 2025, at 8:30 A.M. in the Brynhild Haugland Room.

10. ADJOURNMENT

Commissioner Goehring moved, and Treasurer Beadle seconded to adjourn. Upon voice vote, all participating members voted aye. The motion passed. Governor Armstrong adjourned the meeting at 1:36 p.m. on July 8, 2025.

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The State Board of Equalization met in a special session in the 8th Floor Conference Room at the North Dakota State Capitol and virtually via Microsoft Teams. Commissioner of Tax, Brian Kroshus called the meeting to order at 2:02 p.m. on July 10, 2025.

1. ROLL CALL

Roll Call of Board Members. Those present were Commissioner Kroshus, State Treasurer Beadle, State Auditor Gallion and Agriculture Commissioner Goehring.

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA

Commissioner Goehring moved, and Treasurer Beadle seconded to approve the agenda. Upon voice vote, all participating members voted aye. The motion passed.

4. Welcome and Introductory remarks

5. Review and reconsideration of the 2025 assessment for Electric, Heat, and Gas Utility Companies

Commissioner Kroshus stated that one of the Utility Companies that had reported, had double reported on their facilities. Commissioner Kroshus would like to reconsider the number that included the credit which was approved at the Tuesday meeting, that number was $581,619,528.00. The number needs to be adjusted to $622,887,928.00. Treasurer Beadle moved to reconsider the action whereby the 2025 assessments for Electric, Heat and Gas Utility Companies were approved. Auditor Gallion seconded the motion. Upon Roll Call Vote, Commissioner Kroshus, yes; Treasurer Beadle, yes; Auditor Gallion, yes; Commissioner Goehring, yes. The motion passed. Treasurer Beadle moved and Commissioner Goehring seconded to approve the 2025 assessed value of $622,887,928.00. Upon Roll Call Vote, Commissioner Kroshus, yes; Treasurer Beadle, yes; Auditor Gallion, yes; Commissioner Goehring, yes. The motion carries.

6. ADJOURNMENT

Commissioner Kroshus adjourned the meeting at 2:19 p.m. on July 10th, 2025.

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2024 Telecommunications Tax

	Tax Amount	
1800CALL4LESS 607 E WHALEY ST LONGVIEW, TX 75601-6526	1,421.80	**
702 COMMUNICATIONS 702 MAIN AVE MOORHEAD, MN 56560-2752	13,852.50	
8X8 INC 675 CREEKSIDE WAY CAMPBELL, CA 95008-0636	6,000.00	**
ACCESS POINT INC 16 HYLAND RD GREENVILLE, SC 29615-5756	1,000.00	**
ACCESSLINE COMMUNICATIONS CORPORATION 242 RANGELINE RD LONGWOOD, FL 32750-4035	1,072.66	
ACN COMMUNICATION SERVICES INC 4350 CONGRESS ST STE 900 CHARLOTTE, NC 28209-4866	203.53	
ACUATIVE CORPORATION 8237 DOW CIR STRONGSVILLE, OH 44136-1761	238.26	
AFFINITY 4 1725 WINDWARD CONCOURSE STE 150 ALPHARETTA, GA 30005-3971	17.43	**
AIRESPRING INC 242 RANGELINE RD STE 226 LONGWOOD, FL 32750-4035	836.50	
ALLIANT TECHNOLOGIES 35 AIRPORT RD STE 340 MORRISTOWN, NJ 07960-4642	1,000.00	**
ALTAWORX LLC 1595 PEACHTREE PKWY STE 204-337 CUMMING, GA 30041-9584	100.00	**
ALTIGEN COMMUNICATIONS, INC. 242 RANGELINE RD LONGWOOD, FL 32750-4035	41.15	
ANPI BUSINESS, LLC 1 N WACKER DR STE 2500 CHICAGO, IL 60606-2825	226.84	
ANPI LLC 7460 WARREN PKWY STE 218 FRISCO, TX 75034-4275	2,629.13	
ARVIG ENTERPRISES INC 150 2ND ST SW STE 100 PERHAM, MN 56573-1461	24.49	**
AT&T ENTERPRISES LLC C/O AT&T RBF TAX GROUP STE 600 11760 US HIGHWAY 1 NORTH PALM BEACH, FL 33408-3029	295,629.66	
BANDWIDTH INC. 303 PEACHTREE ST NE STE 2000 ATLANTA, GA 30308-3261	2,382.52	
BARK TECHNOLOGIES, INC. 151 SOUTHHALL LN STE 450 MAITLAND, FL 32751-7101	46.95	
BCE NEXXIA CORPORATION 1821 WALDEN OFFICE SQ STE 400 SCHAUMBURG IL 60173-4273	7,678.00	
BCM ONE INC 295 MADISON AVE FL 5 NEW YORK, NY 10017-7733	22.99	**

2024 Telecommunications Tax

	Tax Amount	
BCN TELECOM INC 550 HILLS DR BEDMINSTER, NJ 07921-1537	2,850.95	
BEK COMMUNICATIONS COOPERATIVE PO BOX 230 STEELE, ND 58482-0230	41,681.45	
BEST BUY HEALTH, INC. 242 RANGELINE RD LONGWOOD, FL 32750-4035	12,550.28	
BLACKFOOT COMMUNICATIONS INC 1221 N RUSSELL ST MISSOULA, MT 59808-1898	462.00	
BRCK 9450 SW GEMINI DR PMB 52277 BEAVERTON, OR 97008-7105	100.00	**
BRIGHT SOUND COMMUNICATIONS, INC 113 S MONROE ST FL 1ST TALLAHASSEE, FL 32301-1529	172.38	
BROADBAND LLC 303 PEACHTREE ST NE STE 2000 ATLANTA, GA 30308-3261	150.00	**
BROADSMART GLOBAL, INC. 525 ALMANOR AVE STE 200 SUNNYVALE, CA 94085-3542	60.80	
BROADVIEW NETWORKS INC 4005 N RODNEY PARHAM RD LITTLE ROCK, AR 72212-2442	80.88	
BROADWING COMMUNICATIONS LLC 931 14TH ST DENVER, CO 80202-2994	8.15	
BT AMERICAS INC 11440 COMMERCE PARK DR RESTON, VA 20191-1555	13.93	**
BULLSEYE TELECOM INC 25925 TELEGRAPH RD STE 210 SOUTHFIELD, MI 48033-2527	958.98	
CALLTOWER INC 10701 S RIVER FRONT PKWY STE 450 SOUTH JORDAN, UT 84095-3554	2,587.95	
CBTS TECHNOLOGY SOLUTIONS LLC PO BOX 14129 CINCINNATI, OH 45250-0129	310.78	
CCI SYSTEMS INC PO BOX 190 IRON MOUNTAIN, MI 49801-0190	118.14	
CELLCO PARTNERSHIP 1 VERIZON WAY BASKING RIDGE, NJ 07920-1025	519,491.83	
CENTRAL TELECOM LONG DISTANCE INC 102 S TEJON ST STE 1100 COLORADO SPRINGS, CO 80903-2253	25.75	
CENTURYLINK COMMUNICATIONS LLC 220 N 5TH ST BISMARCK, ND 58501-4027	196,301.86	
CLARITY TELECOM, LLC 4600 S ULSTER ST STE 1300 DENVER, CO 80237	2,797.25	
CLEAR LIVE LLC	208.03	

2024 Telecommunications Tax

	Tax Amount	
242 RANGELINE RD LONGWOOD, FL 32750-4035		
COMCAST BUSINESS COMMUNICATIONS LLC 1701 JOHN F KENNEDY BLVD FL 32 PHILADELPHIA, PA 19103-2855	4,022.22	
COMCAST IP PHONE, LLC 1701 JOHN F KENNEDY BLVD FL 32 PHILADELPHIA, PA 19103-2855	51.45	
COMMNET CELLULAR INC 1 VERIZON WAY # VC53S309D BASKING RIDGE, NJ 07920-1025	17,531.80	
COMMON POINT, LLC 1 N WACKER DR STE 2500 CHICAGO, IL 60606-2825	100.00	
CONSOLIDATED COMMUNICATIONS ENTERPRISE SERVICES LLC 3312 42ND ST S FARGO, ND 58104-7084	114,305.42	
CONSOLIDATED COMMUNICATIONS NETWORKS INC PO BOX 1408 DICKINSON, ND 58602-1408	101,157.13	
CONSOLIDATED TELCOM PO BOX 1408 DICKINSON, ND 58602-1408	47,002.83	
CONSUMER CELLULAR INC 12447 SW 69TH AVE PORTLAND, OR 97223-8517	50,610.56	
CONSUMER TELCOM INC 170 S GREEN VALLEY PKWY STE 300 HENDERSON, NV 89012-3145	65.11	
CONTIVIO 2211 MICHELSON DR STE 320 IRVINE, CA 92612-1388	5.68	**
CREDO MOBILE RITA SEMYONOV 931 VILLAGE BLVD STE 905 WEST PALM BEACH FL 33409-1804	333.51	
CREXENDO BUSINESS SOLUTIONS INC 1225 W WASHINGTON ST STE 213 TEMPE, AZ 85288-1243	175.93	
CRICKET WIRELESS LLC 1010 PINE ST FL 9TH9E-SALT SAINT LOUIS, MO 63101-2015	5,974.29	
CYTRACOM LLC 450 CENTURY PKWY STE 100 ALLEN, TX 75013-8135	350.00	**
DAKOTA CENTRAL TELECOM I INC PO BOX 299 CARRINGTON, ND 58421-0299	14,377.63	
DAKOTA CENTRAL TELECOMMUNICATIONS COOPERATIVE PO BOX 299 CARRINGTON, ND 58421-0299	8,697.65	
DAKTEL COMMUNICATIONS LLC PO BOX 299 CARRINGTON, ND 58421-0299	25,102.76	
DCT TELECOM GROUP INC 27877 CLEMENS RD WESTLAKE, OH 44145-1167	21.03	

2024 Telecommunications Tax

	Tax Amount	
DELTACOM LLC 4001 N RODNEY PARHAM RD LITTLE ROCK, AR 72212-2459	135.83	
DIALPAD, INC. 2700 CAMINO RAMON STE 490 SAN RAMON, CA 94583-5004	1,679.56	
DICKEY RURAL TELEPHONE COOPERATIVE PO BOX 69 ELLENDALE, ND 58436-0069	60,976.91	
DISCORD INC 444 DE HARO ST SAN FRANCISCO, CA 94107	12,567.06	**
DISH WIRELESS LLC PO BOX 6623 ENGLEWOOD, CO 80155-6623	1,145.83	
DISHNET WIRELINE LLC PO BOX 6623 ENGLEWOOD CO 80155-6623	517.67	
EASTON TELECOM SERVICES LLC 3046 BRECKSVILLE RD STE A RICHFIELD OH 44286-9252	7.63	
ELECTRIC LIGHTWAVE LLC 18110 SE 34TH ST STE 280 BUILDING TWO VANCOUVER, WA 98683-9482	17,683.59	
ENHANCED COMMUNICATIONS GROUP LLC C/O COMPLIANCE SOLUTIONS INC 242 RANGELINE RD LONGWOOD FL 32750-4035	100.00	**
ESTECH SYSTEMS INC 3701 E PLANO PKWY STE 300 PLANO, TX 75074-1806	1,422.37	**
FIRST CHOICE TECHNOLOGY, INC. C/O COMPLIANCE SOLUTIONS INC. 242 RANGELINE RD LONGWOOD FL 32750-4035	100.00	**
FIRST COMMUNICATIONS LLC 3340 W MARKET ST FAIRLAWN, OH 44333-3306	306.28	**
FIVE 9, INC. 3001 BISHOP DR STE 350 SAN RAMON, CA 94583-5005	4,284.33	
FUSION CLOUD SERVICES, LLC 210 INTERSTATE NORTH PKWY SE STE 200 ATLANTA, GA 30339-2232	4,943.52	
FUSION LLC 210 INTERSTATE NORTH PKWY SE STE 200 ATLANTA, GA 30339-2232	391.16	
G12 COMMUNICATIONS LLC 1725 WINDWARD CONCOURSE STE 150 ALPHARETTA, GA 30005-3971	150.00	**
GABB WIRELESS, INC 151 SOUTHHALL LN STE 450 MAITLAND, FL 32751-7101	9,389.15	
GARMIN SERVICES INC. 1200 E 151ST ST OLATHE, KS 66062-3426	85.27	

2024 Telecommunications Tax

	Tax Amount	
GLOBAL CROSSING TELECOM 1025 ELDORADO DR BROOMFIELD, CO 80021	13,669.07	
GLOBAL TEL LINK CORP 107 SAINT FRANCIS ST STE 3200 MOBILE, AL 36602-3332	100.00	**
GLOBALSTAR USA, LLC 1351 HOLIDAY SQUARE BLVD COVINGTON, LA 70433-6152	258.45	
GO TECHNOLOGY MANAGEMENT LLC 3575 PIEDMONT RD NE BLDG 15-1550 ATLANTA, GA 30305-1632	100.00	**
GODADDY.COM, LLC CORPORATE TAX 2155 E GODADDY WAY TEMPE AZ 85284-3409	196.88	**
GOOGLE FI 242 RANGELINE RD LONGWOOD FL 32750-4035	9,619.23	
GOOGLE VOICE INC 242 RANGELINE RD LONGWOOD, FL 32750-4035	2,249.75	
GOTO AUDIO LLC 333 SUMMER ST FL 5 BOSTON, MA 02210-1702	1,979.28	
GOTO COMMUNICATIONS, INC. COMPLIANCE SOLUTIONS INC 242 RANGELINE RD LONGWOOD FL 32750-4035	995.90	
GOTO TECHNOLOGIES USA LLC 333 SUMMER ST FL 5 BOSTON, MA 02210-1702	685.07	
GRANITE TELECOMMUNICATIONS LLC 1 HERITAGE DR QUINCY, MA 02171-2105	16,652.05	
GRASSHOPPER GROUP LLC PO BOX 319 ALPHARETTA, GA 30009-0319	1,750.64	
GREENFLY NETWORKS INC 222 N 32ND ST STE 904 BILLINGS, MT 59101-1974	5,514.40	
GRIGGS COUNTY TELEPHONE COMPANY PO BOX 66 ENDERLIN, ND 58027-0066	13,133.85	
HALSTAD TELEPHONE COMPANY PO BOX 55 HALSTAD, MN 56548-0055	5,213.22	
HELIUM MOBILE 2261 MARKET ST STE 10194 SAN FRANCISCO, CA 94114-1612	13.35	**
HELLO MOBILE TELECOM LLC 499 E SHERIDAN ST DANIA BEACH, FL 33004-4666	46.10	**
HUGHES NETWORK SYSTEMS LLC 11717 EXPLORATION LN GERMANTOWN, MD 20876-2711	750.00	**

2024 Telecommunications Tax

	Tax Amount	
ICOMMERCE SERVICES INC 242 RANGELINE RD LONGWOOD, FL 32750-4035	19.98	
IDT DOMESTIC TELECOM INC 303 PEACHTREE ST NE STE 2000 ATLANTA, GA 30308-3261	141.88	
INCONTACT INC C/O TAXCONNEX LLC PO BOX 319 ALPHARETTA GA 30009-0319	2,674.00	
INMATE CALLING SOLUTIONS LLC PO BOX 280100 NASHVILLE, TN 37228-0100	738.06	
INTELEPEER CLOUD COMMUNICATIONS LLC 2640 YOUREE DR STE 100 SHREVEPORT, LA 71104-3662	1,300.00	**
INTELLETRACE INC 448 IGNACIO BLVD STE 222 NOVATO, CA 94949-6085	1,000.00	**
INTELLICALL OPERATOR SERVICES INC C/O COMPLIANCE SOLUTIONS 242 RANGELINE RD LONGWOOD FL 32750-4035	700.00	**
INTELLIVERSE 242 RANGELINE RD LONGWOOD FL 32750-4035	6.78	
INTER COMMUNITY TELEPHONE CO LLC PO BOX 230 STEELE, ND 58482-0230	7,779.32	
INTERFACE SECURITY SYSTEMS LLC PO BOX 319 ALPHARETTA GA 30009-0319	256.93	
INTERSTATE TELECOMMUNICATIONS COOPERATIVE, INC PO BOX 920 CLEAR LAKE, SD 57226-0920	39.88	
IP NETWORKED SERVICES INC 1950 HASSELL RD HOFFMAN ESTATES, IL 60169-6308	693.49	
JAMES VALLEY TELECOMMUNICATIONS PO BOX 260 GROTON, SD 57445-0260	68.94	
JUNCTION NETWORKS INC 4387 W SWAMP RD STE 284 DOYLESTOWN, PA 18902-1039	21.07	
JUNIPER TECHNOLOGY 151 SOUTHHALL LN STE 450 MAITLAND, FL 32751-7101	188.00	**
KDDI MOBILE 7 TELEPORT DR STATEN ISLAND, NY 10311-1001	100.00	**
KOTANA COMMUNICATIONS INC 1819 1ST AVE W WILLISTON, ND 58801-3575	3,500.00	**
L3HARRIS MISSION CRITICAL SERVICES LLC 1025 W NASA BLVD MELBOURNE, FL 32919-0001	819.49	

2024 Telecommunications Tax

	Tax Amount	
LEGENT COMM LLC 10161 PARK RUN DR STE 223 LAS VEGAS, NV 89145-8871	64.60	**
LEVEL 3 COMMUNICATIONS LLC 5325 ZUNI ST RM A21 DENVER, CO 80221-1499	104,440.18	
LEVEL 3 TELECOM DATA SERVICES LLC 1025 ELDORADO BLVD BROOMFIELD CO 80021-8254	3,726.69	
LIBERTY MOBILE OF PUERTO RICO, INC. PO BOX 192296 SAN JUAN, PR 00919-2296	50.00	**
LIBERTY MOBILE USVI INC. 5322 YACHT HAVEN GRANDE, BUILDING B STE 107 ST. THOMAS, VI 00802	50.00	**
LOCUS TELECOMMUNICATIONS, LLC 242 RANGELINE RD LONGWOOD, FL 32750-4035	729.65	
MAGICJACK SMB, INC 931 VILLAGE BLVD STE 905 WEST PALM BEACH, FL 33409-1804	89.45	**
MARCO TECHNOLOGIES LLC 4510 HEATHERWOOD RD SAINT CLOUD, MN 56301-9500	3,996.98	
MASERGY CLOUD COMMUNICATIONS, INC. 1701 JOHN F KENNEDY BLVD FL 32 PHILADELPHIA, PA 19103-2855	182.93	
MASERGY COMMUNICATIONS INC 1701 JOHN F KENNEDY BLVD FL 32 PHILADELPHIA, PA 19103-2855	5,423.30	
MCI COMMUNICATIONS SERVICES LLC. 1 VERIZON WAY # 535-426 BASKING RIDGE, NJ 07920-1025	154,042.06	
MCI INTERNATIONAL LLC PO BOX 625 BASKING RIDGE, NJ 07920-0625	12,302.39	
MCIMETRO ACCESS TRANSMISSION SERVICES LLC 22001 LOUDOUN COUNTY PKWY ASHBURN, VA 20147-6105	2,382.73	
METROPCS MICHIGAN, LLC 12920 SE 38TH ST BELLEVUE, WA 98006-1350	1,863.00	
MID RIVERS TELEPHONE COOPERATIVE PO BOX 280 904 C AVENUE CIRCLE, MT 59215-0280	300.31	
MID STATES WIRELESS INC 55 3RD ST N FARGO, ND 58102-4857	1,330.13	**
MIDCONTINENT COMMUNICATIONS 3901 N LOUISE AVE SIOUX FALLS, SD 57107-0112	301,195.08	
MIDSTATE COMMUNICATIONS INC PO BOX 400 STANLEY, ND 58784-0400	4,349.89	
MIDSTATE TELEPHONE CO PO BOX 400 STANLEY, ND 58784-0400	8,885.14	
MIDWEST MANAGEMENT INC	1,167.30	

2024 Telecommunications Tax

	Tax Amount	
PO BOX 1933 JAMESTOWN, ND 58402-1933		
MINT MOBILE, LLC 1550 SCENIC AVE STE 100 COSTA MESA, CA 92626-1420	2,988.57	
MITEL NETSOLUTIONS INC 2160 W BROADWAY RD STE 103 MESA, AZ 85202-1947	5,492.78	**
MLGC LLC PO BOX 66 ENDERLIN, ND 58027-0066	1,882.93	
MOBILITIE LLC 121 INNOVATION DR STE 200 IRVINE, CA 92617-3094	100.00	**
NATIONAL DIRECTORY ASSISTANCE LLC COMPLIANCE SOLUTIONS INC 12700 TOWNEPARK WAY STE 206 LOUISVILLE KY 40243-2542	100.00	**
NEC CLOUD COMMUNICATIONS AMERICA INC PO BOX 319 ALPHARETTA, GA 30009-0319	806.85	
NEMONT PO BOX 600 SCOBEY, MT 59263-0600	54,368.37	
NEMONT PO BOX 600 SCOBEY, MT 59263-0600	2,968.77	
NEMONT PO BOX 600 SCOBEY, MT 59263-0600	2,476.11	
NEMONT LONG DISTANCE PO BOX 600 SCOBEY, MT 59263-0600	3,106.40	
NETWOLVES NETWORK SERVICES LLC 242 RANGELINE RD LONGWOOD, FL 32750-4035	13.25	
NETWORK INNOVATIONS LLC 151 SOUTHHALL LN STE 450 MAITLAND, FL 32751-7101	47.25	**
NEW CINGULAR WIRELESS PCS LLC 11760 US HIGHWAY 1 STE 600 NORTH PALM BEACH, FL 33408-3029	269,158.08	
NEW HORIZON COMMUNICATIONS CORP PO BOX 319 ALPHARETTA, GA 30009-0319	286.11	
NEW HORIZONS COMMUNICATION CORP C/O COMPLIANCE SOLUTIONS 242 RANGELINE RD LONGWOOD FL 32750-4035	350.00	**
NEX VORTEX INC 510 SPRING ST STE 250 HERNDON, VA 20170-5157	283.43	
NEXTIVA INC 151 SOUTHHALL LN STE 450 MAITLAND, FL 32751-7101	8,332.38	

2024 Telecommunications Tax

	Tax Amount	
NORTH DAKOTA LONG DISTANCE PO BOX 857 DEVILS LAKE, ND 58301-0857	48,782.71	
NORTH DAKOTA TELEPHONE COMPANY TAX DEPARTMENT PO BOX 180 DEVILS LAKE ND 58301-0180	89,850.07	
NORTHWEST COMMUNICATIONS COOPERATIVE PO BOX 38 RAY, ND 58849-0038	26,076.73	
NORTHWEST DAKOTA CELLULAR OF ND LTD PA 1 VERIZON WAY MAILCODE VC53S480 BASKING RIDGE NJ 07920	216,646.44	
NOS COMMUNICATIONS INC 250 PILOT RD STE 220 LAS VEGAS, NV 89119-3511	104.80	
NUSO, LLC 1595 PEACHTREE PKWY STE 204-337 CUMMING, GA 30041-9584	802.01	
NUVERA COMMUNICATIONS INC 27 N MINNESOTA ST NEW ULM, MN 56073-1727	127.32	
ONVOY LLC 10300 6TH AVE N PLYMOUTH, MN 55441-6371	880.53	
OOMA INC 525 ALMANOR AVE STE 200 SUNNYVALE, CA 94085-3542	2,264.00	
PAETEC BUSINESS SERVICES 4001 N RODNEY PARHAM RD LITTLE ROCK, AR 72212-2459	5,749.05	
PAETEC COMMUNICATIONS LLC 4001 N RODNEY PARHAM RD LITTLE ROCK, AR 72212-2459	1,126.53	
PANTERRA NETWORKS INC COMPLIANCE SOLUTIONS INC 242 RANGELINE RD LONGWOOD FL 32750-4035	41.33	
PATRIOT MOBILE LLC 3575 PIEDMONT RD NE BLDG 15-1550 ATLANTA, GA 30305-1632	2,571.68	
PEERLESS NETWORK OF ND LLC 433 W VAN BUREN ST STE 410 CHICAGO, IL 60607-5071	30.33	**
PHONE.COM, INC. 242 RANGELINE RD LONGWOOD, FL 32750-4035	200.58	
PLINTRON TECHNOLOGIES USA LLC 11900 NE 1ST ST STE 300 BUILDING G BELLEVUE, WA 98005-3049	100.00	**
PLIVO INC 6001 W PARMER LN,, STE 370 PMB 2774, AUSTIN, TX 78727-3908	3,953.63	
POLAR COMMUNICATIONS 110 4TH STREET E PARK RIVER, ND 58270	56,061.53	

2024 Telecommunications Tax

	Tax Amount	
POLAR TELCOM INC PO BOX 270 PARK RIVER, ND 58270-0270	3,270.12	
POWERNET GLOBAL COMMUNICATION 8805 GOVERNORS HILL DR STE 250 CINCINNATI, OH 45249-3314	3,000.00	**
PURE IP CALIFORNIA, LLC 1551 EMANCIPATION HWY UNIT 1504 FREDERICKSBURG, VA 22401-4683	117.62	**
PURETALK HOLDINGS LLC C/O MARK LAMMERT, COMPLIANCE SOLUTIONS, INC 242 RANGELINE RD LONGWOOD FL 32750-4035	1,833.78	
Q LINK MOBILE LLC ISSA ASAD 499 E SHERIDAN ST STE 400 DANIA FL 33004-4600	200.00	**
Q LINK WIRELESS LLC 499 E SHERIDAN ST STE 400 DANIA, FL 33004-4600	2,071.98	**
QUANTUMSHIFT COMMUNICATIONS INC ATTN JENNA BROWN 12657 ALCOSTA BLVD STE 418 SAN RAMON CA 94583-4602	120.13	
QWEST CORPORATION 220 N 5TH ST BISMARCK, ND 58501-4027	236,648.47	
RC TECHNOLOGIES AND CONSOLIDATED SUBS PO BOX 197 NEW EFFINGTON, SD 57255-0197	3,990.33	**
REACH MOBILE 6 OMNI WAY STE 202 CHELMSFORD, MA 01824	18.29	
READITECH IT SOLUTIONS PO BOX 69 ELLENDALE, ND 58436-0069	476.06	
RED RIVER RURAL TELEPHONE ASSOCIATION PO BOX 136 ABERCROMBIE, ND 58001-0136	18,724.49	
RELIANCE TELEPHONE OF GRAND FORKS INC 1533 S 42ND ST STE 100 GRAND FORKS, ND 58201-3746	1,012.98	
RELIANT COMMUNICATIONS INC 801 INTERNATIONAL PKWY FL 5 LAKE MARY, FL 32746-4762	92.47	
RESERVATION TELEPHONE COOPERATIVE PO BOX 68 PARSHALL, ND 58770-0068	59,529.79	
RINGCENTRAL INC 20 DAVIS DR BELMONT, CA 94002-3002	26,640.06	
RURAL CELLULAR CORPORATION 1 VERIZON WAY MAILCODE VC53S480 BASKING RIDGE NJ 07920	3,798.88	

2024 Telecommunications Tax

	Tax Amount	
SAGENET LLC 10205 E 61ST ST STE D1 TULSA, OK 74133-1508	1,932.17	
SANGOMA US INC GSA 1595 PEACHTREE PKWY STE 204-337 CUMMING GA 30041-9584	545.02	
SECURUS TECHNOLOGIES, LLC 4000 INTERNATIONAL PKWY CARROLLTON, TX 75007-1913	26,850.18	
SELECTEL INC 1725 WINDWARD CONCOURSE STE 150 ALPHARETTA, GA 30005-3971	14.39	**
SERVICETITAN, INC. 242 RANGELINE RD LONGWOOD, FL 32750-4035	559.70	
SIMPLEVOIP LLC 242 RANGELINE RD LONGWOOD, FL 32750-4035	711.83	
SIP US LLC 12725 MORRIS RD STE 420 ALPHARETTA, GA 30004	1,834.81	
SKYPE COMMUNICATIONS US CORPORATION C/O AVALARA COMMS COMPLIANCE DEPT. 6880 SIERRA CENTER PKWY RENO NV 89511-2372	30,902.47	
S-NET COMMUNICATIONS INC 3575 PIEDMONT RD NE BLDG 15-1550 ATLANTA, GA 30305-1632	289.11	
SOUTHWESTERN BELL COMMUNICATIONS SERVICE 11760 US HIGHWAY 1 STE 600 NORTH PALM BEACH, FL 33408-3029	148.97	
SPECTROTEL INC C/O COMPLIANCE SOLUTIONS INC PO BOX 339 NEPTUNE NJ 07754-0339	710.23	**
SPEEDCAST COMMUNICATIONS INC 4400 S SAM HOUSTON PKWY E HOUSTON, TX 77048-5902	1,518.75	
SPOK INC 3000 TECHNOLOGY DR STE 400 PLANO, TX 75074-7488	645.46	**
SPRINT COMMUNICATIONS CO 6160 SPRINT PKWY OVERLAND PARK, KS 66251-6115	9,318.10	
SRT COMMUNICATIONS INC PO BOX 2027 3615 N BROADWAY MINOT, ND 58702-2027	135,940.59	
STAR2STAR COMMUNICATIONS LLC 600 TALLEVAST RD STE 202 SARASOTA, FL 34243-3254	3,705.40	
STONE'S MOBILE RADIO INC 1550 47TH AVE S GRAND FORKS, ND 58201-3403	9,073.25	

2024 Telecommunications Tax

	Tax Amount	
STX GROUP, LLC 242 RANGELINE RD LONGWOOD, FL 32750-4035	72.93	
SYNDEO LLC 9221 CORBIN AVE STE 260 NORTHRIDGE, CA 91324-1625	150.00	**
TAILWIND VOICE & DATA INC 5929 BAKER RD STE 470 MINNETONKA, MN 55345-4770	102.05	
TATA COMMUNICATIONS (AMERICA) INC 11911 FREEDOM DR STE 250 RESTON, VA 20190-5644	68.24	
TDS METROCOM LLC PO BOX 319 ALPHARETTA, GA 30009-0319	1,470.31	
TEKSTAR COMMUNICATIONS INC 150 2ND AVE SW PERHAM, MN 56573-1424	1,716.93	
TEMPO TELECOM, LLC 9330 LBJ FWY STE 944 DALLAS, TX 75243-3404	50.88	
THE SIENNA GROUP 237 BEAVER RD WALTON, KY 41094-8231	30.93	
TIME WARNER CABLE BUSINESS, LLC 12405 POWERSCOURT DR SAINT LOUIS, MO 63131-3673	2,012.13	
TKC TELECOM LLC 3329 CASEY ST RIVER FALLS, WI 54022-5852	2,000.00	**
T-MOBILE CENTRAL LLC 12920 SE 38TH ST BELLEVUE, WA 98006-1350	41,626.63	
TOUCHTONE COMMUNICATIONS INC 3 WING DR STE 103 CEDAR KNOLLS, NJ 07927-1002	800.00	**
TRINSIC COMMUNICATIONS 9330 LYNDON B JOHNSON FWY STE 944 DALLAS, TX 75243	12,553.13	
TROOMI WIRELESS INC 719 E TIMPANOGOS PKWY STE M3100 OREM, UT 84097-6214	578.47	**
TURTLE MOUNTAIN COMMUNICATIONS PO BOX 729 LANGDON, ND 58249-0729	40,271.67	
TWILIO INTERNATIONAL, INC. 101 SPEAR ST FL 1 SAN FRANCISCO, CA 94105-1580	36.84	
UNITE PRIVATE NETWORKS, LLC 120 WEST 12TH STREET, FLOOR 11 KANSAS CITY, MO 64105	33.32	
UNITED COMMUNICATIONS PO BOX 729 LANGDON, ND 58249-0729	17,636.30	
US TELECOM LONG DISTANCE INC 3960 HOWARD HUGHES PKWY STE 500 LAS VEGAS, NV 89169-5988	65.84	
USA DIGITAL COMMUNICATIONS INC	100.00	**

2024 Telecommunications Tax

	Tax Amount	
11600 BROADWAY EXT STE 150 OKLAHOMA CITY, OK 73114-6615		
UVNV INC 1550 SCENIC AVE STE 100 COSTA MESA, CA 92626-1420	228.40	
VELOCITY A MANAGED SERVICES COMPANY 151 SOUTHHALL LN STE 450 MAITLAND, FL 32751-7101	120.17	
VENTURE COMMUNICATIONS COOPERATIVE PO BOX 157 HIGHMORE, SD 57345-0157	450.58	
VERIZON LONG DISTANCE PO BOX 625 BASKING RIDGE, NJ 07920-0625	641.46	
VERIZON VALUE INC PO BOX 4199 LISLE, IL 60532-9199	133,167.39	
VERIZON WIRELESS 1 VERIZON WAY MAILCODE VC53S480 BASKING RIDGE NJ 07920	115,713.41	
VERIZON WIRELESS 1 VERIZON WAY MAILCODE VC53S480 BASKING RIDGE NJ 07920	51,148.71	
VERIZON WIRELESS 1 VERIZON WAY MAILCODE VC53S480 BASKING RIDGE NJ 07920	191,830.44	
VERIZON WIRELESS ATTN: STEVE DELGADO PO BOX 627 BASKING RIDGE NJ 07920-0627	59,901.17	
VERIZON WIRELESS 1 VERIZON WAY MAILCODE VC53S480 BASKING RIDGE NJ 07920	91,090.13	
VERTICAL COMMUNICATIONS 3575 PIEDMONT RD NE STE 1550 BUILDING 15 ATLANTA, GA 30305	29.52	
VIA WIRELESS LLC 12140 WICKCHESTER LN STE 100 HOUSTON, TX 77079-1211	100.00	**
VISIBLE SERVICE LLC 1 VERIZON WAY # VC53S309D BASKING RIDGE, NJ 07920-1025	275.66	
VODAFONE US INC. 242 RANGELINE RD LONGWOOD, FL 32750-4035	6,625.32	
VONAGE AMERICA INC. 23 MAIN ST HOLMDEL NJ 07733-2136	7,500.00	**
VONAGE BUSINESS INC 101 CRAWFORDS CORNER RD STE 2416 HOLMDEL, NJ 07733-1980	7,513.28	
VOXTELESYS 649 4TH AVE SW DICKINSON, ND 58601-5929	1,255.31	
VOYANT COMMUNICATIONS LLC 1 N WACKER DR STE 2500 CHICAGO, IL 60606-2825	3,622.18	

2024 Telecommunications Tax

	Tax Amount	
VOYZZE COMMUNICATIONS INC 39159 PASEO PADRE PKWY STE 206 FREMONT, CA 94538-1623	200.00	**
WEST IP COMMUNICATIONS INC C/O AVALARA COMMS COMPLIANCE DEPT. 512 S MANGUM ST STE 100 DURHAM NC 27701-3973	188.00	
WEST RIVER COOP TELEPHONE CO PO BOX 39 BISON, SD 57620-0039	7,306.23	
WEST RIVER TELECOMMUNICATIONS COOPERATIVE 101 MAIN ST W HAZEN, ND 58545-4207	59,920.19	
WEST SAFETY COMMUNICATIONS INC 1601 DRY CREEK DR STE 250 LONGMONT, CO 80503-6494	150.00	**
WHOLESALE CARRIER SERVICES INC 295 MADISON AVE FL 5 NEW YORK, NY 10017-7733	59.67	
WILTEL COMMUNICATIONS LLC 712 N MAIN ST COUDERSPORT, PA 16915-1768	33.66	
WINDSTREAM COMMUNICATIONS LLC 4005 N RODNEY PARHAM RD LITTLE ROCK, AR 72212-2442	14.80	
WINDSTREAM NEW EDGE LLC 4001 N RODNEY PARHAM RD LITTLE ROCK, AR 72212-2459	113.10	
WING TEL, INC. 228 PARK AVE S PMB 70192 NEW YORK, NY 10003-1502	11.39	
WOLVERTON TELEPHONE COMPANY PO BOX 270 PARK RIVER, ND 58270-0270	1,242.59	
XO COMMUNICATIONS SERVICES LLC PO BOX 625 BASKING RIDGE, NJ 07920-0625	2,472.04	
YMAX COMMUNIATIONS CORP 1655 PALM BEACH LAKES BLVD STE 1012 WEST PALM BEACH, FL 33401-2211	28.23	
ZAYO GROUP LLC C/O COMPLIANCE SOLUTIONS INC 242 RANGELINE RD LONGWOOD FL 32750-4035	4,149.89	
ZEFCOM LLC 4245 KEMP BLVD STE 120 WICHITA FALLS, TX 76308-2844	429.18	
ZOOM VOICE COMMUNICATIONS INC 55 ALMADEN BLVD STE 600 SAN JOSE, CA 95113-1612	13,979.49	
ZTAR MOBILE INC 5646 STANFORD AVE DALLAS, TX 75209-4417	100.00	**
ZULTYS INC 151 SOUTHHALL LN STE 450 MAITLAND, FL 32751-7101	63.53	**

2024 Telecommunications Tax

		Tax Amount
Count of Returns:	257	$4,598,101.98

** Represents late filed report subject to 25%

Staff Report for 2025 State Board of Equalization

File No.: 2025-NELSON-COMMERCIAL TOLERANCE **Prepared By:** Property Tax Division

County or City: NELSON COUNTY

Appellant:

Type of Appeal: COMMERCIAL TOLERANCE LEVEL

Appeal Issue: The sales ratio study indicates a commercial sales ratio of 102%

Analysis:

Summary of Findings:

Proposal for Board Review:

Staff Report for 2025 State Board of Equalization

File No.: 2025-SARGENT-RESIDENTIAL TOLERANCE **Prepared By:** Property Tax Division

County or City: SARGENT COUNTY

Appellant:

Type of Appeal: RESIDENTIAL TOLERANCE LEVEL

Appeal Issue: The sales ratio study indicates a residential sales ratio of 80%

Analysis:

Summary of Findings:

Proposal for Board Review:

Staff Report for 2025 State Board of Equalization

File No.: 2025-RANSOM-DOPP **Prepared By:** Property Tax Division

County or City: RANSOM COUNTY

Appellant: MS. SUSAN DOPP

Type of Appeal: RESIDENTIAL VALUE

Appeal Issue: Ms. Susan Dopp is appealing the property value of $375,600 on parcel number 13-3996000, located at 13291 55th Street SE, Enderlin, ND.

Analysis:

Summary of Findings:

Proposal for Board Review:

Document A

Appellant Information – State Board of Equalization

County or City: Ransom County
Appellant: Susan Dopp
Type of Appeal: Residential

Please complete this form in its entirety. The information provided will be taken into consideration when investigating and reaching a conclusion regarding the appeal presented. To provide ample time for investigation, all information to support the appeal (property information, pictures, income information, etc.) must be received by August 1, 2025, and is subject to open records. Please provide one questionnaire per property.

Please email or mail any supporting documentation to:
propertytax@nd.gov
or
The Office of State Tax Commissioner, Attn: Property Tax,
600 E Boulevard Ave., Bismarck, ND 58505-0599

Information for Property Referenced in Appeal:

Address: 13291 55th ST SE, Enderlin ND 58027.9765
Township Name: Liberty
County: Ransom County
Parcel ID: 013-13-3996000
Legal Description: SECT-06 TWP-136 RANG-055 SE1/4-6-136-55

Appellant Contact Information:

Appellant Name: Susan Dopp
Address: 13291 55th ST SE, Enderlin ND 58027.9765
Phone Number: 701.437.3259
Email Address: doppsusan@hotmail.com

Answer the questions below that apply to the appeal:

Are you the owner of the property of this appeal? ☒ Yes ☐ No

Did you receive a notice of increase letter from the city/township? (choose all that apply)
☒ Prior to ☐ After Township/City Equalization Meeting
☒ Prior to ☐ After County Equalization Meeting
☐ No Notification Received

At which meeting(s) did you appeal your assessment? (choose all that apply)
☒ Township/City ☒ County ☐ N/A

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

Has a recent appraisal been completed on the property?

☐ Yes (if yes, please attach) ☒ No

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

☐ Factual error, that is, a data collection or clerical error.

☐ Equity and uniformity claim of discriminatory level of assessment.

☒ Belief that the valuation is inaccurate.

☒ Exemption, classification, or assessment limitation.

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

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

Appeal Process:

1.) Appellant notifies the Property Tax Division of intent to appeal.

2.) Submit this form and all applicable documentation to propertytax@nd.gov by the date specified above.

3.) The State Board of Equalization meets on the second Tuesday in August to examine and compare the returns of the assessment of taxable property as submitted by North Dakota counties. This is locally assessed property. The board equalizes the property so that all assessments of similar taxable property are uniform and equal throughout the state. During this meeting, tax directors or other representatives from a county will speak, along with city representatives, and individual taxpayers.

4.) After the State Board meeting, your case will be assigned, and staff will reach out to schedule an onsite review of the property (when deemed applicable). While an interior inspection of the property is not required, interior reviews may affect the consideration of value. If denied an interior review, we will assess from the exterior only. Staff will not be allowed to enter the property without the owner or a representative present.

5.) Generally, by the first Thursday of October, the property tax division staff will present their findings to the State Board of Equalization with a recommendation. The board deliberates and votes. You can attend this meeting; however, public comments are not accepted.

Dear ND Tax Office employee: After attending the appropriate township meeting and the county commission meetings, I wish to file an appeal for Liberty Township, Ransom County, North Dakota real estate "Parcel Number 13-3996000" . I herewith request a questionnaire, the succinct list of other evidence to be submitted, and other pertinent data required by this process.

Following a review of the pdf entitled "ND Tax Property Tax Assessment Process" (retrieved from [When I copy and paste the link from the ND Tax website this is what appears, i.e. it is NOT an error on my part White and Gray Clean and Corporate Energy Flyer]), I request the following information and have the following questions at this time; thank you, in advance, for your responses.

1. I herewith request the applicable North Dakota Century Code (hereafter NDCC) that changed during the 2025 North Dakota legislative session and their effective implementation dates.

2. Are the State Board of Equalization meeting minutes for March 2025 and July 2025 (Draft Only is probably available at this time) available at another digital location because they are more recent? Here is where I searched for them: State Board of Equalization | North Dakota Office of State Tax Commissioner

3. Are there any 2025 North Dakota legislative changes that would impact the content of the pdf "ND Tax Property Tax Assessment Process" and may not have been changed yet?

4. I herewith a request a succinct list in lay person's language of any and all actions and requirement for the process of paying property taxes under protest. I find NDCC 57-20-20 rather slim on operational details, and NDCC 57-23 refers to the Application for Abatement or Refund of Taxes (SF24775, 2-2016 was the most recent one I could find) which begins with the statement, "File with the County Auditor on or before November 1 of the year following the year in which the tax becomes delinquent." My husband and I intend to pay the "tax under protest" thereby avoiding the discussion of "delinquent taxes," unless the issue becomes moot following the actions of the ND State Board of Equalization.

5. Please share any additional information important to the functions and processes of the August 12, 2025 meeting that I need to know, should know, and

because of having no prior experience with this North Dakota learning opportunity am not aware of. Thanks!

4.

Feel free to contact me by email or by calling 701.437.3259 for clarification of any of this email's content. Thank you for your attention to these requests.

Regards,

Susan Dopp, 13291 55th ST SE, Enderlin ND 58027

Susan M. Dopp
13291 55th Street Southeast
Enderlin ND 58027
doppsusan@hotmail.com

Contents includes requested information for appeal of Real Estate Assessment on Ransom County ND Parcel 13-3996000

For additional information and knowledge, kindly contact me through one of the means listed above.

S. M. Dopp
7.30.2025

In response to my request to appeal the information received March 28, 2025, on SFN 24743 "Notice of Increase in Real Estate Assessment" to the North Dakota (ND) State Board of Equalization (SBOE) ollowing appeals at the township and county levels, I was directed by Ms. Hasenyager, Administrative Assistant, Property Tax Division, ND Office of State Tax Commissioner to submit the following:

Section I. A completed Appellant Questionnaire is attached to this email and also included in the document collection,

Section II. Requested information: "A Detailed Explanation of Your Appeal," and

Section III. Requested information: "Evidence Deemed Necessary to Validate the Appeal of Assessment"

I herewith submit the content required to fulfill this information request.

Section I. A completed Appellant Questionnaire is attached to this email (electronic form) and also included in the document collection (print form) Document A.

Section II. Requested information: "A Detailed Explanation of Your Appeal"

This detailed explanation of my appeal is comprised of four segments:

A. Overview, Framework, and Context of Appeal

B. The agricultural land we have developed in the past 30 years and farm building functions (data and subsequent valuation on most recent "Property Card" continues to contain inaccuracies).

C. Seeking exemptions of all outbuilding assessments and re-assessment of 65-year-old house based on Item B above.

D. Conclusion

First, a general overview of events. Please note that supporting evidence and documentation is provided in parentheses and labeled with a letter. On March 28, 2025, my husband, Michael J. Martin, and I received the mailing "Notice of Increase in Real Estate Assessment" (Document B) stating the true and full value of Parcel 13-3996000 (160 acres including farm buildings and a house) had increased 33.8% from 299,400 to 400,600. While an increase in the true and full value was not unexpected, the rate of the increase was. My husband had concerns and had expressed them in writing three months prior to the 3.28.25 mailing (Document C). In addition, 3 individuals from the Ransom County Tax Director's office conducted an inspection on May 29, 2024 and the resulting Property Card (Document D) had been emailed on December 9, 2024.

From conversation with the inspection crew on May 29, 2024 onward, the issue of functionalism has been one of my expressed concerns due to the aging of the buildings, the challenges we face with water

productivity of grasslands" (p. 2). If you prefer a webliography of Dr. Manske's work, please email a request to me.

In a nutshell, Manske's research supports the concept there is more to land values than the soil types, and there is more to vegetation than traditional crops. He identifies 4 types of Native vegetation (p. 3), 2 soil temperature and 4 soil moisture regimes (p. 3), obviously more than just soil types. With our latitude and longitude, grassland management included properly managed annually grazed grasslands (pp. 8-9). Manske describes the "twice-over rotation" strategy which we implemented on our zoned native grassland pastures, and each pasture zone is grazed for 2 periods of time per growing season (p. 10).

For decades we have been attempting to improve the grassland ecosystem on our property by planting native vegetation, zoning these planted areas and other adjoining pastureland, and using twice-over grazing rotations for the cow-calf operation. Wet areas and the creek were adequate until a neighbor tiled his cropland adjacent to our northernmost zone, thereby draining the moisture from that area, a violation Ransom County Farm Service Agency ignored when brought to their office's attention (so much for "Sodbuster and swamp buster.")

The ND Tax Department document "Guideline-Property Tax: Valuation Concepts-Agricultural Property" states on page 2, "Detailed soil surveys provide an accurate method of estimating the relative agricultural value for each parcel." The 3 steps that follow were not, to my knowledge, completed by our Ransom County Tax Director responsible for the assessment. It would seem that the modifications we have made might be included in or should be considered for inclusion in the "schedule of modifiers approved by the state supervisor of assessments to adjust for conditions not documented in the soil surveys" (p. 2). A North Dakota researcher recognized beyond the state boundaries for his lifetime of research has provided a roadmap for not only soil types but also Native vegetation, soil temperature and soil moisture regimes for OUR grasslands ecosystem.

In North Dakota, the non-growing season requires the cattle to be up in the yard with buildings to provide shelter from the elements. We find that the animals like east or southern exposure to the sunlight in cold weather; hence, some of our outbuildings open on those sides. Additionally, hay storage that preserves the nutritional value is important along with minerals and vitamins added to feed at appropriate times for pregnant cows. During calving season, cow-calf pairs need to be separated from cows. Since our livestock does better with daily water all year, we eventually put our rural water (for the house) and well water (for the livestock) control area in a heated wellhouse located in what the Ransom County Tax Director named "well house/Man Shed #2;" we call it the bunkhouse. You can see pictures of the outside on pp. 6 and 7 of Document H, the latest Property Card (dated 6.18.25) from the Ransom County Tax Director after a second inspection on June 10, 2025; the sketch is on page 11 and the total square footage in the sketch is 1325 whereas the 2nd item on the list on page 4 states 1930 square feet. The bunkhouse no longer has bunks and is no longer usable because of the humidity damage done by the wellhouse function of this building; the contents (books) are humidity-laden, to put it nicely. Supplies with animals need to be kept in different buildings away from curious animals, including Shed #3 (255 square feet) on pages 7 and 11 of Document H; as I explained at the 6.3.25 Ransom County equalization

meeting (Documents I and J are from the 2 Ransom County equalization meetings), oils, belts, fluids, and filters for farm equipment are stored here along with a lawnmower and other "farm stuff." Try to run equipment for a cow-calf operation without your own supplies on hand, especially if you need to use quipment with engines.....

Trailers and a 5 wheeler with a dumping feature (some call it a gator but this one was long before "gators"! It's more like a mini-dump truck.) are kept in the "Studio/Kennel Shed #1" shown on pages 11 and is labeled "studio/She/Shed#1" on page 6. Beginning in December 2024, I explained to the RC Tax Director this building has never been called a she shed; my explanation at the 6.3.25 Ransom County meeting explaining the bugs in this building with the garage door being open a lot of the time not being a feature most women enjoy in a she shed and the fact there is no plumbing made no impact either.

The 6.18.25 Property Card continues to say this is a gas heated house (p. 2). We replaced the fuel oil fired boiler system with a forced air fuel oil furnace in the 1990s. Also on page 2 is information identifying carpet as part of the flooring; on a rare summer day when I could no longer tolerate KNOWING the farm dirt was in the carpet, I removed 100% of the carpet and threw it out on the front steps. The Ransom County inspectors may have confused large antique rugs that wear like iron for carpet.

In summation of this second section, I have shared facts about our 30 some year grassland ecosystem development efforts with our property and provided you with the outbuilding functions and how they relate to the twice-over grazing aspects and other features of the cow-calf operation, and this included ome apparent inaccuracies from the latest Property Card.

In the third segment, the final one before the summation of this section, I wish to seek exemptions of all outbuildings and to have a re-examination of the 65-year-old house based on Item B above.

In crisp language, one cannot run a cow-calf operation with twice-over rotational grazing to develop the grassland ecosystem in North Dakota summers and winters without sufficient equipment, supplies, and buildings.

Regarding the 65-year-old house: It was built in 1960 for $17,000 turnkey, and this was when a carpenter was $1.65 per hour. The land the house was built on was, as mentioned, bought by the family in 1940. The county's most recent appraisal assessment came in at $187,800 (down from the December 2024 assessment at $195,000). That still is quite an increase. New construction for a similar home, without a lot, is $400,000 plus. Why does government exploit numbers we cannot control? Meanwhile we continue to use the 65-year-old kitchen flooring and original stovetop---it works, i.e. it is functional!

Also with regard to the rural water in the house, I do believe it is not too much too ask in 2024 and 2025 that clean, available water does not look like the Romanian Somes River floodwaters in 2005 following he cyanide spill in 2000. Our rural water is so "special" that the Calphalon cookware company has given me my third and final teapot with a "lifetime warranty," i.e. I have been through 3 lifetimes according to them.....

The Enderlin Community in 1960, when this house was built, had a thriving main street with 3 grocery stores, a resident doctor, i.e. an MD, and 3 attorneys. Now we do not have a grocery store or a practicing ttorney. A PA currently supplants an MD in Enderlin with local news indicating that clinic may soon close; the option will be a Lisbon PA who supplants an MD and a 12-minute office visit retails for $350. And this is after a 17 mile one-way trip. There was value in our property taxes when the house was built. Today, we pay much, much more and get much, much less. How is the formula where the county controls valuation within a zip code of fair?"

This context is also socially challenging . Let's frame this as social capital defined by Bob Putnam initially as trust, networks, and norms and in a personal email, stated more recently the actions of these---trusting, networking, and norming---ING being the operative change, are appearing to make the real difference in communities. How many people really want to move to a community anywhere without a grocery store or pharmacy? For the marginalized individuals in and near Enderlin, getting healthy food is a big challenge since many people do not garden indoors in the winter, and the Dollar General store is not a source for unprocessed food. Combine a food desert with the decreasing "service" level of the local post office (we frequently only get mail 5 days a week and that began in 2010----15 years ago), and you don't have people talking with others in the produce section or when they mail holiday gift packages to friends and family elsewhere. Decrease the interactions and the trusting, networking, and norming follow suit and healthy, supportive quality of life is diminished. Along with the food desert, we have a digital divide that blew up in our faces for students during Covid; it was amazing how the discussions were so similar o those during the Bill and Melinda Gates Foundation Library Public Access Computer (PAC) project in this state in the mid-1990s. The discussions also mirrored those in 2010 with Bibliotech, the Romanian version of the PAC project also funded by the Gates Foundation and administered by the International Research and Exchanges Board (IREX). We can and we must do better than Romania, don't you think?

Here's an idea for a start: Another consideration for communicating might be added to this process also. After the township meeting, we received no information in writing without asking. The RC Tax Director was the one who showed me the change sheet and provided a copy at my request. After the county meeting, I requested a digital version of the updated copy I received on 6.17.25 since changes were approved by the commissioners. In the writing of my husband months ago about this process, "Why doesn't Liberty Township and Ransom County develop a 1 page form the taxpayer uses to state in writing the disputed valuation amount, the reasons why, and suggestions for resolution? The township and county equalization boards would then show, in writing, how they voted on the request. The completed form would be given to the taxpayer so they know the official action which would help the property owner decide what to do next." In other words, the taxpayer does not have to request information for each and every step along the way. This is not an appropriate arena for discovery learning and must be very challenging for illiterate and naïve communicators and other marginalized individuals.

The consistent question I asked at the township and county levels of this process is this, and by the way, I look forward to actionable responses to it, including yours: What is your vision for this area 55 miles southwest of Fargo in rural North Dakota for 5 years, 10 years, 25 years, and 50 years from now?

In conclusion, following an overview and the identification of the framework and context of this real estate assessment appeal, an explanation of our development of the agricultural land and the outbuildings was provided. Additionally, property card challenges were identified. These factors are the reason we are seeking exemptions of all outbuilding assessments that exist currently and the re-assessment of a 65-year-old house. Support documents were identified and these documents serve as evidence deemed necessary to validate this appeal of assessment.

Thank you for the opportunity to write about this North Dakota experience. Not knowing (bit I have asked!) about your personal learning style—you, the reader; so if you have read this response in its entirety, thank you. I look forward to answering your questions on Tuesday, August 12, 2025.

Section III. Requested information: "Evidence Deemed Necessary to Validate the Appeal of Assessment"

Label Document Title

A. Appellant Information-State Board of Equalization
B. Most recent "property card" received from the Ransom County Tax Director on June 18, 2025: 13-3996000.pdf
C. Michael J. Martin (2024)Letter to ND Governor Kelly Armstrong, dated December 23, 2024.
D. 12.9.2024 Property Card for Parcel 13-3996000 received from Ransom County Tax Director
E. April 14, 2025 Proceedings of Township Board of Equalization, Liberty Township, Ransom County ND
F. May 2025 Change Sheet received from Ransom County Tax Director. Changes in True and Full Value. Assessment District: Liberty. February 1, 2024 to February 1, 2025.
G. Manske, L. (2018) in chapter "Restoring degraded grasslands" taken from Marshall, A. and Collins, R. (ed.) (2018), *Improving grassland and pasture management in temperate agriculture.* Cambridge UK: Burleigh Dodds Science Publishing. Retrieved from https://library.ndsu.edu/ir/handle/10354/28801
H. 6.18.2025 Property Card for Parcel 13-3996000 received from Ransom County Tax Director after 2nd Ransom County Board of Equalization meeting on 6.17.25
I. Ransom County Board of Commissioners Minutes. Regular Meeting. June 3, 2025
J. Ransom County Board of Commissioners Minutes. Regular Meeting. June 14, 2025 and my email to the Ransom County Auditor asking for "Also present" to include my name since I attended the 5 hour plus meeting in person. When she provides the amended version, I will forward a copy.

RANSOM COUNTY BOARD OF COMMISIONERS
Regular Meeting – June 3, 2025

The meeting was called to order by Chair Greg Schwab at 9:00am. The Pledge of Allegiance was recited. Members present: Todd Anderosn, Neil Olerud, Sye Olson, Kevin Bishop, Greg Schwab, Auditor Nicole Gentzkow, and Lynn Kaspari from the Ransom County Gazette and Grant Dick. Joining via teams: Maria Langland, Nickela Runck, Kathie Erickson, Makayla Briss, Betsy Greenly, and Janelle Maris.

Greg Schwab passed a letter around from Recorder Shelly Schwab asking for her office to be closed in the afternoon on June 5 for funerals.

Agenda was reviewed. Bishop moved with the addition of procedures, 130th Ave, and JDA, Anderson seconded the motion. All aye. Motion carried.

Minutes from the previous regular scheduled commission meeting on May 20, 2025 were reviewed. Bishop moved, seconded by Olson to approve the minutes with the correction. All aye. Motion carried.

Darla Haecherl joined the meeting via teams at 9:12am.

Manual warrants in the amount of $14,620.82 were reviewed. Bishop moved, seconded by Olson to approve the manual warrants in the amount of $14,620.82. All aye. Motion carried.

MARCO	168.25
OTTER TAIL POWER CO	59.64
THE ONSHIP GROUP, INC	200.00
LIBERTY BUSINESS SYSTEMS, INC.	278.99
OTTER TAIL POWER CO	42.71
OTTER TAIL POWER CO	499.30
SOUTHEAST WATER USERS	106.52
MARCO	153.06
LISBON, CITY OF	72.50
CASS COUNTY ELECTRIC COOP	207.12
MARCO	229.01
MARCO	10.00
MARCO	75.00
CASS COUNTY ELECTRIC COOP	47.28
CASS COUNTY ELECTRIC COOP	63.57
CASS COUNTY ELECTRIC COOP	46.45
CASS COUNTY ELECTRIC COOP	246.69
CASS COUNTY ELECTRIC COOP	898.66
MARCO	119.47
MARCO	10.00
MARCO	165.24
MARCO	10.00
MARCO	75.00

MARCO		320.26
MARCO		10.00
OTTER TAIL POWER CO		2,009.97
LISBON, CITY OF		39.50
LISBON, CITY OF		16.00
LISBON, CITY OF		195.17
LISBON, CITY OF		81.44
OTTER TAIL POWER CO		331.79
MARCO TECH- ST LOUIS		678.46
MARCO TECH- ST LOUIS		10.00
JPMORGAN CHASE BANK NA		6,956.50
OTTER TAIL POWER CO		187.27
	Total	14,620.82

Commission Audit Listing in the amount of $40,033.47 was reviewed. Bishop moved, seconded by Olerud to approve the commission audit listing with corrections. All aye. Motion carried.

Vendor Name	**Amount**
ANDERSON,TRAVIS	625.00
BARNES COUNTY CORRECTIONAL CENTER	2,000.00
BERGEMANN,HEATHER	295.00
CASS COUNTY SHERIFF'S OFFICE	56.00
COMPUTER EXPRESS	11,130.00
DAKOTA WATER SOLUTIONS	80.00
FARM & HOME PUBLISHERS, LTD	810.00
FAT MAN TRASH	220.50
FIRST MEDIC AMBULANCE	6,416.67
GORDY'S GRILL & FILL	86.63
HOPKINS, ROBERTA PO BOX 950	15.70
LEXISNEXIS MATTHEW BENDER	299.13
LISBON POSTMASTER	231.00
LISBON TRUE VALUE	20.27
MAPLE VALLEY LOCKER, INC.	1,173.63
ND ASSOC OF COUNTIES- BISMARCK	1,287.12
NDLTAP-UGPTI/NDSU	50.00
NEWMAN SIGNS	4,582.16
PYE BARKER	2,291.00
RICHLAND COUNTY CORRECTIONS	1,190.00
RIVERSIDE BUILDING CENTER	4,877.47
SARGENT COUNTY SHERIFFS DEPARTMENT	250.00
STUTSMAN COUNTY CORRECTIONAL CENTER	412.94
TANYA WIELER	1,500.00
THRIFTY WHITE PHARMACY	58.25
TYLER TECHNOLOGIES INC.	75.00
Total	40,033.47

First Medic Ambulance is having a meeting on June 20, 2025 to discuss forming an ambulance district. The board would like to add ambulance district to the 5 county meeting agenda on July 10, 2025.

Kirsten Gilbert, emergency manager appeared before the board to discuss homeland security grant funds that the county has been awarded. The funds have been awarded for keyless entry in the social service building, the old county shop, and cameras for the old county shop. Kirsten Gilbert let the board know there has been a slight increase to the keyless entry, and she will get an updated quote from Computer Express for cameras. Olerud moved, seconded by Bishop to approve the keyless entry system and cameras. All aye. Motion carried.

An electronic gaming permit was submitted along with the appropriate fee for American Legion Bullis out of Wyndmere, ND. Discussion was had. The board would like to sent back to American Legion Bullis due to this being out of county.

10:00 AM Tax Equalization

Residence at the equalization Grant Dick, Leon Pfingsten, Joe Mathern, Susan M. Dopp, Howard Rasmusson, Tyler Schlecht, Dan Spiekermeier, Kurt and Tammie Tetzlaff, Hans & Alyssa Schommer, Calvin and Lisa Soffel.

There were multiple complaints regarding the assessing in Enderlin and values being too high. Discussion was had. Haecherl let land owners know that lots were reassessed using front foot values. Parcel 26-6995000 Haecherl asked the board to not approve. Bishop moved, seconded by Olson to deny increased value based off photos and home will be reassessed when the construction is complete. Dan Spiekermeier was disputing increase on farm land. Haecherl let him know the increase was due to miscalculation of a road. The true numbers are now being reflected, and everything was assessed based on soils. Bishop moved, seconded by Anderson to table parcel 09-3921000 until Teresa Haecherl can review. All aye. Motion carried. Calvin Soffell was disputing value, he did not attend the city equalization meeting which means he can not protest at the county level. If Stoffel would like to apply for an abatement in the tax assessor's office by November 5, 2025. Howard Rasmusson disputed square footage and classification of his duplex. Bishop moved, seconded by Olerud to have Teresa Haecherl review. All aye. Motion carried. Leon Pfingsten provided documentation proving his residence is used as farm help living quarters. Documentation was in order and submitted in time, township still choose to decline it, Olerud moved, seconded by Olson to approve the exemption based off correct documentation. All aye. Motion carried. Grant Dick is disputing the assessed value on his hunting lodge in Northland township due to it not being assessable three months out of the year. Teresa Haecherl stated the increase was due to tiered acres, which was approved by the board in 2024.

Schwab would like to review the tiered acres valuations. Anderson moved, seconded by Bishop to give a 25% reduction due to no access in the winter on Grant Dicks parcel 15-4450030. Roll call vote: Anderson – no, Olerud – no, Olson – no, Bishop – yes, Schwab – no. Motion failed.

Rebecca Borland with Bell Bank arrived at 11:20am

Nathan Berseth with Bell Bank arrived at 12:20 pm

Susan Dopp disputed taxable assessed value on her property in Liberty Township parcel 13-3996000. Olerud moved, seconded by Bishop to have Teresa Haecherl go and re-evaluate the property and present to the board at the next regular scheduled commission meeting. All aye. Motin carried Olerud moved to approve changes per Haecherl with the exception of the tabled and previously excluded properties. Motion died due to lack of a second. Bishop moved, seconded by Olson to table all properties presented by Haecherl until re-evaluation is done and presented to the board at the next regular scheduled commission meeting. All aye. Motion carried.

Anderosn moved, seconded by Olson to recess the tax equalization meeting until June 17, 2025 at 9:30am due to deadlines in the tax and auditor's office. All aye. Motion carried.

Tax Directors office hours were discussed. Teresa Haecherl let the board know her office is now working four ten-hour days and rotating their day off to keep the office open. The office is closed for thirty minutes twice per week due to only one person being in the office and lunch break. Discussion was had. Olerud moved, seconded by Bishop to allow the tax office to continue working four ten-hour days through October 1, 2025 and close the office for the thirty-minute lunch hour. The board would also like for offices to ask permission in the future before they make any changes to their hours. All aye. Motion carried.

Scott Smyth with KLJ appeared before the board to discuss the road haul project for 130th Ave and the Will's Road. The City and Commission met on June 2, 2025 there didn't seem to be much interest from the City of Lisbon to partner up on the project. At this time the commission has decided to put the project on hold indefinitely at this point. Smyth also let the board know the paving near the Anslem Bridge should be complete this upcoming week. The RFP for engineering on the McRitchie bridge are due by noon on June 4, 2025. The board will need to decide who is going to be on the RFP interview board.

Adam Schultz presented a bid he received from Knife River for north of the Sheldon and HWY 58 where the shoulders are depressing. Shultz presented three options/quotes. Bishop moved, seconded by Olerud to approve the Knife River quote for site one and option one. Quote one quote: Mobilization $19,620.79, Dite 1 (75'x28') $16,571.85 for a grand total of $36,192.64. Schultz let the board know that the Elliott Road is in rough shape and he feels a new product called mastic which is rubber and rock together would be useful. The cost for the machine to

apply the mastic is $10,283.00 per month for the machine rental, and $32,736.00 per truck load of material which also includes delivery. Discussion was had.

Nathan Berseth and Rebecca Borland with Bell Bank appeared before the board to introduce themselves to the new commissioners and go over the benefits of banking with Bell.

Greg Schwab spoke up and said he doesn't care where we bank if the staff who work with the feel comfortable with the bank and the county is getting competitive interest. No decision was made.

Job Development was discussed again. The board is struggling to get enough members at meetings for a quorum. The board needs to have a minimum of 10 members and a max of 20 members.

Procedures were discussed. What should happen if employees need an answer between commission meetings. Olerud moved, seconded by Bishop to give Chair Greg Schwab authority to make emergency decisions. All aye. Motion carried.

Olerud mentioned leafy spurge seems to be growing rampant and they will ask the weed board to spray.

The board would like to invite Jay Anderson to another meeting to see if there are any updates on the water project.

With nothing further to come before the board Olson moved, seconded by Anderson to adjourn the meeting at 3:10pm

ATTEST:

Nicole R. Gentzkow Ransom County Auditor	Greg Schwab, Chairman Ransom County Commission

RANSOM COUNTY BOARD OF COMMISSIONERS

Regular Meeting – June 17, 2025

The meeting was called to order at 9:00am by Chair Greg Schwab. The Pledge of Allegiance was recited. Members present: Todd Anderson, Neil Olerud, Sye Olson, Kevin Bishop, and Greg Schwab. Also present: Auditor Nicole Gentzkow and Lynn Kaspari from the Ransom County Gazette. Joining via Teams: Maria Langland, Nickela Runck, Kathie Erickson, Darla Haecherl, Kirsten Gilbert, Teresa Haecherl, Jenna Olerud, Jorge Gonzalez, Janelle Mairs, and Heidi Enquist.

Agenda was reviewed. Banking was added to the agenda. Bishop moved to approve the agenda with the addition, seconded by Olerud. All aye. Motion carried.

Minutes from the previous regular scheduled commission meeting on June 3, 2025 were reviewed. Bishop moved, seconded by Anderson to approve the commission minutes from June 3, 2025. All aye. Motion carried.

Commission Audit Listing in the amount of $138,630.19 were reviewed. Olerud moved, seconded by Anderson to approve all the bills pending Lesmeister's gravel bill until they can talk to Schultz to clear up some confusion. All aye. Motion carried.

BEAR CREEK GRAVEL	9,299.64
CARDINAL HEALTH 110, INC.	3,500.30
CASS COUNTY GOVERNMENT	1,974.69
COUNTIES PROVIDING TECHNOLOGY	3,117.00
DAKOTA OASIS	325.00
DICKEY RURAL NETWORK INC.	1,179.57
ERICKSON, KATHIE	248.50
FLOOR TO CEILING CARPENTRY & REPAIR	10,086.00
GENTZKOW, NICOLE	292.20
GILBERT, KIRSTEN	50.00
GORDYS GRILL & FILL	45.87
HEGLE, KELSEY	186.90
HENRICKS, TYLER	340.00
INFORMATION TECHNOLOGY DEPT.	1,891.05
JONES, CHELSEY	328.20
KELLY, FALLON M.	1,016.16
LANGLAND, MARIA	66.00
LARSON, MEGHAN	109.90
LESMEISTER GRAVEL	94,789.17
LEXISNEXIS MATTHEW BENDER	100.31
OFFICE OF ATTORNEY GENERAL-1250	180.00
QUAL, ANGELA	250.00
RANSOM COUNTY GAZETTE	490.08
RECORD KEEPERS, LLC	37.50

S/J PLUMBING	2,933.00
SARGENT COUNTY DISTRICT HEALTH UNIT	458.25
SARGENT COUNTY SHERIFFS DEPARTMENT	100.00
SKRAMSTAD, RONDA	245.00
TRIZETTO PROVIDER SOLUTIONS	90.00
TYLER TECHNOLOGIES INC.	3,388.00
WALK-N-ROLL	496.76
WEIDNER, SAMANTHA	87.24
WELTON, BRENNA	172.00
WEX HEALTH, INC.	50.00
WILTSE, CAYLA	34.30
ZIMPRICH, BRIAN	671.60
Total	138,630.19

Greg Schwab let the board know the 911 tower is infested with mice and something has to be done to the building.

9:30 AM Continuation of the County Equalization Meeting:

09-3921000 Dan Spiekermeier property was discussed again. Teresa Haecherl Tax Director let the board know the increase in his value was due to inaccurate road miles given that were corrected. Spiekermeier was also give a woodland modifier and he doesn't qualify for that; he only has a tree belt. Anderson moved, seconded by Bishop to leave the road as is and assess the tree belt properly. Roll Call vote: Bishop – yes, Olson – yes, Olerud – yes, Anderson – yes, and Schwab – yes. Teresa Haecherl sent letters and documentation to Spiekermeier explaining. 13-3996000 Susan Dopp and Michael Martin's property was discussed. Teresa Haecherl went out and reassessed the property. Haecherl is lowing the true and full value from $400,600 to $375,600. 26-6714000 Howard Rasmusson's property was reviewed. Teresa Haecherl recommended keeping it as previously assessed. The reason for the change in valuation on Rasmusson's property is it went from 100% exempt to fully taxable. The Tetzlaff/Dakota Sun property was reassessed. Teresa Haecherl gave a 50% obsolescence which is $2500 decrease while the property is being remodeled. Olerud moved to approve the tabled assessments from the previous county equalization meeting on June 3, 2025, seconded by Anderson. All aye. Motion carried. Teresa Haecherl then let the board know the ag land is coming in at 99.999% she recommends decreasing ag land 5% across the board. Bishop moved, seconded by Anderson to reduce ag land 5% to put it at 95%. Roll call vote: Bishop – yes, Olerud – yes, Olson – yes, Anderson – yes, Schwab – yes. Motion passed. Residential structures came in at 90.01% Teresa Haecherl recommended increasing the residential structures 2.4% in cities and townships excluding Liberty and Moore Township as they had just been reassessed. Bishop moved, seconded by Andreson to increase residential structures 2.4% to make them 92.5% with the

exception of Liberty and Moore Township. All aye. Motion carried. Bishop moved, seconded by Olerud to adjourn the Ransom County Equalization Meeting. All aye. Motion carried.

Jerry Ramerman joined via Teams at 9:50am

Jason Enger, Jennifer Lund, Kris Mairs, and Brent Heller with Bremer Bank appeared before the board to discuss banking options with Bremer. The representative from Bremer let the board know that there will be a name change coming January 2026. Nothing will change besides the name, the products and personnel will still be the same.

Robbie Hopkins joined the meeting via Teams at 10:29am

Steve Mclaen and Wyatt Smyth appeared before the board to discuss banking options with Stockgrowers.

11:00 AM MOTOR GRADER BID OPENING

Two bids were received for Motor Graders.

RDO	772	$441,000
RDO	672	$419,000
Butler	140	$419,500
Butler	150	$422,500

RDO offered $85,000 for the spare machine the board is considering trading in. Butler offered $72,000 for the motor grader trade. No decisions were made, Schultz will review specs.

Brian Zimprich appeared before the board to let them know they interviewed two individuals, neither of them were the right fit. They have three more candidates being interviewed in the next week. The earliest the new candidate would start would be August 1, 2025. Zimprich asked if they could hire fair help starting July 7, 2025 – the fair due to being down a person. Anderson moved, seconded by Olerud to allow NDSU Extension to hire an individual from July 7 through the fair at $20 per hour and take from their budget. All aye. Motion carried.

Kathie Erickson appeared before the board to present a motor vehicle contract. Erickson stated not much had changed in the contract. The new contract would be for 5 years. Bishop moved, seconded by Olson to approve the Chair to sign the five-year motor vehicle contract. All aye. Motion carried.

Teresa Haecherl appeared before the board to ask for another full-time employee. Haecherl let the board know there were some changes in the legislative session that have added a few more

duties to her office. Haecherl also let the board know that Kristie Reinke will be done helping in her office at the end of the year. No decision was made at this time.

Ryan Green was on the agenda for delinquent taxes. He did not show up.

Scott Smyth with KLJ appeared before the board to let them know Industrial Builders was the lowest bidder for the McRitchie Bridge. Smyth also let the board know he had done a little research the it would be roughly $50,000 to have KLJ engineer the Sheldon Shop. Discussion was had. Anderson moved, seconded by Olerud to reject all previous bids on the county shop and rebid a smaller size to avoid engineering fees. All aye. Motion carried. Anderson moved, seconded by Olson to rebid the county shop at 36 x 60. All aye. Motion carried. Smyth also let the board know that the Anslem Bridge is officially open. The new speed limit is 45 MPH.

Schultz let the board know the paving projects the county had contacted Knife River to do will be done around July 7. HWY 58 will be closed for two days for Adam to do the prep work needed and install culverts. Mastic was discussed again. Olson moved, seconded by Olerud to do the mastic on county road 57, the Elliott Road, and county road 13 from Fort Ransom to the state park. Roll call: Bishop – yes, Olson – yes, Olerud – yes, Andrson – yes, and Schwab – no. Motion passed. Discussion was had on the Milnor, McLeod, and Elliott roads. The board asked Scott Smyth to get bids for the roads.

Cass County Electric submitted a utility permit for boring. Olerud moved, seconded by Bishop to approve the utility permit pending Adam Schultz approval and the fee. All aye. Motion carried.

VFW Auxiliary submitted a local gaming permit along with the appropriate fee for a raffle. Bishop moved, seconded by Olson to approve the local gaming permit. All aye. Motion carried.

Stiklestad submitted a request to move their liquor/beer license to the learning center for an event along with the appropriate fee. Bishop moved, seconded by Olson to approve the permit. All aye. Motion carried.

The county received notice of a credit with CHS. Olerud moved, seconded by Anderson to have CHS fill the courthouse tank using the credit. All aye. Motion carried.

Bank North and American Bank and Trust will be invited to the next commission meeting to discuss banking options they can offer the county.

The meeting to form an Ambulance District will be June 20, 2025 in the basement of the Bank North building at noon.

Bishop moved, seconded by Olson to adjourn the meeting at 2:12pm. All aye. Motin carried.

Document J

Gmail

Susan Dopp <bonanza7940d@gmail.com>

une 17, 2025 Ransom County Minutes

Susan Dopp <bonanza7940d@gmail.com> Mon, Jul 28, 2025 at 7:18 PM
To: c37auditor@nd.gov

Ransom County Auditor Gentzkow:

I am prepping for the State Board of Equalization Meeting next month and am securing copies of minutes of pertinent Ransom County (RC) Commissioner meetings. In the 6.17.25 minutes posted on the RC website it states: "Susan Dopp and Michael Martin's property was discussed. Teresa Haecherl went out and reassessed the property. Haecherl is lowing the true and full value from $400,600 to $375,600." Shouldn't it be "lowering?" Also, Deputy Tax Director Briss and her intern were the individuals who came out for the 2nd inspection.

Since the state requires evidence that I attended the appropriate meetings, it is important for me to be listed as an attendee in the June 17, 2025 minutes in the some manner. Here's what is included in the June 17, 2025 minutes: "The meeting was called to order at 9:00am by Chair Greg Schwab. The Pledge of Allegiance was recited. Members present: Todd Anderson, Neil Olerud, Sye Olson, Kevin Bishop, and Greg Schwab. Also present: Auditor Nicole Gentzkow and Lynn Kaspari from the Ransom County Gazette. Joining via Teams: Maria Langland, Nickela Runck, Kathie Erickson, Darla Haecherl, Kirsten Gilbert, Teresa Haecherl, Jenna Olerud, Jorge Gonzalez, Janelle Mairs, and Heidi Enquist." Please note my name is only mentioned in reference to the real estate and NOT to the fact I attended this meeting. ***I need you to provide written proof that I attended this meeting since it is not listed. Thank you, in advance, for doing this before July 31, 2025.

The June 4, 2025 minutes state after the the equalization meeting beginning time is given, and, therefore, provide the "evidence deemed necessary to validate the appeal of assessment" (a direct quote from Amber Hasenyager, Administrative Assistant, Property Tax Division, ND Office of State Tax Commissioner in the requested submissions I have to provide. Also, it should state, "Residents" or at least [sic] behind the word "Residence" to indicate people not a place): **"Residence at the equalization Grant Dick, Leon Pfingsten, Joe Mathern, Susan M. Dopp, Howard Rasmusson, Tyler Schlecht, Dan Spiekermeier, Kurt and Tammie Tetzlaff, Hans & Alyssa Schommer, Calvin and Lisa Soffel."**

Regards,
Susan Dopp

NOTICE OF INCREASE IN REAL ESTATE ASSESSMENT

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

Document B

Name of Township/City/District	County
LIBERTY TOWNSHIP	RANSOM

Property Owner/Address	Real Estate Description
MICHAEL J MARTIN & SUSAN M DOPP 13291 55TH ST SE ENDERLIN, ND 58027	13-3996000 SECT-06 TWP-136 RANG-055 SE1/4 TRACT 160.00 ACRES

Current Year Assessment *(Year)*		True and Full Value
2025		400,600
Previous Year Assessment *(Year)*		True and Full Value
2024		299,400
Change in Assessment	Percentage	True and Full Value
ESTIMATED $1,014 INCREASE TO 2025 TAX STATEMENT		101,200
Reason for Increase in Value		
LIBERTY TOWNSHIP 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:

- [x] 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
LIBERTY TOWNSHIP	RANSOM COUNTY COURTHOUSE	4/14/2025	4:00 PM
County Board of Equalization	**Hearing Location**	**Date**	**Time**
RANSOM COUNTY	RANSOM COUNTY COURTHOUSE	6/3/2025	10:00 AM
State Board of Equalization	**Hearing Location**	**Date**	**Time**
BISMARCK	STATE CAPITOL	8/12/2025	8:00 AM

Name of Assessment Official		Date
TERESA HAECHERL		3/25/2025
Mailing Address		Telephone Number
PO BOX 830		701-683-6116
City	State	ZIP Code
LISBON	ND	58054

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. Printed 57-02 (01-53)

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. Printed 57-09 (01-06)

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

Printed (01-09) (01-08)

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.) (01-08

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.

Document C

December 23, 2024
Office of Governor

The Honorable Kelly Armstrong
Governor of North Dakota
600 East Boulevard Avenue
Bismarck ND 58505.0001

Dear Governor Armstrong:

North Dakota's recent November referral to dispose property taxes failed. I believe you, as the state's newly elected governor, have stated you hear the message and will lead an effort to reform property taxes. Please read what follows.

In the several years following COVID Enderlin, North Dakota (population 875) lost 14 businesses. This includes a grocery store, pharmacy and lumberyard and all 3 have a heritage going back to Enderlin's founding in 1891. Our healthcare is backstopped by Sanford Medical, driven by an ever-thickening policy handbook with no local management. A 55 mile one-way trip to a Sanford specialist for a follow-up appointment is often the result so you better have a reliable car. My wife and I live on a farm 1.5 miles west of Enderlin and the road is washboard gravel. After a snow dump, we feel blessed if a township plow is seen within days. Two winters ago we went without rural mail delivery for 16 days straight. If I am tangled in a hay baler, the first responders are community volunteers, despite 18% of the nation's GDP gobbled up by healthcare. Sheriff response is 10 to 45 minutes away, depending on the position of a deputy in our county. Our local newspaper-the Enderlin Independent- has a paid circulation of around 300 (a fraction from even 10 years ago) and readership is dropping like a rock. Our local public school's budget comes in at $16,000/student and K-12 enrollment has dropped from 435 (when student cost was $6,800) 22 years go to a static 300 today. And this is after a dissolution of a neighboring smaller school district. Put it all together, and a rural resident has never paid more and got less. Historian Victor Davis Hanson describes it as "decivilization" and that is a very apt description of the rural North Dakota world.

Of course, the frosting on the cake is the annual property tax statement. Despite no substantial improvements on our land, this fall we were notified our property tax bill jumped 10%. Contrast that to the Fed's claim the current inflation rate is 2.8%. If you are a careful reader you can see where my bitterness comes from. We pay more, get less, quality tanks and all layers of local, county and state government think the solution is raise property taxes. They honestly believe they are doing a helluva job. They are not.

The establishment's reaction to the property tax referral was of their ox being gored. I know of no one who objects to the concept of property tax but they strongly oppose the

current formula which doesn't guarantee moderate and doable increases. Obviously, the opposition is against a rigged formula which is a guaranteed never ending cash cow. This easy source of government revenue is manipulated by an unfocused government whose imagination ends with annual budget increases. Record land prices indirectly push valuation only upward and government smiles. I don't. In addition, because we are a small farm we must have off-farm income to make a living. With off-farm income our buildings are taxed. Odd, isn't it, out county and state government's Byzantine tax formula is destroying small farms with this additional tax penalty? Exactly how serious is North Dakota in keeping people on the land? 3 of our out buildings were given to us if we moved them. This summer, county courthouse people (3) were in our yard with a measuring wheel determining building size. Of course square feet replacement cost factors in rather than the free purchase price. I paid nothing but my labor, but an arrogant government always knows best and always assigns a much bigger number that only benefits them. I actually pay more property taxes on my gifted mule barn than my neighbor, a big farmer, pays on his half million dollar farm shop. Explain in less than 5 pages how that is even in the same zip code as fair?

In summary, government controls the property tax formula and I see no cap, no empathy and no effort at serious reform. The November referral shows I am not alone in my thinking and your winning the governor's office is an opportunity to bring some sanity to the whole shebang. One of the greatest mysteries to me is why the whole stinking mess hasn't been brought into our state Supreme Court for a cram down fix. And if you can't bring balance to property taxes I for one will be happy to see a solution coming from a higher court.

A good place to start would be county government guaranteeing local groceries and a pharmacy when it assesses local taxes. At least give us benefits we can be proud of and benefits which were here 130 plus years ago.

Taking and not providing always ends up badly. History proves my point. I am

Sincerely yours,

Mike Martin
13291 55th ST SE
Enderlin ND 58027
701.437.3259

13291 55TH ST SE, ENDERLIN

Deed: **MARTIN/MICHAEL J/& SUSAN M DOPP**
Contract:
CID#:
DBA:
MLS:

Map Area: **LIBERTY-R**
Route: **00-000-000**
Tax Dist: **24-01-00**
Plat Page:
Subdiv: **NONE**

Checks/Tags:
Lister/Date: **WS, 03/09/2010**
Review/Date:
Entry Status: **Inspected**

Rural / Residential

Legal: SECT-06 TWP-136 RANG-055 SE1/4-6-136-55

Document D

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						43,560.00	1.000				$20,000.00						
Tier 2						43,560.00	1.000				$2,000.00						
Subtotal						87,120.00	2.000					$22,000	0%	0%	0%	$0	$22,000
Ag Land							158.000					$184,600	0%	0%	0%	$0	$184,600
Grand Total						6,969,600.00	160.000					$206,600					$206,600

	Street	Utilities	Zoning	Land Use
Tiered Acres	None	Rural	Residential Single Family	Residential
Ag Land	None	None	Not Applicable	Not Applicable

Sales

Date	$ Amount	NUTC	Recording

Building Permits

Date	Number	Tag	$ Amount	Reason

Values

Type	Appraised	B of R	St. Equalized	Pr Yr: 2024
Land	$206,600	$190,200	$0	$190,200
Dwlg	$215,600	$90,800	$0	$90,800
Impr		$0	$0	
Total	$422,200	$281,000	$0	$281,000

Res. Structure

Occ. Code	101
Occ. Descr.	Single-Family / Owner Occupied
Year Built	1960
EFA / EFYr	65 / 1960
Arch. Dsgn	Ranch
Style	1 Story Frame
AreaSF/TLA	1,400 / 1,400
GLA 1st/2nd	1,400 / 0
Grade	4+10
Grade Mult.	1.210
Condition	NML
Phy-Depr.%	27%
Basement	Full
No Bsmt Flr.	0
Heat	FHA - Gas
AC	Yes
Attic	None

Finish

Ttl Rooms Above #	6	Bedrooms Above #	2
Ttl Rooms Below #	4	Bedrooms Below #	1
Minimal Finish	700		$14.00
Living Qtrs. (Multi)	700		$27.75

Foundation	C Blk
Exterior Walls	Steel Siding
Roof	Asphalt/Gable
Interior Finish	Plaster
Flooring	Carp/Lino/Tile

Non-base Heating

Floor/Wall #	0
Pipeless #	0
Hand Fired (Y/N)	No
Space Heat #	0

Fireplace

Appliances

Range Unit	Built-In Vacuums
Oven - Single	Intercom System
Oven - Double	BI Stereo(SpkrsOnly)
Dishwasher	Garbage Disposal
Microwave	Range Hood
Trash Compactor	
Jennair	
Security System	

Plumbing

Standard Bath - 3 Fixt	1
3/4 Bath	
1/2 Bath	1
Lavatory	
Toilet	
Sink	
Shower Stall/Tub	
Mtl St Sh Bath	
Mtl 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	
Fbgls 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	
Plumbing Extras	

Addition

Addition	No Additions
Year Built	
EFA	
EFA Year	
Style	
Area (SF)	
Condition	
Phy-Depr.%	
Bsmt (SF)	
NoBsmt Flr(SF)	
2nd Flr Adj.	
Heat	
AC	
Attic (SF)	

Obsolescence

Functional %	0%
External %	0%
Other %	0%

None
None
None
None

Garage

Garage	1 of 3
Year Built	1960
EFA	65
EFF Year	1960
Style	Att Fr.
W X L	0' X 0'
Area (SF)	364
No Flr Adj.	No
Grade	Main Building
Condition	NML
Bsmt (SF)	
Interior Finish	<None>
Interior Finish (SF)	
Qtrs Over	None
Qtrs Over (SF)	
Qtrs AC (SF)	
%Phy/F-E-O Obs	27.00-0-0-0
Door Opnrs	
Stalls- Bsmt / Std	

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(rev. 26.0.54.5443)

Bldg / Addn		Description (RCN $246,036)		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		1,400		$149,740									
	#1	Bsmt Fin - Minimal Finish (Avg)		700 Tbl	$14.00	$9,800									
	#2	Bsmt Fin - Living Qtrs. (Multi) (Avg)		700 Tbl	$27.75	$19,425									
		Base Heat: FHA - Gas													
		Add Central Air		1,400	$3,620.00	$3,620									
		Plumbing		2	N/A	$5,500									
	Gar	Att Frame		364 SF		$15,250	1.210	1960	27.00						
		Building Sub Total				**$203,335**	1.210	1960	27.00	0	0	0	**$179,606**		
	Gar	Det Frame	0' X 0'	255 SF		$10,410	5	1975	55.00	0	0	0	**$4,122**		
	Gar	Det Frame	0' X 0'	1,296 SF		$35,229	5	1970	62.00	0	0	0	**$11,781**		
		Building TOTAL Value											**$195,509**	**1.000**	**$195,500**

		Description	Units	Price	Base Value	Cond	Year	Phys%	Fobs%	Eobs%	Other%	AgFctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest $100)
	Yrd	1 — Driveway		$2,400.00	$2,640	NML	1960	65.00	0	0	0	0%	$924	1.000	$900
	D	Concrete-single, Std Nml													
	Yrd	1 — Sheds and Yard Structures		$26.00	$41,184	NML	1970	65.00	0	0	0	0%	$14,414	1.000	$14,400
	D	W36.00 x L40.00 1,440 SF, Fr. Shed, Avg Pricing													
	Yrd	1 — Sheds and Yard Structures		$26.00	$13,585	NML	1970	65.00	0	0	0	0%	$4,755	1.000	$4,800
	D	W19.00 x L25.00 475 SF, Fr. Shed, Avg Pricing													
		Yard Extras TOTAL Value													**$20,100**

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2024	2020 Manual Migration 8/21/2024	BofR	Rural	Res	$190,200	$90,800	$0	$0	$281,000
2023	VAI Import from 2023 file.	Import			$190,200	$90,800	$0	$0	$281,000
2022	VAI Import from 2022 file.	Import			$176,000	$87,700	$0	$0	$263,700
2021	VAI import from 2021 file	Import			$176,000	$87,700	$0	$0	$263,700
2020	VAI Import from 2020 file	Import			$175,800	$85,100	$0	$0	$260,900
2019	VAI Import from 2019 file	Import			$169,300	$85,100	$0	$0	$254,400
2018	VAI Import from 2018 file	Import			$169,300	$85,100	$0	$0	$254,400
2017		Import	Rural	Ag Land	$151,500	$85,100	$0	$0	$236,600
2016		Import	Rural	Ag Land	$151,500	$81,500	$0	$0	$233,000
2015		Import	Rural	Ag Land	$148,700	$76,000	$0	$0	$224,700
2014		Import	Rural	Ag Land	$139,300	$70,400	$0	$0	$209,700
2013		Import	Rural	Ag Land	$126,000	$69,000	$0	$0	$195,000
2012		Import	Rural	Ag Land	$117,100	$61,600	$0	$0	$178,700
2011		Import	Rural	Ag Land	$94,000	$50,900	$0	$0	$144,900
2010		Import	Rural	Ag Land	$90,700	$46,700	$0	$0	$137,400
2009		Import	Rural	Ag Land	$86,600	$46,700	$0	$0	$133,300











"studio" She/Shed



Man Shed



Det/Garage Taxable



Det/Garage



AG USE #1



Ag USE #2



Ag Use #3



Ag USE #3



Ag Use #4 Barn





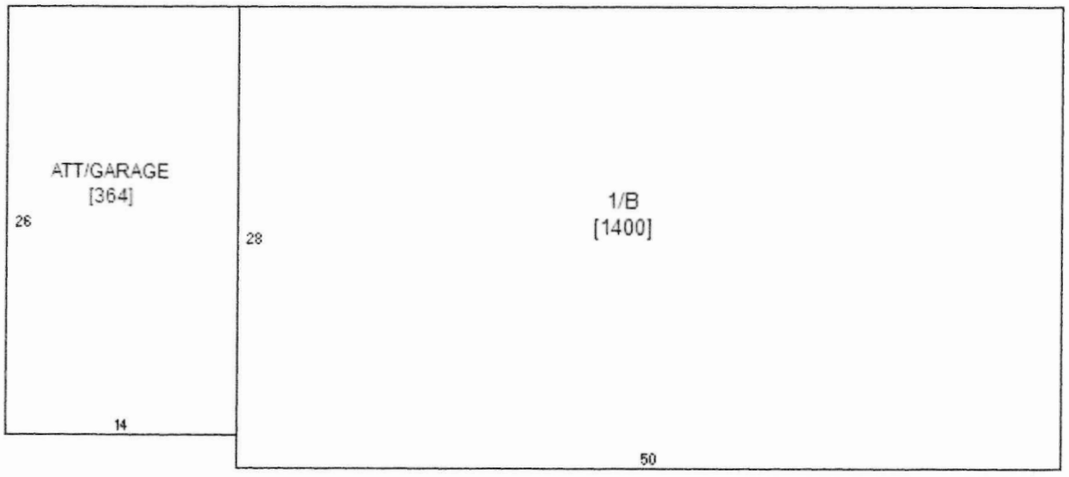
Ag Use #5

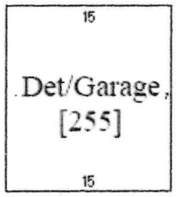


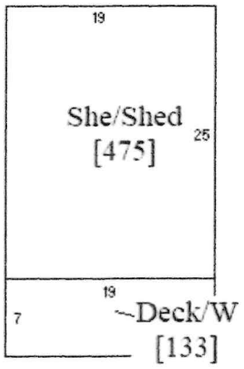
Chicken Coop

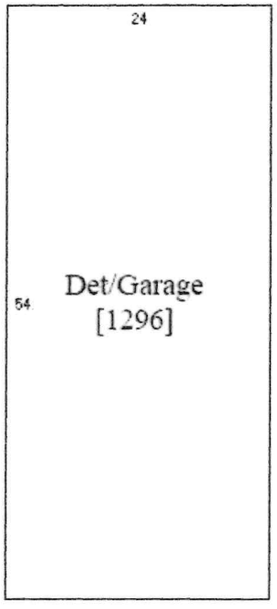
Notes:

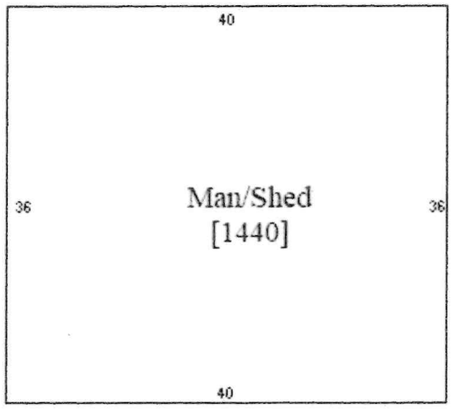
12/03/2024 - "Studio" is taxable, used as a dog kennel on the bottom and a office work area on the top floor. I entered this in as a shed, labeled it She/Shed. I did the same with Micheal's shed, labeled it as a
Man/Shed. I also put the small det/garage next to the Machine building on the tax roll, and the Long Det/garage on the tax roll as well. I dont see any evidence of ag use with these buildings. There are 6 other
buildings on the property that do look like they are used for livestock, these buildings will remain off the tax roll. TMH


ATT/GARAGE
[364]
26
14
1/B
[1400]
28
50


15
Det/Garage
[255]
15


19
She/Shed
[475]
25
19
7
Deck/W
[133]


24
Det/Garage
[1296]
54


40
Man/Shed
[1440]
36
36
40

Document H

PDF+PIN: **013+13-3996000** | **Ransom County, ND Assessor** | **WORKING** | Wed, 6/18/2025, 1:29 PM | Page 1

13291 55TH ST SE, ENDERLIN

Deed: **MARTIN/MICHAEL J/& SUSAN M DOPP**
Contract:
CID#:
DBA:
MLS:

Map Area: **LIBERTY-R**
Route: **00-000-000**
Tax Dist: **24-01-00**
Plat Page:
Subdiv: **NONE**

Checks/Tags:
Lister/Date: **WS, 03/09/2010**
Review/Date:
Entry Status: **Inspected**

Rural / Residential
Legal: SECT-06 TWP-136 RANG-055 SE1/4-6-136-55

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						43,560.00	1.000				$20,000.00						
Tier 2						43,560.00	1.000				$2,000.00						
Subtotal						87,120.00	2.000					$22,000	0%	0%	0%	$0	$22,000
Ag Land							158.000					$184,600	0%	0%	0%	$0	$184,600
Grand Total						6,969,600.00	160.000					$206,600					$206,600

	Street	Utilities	Zoning	Land Use
Tiered Acres	None	Rural	Residential Single Family	Residential
Ag Land	None	None	Not Applicable	Not Applicable

Sales

Date	$ Amount	NUTC	Recording

Building Permits

Date	Number	Tag	$ Amount	Reason

Values

Type	Appraised	B of R	St. Equalized	Pr Yr: 2024
Land	$206,600	$190,200	$0	$190,200
Dwlg	$187,800	$90,800	$0	$90,800
Impr		$0	$0	
Total	$394,400	$281,000	$0	$281,000

Res. Structure

Occ. Code	101
Occ. Descr.	Single-Family / Owner Occupied
Year Built	1960
EFA / EFYr	65 / 1960
Arch. Dsgn	Ranch
Style	1 Story Frame
AreaSF/TLA	1,400 / 1,400
GLA 1st/2nd	1,400 / 0
Grade	4+10
Grade Mult.	1.210
Condition	NML
Phy-Depr.%	27%
Basement	Full
No Bsmt Flr.	0
Heat	FHA - Gas
AC	Yes
Attic	None

Finish

Ttl Rooms Above #	5	Bedrooms Above #	2
Ttl Rooms Below #	4	Bedrcoms Below #	1
Minimal Finish	700		$14.00
Living Qtrs. (Multi)	700		$22.25

Foundation	C Blk
Exterior Walls	Steel Siding
Roof	Asphalt/Gable
Interior Finish	Plaster
Flooring	Carp/Lino/Tile

Non-base Heating

Floor/Wall #	0
Pipeless #	0
Hand Fired (Y/N)	No
Space Heat #	0

Fireplace

Appliances

Range Unit	Built-In Vacuums
Oven - Single	Intercom System
Oven - Double	BI Stereo(SpkrsOnly)
Dishwasher	Garbage Disposal
Microwave	Range Hood
Trash Compactor	
Jennair	
Security System	

Plumbing

Standard Bath - 3 Fixt	1
3/4 Bath	
1/2 Bath	
Lavatory	
Toilet	1
Sink	
Shower Stall/Tub	
Mtl St Sh Bath	
Mtl 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	
Fbgls 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	
Plumbing Extras	

Addition

Addition	No Additions
Year Built	
EFA	
EFA Year	
Style	
Area (SF)	
Condition	
Phy-Depr.%	
Bsmt (SF)	
NoBsmt Flr(SF)	
2nd Flr Adj.	
Heat	
AC	
Attic (SF)	

Obsolescence

Functional %	0%
External %	0%
Other %	0%

None
None
None
None

Garage

Garage	1 of 1
Year Built	1960
EFA	65
EFF Year	1960
Style	Att Fr.
W X L	0' X 0'
Area (SF)	364
No Flr Adj.	No
Grade	Main Building
Condition	NML
Bsmt (SF)	
Interior Finish	<None>
Interior Finish (SF)	
Qtrs Over	None
Qtrs Over (SF)	
Qtrs AC (SF)	
%Phy/F-E-O Obs	27.00-0-0-0
Door Opnrs	
Stalls- Bsmt / Std	-- / 1.00

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Bldg / Addn		Description (RCN $239,804)	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	1,400		$149,740									
	#1	Bsmt Fin - Minimal Finish (Avg)	700 Tbl	$14.00	$9,800									
	#2	Bsmt Fin - Living Qtrs. (Multi) (Low)	700 Tbl	$22.25	$15,575									
		Base Heat: FHA - Gas												
		Add Central Air	1,400	$3,620.00	$3,620									
		Plumbing	2	N/A	$4,200									
	Gar	Att Frame	364 SF		$15,250	1.210	1960	27.00						
		Building Sub Total			**$198,185**	1.210	1960	27.00	0	0	0	**$175,056**		
		Building TOTAL Value										**$175,056**	**1.000**	**$175,100**

		Description	Units	Price	Base Value	Cond	Year	Phys%	Fobs%	Eobs%	Other%	AgFctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest $100)
	Yrd D	1 — Driveway Concrete-single, Std Nml		$2,400.00	$2,640	NML	1960	65.00	0	0	0	0%	$924	1.000	$900
	Yrd D	1 — Sheds and Yard Structures 1,930 SF, Fr. Shed, Low Pricing		$18.00	$38,214	NML	1995	65.00	0	0	50	0%	$6,687	1.000	$6,700
	Yrd D	1 — Sheds and Yard Structures W19.00 x L25.00 475 SF, Fr. Shed, Low Pricing		$18.00	$9,405	NML	1970	65.00	0	0	0	0%	$3,292	1.000	$3,300
	Yrd D	1 — Sheds and Yard Structures 255 SF, Fr. Shed, Low Pricing		$18.00	$5,049	NML	1975	65.00	0	0	0	0%	$1,767	1.000	$1,800
		Yard Extras TOTAL Value													**$12,700**

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2024	2020 Manual Migration 8/21/2024	BofR	Rural	Res	$190,200	$90,800	$0	$0	$281,000
2023	VAI Import from 2023 file.	Import			$190,200	$90,800	$0	$0	$281,000
2022	VAI Import from 2022 file.	Import			$176,000	$87,700	$0	$0	$263,700
2021	VAI import from 2021 file	Import			$176,000	$87,700	$0	$0	$263,700
2020	VAI Import from 2020 file	Import			$175,800	$85,100	$0	$0	$260,900
2019	VAI Import from 2019 file	Import			$169,300	$85,100	$0	$0	$254,400
2018	VAI Import from 2018 file	Import			$169,300	$85,100	$0	$0	$254,400
2017		Import	Rural	Ag Land	$151,500	$85,100	$0	$0	$236,600
2016		Import	Rural	Ag Land	$151,500	$81,500	$0	$0	$233,000
2015		Import	Rural	Ag Land	$148,700	$76,000	$0	$0	$224,700
2014		Import	Rural	Ag Land	$139,300	$70,400	$0	$0	$209,700
2013		Import	Rural	Ag Land	$126,000	$69,000	$0	$0	$195,000
2012		Import	Rural	Ag Land	$117,100	$61,600	$0	$0	$178,700
2011		Import	Rural	Ag Land	$94,000	$50,900	$0	$0	$144,900
2010		Import	Rural	Ag Land	$90,700	$46,700	$0	$0	$137,400
2009		Import	Rural	Ag Land	$86,600	$46,700	$0	$0	$133,300











"studio" She/Shed #1



Well house/Man Shed #2



Well house/Man Shed #2



Well house/Man Shed #2


Well house/Man Shed #2



Well house/Man Shed #2



Well house/Man Shed #2


Shed #3



AG USE #1



Ag USE #2



Ag Use #3



Ag USE #3



Ag Use #4 Barn





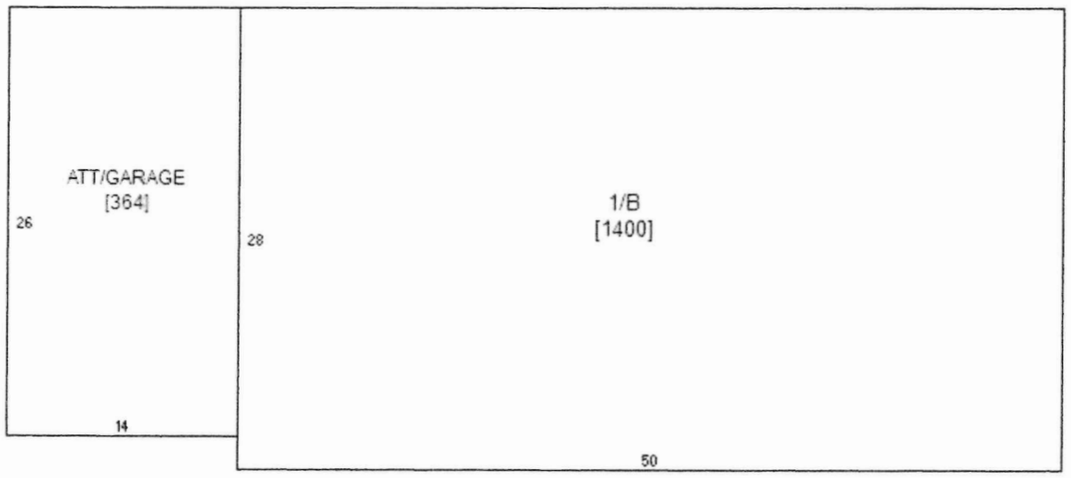
Ag Use #5

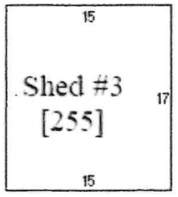


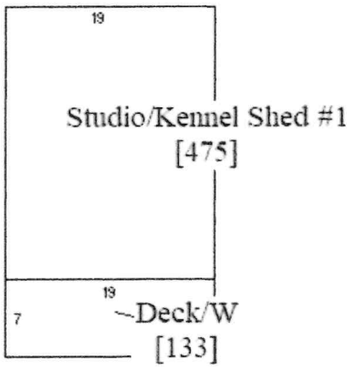
Shop, houses bobcat amd tractors. not taxed AG Use #6

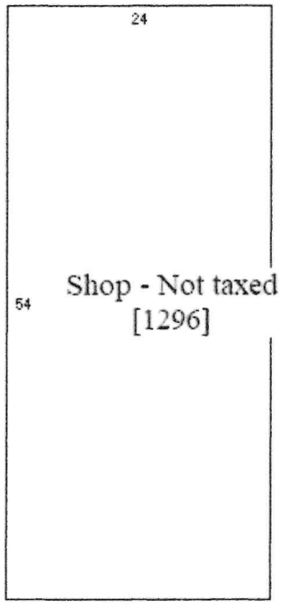


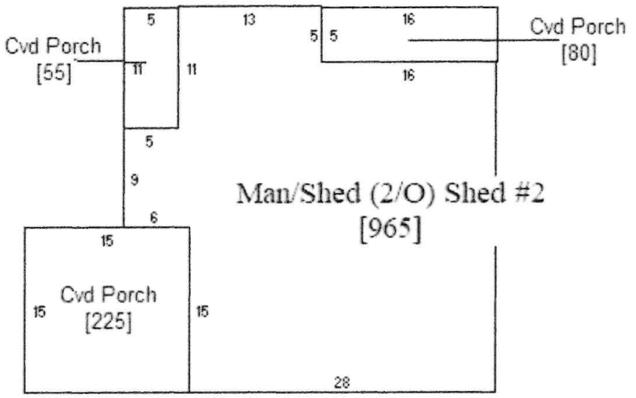
Chicken Coop


ATT/GARAGE
[364]
26
14
1/B
[1400]
28
50


15
Shed #3
[255]
17
15


19
Studio/Kennel Shed #1
[475]
19
7
Deck/W
[133]


24
54
Shop - Not taxed
[1296]


Cvd Porch
[55]
5
13
5
5
16
Cvd Porch
[80]
11
11
16
5
9
6
Man/Shed (2/O) Shed #2
[965]
15
Cvd Porch
[225]
15
15
28

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Document E

PROCEEDINGS OF TOWNSHIP BOARD OF EQUALIZATION

THE BOARD MET AT THE OFFICE OF THE TOWNSHIP CLERK AT 4 O'CLOCK P .M, APRIL 14
2025. Commissioners Room Re Courthouse

PRESENT:

Steve Trautman

CHAIRMAN, SUPERVISOR

Copy

Ron Hartl

SUPERVISOR

David Billing

SUPERVISOR

TOWNSHIP CLERK

MINUTES:

Steve Trautman called the meeting to order. A Quorum was declared.

Present were Steve Trautman, Ron Hartl, David Billing, Tax director Teresa Haechert, Deputy tax director Michaela Briss, and guests Mike Martin and Susan Dopp.

Teresa Haechert presented a booklet of several township Residential Sales in Ransom County from Years 2022, 2023 and 2024.

Mike Martin and Susan Dopp had questions concerning how their property was assessed.

Teresa Haechert explained the act sheet on Ransom County land for 2025.

Ron Hartl moved to accept the 37 changes to the tax role as discussed at this meeting. Seconded by Steve Trautman and carried.

Ron Hartl moved to adjourn, seconded by Steve Trautman, motion carried. Meeting adjourned.

I HEREBY CERTIFY THAT THE FOLLOWING IS A CORRECT TRANSCRIPT OF THE TOWNSHIP BOARD OF EQUALIZATION OF Liberty TOWNSHIP, RANSOM COUNTY, ND IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND THIS 14 DAY OF APRIL 2025

David Billing TOWNSHIP CLERK

CHANGES IN TRUE AND FULL VALUE
USE ONE FORM FOR EACH ASSESSMENT DISTRICT - DO NOT REMIT TO STATE TAX DEPARTMENT
TOTALS FROM EACH DISTRICT ARE ADDED TO THE SUPPLEMENTARY ABSTRACT

ASSESSMENT DISTRICT Liberty FEBRUARY 1, 2024 TO FEBRUARY 1, 2025

PARCEL NUMBER	AGRICULTURAL PROPERTY		RESIDENTIAL PROPERTY				COMMERCIAL PROPERTY				REASONS FOR CHANGE
			LOTS, TRACTS AND LEASED SITES		BUILDINGS AND STRUCTURES		LOTS, TRACTS AND LEASED SITES		BUILDINGS AND STRUCTURES		1. Taxable/non-taxable 2. Locally /State assessed 3. New constr./Demolition 4. Annexation 5. Change in classification 6. New constr./Demolition of exempt prop. 7. Annexation of exempt property
	INCREASE	DECREASE	INCREASE	DECREASE	INCREASE	DECREASE	INCREASE	DECREASE	INCREASE	DECREASE	
13-3971010 HASKIN					74500						8 TWP REASSESSMENT
13-3971020 STOLZ					45400						8 TWP REASSESSMENT
13-3972000 HARTL	57300							28400			5 COM TO AG
13-3972020 BARTHOLOMAY					39400						8 TWP REASSESSMENT
13-3972030 HARTL					41200						8 TWP REASSESSMENT
13-3975010 NELSON					13700						8 TWP REASSESSMENT
13-3987010 MUTH		100	2600								5 AG TO RES
13-3987040 OTTESON			3800								8 "SPLIT" ENDERLIN FIX
13-3987050 MUTH			4600								8 "SPLIT" ENDERLIN FIX
13-3987060 OWENS			4200								8 "SPLIT" ENDERLIN FIX
13-3991000 DEHN									24000		8 TWP REASSESSMENT
13-3993010 BARTELS					33300						8 TWP REASSESSMENT
13-3996000 MARTIN/DOPP					101200						8 TWP REASSESSMENT
13-4001020 FARNHAM					25600						8 TWP REASSESSMENT
13-4004010 KRAFT					11400						8 TWP REASSESSMENT
13-4005010 GOLF COURSE									27500		8 TWP REASSESSMENT
13-4006000 SCHMITZ	1900										8 SPLIT
13-4006020 WENDSCHLAG		600	32300								8 SPLIT
13-4006020 WENDSCHLAG					141800						1 FARM EXEMPT TO TXBL
13-4011020 PRIBBENOW					73300						8 TWP REASSESSMENT
13-4013010 MILLER					9700						8 TWP REASSESSMENT
13-4020000 FROEMKE TRUST						10600					8 VACANT HOUSE/TWP REASSESS
13-4029030 SHISHEHBOR					29100						8 TWP REASSESSMENT
13-4044010 OPATZ					12800						8 TWP REASSESSMENT
13-4045010 BRISS					17900						8 TWP REASSESSMENT
13-4053020 KELLY					28200						8 TWP REASSESSMENT
13-4054000 JOHANNESON					6000						8 TWP REASSESSMENT

"Change Sheet"
Source: EC Twp Director
May 2025
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Document F

Document G

BURLEIGH DODDS SERIES IN AGRICULTURAL SCIENCE

Improving grassland and pasture management in temperate agriculture

Edited by Professor Athole Marshall & Dr Rosemary Collins
IBERS, Aberystwyth University, UK

E-CHAPTER FROM THIS BOOK



burleigh dodds SCIENCE PUBLISHING

Restoring degraded grasslands

Llewellyn L. Manske, North Dakota State University, USA

1 Introduction
2 Grass plant responses to defoliation
3 Agronomic practices to increase soil nitrogen levels
4 Effects of rhizosphere organisms on biogeochemical processes
5 Grazing graminivores
6 Management of grazing
7 Degradation of grasslands
8 Initial changes of restoration
9 Future trends and conclusion
10 Where to look for further information
11 Acknowledgement
12 References

1 Introduction

Grasslands are complex ecosystems comprising numerous biotic and abiotic components. The biotic components are the herbaceous grass and forb plants, soil organisms and grazing graminivores which have biological and physiological requirements. The abiotic components include radiant energy from sunlight; the essential major elements of carbon, hydrogen, nitrogen and oxygen, and the minor essential elements of macro- and micro-minerals required by living organisms. The major elements and some of the minor elements have biogeochemical cycles which transform the elements between organic and inorganic forms. Grassland ecosystems are therefore functioning units of co-acting biotic organisms interacting with the abiotic components and environmental factors (Manske 2014c). Grass plants, soil microorganisms and large graminivores have developed complex symbiotic relationships. The grazing graminivores depend on grass plants for nutritious forage; grass plants in turn depend on rhizosphere organisms for the mineralisation of essential elements (primarily nitrogen) from the soil organic matter; rhizosphere organisms depend on grass plants for energy in the form of the short carbon chains released by grass plants into the rhizosphere following partial defoliation by grazing graminivores. The management of grassland ecosystems must therefore meet the biological and physiological requirements

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Chapter taken from: Marshall, A. and Collins, R. (ed.), *Improving grassland and pasture management in temperate agriculture*, Burleigh Dodds Science Publishing, Cambridge, UK, 2018, (ISBN: 978 1 78676 200 9; www.bdspublishing.com)

of the plants, soil organisms and graminivores; stimulate internal plant mechanisms; and enhance the rhizosphere organism biomass and the ecosystem biogeochemical processes that cycle essential elements (Manske 2014c).

Grassland ecosystems degrade when management causes the loss of essential elements to be greater than the capture of replacement essential elements. Conversely, grassland ecosystems aggrade when they are managed so as to make the capture of essential elements greater than the losses (McGill and Cole 1981). A large biomass of soil microbes is required to aggrade grassland ecosystems (Coleman et al. 1983; Schimel, Coleman and Horton 1985; Cheng and Johnson 1998). The soil microorganism biomass can be increased through biologically effective grazing management. Traditional management of grasslands causes a diminution of the functionality of internal grass plant mechanisms and ecosystem biogeochemical processes, resulting in degradation. Therefore, restoration of degraded grassland ecosystems requires returning the primary grass mechanisms and ecosystem processes to potential functioning levels. As an initial step, the rhizosphere organism biomass must be raised to increase the mineralisation of nitrogen and other essential elements. Rhizosphere organisms are limited by accessing energy in the form of short carbon chains. Carbon energy can be released from grass lead tillers through the roots into the rhizosphere by removal of 25–33% of the above-ground leaf biomass by large grazing graminivores when the lead tillers are at the phenological growth stages between the three and a half new leaf stage and the flower (anthesis) stage during early June to mid-July (Manske 1999, 2011b, 2014c). Depending on the degree of degradation of the grassland, three to five or more growing seasons are required to increase the rhizosphere organism biomass to levels capable of mineralising a threshold level of 112 kg/ha or greater of available mineral nitrogen. Research has shown that full activation of internal grass plant mechanisms requires mineral nitrogen to be available at this level. It also requires available carbon fixed through photosynthesis from 67 to 75% of the leaf area of pre-defoliated lead tillers before the flower stage, and from 50% of the leaf area after the flower stage (Manske 2010a,b). An increase in available essential elements permits the grass tillers to synthesise increasing quantities of carbohydrates, proteins and nucleic acids to accelerate growth rates of replacement leaves and shoots, increase photosynthetic capacity of the remaining mature leaves, increase secondary tiller development from axillary buds, enhance the competitiveness of nutrient resource uptake and improve water use efficiency. The combination of increased ecosystem biogeochemical processes and improved functioning of the internal grass plant mechanisms results in increases in grass herbage production and in plant density (basal cover) of the desirable native grass species. Changes in the above-ground vegetation lag behind changes in the soil microorganism biomass and activity when a grassland ecosystem is degrading and also when it is aggrading.

This chapter examines the inter-relationship of species, microbial activity, nutrients and environmental factors in restoring and maintaining the health, sustainability and productivity of grasslands, with particular emphasis on the ecosystem of the Northern Plains of North America. The information presented here was synthesised from research conducted in the Northern Plains and should be directly applicable to all intact grassland regions where perennial grass plants reproduce vegetatively and the plants subsist from growing season to growing season in a low-activity dormancy state when soils are frozen. The Northern Plains ecosystem is part of the North American Interior Plains physiographic region that extends from the foot of the Rocky Mountains eastwards to the Canadian Shield and Appalachian Provinces, and in the north extends from the Athabasca River on the Alberta Plateau southwards to the North Platte-Platte-Missouri River Valleys. The

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native vegetation was primarily grasslands which have been separated into four types arranged in north–south zones based on the stature of the major grass species on the silty ecological sites. The native vegetation types from west to east are: short grass, mixed grass, transition (or Eastern mixed grass), and tall grass prairies. Each of these vegetation types has been defined by soil temperature and soil moisture regimes. The two soil temperature regimes are based on mean annual soil temperature: in the north by <8°C (Frigid) and in the south by >8°C (Mesic). The separation between north and south soil temperature regimes is demarcated by a wide belt that extends eastwards along the north border of Wyoming and continues through South Dakota to the boundary of the Oak Forest in western Minnesota. The four soil moisture regimes are based on the mean annual precipitation and the mean length of time the soil is dry during a growing season. Most of the precipitation (75–85%) occurs during the growing season. Precipitation rates increase from west to east. In the north, the range is from 305 mm in the west to 610 mm in the east. In the south, the range is from 356 mm in the west to 813 mm in the east. The number of days the soil is dry during a growing season decreases from west to east. The resulting four soil moisture regimes are: arid (Aridic), semi-arid (Ustic), sub-humid (Udic) and humid (Perudic). Soils of the short grass prairie support vegetation of short grasses with some mid grasses in the north and of short grasses in the south. The major species are: blue grama (*Bouteloua gracilis*), needle and thread (*Hesperostipa comata*), and western wheatgrass (*Pascopyrum smithii*). Soils of the mixed grass prairie support vegetation of mid and short grasses in the north and of mid and short grasses with tall grasses on the lower slopes in the south. The major species are: western wheatgrass, needle and thread, and blue grama. Soils of the transition prairie support vegetation of mid grasses and some tall grasses in the north and of mid and tall grasses in the south. The major species are: western wheatgrass, little bluestem (*Schizachyrium scoparium*), and needle and thread. Soils of the tall grass prairie support vegetation of tall grasses in the north and south. The major species are: big bluestem (*Andropogon gerardi*), switchgrass (*Panicum virgatum*) and porcupine grass (*Hesperostipa spartea*) (Manske 2008d). Within each of the four prairie types there are differences in plant community structure resulting from variations in the physical, chemical and/or biological characteristics of the soils.

The fertile soils of the tall grass and transition prairies are good for the production of agronomic crops, and much of these native grasslands have been ploughed. Agricultural practice with regard to intact (non-ploughed) grasslands in the Northern Plains has traditionally involved the removal of a portion of above-ground herbage as forage for domesticated livestock. The degree of annual use and level of deterioration are inversely related to the level of managerial land stewardship ethics, and degradation of grassland primarily results from a failure to incorporate into management systems the concept of grasslands as fully functioning ecosystems.

2 Grass plant responses to defoliation

The key factor in meeting grass plant biological requirements is the correct timing of partial defoliation. The effects of defoliation are not simply the removal of herbage from grass plants: foliage removal disrupts plant growth and photosynthesis, and defoliation also affects physiological mechanisms in all parts of the plant (Langer 1956, 1963, 1972). It alters the plant community microclimate by changing light transmission, moisture relations and

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temperature (Briske and Richards 1994, 1995), and it changes the soil environment, thereby affecting soil organism activity and ecosystem biogeochemical processes (Manske 2000a, 2011b). Internal plant mechanisms help grass tillers to withstand and recover from partial defoliation by grazing. The primary internal mechanisms are: compensatory physiological mechanisms (McNaughton 1979, 1983; Briske 1991); vegetative reproduction by tillering (Mueller and Richards 1986; Richards et al. 1988; Murphy and Briske 1992; Briske and Richards 1994, 1995); and nutrient resource uptake (Crider 1955; Li and Wilson 1998; Kochy and Wilson 2000; Peltzer and Kochy 2001). In addition, the level of available soil mineral nitrogen has a strong effect on grasses' response to defoliation by influencing compensatory physiological mechanisms and the functionality of vegetative reproduction. These factors are discussed in the following sections.

2.1 Compensatory physiological mechanisms

Compensatory physiological mechanisms give grass plants the capability to replace lost leaf and shoot biomass following grazing by increasing meristematic tissue activity and photosynthetic capacity, and by altering the allocation of carbon and nitrogen. Fully activated mechanisms can produce replacement foliage at 140% of the weight removed during grazing (Manske 2000b, 2010a,b, 2014a,b). The growth rates of replacement leaves and shoots increase after partial defoliation by grazing, and enhanced activity of the meristematic tissue produces larger leaves with greater mass (Langer 1972; Briske and Richards 1995). Developing leaf primordia not fully expanded at the time of defoliation show increased growth rates and tend to grow larger than leaves on undefoliated tillers (Langer 1972). Partially defoliated tillers increase the photosynthetic rates of the remaining mature leaves and rejuvenated portions of older leaves which are not completely senescent (Atkinson 1986; Briske and Richards 1995). Changes in cytokinin levels and other signals produced as a result of the increase in the root–shoot ratio may rejuvenate the photosynthetic apparatus, inhibit or reduce the rate of senescence and increase the lifespan and leaf mass of the remaining mature leaves (Briske and Richards 1995). The activation of compensatory physiological mechanisms after grass tillers are partially defoliated by grazing requires alternative sources of abundant carbon and nitrogen (Coyne et al. 1995). To achieve this the carbon fixed during current photosynthesis in the remaining mature leaf and shoot tissues, and in the rejuvenated portions of older leaves, is preferentially allocated to areas of active meristematic tissue (Ryle and Powell 1975; Richards and Caldwell 1985; Briske and Richards 1995; Coyne et al. 1995). The leaf area required to fix adequate quantities of carbon is 67–75% of the pre-defoliated leaf area (Manske 1999, 2011b, 2014c). Very little, if any, of the carbon and nitrogen stored in the root system is remobilised to support compensatory growth (Briske and Richards 1995). Pools of mobilisable nitrogen in the shoot tissue are reduced following partial defoliation, and this increases preferential use of mineral nitrogen available in the media around the roots (Millard et al. 1990, Ourry et al. 1990). This available soil mineral nitrogen is converted from soil organic nitrogen by active rhizosphere organisms, absorbed through the roots and moved to areas of active meristematic tissue.

2.2 Vegetative reproduction by tillering

Vegetative secondary tillers are shoots which develop on lead tillers from the growth of axillary buds by the process of tillering (Hyder 1974; Dahl and Hyder 1977; Dahl 1995).

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Meristematic activity in axillary buds and the subsequent development of vegetative tillers are regulated by auxin, a growth-inhibiting hormone produced in the apical meristem and young developing leaves (Briske and Richards 1995). Tiller growth from axillary buds is inhibited indirectly by auxin interference with the metabolic function of cytokinin, a growth hormone (Briske and Richards 1995). Partial defoliation of young leaf material during the vegetative growth stages temporarily reduces the production of auxin (Briske and Richards 1994). The abrupt reduction of this hormone in the lead tiller allows for cytokinin synthesis or utilisation in multiple axillary buds, thus stimulating the development of vegetative secondary tillers (Murphy and Briske 1992; Briske and Richards 1994). If no defoliation occurs before anthesis, the lead tiller will continue to hormonally inhibit the development of the secondary tiller from axillary buds. The production of auxin declines gradationally as the lead tiller reaches the flower stage. The natural reduction of auxin in the lead tiller usually permits only one secondary tiller to develop. This developing secondary tiller produces auxin which suppresses the development of additional axillary buds (Briske and Richards 1995). Vegetative tiller growth is the dominant form of reproduction in semi-arid and mesic grasslands, not sexual reproduction and the development of seedlings (Belsky 1992; Chapman and Peat 1992; Briske and Richards 1995; Chapman 1996; Manske 1999). Recruitment of new grass plants developed from seedlings is negligible in healthy grassland ecosystems. The frequency of true seedlings is extremely low in functioning grasslands, and their establishment occurs only during years of favourable moisture and temperature conditions (Wilson and Briske 1979; Briske and Richards 1995), in areas of reduced competition from vegetative tillers, and when resources are readily available to the growing seedling.

2.3 Nutrient resource uptake

The dominance of grass plants within a grassland community is related to their competitiveness in terms of nutrient and water resource uptake, but this can be compromised by poor management. For example, Crider (1955) found that grass tillers with 50% or more of the above-ground leaf material removed experienced reduced root growth, root respiration and root nutrient absorption, resulting in reduced functionality of these plants. Reduction of the active root biomass has been found to cause a diminution of grass plant health and vigour (Whitman 1974), leading to a loss of resource uptake efficiency and suppression of the competitiveness of grass plants in taking up mineral nitrogen, essential elements and soil water (Li and Wilson 1998; Kochy 1999; Kochy and Wilson 2000; Peltzer and Kochy 2001). The loss of active root length thus contributes to a reduction in rhizosphere biomass and a decline in ecosystem biogeochemical processes (Coleman et al. 1983; Klein et al. 1988). The nutrient resource uptake competitiveness of healthy grasses is able to suppress the expansion of shrubs and prevent successful establishment of grass, forb and shrub seedlings in grasslands (Peltzer and Kochy 2001). The grass growth form has competitive advantages for nutrient uptake over the shrub growth form (Kochy and Wilson 2000). The above-ground biomass of grasses consists primarily of productive photosynthetic leaves, resulting in high resource uptake efficiency. Grasses are good competitors for below-ground nutrient resources and are superior competitors for mineral nitrogen due to a high root-to-shoot ratio and the absence of woody stems to be maintained. The resource uptake efficiency of shrubs is greatly reduced because a large portion of the photosynthates is used to build and maintain their unproductive woody stems. However, taller woody stems make shrubs superior competitors for above-ground

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sunlight resources (Kochy and Wilson 2000). Competition from healthy grasses for below-ground nutrient resources reduces the growth rates of shrub rhizomes and causes high mortality rates among young suckers (Li and Wilson 1998). Shrubs are able to compete for some of the below-ground resources only where the functionality of grass plants has been degraded by ineffective management. Following such reduction, the below-ground resources no longer consumed by the smaller, less vigorous degraded grasses are taken up by shrub plants, resulting in proportional increases in shrub biomass production (Kochy and Wilson 2000). With greater access to nutrient resources, shrub rhizome suckers are able to establish a faster growth rate and a higher survival rate (Li and Wilson 1998). The resulting greater shrub stem density increases competition for light, causing marked suppression of grasses (Kochy and Wilson 2000). Traditionally, the observation of increasing presence of woody shrubs and trees in degraded grasslands would have been attributed to fire suppression (Humphrey 1962; Stoddart, Smith and Box 1975; Wright and Bailey 1982).

2.4 Threshold level of soil mineral nitrogen

Total herbage biomass production in grassland ecosystems has been shown to increase when the quantity of available soil mineral nitrogen increases (Rogler and Lorenz 1957; Whitman 1957, 1963, 1976; Smika et al. 1965; Goetz 1969, 1975; Power and Alessi 1971; Lorenz and Rogler 1972; Taylor 1976; Wight and Black 1979). Grasslands in the Northern Plains which are managed with traditional grazing practices are notorious for their inhibitory deficiency in available soil mineral nitrogen (Goetz et al. 1978), and this leads to their observed low herbage production. In temperate grasslands, deficiencies of mineral nitrogen are more often a cause of limited herbage production than lack of water (Tilman 1990). However, greater quantities of available soil mineral nitrogen have been shown to improve soil water use efficiency in grassland plants (Smika et al. 1965; Wight and Black 1972; Whitman 1976, 1978). Using a proxy method, Wight and Black (1972) found that precipitation (water) use efficiency of grass plants improved when soil mineral nitrogen was available at threshold quantities of 112 kg/ha. The inhibitory effect of deficiencies of mineral nitrogen on grasslands caused herbage production per centimetre of received precipitation to decrease by almost 50% relative to that in grasslands above the threshold (Wight and Black, 1979). Manske (2010a,b) found that this threshold quantity of available mineral nitrogen was also critical for the functionality of vegetative reproduction and for compensatory physiological mechanisms in response to defoliation. Both these mechanisms function at high potential levels in grasslands having 112 kg/ha or greater available soil mineral nitrogen, and do not function (or function at extremely low levels) in those which have mineral nitrogen deficiencies (Manske 2009c, 2010a,b,c, 2011c,d).

3 Agronomic practices to increase soil nitrogen levels

Traditional grazing management practices are known to be antagonistic to rates of mineralisation of soil organic nitrogen, resulting in levels of available mineral nitrogen lower than the threshold quantity of 112 kg/ha (Wight and Black 1972). Previous research in the North American Northern Plains, aimed at developing strategies to increase the quantity of mineral nitrogen in grassland soils, did not incorporate grazing treatments, and instead concentrated on agronomic practices such as nitrogen fertilisation and

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inter-seeding alfalfa. The application of nitrogen fertiliser to grasslands did not solve the complex problems related to the causes of low soil mineral nitrogen (Manske 2014d). It was found that nitrogen fertilisation of native grasslands caused a synchronisation of grass tiller growth stage development, resulting in a small increase in herbage biomass which later produced a high rate of leaf senescence and an early season decrease in forage nutritional quality compared to non-fertilised grasslands (Manske 2014d). It also caused a short-term shift in plant species composition, with an increase in mid cool season grasses (e.g. western wheatgrass) and a decrease in short warm season grasses (e.g. blue grama) (Manske 2014d). Initially, these changes were considered to be beneficial (Manske 2009d). However, close examination of the data showed that the costs of the additional herbage weight were excessive (Manske 2009b), and that the long-term disruptions of ecosystem biogeochemical processes were detrimental to desirable plant composition (Manske 2010c). The reduction of short warm season grasses caused a decrease in total live plant basal cover, thus exposing greater amounts of soil to higher levels of solar radiation and erosion (Goetz et al. 1978). These large areas of open space became ideal invasion sites for undesirable plants, resulting in a long-term plant species compositional shift towards a replacement community of domesticated and introduced mid cool season grasses, and in the removal of nearly all the native plant species (Manske 2009a, 2010c). Neither did the strategy of inter-seeding alfalfa into intact semi-arid grasslands solve the complex problems related to the causes of low soil mineral nitrogen (Manske 2005). The introduction of alfalfa increased demand on the existing low levels of soil mineral nitrogen because almost all of the alfalfa plants' nitrogen requirements had to be taken from the soil. The inter-seeded alfalfa plants had extremely low levels of nodulation of rhizobium bacteria on the roots and, consequently, almost no nitrogen fixation. The inoculated rhizobium had been consumed by the resident soil microbes before the alfalfa seedlings had grown sufficient root material to permit infection (Manske 2004b). The low amounts of mineral nitrogen available in the soil resulted in slower rates of growth and higher rates of mortality for the inter-seeded alfalfa plants than those for alfalfa plants solid-seeded into cropland (Manske 2005). In addition, the high water use of the inter-seeded alfalfa plants depleted soil water levels within a 1.5-m radius of each crown to an average of 35% below ambient soil water levels, causing drought stress conditions in the adjacent grass plants and, subsequently, further reducing grass herbage production (Manske 2004a, 2005). In summary, these agronomic strategies slowly stifled grass internal mechanisms and ecosystem biogeochemical processes to ineffectiveness. Grassland ecosystems should, therefore, be managed in accordance with sound ecological principles. These will be described in subsequent sections.

4 Effects of rhizosphere organisms on biogeochemical processes

The rhizosphere (Fig. 1) is the narrow zone of soil around the active roots of perennial grassland plants. In sustainable grassland systems the biogeochemical processes performed by rhizosphere microorganisms renew nutrient flow activities in the soil. Biogeochemical processes transform stored essential elements from organic forms into plant-usable inorganic forms. These processes capture replacement quantities of lost or removed major essential

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Figure 1 Rhizosphere on western wheatgrass root.

elements of carbon, hydrogen, nitrogen and oxygen, with assistance from active live plants, and transform them into storage as organic forms for later use. They decompose complex unusable organic material into compounds and then into reusable essential elements (McNaughton 1979, 1983; Coleman et al. 1983; Ingham et al. 1985; Mueller and Richards 1986; Richards et al. 1988; Briske 1991; Murphy and Briske 1992; Briske and Richards 1994, 1995). The quantity of biogeochemical processes taking place in grassland ecosystems is dependent on the rhizosphere volume and microorganism biomass (Coleman et al. 1983). Both these factors are limited by access to simple carbohydrate energy (Curl and Truelove 1986). Healthy grass plants produce double the quantity of leaf biomass (Crider 1955; Coyne et al. 1995), capture and fix large amounts of carbon during photosynthesis, and produce carbohydrates in quantities greater than the amount required for normal growth and maintenance (Coyne et al. 1995). Partial defoliation of grass tillers at the vegetative phenological growth stages by large grazing graminivores causes significant quantities of exudates containing simple carbohydrates to be released from the grass tillers through the roots into the rhizosphere (Hamilton and Frank 2001). As a consequence the biomass and activity of microorganisms also increase (Anderson et al. 1981; Curl and Truelove 1986; Whipps 1990), resulting in greater biogeochemical cycling of essential elements (Coleman et al. 1983; Biondini et al. 1988; Klein et al. 1988; Burrows and Pfleger 2002; Rillig et al. 2002; Bird et al. 2002; Driver et al. 2005).

5 Grazing graminivores

Graminivores which graze grasslands obtain energy, protein, and macro- and micro-minerals from the forage they consume. Perennial grass leaf material consists of digestible nutrients and non-digestible structural components. The available nutritional quality of

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the pre-grazed lead tillers of native cool and warm season grasses is closely related to the phenological stages of growth and development, which are triggered primarily by day length (Roberts 1939; Dahl 1995). In the northern hemisphere daylight hours increase during the growing season between mid-April and 21 June and then decrease. All native cool and warm season grasses provide adequate levels of energy to grazing graminivores throughout the growing season. However, providing adequate quantities of crude protein to grazing graminivores during the entire growing season is not as simple and requires detailed knowledge of grass tiller growth stage development and of the resulting changes in their nutritional quality curves in order to properly manipulate the grass lead tillers at specific vegetative growth stages. The crude protein concentration of grass forage available to grazing graminivores on grasslands in the North American Northern Plains is above 9.6% in the lead tillers of the cool and warm season grasses during mid-May to late July. Upland sedges have crude protein levels above 9.6% during early May to mid-July. The secondary tillers of cool and warm season grasses have crude protein levels above 9.6% during mid-July through to late September or mid-October (Whitman et al. 1951; Goetz 1963; Sedivec 1999; Manske 2000c, 2008a,c).

Grazing graminivores should be able to select a diet with adequate crude protein and energy during early June through to mid-October from the available properly manipulated forage plants. The type of animal has a strong effect on the efficiency of nutrient extraction from grazed herbage. Thus, about 15% of the nutrients contained in the consumed leaf material is extracted by stocker heifers and steers and retained for growth. About 30% of the nutrients is extracted by lactating cows, with a portion retained by the cow for production, and the remainder of the extracted nutrients passed on to her calf for growth (Russelle 1992; Gibson 2009). All the non-digestible dry matter and most of the nutrients consumed by grazing livestock are deposited on the ground as manure within a couple of days. Most of the nutrients consumed and used by livestock for maintenance are thus returned to the ecosystem in the faeces and urine. None of the herbage biomass dry matter produced during a growing season is removed by livestock from the grassland ecosystem: all the essential elements contained in the below-ground biomass and the non-consumed above-ground biomass remain in the ecosystem. Thus, almost all the essential elements used in the annual production of herbage biomass and soil organism biomass are retained and recycled in the ecosystem. However, some essential elements are lost or removed from the ecosystem as output. The metabolic process of respiration in soil organisms, plants and animals results in a loss of some essential elements as carbon dioxide, water vapour and heat energy. Some essential elements are removed from the ecosystem as weight biomass produced by insects and wildlife. The essential elements transferred from grass plants to grazing animals and used for growth are removed from the ecosystem (Gibson 2009). However, properly managed annually grazed grasslands activate the internal grass physiological mechanisms and the ecosystem biogeochemical processes which enable the capture of essential elements at quantities equal to or greater than the amount lost or removed.

6 Management of grazing

Intact grasslands can function at their full biological potential by recycling adequate quantities of essential elements through the activity of soil microbes, and by replacing lost

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leaf and stem biomass of grass plants through distinctive mechanisms, all of which must be activated by partial defoliation by grazing graminivores.

6.1 'Twice-over rotation' grazing

A biologically effective 'twice-over rotation' strategy has been developed which coordinates partial defoliation events with the grasses' phenological growth stages, meets the nutritional requirements of the grazing graminivores, the biological requirements of the grass plants and the rhizosphere organisms, enhances the ecosystem biogeochemical processes and activates the internal grass plant mechanisms to function at a good-as-new condition (Manske 2016). The 'twice-over rotation' grazing management strategy uses three-to-six native grassland pastures. Each pasture is grazed for two periods per growing season. The number of grazing periods is determined by the number of sets of tillers: one set of lead tillers and one set of vegetative secondary tillers per growing season. Every pasture is grazed for 7–17 days (never less or more) during the first period. This consists of the 45-day interval from 1 June to 15 July, when partial defoliation (25–33%) of grass lead tillers between the 3.5 new leaf stage and the flower stage can increase the rhizosphere organism biomass, enhance the ecosystem's biogeochemical processes and activate internal grass plant mechanisms (Manske 1994a), as described earlier. Manipulation of these processes and mechanisms does not occur at any other time during a growing season (Manske 1999). The number of days of the first grazing period on each pasture is the same percentage of 45 days as the percentage of the total season's grazeable forage contributed by each pasture to the complete system. The forage is measured as animal unit months (AUMs). The number of days grazed is not counted by calendar dates but by the number of 24-h periods grazed from the date and time the livestock are turned out to pasture. During the second grazing period, the 90-day interval from mid-July to mid-October when lead tillers are maturing and defoliation by grazing is only moderately beneficial, each pasture is grazed for twice the number of days as in the first period. Adequate forage nutritional quality during the second period depends on the activation of sufficient quantities of vegetative tillers during the first period. Livestock are removed from intact grassland pastures in mid-October, towards the end of the perennial grass growing season, in order to allow the carry-over tillers to store the carbohydrates and nutrients which will maintain plant mechanisms over the winter. Most of the upright vegetative tillers on grassland ecosystems during the autumn are carry-over tillers which will resume growth as lead tillers during the next growing season. Almost all grass tillers live for two growing seasons, the first season as vegetative secondary tillers and the second as lead tillers. Grazing carry-over tillers after mid-October cause the termination of a large proportion of the population, resulting in greatly reduced herbage biomass production in subsequent growing seasons (Manske 2011b). The pasture grazed first in the rotation sequence is the last pasture grazed during the previous year. The last pasture grazed had the greatest live herbage weight on 1 June of the following growing season (Manske 1999, 2011b).

7 Degradation of grasslands

Degradation of grasslands occurs from three primary causes: when management of graminivore grazing fails to adequately activate the ecosystem's biogeochemical processes

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and the internal grass plant mechanisms, when partial defoliation by grazing graminivores is removed from the grassland and when greater than 50% of the grass herbage biomass is consumed by heavy or late-season grazing, or fire (Manske 2012b).

7.1 Seventy-five years of non-grazing

Ownership of much of the public domain land in the North American Northern Plains was transferred from the U.S. Government through the Homestead Act of 1862 and the Federal Railroad Land Grant Act of 1864. These laws were adjusted several times, but the lawmakers failed to address the requirements of the natural resources in semi-arid regions, causing numerous long-lasting management problems. In addition, the economic depression of 1929, the severe drought conditions of 1934 and 1936, and low agricultural commodity prices during the late 1920s and early 1930s created extreme hardships for these homesteaders. Starting in 1935, the U.S. Government was permitted to repurchase more than 405 thousand hectares of submarginal homestead land in North Dakota (Hibbard 1965; Carstensen 1968; Manske 1994b, 2008b). A 1937 law provided for the implementation of follow-up conservation and utilisation programmes and the development of improved practices of management of the repurchased grasslands. The Agriculture Resettlement Administration of U.S. Department of Agriculture (USDA) authorised the establishment of experimental range-land management laboratory areas by North Dakota Agricultural Experiment Station on the Little Missouri River Badlands (Whitman 1953). In 1936, Dr. Warren C. Whitman established four two-way range-land reference areas. These included a livestock exclosure and a similar area exposed to livestock grazing on sandy, shallow, silty and overflow ecological sites (Hanson and Whitman 1938). This ongoing long-term project monitors changes in herbage biomass production, plant species composition and soil characteristics inside the non-grazed exclosure areas and in the grazed areas. During the growing season of 2011, the effects of long-term non-grazing after 75 years were compared to the effects of moderately stocked, season-long grazing treatments, that is, 7–8 months from 1 May to 31 December, with the grazing season shortened because of inclement weather conditions during most years.

Changes in vegetation composition over time were described using the 'range condition index'. Range condition index is the per cent similarity of the per cent composition of the dry weights of major plant species and categories of minor species on a current ecological site compared to the hypothetically determined standards of the per cent composition of the dry weights of the major and minor species for that same plant community at its best biological potential. Above-ground herbage biomass was collected by the standard clipping method (Cook and Stubbendieck 1986) sorted in the field into domesticated grasses, cool season grasses, warm season grasses, sedges, forbs, standing dead, litter and oven dried. Plant species' basal cover was determined by the ten-pin point frame method (Cook and Stubbendieck 1986) and sorted into domesticated grasses, cool season grasses, warm season grasses, sedges, forbs and litter. The density of forbs was determined by counting individual stems of each forb species rooted inside twenty-five 0.1 m^2 quadrats. The density of shrubs was measured by counting the individual plants of each shrub species rooted inside twenty-five 1.0 m^2 quadrats. A list of the shrubs, cacti and trees present was also compiled. These procedures adequately represented the shrub component of the grazed plant communities. However, because of the great extent and quantity of woody species growing inside the exclosures, these methods greatly under-sampled the woody plants within each exclosure. The surface areas of the woody

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shrub and tree map units and the non-woody grass map units were measured in area as digital data in ArcGIS by visual assessment of USDA National Agriculture Imagery Program 2009 orthoimages as displayed by Google Earth. This was conducted by the Dickinson State University, Department of Agriculture and Technical Studies. Below-ground plant root biomass was collected on the non-grazed and grazed treatments of each ecological site by two replicated soil cores 7.6 cm in diameter and 10.2 cm in depth. Rhizosphere biomass was collected by three replicated soil cores, using a humane soil beastie catcher (Manske and Urban 2012a). The fresh rhizosphere material, which included the rhizosphere organisms, the active plant roots and the adhered soil particles, was separated from matrix soil by meticulous excavation with fine hand tools. Soil mineral nitrogen, nitrate and ammonium were also measured in both treatments.

The traditional season-long management practice, that is, grazed at moderate stocking rates from early May until inclement weather or to late December, was found to be severely antagonistic to silty ecological sites of mixed grass prairie grasslands. After 75 years, the plant communities had been degraded to a range condition index of 53.6 (low good). The above-ground vegetation consisted of 6.3% standing dead and 93.7% live biomass. The peak growing season live herbage biomass was 1875.82 kg/ha, comprising 41.4% domesticated grasses, 30.3% native cool season grasses, 12.0% native warm season grasses, 8.9% upland sedges and 7.5% forbs (Table 1). The basal cover consisted of 64.3% litter and 30.1% live herbage. The live basal cover was 58.1% domesticated grasses, 10.8% native cool season grasses, 9.2% native warm season grasses, 19.0% upland sedges and 3.0% forbs (Table 2). The total forb density was 10.5 stems/0.1 m^2, comprising 48.9% late succession, 30.5% mid-succession and 20.6% early succession forbs. The 'woody species present' list identified two shrub species on the grazed area. The below-ground root biomass was 24.8 kg/m^3 and the rhizosphere biomass was 138.6 kg/m^3 (just 34.1% of its potential weight, 406.4 kg/m^3) (Manske 2015) and the available mineral nitrogen was deficient at 14.3 mg/kg (Manske 2013) (Tables 3 and 4).

The long-term non-defoliation management practice of complete rest from grazing for several decades was also extremely antagonistic to mixed grass prairie grasslands. After 75 years of non-defoliation, the plant communities had been degraded to a range condition index of 19.1 (poor). The above-ground vegetation comprised 21.6% standing dead and 78.4% live biomass. The peak growing season live herbage biomass

Table 1 Herbage biomass (kg/ha) on nongrazed compared to grazed treatment on the silty ecological site after 75 years 1936–2011

	Grazed	Nongrazed	%Difference
Domesticated	776.06	1599.26	106.07
Cool season	567.46	113.49	−80.00
Warm season	225.39	0.80	−99.65
Upland sedge	167.04	127.08	−23.92
Forbs	139.87	167.84	20.00
Total live	1875.82	2008.47	7.07
Standing dead	125.48	553.86	341.39
Litter	630.59	2421.68	284.03

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Table 2 Basal cover (%) on nongrazed compared to grazed treatment on the silty ecological site after 75 years, 1936–2011

	Grazed	Nongrazed	% Difference
Domesticated	17.45	11.65	−33.24
Cool season	3.25	0.00	−100.00
Warm season	2.75	0.00	−100.00
Upland sedge	5.70	1.15	−79.82
Forbs	0.90	2.40	166.67
Total live	30.05	15.20	−49.42
Litter	64.25	84.80	31.98

Table 3 Root and rhizosphere biomass (kg/m^3) on nongrazed compared to grazed treatment on the silty ecological site after 75 years, 1936–2011

Biomass	Grazed	Nongrazed	%Difference
Root	24.82	16.73	−32.59
Rhizosphere	138.63	132.08	−4.72

Table 4 Soil available mineral nitrogen, nitrate and ammonium, (mg/kg) on nongrazed compared to grazed treatment on the silty ecological site after 75 years, 1936–2011

Mineral nitrogen	Grazed	Nongrazed	% Difference
Nitrate, NO_3	3.37	3.07	−8.90
Ammonium, NH_4	10.92	9.81	−10.16
$NO_3 + NH_4$	14.29	12.88	−9.87

was 2008.47 kg/ha, made up of 79.6% domesticated grasses, 5.7% native cool season grasses, 0.04% native warm season grasses, 6.3% upland sedges and 8.4% forbs (Table 1). The basal cover consisted of 84.8% litter and 15.2% live herbage. The live basal cover was 76.6% domesticated grasses, 0.0% cool and warm season grasses, 7.6% upland sedges and 15.8% forbs (Table 2). The total forb density was 12.8 stems/0.1 m^2, with 98.1% late succession, 1.9% mid-succession and 0.0% early succession forbs. The problem of shading eliminated early succession forbs. The 'woody species present' list identified nine shrubs, one cactus and two trees on the non-grazed area. The area infested with woody shrubs and trees was 53.8% of the non-grazed exclosure (Fig. 2, Table 5). The below-ground root biomass was 16.7 kg/m^3, the rhizosphere biomass was 132.1 kg/m^3 (only 32.5% of its potential weight) (Manske 2015) and the available mineral nitrogen was deficient at 12.9 mg/kg (Manske 2013) (Tables 3 and 4).

It can be concluded that 75 years of non-grazing caused greater degradation to the site than traditional season-long management practice. The range condition index of the plant community on the non-grazed area degraded 64.4% more than that on the grazed area. On the non-grazed area, the herbage biomass of native cool season grasses, warm

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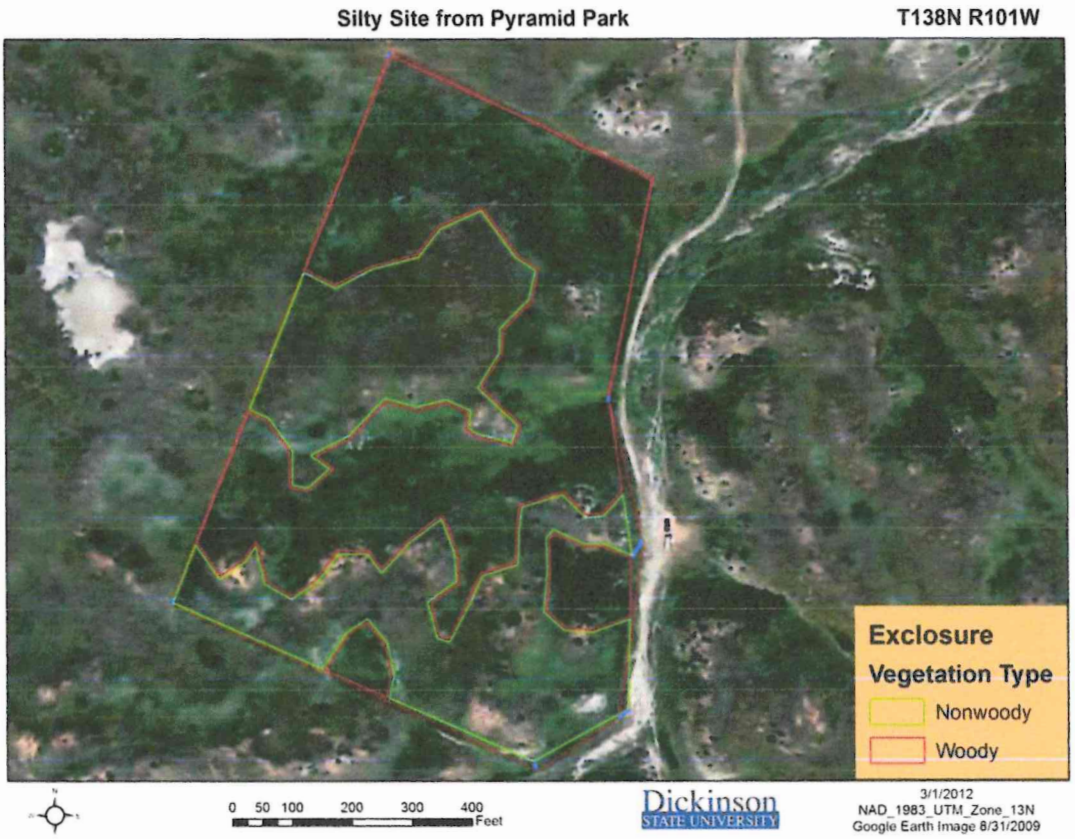


Figure 2 Silty ecological site exclosure with woody shrub and tree infested plant communities and non-woody grass plant communities in the Little Missouri River Badlands, 1936–2011.

Table 5 Woody infested shrub and tree plant communities and non-woody grass plant communities on the silty ecological site after 75 years, 1936–2011

	Total exclosure area	Non-woody grass	Woody infested shrub and tree
Hectares	5.71	2.64	3.07
Percentage		46.23	53.77

season grasses and upland sedges decreased by 80.0%, 99.7% and 23.9%, respectively, and basal cover decreased 100.0%, 100.0% and 79.8%, respectively (Tables 1 and 2). The basal cover of native grasses with long shoots and stem leaves was 1.1% on the grazed area and 0.0% on the non-grazed area (a 100.0% decrease). The basal cover of native grasses with short shoots and basal leaves was 10.7% on the grazed area and 1.2% on the non-grazed area, an 89.2% decrease in the non-grazed area. Grasses with short shoots and basal leaves protect the soil and restrict invasion of unwanted plants. Thus, the higher losses of grasses with short shoots and basal leaves provided open spaces for a greater increase of domesticated grasses in the non-grazed area. The herbage biomass of domesticated grasses increased by 106.1%, and basal cover decreased by 33.2% in the non-grazed area (Tables 1 and 2). The domesticated grass basal cover was high in both grazed and non-grazed areas of the site. On the grazed area, it was 49.6%

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Figure 3 Silty ecological site, exclosure with increased woody vegetation.

greater than that on the non-grazed area. However, the domesticated grass herbage biomass in the grazed area was 51.5% less than that in the non-grazed area, indicating that the domesticated grass tillers in the grazed area were numerous but small compared to the large and robust domesticated grass tillers on the non-grazed area. The herbage biomass of forbs increased by 20.0%, basal cover increased by 166.7%, forb stem density increased by 22.1%, and the number of forb species present decreased by 56.3% in the non-grazed area (Tables 1 and 2). The number of woody shrub and tree species present increased 500.0%. Analysis of black and white aerial photographs estimated shrub cover at 5% during the mid-1930s (Smith 1988). After 75 years, the area covered by the woody plant infestation in the non-grazed exclosure had increased by 976% (Fig. 3). Standing dead herbage biomass increased by 341.4% and litter increased by 284.0% in the non-grazed area (Table 1). The total dead biomass on the non-grazed area was 48.2% greater than the total live biomass. The below-ground root biomass decreased by 32.6% in the non-grazed area and coincided with the 49.4% decrease in total live plant basal cover. The rhizosphere biomass decreased greatly in both the grazed and non-grazed areas but decreased 4.7% more in the non-grazed area (Table 3). The decrease in rhizosphere microbe biomass preceded the decrease in native grass plant composition, which was followed by the increase in domesticated grass composition. Available mineral nitrogen decreased by 9.9% more on the non-grazed area (Manske 2013) (Table 4).

In conclusion, non-defoliation management by completely resting mixed grass prairie grasslands is not a revitalising strategy. Removing graminivores from grasslands to provide rest from grazing results in decreased rhizosphere organism biomass, which in turn leads to deficiencies in mineral nitrogen and other essential elements, degradation of grassland ecosystems and the encroachment of woody shrubs, trees and domesticated grasses. From these results it is clear that grazing graminivores form an essential annual component of grassland management.

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7.2 Effects of fire

Many grassland ecologists have accepted the observational concept that fire prevents the intrusion of shrubs and trees into grasslands (Weaver 1954; Humphrey 1962; Daubenmire 1974; Stoddart, Smith and Box 1975; Wright and Bailey 1982). However, the presence of fire does not prove that grasslands need or are caused by fire (Heady 1975). The existence of a shrub component in a grassland is not an ecologically beneficial relationship as shrubs and grasses are adversarial inhibitive competitors. They compete for sunlight, mineral nitrogen, other essential elements and soil water. Fire in grasslands cannot prevent the invasion of, or cause the removal of, shrubs and trees that are able to reproduce by vegetative secondary suckers (Wright and Bailey 1982; Manske 2006a,b). Almost all deciduous woody plants reproduce vegetatively, except big sagebrush (*Artemisia tridentata*) (Manske 2014e). Seedlings of trees, shrubs, weedy forbs and introduced grasses cannot become established in grasslands containing grasses with full nutrient resource uptake competitiveness (Peltzer and Kochy 2001). Intrusive seedlings can only be established after a grassland has been degraded by poor management practices. Repeated prescribed fire can modify the composition of the above-ground vegetation in degraded grasslands which have been invaded by shrubs. The composition of introduced cool season grasses may change, and early succession and weedy forbs, and shrub aerial stems decrease temporarily after four repeated prescribed fires (Manske 2007a, 2011a). However, the fundamental problems of weak nutrient resource uptake, reduced water use efficiency, non-functional compensatory physiological mechanisms, impaired vegetative reproduction by tillering and diminished biogeochemical processes will remain in the degraded grassland ecosystem following repeated fire events. None of the biological, physiological or asexual mechanisms within grass plants and none of the rhizosphere microbes or biogeochemical processes they perform are activated by fire (Manske 2007a, 2011a). Almost all of the essential elements in the above-ground herbage are volatilised when a grassland is burned, and if the soil is dry, some of the below-ground essential elements are also lost (Russelle 1992). When the losses of essential elements are greater than the quantity of captured essential elements, the result is degradation of the grassland (McGill and Cole 1981). Fire does not improve grassland ecosystems biologically or ecologically and it cannot replace the partial defoliation achieved by grazing graminivores in managing healthy and productive grassland ecosystems.

8 Initial changes of restoration

A working cattle ranch, prior to 1993, was used as a study area of degraded mixed prairie grasslands. It comprised 805 ha and was managed under traditional season-long practices based on use as forage for livestock grazed at moderate-to-heavy rates, maintaining low-production native grassland ecosystems. Management based on use for recreation and wildlife habitat changed with ownership, and cattle grazing was removed for 13 years between 1993 and 2005. This resulted in severely degraded plant communities dominated by undesirable cool season domesticated grasses, primarily Kentucky bluegrass (*Poa pratensis*), smooth bromegrass (*Bromus inermis*) and crested wheatgrass (*Agropyron cristatum*). A 6-year restoration project was conducted from 2006 to 2011. It described and evaluated the development of the initial changes brought about by biological restoration in degraded intact grassland ecosystems through implementation of

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the previously described three-pasture 'twice-over rotation' management strategy when compared to a non-grazed control (Manske 2012c). Above-ground herbage biomass, basal cover, rhizosphere biomass, and soil mineral nitrogen, nitrate and ammonium, were measured as described earlier.

Vegetation in the control pasture changed slightly during the six years of non-grazed management. Domesticated grass herbage biomass increased by 38.5% and basal cover increased by 45.5%. Cool season grass herbage biomass increased by 61.1% and basal cover decreased by 70.8%. Warm season grass herbage increased inconsequentially by 21422.5% and basal cover increased by 1600.0%. The warm season grass on the non-grazed pasture was a small remnant colony of prairie sandreed (*Calamovilfa longifolia*) that had developed a few stems above the height of the Kentucky bluegrass mats and was able to only increase herbage biomass to 172 kg/ha and basal cover to 0.85% during six growing seasons. Upland sedge herbage biomass increased by 65.5% and basal cover decreased by 63.2%. Forb herbage biomass increased by 340.5% and basal cover increased by 300.0%. Total live herbage biomass increased by 54.9% and total live basal cover increased by 21.1%. Standing dead herbage biomass decreased by 32.6%, litter biomass increased by 14.1% and litter basal cover decreased by 3.6% (Tables 6 and 7).

The composition of vegetation in the grazed pastures improved during the six years of management. Although the native grasses increased greatly, the domesticated grasses had not yet been adequately suppressed, and therefore the grassland ecosystem cannot

Table 6 Changes in herbage biomass (kg/ha) on the nongrazed control pasture, 2006–2011

	Pretreatment	Year 3	% Difference	Year 6	% Difference
Domesticated	1886.99	1478.58	−21.64	2614.06	38.53
Cool season	39.96	108.98	172.72	64.39	61.14
Warm season	0.80	50.58	6222.50	172.18	21422.50
Upland sedge	8.00	22.72	184.00	13.24	65.50
Forbs	47.15	30.26	−35.82	207.68	340.47
Total live	1982.90	1691.12	−14.71	3071.55	54.90
Standing dead	2043.64	1040.14	−49.10	1376.50	−32.64
Litter	3120.20	2824.48	−9.48	3560.23	14.10

Table 7 Changes in basal cover (%) on the nongrazed control pasture, 2006–2011

	Pretreatment	Year 3	% Difference	Year 6	% Difference
Domesticated	10.55	11.20	6.16	15.35	45.50
Cool season	1.20	3.55	195.83	0.35	−70.83
Warm season	0.05	0.40	700.00	0.85	1600.00
Upland sedge	2.85	1.90	−33.33	1.05	−63.16
Forbs	0.05	0.10	100.00	0.20	300.00
Total live	14.70	17.15	16.67	17.80	21.09
Litter	85.20	82.85	−2.76	82.15	−3.58

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be said to have fully recovered. Domesticated grass herbage biomass increased by 18.3% and basal cover increased by 99.4%. Cool season grass herbage biomass increased by 1090.5% and basal cover increased by 112.4%. Warm season grass herbage biomass increased by 388.9% and basal cover increased by 488.4%. Upland sedge herbage biomass decreased by 35.0% and basal cover increased by 25.2%. Forb herbage biomass decreased by 32.2% and forb basal cover decreased by 13.8%. Total live herbage biomass increased by 32.1% and total live basal cover increased by 67.8%. Standing dead herbage decreased by 58.0%, litter biomass decreased by 45.9% and litter basal cover decreased by 10.8% (Tables 8 and 9). At the end of the 6-year study, the comparators between the grazed and non-grazed control pastures respectively were as follows: domesticated grass herbage biomass was 46.0% less and basal cover was 55.2% less. Cool and warm season native grass herbage biomass was 168.5% greater and basal cover was 438.3% greater. Upland sedge herbage biomass was 1974.2% greater and basal cover was 809.5% greater. Forb herbage biomass was 46.0% less and forb basal cover was 150.0% greater.

An important finding of this study was the difference in response of rhizosphere weights to the different treatments. Changes in these weights in the non-grazed pasture were small and appeared to be related to changes in growing season precipitation. During years 1 to 5, the growing season precipitation changed little, and was 76.6% of the long-term mean (LTM). The mean rhizosphere weight in the non-grazed pasture remained constant over the first five years, and was 76.5 kg/m^3 (18.8% of potential weight, 406.4 kg/m^3). During

Table 8 Changes in herbage biomass (kg/ha) on the grazed twice-over pasture, 2006–2011

	Pretreatment	Year 3	% Difference	Year 6	% Difference
Domesticated	1194.46	348.06	−70.86	1412.59	18.26
Cool season	48.75	211.62	334.09	580.36	1090.48
Warm season	11.20	25.52	127.86	54.76	388.93
Upland sedge	422.40	299.03	−29.21	274.59	−34.99
Forbs	165.45	39.39	−76.19	112.12	−32.23
Total live	1842.26	923.62	−49.86	2434.42	32.14
Standing dead	1359.50	470.81	−65.37	570.94	−58.00
Litter	1860.61	1248.58	−32.89	1005.95	−45.93

Table 9 Changes in basal cover (%) on the grazed twice-over pasture, 2006–2011

	Pretreatment	Year 3	% Difference	Year 6	% Difference
Domesticated	3.45	4.08	18.26	6.88	99.42
Cool season	1.85	4.08	120.54	3.93	112.43
Warm season	0.43	2.73	534.88	2.53	488.37
Upland sedge	7.63	10.75	40.89	9.55	25.16
Forbs	0.58	0.40	−31.03	0.50	−13.79
Total live	13.94	22.04	58.11	23.39	67.79
Litter	85.90	78.18	−8.99	76.63	−10.79

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year 6, there was a substantial increase in growing season precipitation, and consequently the rhizosphere weight in the non-grazed pasture increased to 130.6 kg/m^3. Nevertheless, this was still substantially less than the potential rhizosphere weight (Table 10, Fig. 4). Rhizosphere weights in the grazed pastures were not significantly different from those in the non-grazed pasture during years 1 and 2. They increased by 33% during the third year on the grazed pastures and continued to increase at a mean rate of 30.5 kg/m^3 per year

Table 10 Rhizosphere weight (kg/m^3) for the nongrazed control pasture and grazed twice-over pastures, 2006–2011

	Nongrazed pasture	Grazed pastures	% Difference
Pretreatment	52.23	77.99	49.32
Year 1	64.24	83.28	29.64
Year 2	77.82	92.22	18.50
Year 3	70.67	122.61	73.50
Year 4	82.88	140.32	69.31
Year 5	86.85	183.00	110.71
Year 6	130.56	214.34	64.17

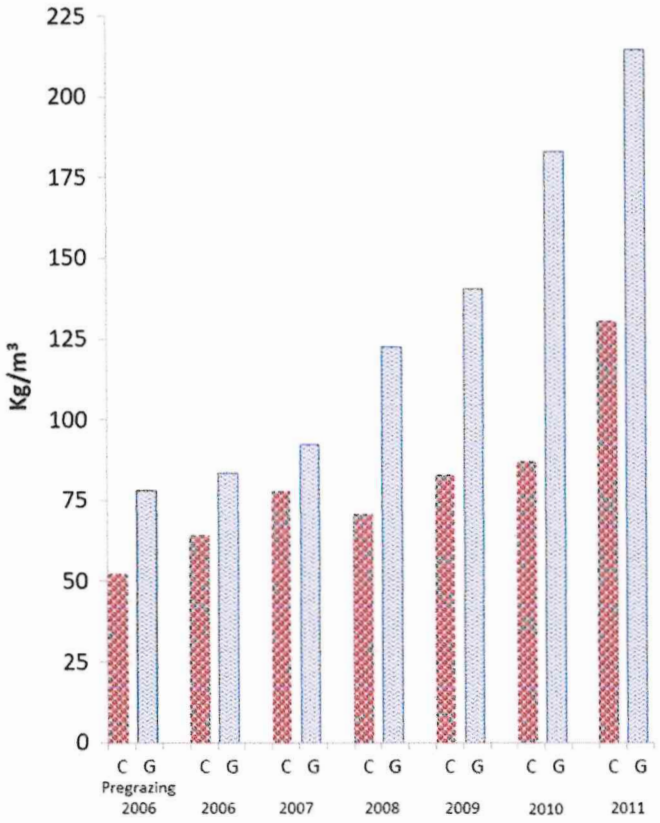


Figure 4 Rhizosphere weight kg/m^3 for the control pasture (red spheres) and grazed pastures (blue waves) during six years of twice-over rotation management, 2006–2011.

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from year 3 to 6, reaching a weight of 214.3 kg/m^3 (52.7% of the potential rhizosphere weight) (Manske 2015) (Table 10, Fig. 4).

The quantity of mineral nitrogen available in a soil is the net difference between the total quantity of organic nitrogen mineralised by soil microorganisms and the quantity of mineral nitrogen immobilised by plants and soil microbes (Brady 1974; Legg 1975). The quantity of available mineral nitrogen varies cyclically with changes in soil temperature, soil microbe biomass, and plant phenological growth and development during the growing season (Whitman 1975). The relationships between soil microbe activity and the phenology of plant growth activity result in a dynamic cycle of available mineral nitrogen (Goetz 1975). When mineralisation activity by soil microbes is greater than plant growth activity, the quantity of available mineral nitrogen increases. When transformation (immobilisation) of mineral nitrogen by plant and soil microbe growth activity is greater than mineralisation activity, the quantity of available mineral nitrogen decreases. In this experiment, during the spring available mineral nitrate and ammonium were 64.6% and 20.5% greater in the grazed than the non-grazed treatments, respectively. Levels of total available mineral nitrogen were 111.3 kg/ha (99.4% of the threshold quantity) and 79.8 kg/ha (71.2% of the threshold quantity), that is 39.5% greater under grazing (Table 11). The rhizosphere weight was 214.3 kg/m^3 vs. 130.6 kg/m^3, that is 64.2% greater under grazing (Table 10). The quantity of available mineral nitrogen is also related to the rhizosphere weight. The rhizosphere microbe biomass and activity are in turn affected by the quantity of exuded short carbon compounds. The quantity of exuded carbon in the non-grazed pasture is restricted to plant leakage, while on the grazed pastures it is greater than the quantity of leakage. This is because partial defoliation by graminivores when grass tillers are at the vegetative growth stage causes greater quantities of simple

Table 11 Spring available nitrate (NO_3) and ammonium (NH_4) at incremental depths in kg/ha on silty ecological sites of the nongrazed control and grazed twice-over pastures

Soil depth (cm)	Nongrazed spring available	Twice-over spring available	% Difference
NO_3 nitrate			
0–15.2	14.84	33.19	123.65
15.2–30.5	10.92	12.75	16.76
30.5–61.0	8.61	10.64	23.58
0–61.0	34.37	56.56	64.56
NH_4 ammonium			
0–15.2	22.39	22.64	1.12
15.2–30.5	13.80	15.90	15.22
30.5–61.0	9.23	16.18	75.30
0–61.0	45.42	54.71	20.45
NO_3 + NH_4			
0–15.2	37.23	55.81	49.91
15.2–30.5	24.72	28.64	15.86
30.5–61.0	17.84	26.82	50.34
0–61.0	79.79	111.27	39.45

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carbon compounds to be exuded from the grass tillers into the rhizosphere (Anderson et al. 1981; Curl and Truelove 1986; Whipps 1990; Hamilton and Frank 2001; Manske 2011b). The grazing treatment removed around 25% of the leaf material of the native grasses when the tillers were between the 3.5 new leaf stage and the flower stage. This progressively decreased the rates of leaf senescence and increased photosynthetic rates, thus increasing both the quantities of fixed carbon available for increasing plant growth and the exudation of simple carbon compounds released through the plant roots into the rhizosphere. During year 3, the rhizosphere weight in the grazed pastures increased to 73.5% greater than that in the non-grazed pasture. This in turn increased the mineralisation of greater quantities of nitrogen and other essential elements from soil organic matter, resulting in greater activity of compensatory physiological mechanisms and vegetative reproduction by tillering. The end result was an increase in herbage biomass production and basal cover of the cool and warm season grasses through year 6. Thus, restoration of degraded grasslands slowly builds the ecosystem's biogeochemical processes, and the internal grass mechanisms slowly change the plant species composition. The 3-year lag period between the start of the grazing treatment and a substantial response in rhizosphere weight, and the slow increase in above-ground herbage biomass and basal cover of the native cool and warm season grasses is important. This indicates that brief research projects which are functional for too short a time are likely to produce erroneous conclusions, for example the short-term research data reported by Sheley and Svejcar (2009) and Ranellucci et al. (2012). Traditional management practices have neglected the vital cryptobiotic microorganism component. These microorganisms are critical for the renewability of grassland natural resources. Microbes cycle essential elements from unusable organic forms into usable mineral forms. Reductions in microorganism quantity or activity therefore translate into a reduction of usable essential elements. A diminution of available essential elements is the cause of degradation in grassland productivity (Bloem et al. 2006). The quantity of essential elements used and lost from the ecosystem must be replenished at equal or greater quantities annually.

9 Future trends and conclusion

Microorganisms recycle the essential elements required for life on earth. Much of the basic science of microbe biology and processes are already known (Bloem et al. 2006). However, little of this scientific knowledge has been incorporated into the management of the world's renewable natural resources of intact grasslands, seeded grasslands, croplands, forestlands and fisheries. Productivity of these renewable resources has been declining for decades because of the reduction in the quantities of recycled essential elements (Bloem et al. 2006). Strategies are required that will enhance the capacity of microorganisms to recycle greater quantities of essential elements within the ecosystems of the renewable resources if productivity is to reach the level of future demands.

10 Where to look for further information

The key to elevating productivity on renewable natural resources, that is, intact grasslands, seeded grasslands, croplands and forestlands, is to increase the quantity of plant-available essential elements, primarily nitrogen. Mineralising greater quantities of essential elements

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from soil organic matter requires a great amount of soil microbes. The increase of soil microbe biomass and activity depends on annual exudation of short carbon chain energy at quantities greater than that from plant leakage. This book chapter has shown how to increase mineralisation of essential elements with rhizosphere organisms by increasing grass exudates with partial defoliation by grazing graminivores coordinated with grass plant phenological growth stages. Additional information on this subject is available at http://www.grazinghandbook.com. Increasing short carbon chain energy exudates to soil microbes at greater quantities than plant leakage for the purpose of increasing available essential elements on renewable natural resources that typically do not include grazing graminivores in their standard management strategies is a major scientific challenge that will need to be solved through research in order to improve productivity that can meet future demands.

The established organisations that promote the study of grassland management are yet to make the connection between above-ground management activity and the below-ground response and the connection between the resulting below-ground activity and the above-ground plant response, primarily because of the multiple-year lag time intervals involved. The author is not aware of any organisations that actively support grazing management of grasslands in order to meet the biological requirements of grass plants and to enhance the biomass and activity of soil microbes for the purpose of improving ecosystem functionality and productivity.

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Staff Report for 2025 State Board of Equalization

File No.: 2025-RANSOM-ENDERLIN-RASMUSSON **Prepared By:** Property Tax Division

County or City: CITY OF ENDERLIN

Appellant: MR. HOWARD RASMUSSEN

Type of Appeal: RESIDENTIAL VALUE

Appeal Issue: Mr. Howard Rasmussen is appealing the property value on parcel 26-6714000 located at 515 Bluff Street, Enderlin, ND.

Analysis:

Summary of Findings:

Proposal for Board Review:

To: N D Property Tax

From. Howard Rasmusson

FAX 701-328-3048

1 & 2 — State forms

Add 50 pages — mine —

STATE OF NORTH DAKOTA
OFFICE OF STATE TAX COMMISSIONER
BRIAN KROSHUS, COMMISSIONER

Appellant Information – State Board of Equalization

County or City: Enter County or City Name
Appellant: Enter Appellant Name
Type of Appeal: Choose One

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, 2025, and is subject to open records. Please provide one questionnaire per property.

Please email or mail any supporting documentation to:
propertytax@nd.gov
or
The Office of State Tax Commissioner, Attn: Property Tax,
600 E Boulevard Ave., Bismarck, ND 58505-0599

Information for Property Referenced in Appeal:

Address: 515 Bluff St. Enderlin, ND 58027
Township Name:
County: Ransom
Parcel ID: 76-6714000
Legal Description: Lot 8 Blk 010 Orig town Enderlin NW 60'

→ Buying on contract for deed

Appellant Contact Information:

Appellant Name: Howard Rasmusson / Tyler schlect
Address: 5295 148 Ave SE Leonard N.D / 515 Bluff St Enderlin N.D.
Phone Number: 701-793-7846 701-446-6580
Email Address: howard rasmusson@gmail.com

Answer the questions below that apply to the appeal:

Are you the owner of the property of this appeal? ☒ Yes ☐ No

2024 taxes paid $24.06 (on 158 abatement)

Did you receive a notice of increase letter from the city/township? (choose all that apply)
☐ Prior to ☐ After Township/City Equalization Meeting
☐ Prior to ☐ After County Equalization Meeting
☒ No Notification Received

At which meeting(s) did you appeal your assessment? (choose all that apply)
☒ Township/City ☒ County ☐ N/A
No decision made at county meeting; said it was tabled. Meeting continued next day without notification of anything.

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

Has a recent appraisal been completed on the property?
☐ Yes (if yes, please attach) ☒ No — never had an appraisal.

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

page 1 — ☒ Factual error, that is, a data collection or clerical error.
page 2 — ☒ Equity and uniformity claim of discriminatory level of assessment.
page 3 — ☒ Belief that the valuation is inaccurate.
page 4 — ☒ Exemption, classification, or assessment limitation.

Please attach or email (propertytax@nd.gov) the following:
1. A detailed explanation of your appeal
2. Evidence to validate the assessment appealed

Appeal Process:

1.) Appellant notifies the Property Tax Division of intent to appeal.

2.) Submit this form and all applicable documentation to propertytax@nd.gov by the date specified above.

3.) The State Board of Equalization meets on the second Tuesday in August to examine and compare the returns of the assessment of taxable property as submitted by North Dakota counties. This is locally assessed property. The board equalizes the property so that all assessments of similar taxable property are uniform and equal throughout the state. During this meeting, tax directors or other representatives from a county will speak, along with city representatives, and individual taxpayers.

4.) After the State Board meeting, your case will be assigned, and staff will reach out to schedule an onsite review of the property (when deemed applicable). While an interior inspection of the property is not required, interior reviews may affect the consideration of value. If denied an interior review, we will assess from the exterior only. Staff will not be allowed to enter the property without the owner or a representative present.

5.) Generally, by the first Thursday of October, the property tax division staff will present their findings to the State Board of Equalization with a recommendation. The board deliberates and votes. You can attend this meeting; however, public comments are not accepted.

07/31/2025 13:52 Dakota Plains CU Enderlin (FAX)1 701 437 2322 P.004/008

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515 Bluff St Enderlin, N.D.

(Page 1) Data collection is not allowing for very small lot size. Lot is 50'x60' and I had to have a variance to build on that size. There was a small house which I tore down and hauled out on the lot so was allowed to build on small lot as originally done.

House is built on what was original path of Maple River which was rerouted as the railroad needed years ago. Very wet conditions as neighbors flight basement water all the time. I only dug a very shallow crawl space so I did not get into the very wet ground below. Foundation is a wooden crawl space with a sump pit to handle water problems. Wood foundation with dirt floor + vapor barrier cut down on existing concrete floor and walls. No adjustment made for no floor in basement.

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www.thrivent.com

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Page 2 In a small town it is hard to find something to compare properties to because so few built in last 20 years. I compared it to a 4 plex unit built about the same time because of similar sq. footage and no basement and having a single garage. Each unit of 4 plex was valuation of $100,000 which I suggested but wasn't accepted. My house is 15 years old and was built & completed shortly after crash of 2008 when all materials were very cheap. Not the case now after covid and inflation. I was granted tax exemptions by Renaissance Zone and city for removing old property and building new. Doesn't seem right to be valued at new prices & today when it is 15 years old. Acts like they are trying to make up for the tax breaks I received which helped me to build it. I do have information on 4 plex I compared it to.

07/31/2025 13:53 Dakota Plains CU Enderlin (FAX)1 701 437 2322 P.005/008

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(Page 3) In Ransom County and the city of Enderlin we are dealing with a very difficult assessor. Mr. Mathew called me some years back and asked me where the garage for my house was located. (5'5" tall) The house I told him has a 1 stall attached garage that faces the alley. I don't know how you could find an attached garage. Perhaps a drive by valuation?? His practices that he discussed at the county meeting were interesting. The crowd was told that before painting an inside room they need to get a building permit. To do any thing inside or outside including painting a permit was needed. He also stated that his policy was to put a very high valuation on a property so the owner would call and he could look it over. Is this how you get an accurate valuation?

(over)

07/31/2025 13:53 Dakota Plains CU Enderlin (FAX)1 701 437 2322 P.006/008

Cont. On a house he purchased (from me) on the tax roll he called it a rambler when it is definitely a bi level with large windows in entire basement area. Perhaps he was attempting to get his own taxes lowered or if he doesn't know the difference maybe he shouldn't be an assessor. At our standing room only in the meeting the first day and no one was told about coming for the 2nd day. & never received any notification from the county as to what was accepted or not. & finally called and was told on the second day all was rejected and left as it was — interesting that no one was notified of that meeting!

07/31/2025 13:53 Dakota Plains CU Enderlin (FAX)1 701 437 2322 P.007/008

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Page 4

No one in today's busy world needs to be spending time with these matters, It is impossible for working people to attend these meeting and they are the ones that need help getting fair valuations. We need some new guidelines and people in charge that at least know the difference between a ranch and a bilevel house.

In Fargo and other larger N.D. cities people buy a house to climb the ladder. They like to see valuation go up because in a couple years they can sell for more and buy a better one.

In the rural areas most people buy a house for long term to live in not those after a bigger better one.

07/31/2025 13:54 Dakota Plains CU Enderlin (FAX)1 701 437 2322 P.008/008

Staff Report for 2025 State Board of Equalization

File No.: 2025-RICHLAND-HERTSGAARD **Prepared By:** Property Tax Division

County or City: RICHLAND COUNTY

Appellant: MR. CRAIG HERTSGAARD

Type of Appeal: AGRICULTURAL LAND

Appeal Issue: Mr. Craig Hertsgaard is appealing the property value of $280,100 on parcel 02-0000-00474.0000, located at 5530 165th Ave SE, Kindred, ND.

Analysis:

Summary of Findings:

Proposal for Board Review:

Appellant Information – State Board of Equalization

County or City: Enter County or City Name
Appellant: Enter Appellant Name
Type of Appeal: Choose One

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, 2025, and is subject to open records. Please provide one questionnaire per property.

Please email or mail any supporting documentation to:
propertytax@nd.gov
or
The Office of State Tax Commissioner, Attn: Property Tax,
600 E Boulevard Ave., Bismarck, ND 58505-0599

Information for Property Referenced in Appeal:

Address:
Township Name:Walcott West
County:Richland
Parcel ID:02-0000-00474.0000
Legal Description:SE ¼ Sec 3 136-50

Appellant Contact Information:

Appellant Name:Craig Hertsgaard
Address:5530 165th Ave SE, Kindred, ND 58051
Phone Number:701-799-4121
Email Address:hertsfarm@juno.com

Answer the questions below that apply to the appeal:

Are you the owner of the property of this appeal? ☒ Yes ☐ No

Did you receive a notice of increase letter from the city/township? (choose all that apply)
☒ Prior to ☐ After Township/City Equalization Meeting
☐ Prior to ☐ After County Equalization Meeting
☐ No Notification Received

At which meeting(s) did you appeal your assessment? (choose all that apply)
☒ Township/City ☒ County ☐ N/A

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

Has a recent appraisal been completed on the property?

☐ Yes (if yes, please attach) ☒ No

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

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

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

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

Appeal Process:

1.) Appellant notifies the Property Tax Division of intent to appeal.

2.) Submit this form and all applicable documentation to propertytax@nd.gov by the date specified above.

3.) The State Board of Equalization meets on the second Tuesday in August to examine and compare the returns of the assessment of taxable property as submitted by North Dakota counties. This is locally assessed property. The board equalizes the property so that all assessments of similar taxable property are uniform and equal throughout the state. During this meeting, tax directors or other representatives from a county will speak, along with city representatives, and individual taxpayers.

4.) After the State Board meeting, your case will be assigned, and staff will reach out to schedule an onsite review of the property (when deemed applicable). While an interior inspection of the property is not required, interior reviews may affect the consideration of value. If denied an interior review, we will assess from the exterior only. Staff will not be allowed to enter the property without the owner or a representative present.

5.) Generally, by the first Thursday of October, the property tax division staff will present their findings to the State Board of Equalization with a recommendation. The board deliberates and votes. You can attend this meeting; however, public comments are not accepted.

2024 Richland County Real Estate Tax Statement

Statement No: 962

Parcel Number
02-0000-00541.200

Jurisdiction
WALCOTT TWP

Owner
HERTSGAARD, CRAIG FAMILY L

Physical Location
5530 165 AVE SE FARM-X
ND

Legal Description
SCT:10 TWN:136 RNG:050
COM NWCR NW1/4 10 136 50 S909' & E40'
POB: S250' E160' N260' SW/BEG CRAIG L
HERTSGAARD FAMILY LLLP

Acres
0.960

	2022	2023	2024
Legislative Tax Relief:	13.79	15.48	15.64
Tax Distribution (3-year comparison):	**2022**	**2023**	**2024**
True and Full Value	2,100	2,300	2,300
Taxable Value	105	115	115
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
Net Taxable Value	105	115	115
Total mill levy	296.860	285.750	274.500
Taxes By District (in dollars):			
RICHLAND COUNTY	9.72	10.62	10.63
WALCOTT TWP	3.78	4.14	2.07
KINDRED SCHOOL	16.01	16.26	17.05
KINDRED FIRE	1.36	1.50	1.50
SOIL CONSERVATION DISTRIC	0.10	0.10	0.08
WATER RESOURCE	0.10	0.12	0.12
NORTH DAKOTA	0.10	0.12	0.12
Consolidated Tax	**31.17**	**32.86**	**31.57**
Net effective tax rate	**1.48%**	**1.43%**	**1.37%**

2024 TAX BREAKDOWN

Net consolidated tax	31.57
Plus: Special Assessments	3.85
Total tax due	35.42
Less: 5% discount, if paid by February 15, 2025	-1.58
Amount due by February 15, 2025	**33.84**

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

Or pay in two installments (with no discount)

Payment 1: Pay by March 1, 2025	19.64
Payment 2: Pay by October 16, 2025	15.78

Penalty on 1st Installment & Specials:

March 2, 2025	3%
May 2, 2025	6%
July 2, 2025	9%
October 16, 2025	12%

Penalty on 2nd Installment:

October 16, 2025	6%

FOR ASSISTANCE, CONTACT:

Office: Richland County Treasurer
418 2nd Ave N
Wahpeton, ND 58075
Phone: 701.642.7705
Website: co.richland.nd.us

Return with remittance

2024 Richland County Real Estate Tax Statement

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

02-0000-00541.200

Parcel Number: 02-0000-00541.200
Statement Number: 962

☐ Check here to request receipt

Enter the amount you are paying on this parcel if less than full amount: _____

Total tax due	35.42
Less: 5% discount	-1.58
Amount due by February 15, 2025	**33.84**

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2025	19.64
Payment 2: Pay by October 16, 2025	15.78

HERTSGAARD, CRAIG FAMILY LLLP
5530 165TH AV SE
KINDRED ND 58051-9539

MAKE CHECK PAYABLE TO:

Richland County Treasurer
418 2nd Ave N
Wahpeton, ND 58075
Phone: 701.642.7705

The Kindred School District stretches across three counties: Cass, Richland and a small portion of Ransom. It currently levies 148 mills. The state's property tax system requires the school mill levy to be applied to the valuations determined by county governments. Each county has its own method of assigning values to the farmland in compliance with the state determination of productivity. In addition, counties are allowed to use modifiers to adjust differences in valuations throughout the individual counties. In the cases of Richland and Cass counties, the use of different methods for valuing farmland has resulted in significantly different tax valuations between the two counties on similar parcels.

The following two documents explain the problem. One is a map of the Kindred School District. The red line running through the map is State Highway 46. It is the dividing line between Cass and Richland counties. As background to this issue, I have highlighted eight quarters of farmland in green along Highway 46. They are across from one another with similar soil types and drainage. The soil productivity index ratings for corresponding parcels are also identical. You can see there is one in each of the townships stretching from east to west.

The second document is a chart comparing the parcel's tax valuation per acre, productivity index score, and taxes levied by the school district per acre. In the lower box, you will see that the school taxes levied in Richland County are 23-38% higher than on identical property in Cass. It should also be noted that the tax excess of Richland over Cass is calculated in dollars per acre. You need to multiply that number by 160 to get dollars per quarter. I believe this is not equitable to the Richland County landowners.

Also included in the packet is the description and soils information for the parcel which I am appealing the valuation. The legal description is the SE ¼ of Sec 3 in Walcott West Township in Richland County. For comparison, there is a property detail report and soils report for a similar quarter in Pleasant Township of Cass County. The two quarters are about two miles apart, but virtually identical in their classifications. A comparison of the two demonstrates the difference in valuations, and tax liability to the Kindred School District.

The Richland County agricultural soils valuation system has been questioned before. The State Board of Equalization file number 2015-RICH-RICH-001 is for a 2015 case. Your files likely have more information on this case than I can supply. I am not aware that the recommendations of the State Equalization Board have been followed by Richland County. I believe Cass County uses the NRCS PI system of valuation. If Richland used that system with limited modifiers the difference in valuation between the two counties would be minimal.

I believe the information presented is compelling, and I hope it leads to a solution to the problem.

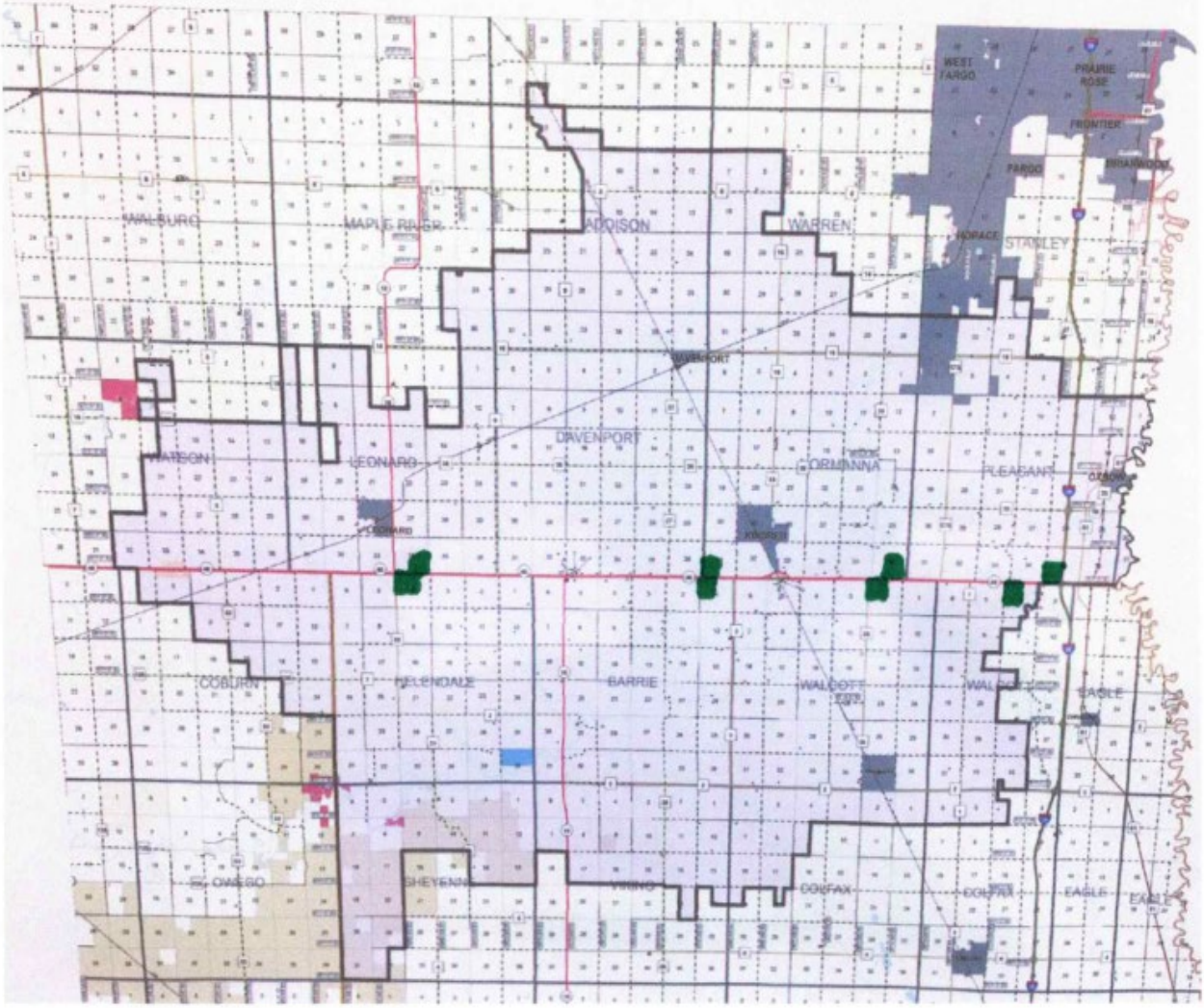
Thanks for your consideration.

Cass County	Productivity Index	Taxable Valuation /Acre	School District Levied Tax/Acre
Pleasant Twshp SE 1/4 Sec 35	85	$72.68	$10.76
Normanna Twshp SE 1/4 Sec 36	86	$70.62	$10.45
Normanna Twshp SW 1/4 Sec 31	90	$74.31	$11.00
Leonard Twnshp SE 1/4 Sec 34	62	$46.79	$6.92

Richland County	Productivity Index	Taxable Valuation /Acre	School District Levied Tax/Acre
Wacott East Twshp NW 1/4 Sec 4	85	$88.42	$13.09
Walcott West Twshp NW 1/4 Sec 2	86	$87.46	$12.94
Barrie Twshp NW 1/4 Sec 1	90	$96.60	$14.30
Hellendale Twshp NW 1/4 Sec 4	62	$64.75	$9.58

	Richland Tax Excess of Cass/A		Percent Excess Richland over Cass
Parcel Comparison 1	$2.33		21.66%
Parcel Comparison 2	$2.49		23.85%
Parcel Comparison 3	$3.30		30.00%
Parcel Comparison 4	$2.66		38.38%

KINDRED SCHOOL DISTRICT



RURAL LAND OWNER - DATA SHEET

Parcel Number: 57000010385000

Assessment Year 2024

Township/City #: 57 Pleasant Township

Name: BONNIE L ODEGAARD

Address: RURAL ADDRESS

Total Acres: 160.25

Legal Desc:

29-137-49 SE 1/4 A 160.00

Land Use Desc	Soil Type	Soil Desc.	PI	Mod Code	Mod %	Price	Mod Price	Taxable Acres	Value
Cropland	I229A	Fargo silty clay, 0 to 1 percent slopes	86			1469.00	1469.00	147.97	217353.24
Cropland	I235A	Fargo silty clay, depressional, 0 to 1 percent slopes	86			1469.00	1469.00	8.30	12192.70
Township ROW			0			0.00	0.00	3.98	0.00

Modifiers:

D - Bad Drainage

E - Erosion

N - Nonconformity

O - Stream Overflow

R - Rocks/Obstacles

S - Salinity

Total Taxable Ag Land Acres 156.27

Total Value

Modified $229,545.94

Unmodified $229,560.63

True & Full Value $229,500.00

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Cass County

Property Detail Report

57-0000-10385-000 Newest Statement (2024 - #240167776)

Owner: Mill Levy Rate: 232.31

Address: RURAL ADDRESS

PLEASANT TWP ND 99999 Consolidated: $2,665.78

Legal Description

Lot: 0 Block: 29 29-137-49 SE 1/4 A 160.00

Type: Real Estate Ag Land: $229,500.00

Mill Levy Rate: 232.31 Res Land: $0.00

Tax: $2,665.78 Res Building: $0.00

Discount: $133.29 Total: $229,500.00

Paid: $2,532.49 Taxable Value Before Credits: $11,475.00

Net Taxable Value: $11,475.00

Type	Description	Amount
Consolidated	County	$539.90
Consolidated	State	$11.48
Consolidated	County Soil Conservation	$12.85
Consolidated	Horace Rural Fire	$149.18
Consolidated	Undefined tax item code: G	$11.48
Consolidated	County Park	$0.00
Consolidated	Kindred Public School District #2	$1,702.32
Consolidated	Pleasant Township	$209.88
Consolidated	Southeast Water Resource District	$28.69
Total		$2,665.78

Year - 2024 Richland County Real Estate Tax Statement

Statement Number: 647 001461

Parcel Number	Jurisdiction
2-0000-00474.000	TOWNSHIP

Physical Location

0202140000

Lot: Block: Sec: 3 Twp: 136 Rng: 50 Acres: 159
Addition: 0000

Legal Description

SE1/4 EXC 1.50A DRN 3 136 50 CRAIG L HERTSGAARD FAMILY LLLP & JOHN P HERTSGAARD FAMILY LLLP

HERTSGAARD, CRAIG FAMILY LLLP
5530 165 AVE SE
KINDRED ND 58051-9539

HERTSGAARD, JOHN FAMILY LLLP

2024 Tax Breakdown

Net Consolidated Tax:	$3,844.37
Plus: Special assessments:	$634.90
Total tax Due	$4,479.27
Less: 5% discount, if paid by Feb 15th:	$192.22
Amount due by Feb 15th:	**$4,287.05**

or pay in 2 installments (with no discount)

Payment 1: Pay by Mar 1st:	$2,557.09
Payment 2: Pay by Oct 15th:	$1,922.18

Special Assessments

Special Number - Amount - Description

005.00 - $634.90 - DRAIN

Legislative Tax Relief - 3 year comparison	2022	2023	2024
School Levy Reduction	$1,736.05	$1,885.35	$1,904.54

Tax Distribution (3-year comparison):	2022	2023	2024
True and Full Value	$264,300	$280,100	$280,100
Taxable Value	$13,215	$14,005	$14,005
LESS: Homestead credit	$0	$0	$0
Veteran's credit	$0	$0	$0
Net Taxable value ->	**$13,215**	**$14,005**	**$14,005**
Total Mill Levy	296.86	285.75	274.5

Taxes by District (In Dollars)

STATE	$13.22	$14.00	$14.01
COUNTY	$1,248.02	$1,321.37	$1,318.57
SCHOOL	$2,014.23	$1,980.31	$2,077.64
TOWNSHIP	$475.74	$504.18	$252.09
FIRE	$171.79	$182.07	$182.06

Consolidated Tax	**$3,923.00**	**$4,001.93**	**$3,844.37**
LESS Primary Residence Credit ->			$0.00
Net Consolidated Tax	**$3,923.00**	**$4,001.93**	**$3,844.37**
Net effective tax rate --->	1.48%	1.43%	1.37%

For assistance with this statement, please contact:

Richland County Treasurer
418 2nd Ave N.
Wahpeton, ND 58075
701-640-7705

www.co.richland.nd.us

Legal Description Information

PARCEL NUMBER.....02 0000 00474 000
SERIAL/STATEMENT NUMBER..00000647
TOWNSHIP/CITY #..... 2 WALCOTT TOWNSHIP
ADDITION..... TOWNSHIP
BLOCK..... SEC-TWSP-RANGE..... 3-136-050
LONG LEGAL.....SE1/4 EXC 1.50A DRN 3 136 50 CRAIG L HERTSGAARD F
001. AMILY LLLP & JOHN P HERTSGAARD FAMILY LLLP
ACRES: FARM... 158.50 RES... COM... NWT...
TOTAL... 158.50 EXEMPT...
STATUS....ACTIVE CLASSIFICATION.....REGULAR PARCEL

Names Attached to Property

001. NAME.....HERTSGAARD, CRAIG FAMILY LLLP
ADDRESS LINE 1.....HERTSGAARD, JOHN FAMILY LLLP
ADDRESS LINE 2.....5530 165 AVE SE
CITY/STATE/ZIP.....KINDRED ND 58051-9539
TAX LIST..Y OWNER.....Y STATEMENT.Y CONTRACT..N
MRTGE.....N OTHER.....N PER CENT..

Soils Contained on Property

SOIL DESCRIPTION	YEAR	CLASS	PI	TYPE	PRICE	MOD PRICE	ACRES	VALUE
						-----MODIFIERS AND PER CENTS----		
001.	2024	16		803			4.00	
Roads								
002.	2024	13	86	I229A	1,818.88	1,818.88	154.00	280,107.52
Fargo Silty Clay 0-1% Slopes								
** UNMODIFIED PRICE PER ACRE AND TOTAL						1,772.83	158.00	280,107.52
* MODIFIED PRICE PER ACRE AND TOTAL						1,772.83	158.00	280,107.52
TOTAL ESTIMATED TRUE & FULL VALUE								280,100
ASSESSED VALUE OF PROPERTY								140,050
TAXABLE VALUE								14,005

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Staff Report for 2025 State Board of Equalization

File No.: 2025-SARGENT-GWINNER-CIESYNSKI **Prepared By:** Property Tax Division

County or City: CITY OF GWINNER

Appellant: MS. HOPE CIESYNSKI

Type of Appeal: RESIDENTIAL VALUE

Appeal Issue: Ms. Hope Ciesynski is appealing the property value of $240,000 on parcel 31-9679000, located at 310 4th Ave SE, Gwinner, ND.

Analysis:

Summary of Findings:

Proposal for Board Review:

Appellant Information – State Board of Equalization

County or City: Enter County or City Name
Appellant: Enter Appellant Name
Type of Appeal: Choose One

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

Please email or mail any supporting documentation to:
propertytax@nd.gov
or
The Office of State Tax Commissioner, Attn: Property Tax,
600 E Boulevard Ave., Bismarck, ND 58505-0599

Information for Property Referenced in Appeal:

Address: 310 4th ave SE Gwinner, ND 58040
Township Name: City of Gwinner
County: Sargent
Parcel ID: 31-9679000
Legal Description: TIF Parcel- Lot 1 block 11 Asche Subdivision
Sec 00, Twp 000, Rng 000, Blk 011, Lot 001

Appellant Contact Information:

Appellant Name: Hope Ciesynski
Address: 310 4th ave SE Gwinner ND 58040
Phone Number: 701-680-0190
Email Address: hopec_21@hotmail.com

Answer the questions below that apply to the appeal:

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

Did you receive a notice of increase letter from the city/township? (choose all that apply)
☒ Prior to ☐ After Township/City Equalization Meeting
☒ Prior to ☐ After County Equalization Meeting
☐ No Notification Received

At which meeting(s) did you appeal your assessment? (choose all that apply)
☒ Township/City ☒ County ☐ N/A

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

Has a recent appraisal been completed on the property?

☒ Yes (if yes, please attach) ☐ No

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

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

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

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

Appeal Process:

1.) Appellant notifies the Property Tax Division of intent to appeal.

2.) Submit this form and all applicable documentation to propertytax@nd.gov by the date specified above.

3.) The State Board of Equalization meets on the second Tuesday in August to examine and compare the returns of the assessment of taxable property as submitted by North Dakota counties. This is locally assessed property. The board equalizes the property so that all assessments of similar taxable property are uniform and equal throughout the state. During this meeting, tax directors or other representatives from a county will speak, along with city representatives, and individual taxpayers.

4.) After the State Board meeting, your case will be assigned, and staff will reach out to schedule an onsite review of the property (when deemed applicable). While an interior inspection of the property is not required, interior reviews may affect the consideration of value. If denied an interior review, we will assess from the exterior only. Staff will not be allowed to enter the property without the owner or a representative present.

5.) Generally, by the first Thursday of October, the property tax division staff will present their findings to the State Board of Equalization with a recommendation. The board deliberates and votes. You can attend this meeting; however, public comments are not accepted.

Dear State Tax Commissioner:

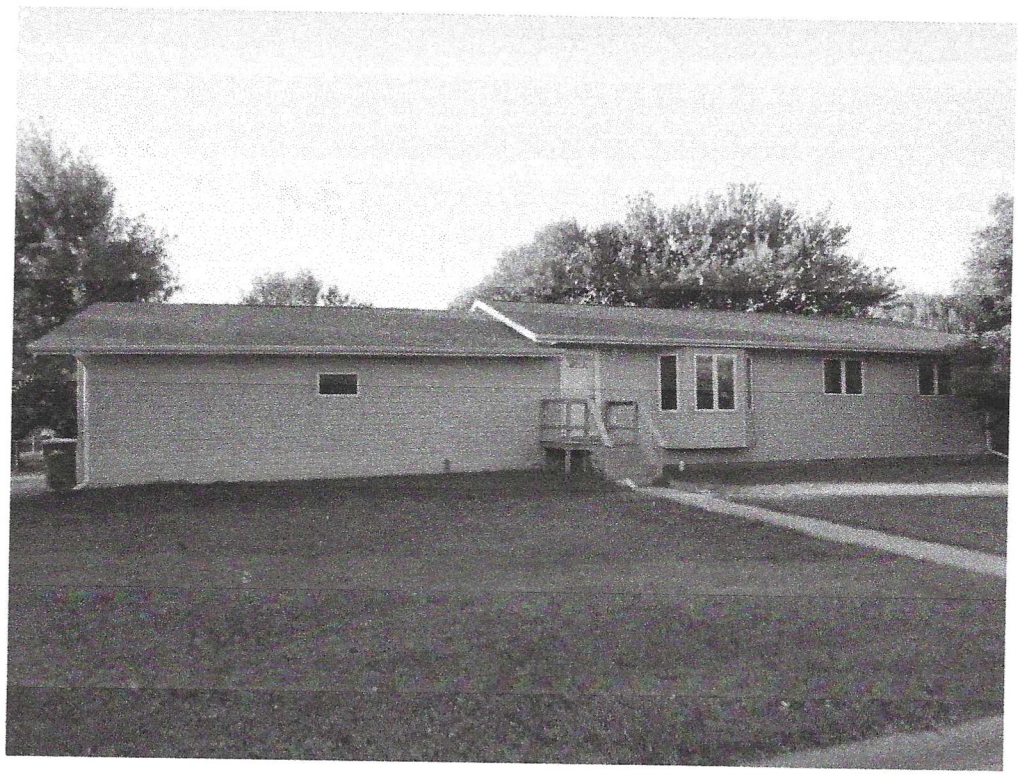
I am appealing my property tax value. I purchased a house in Gwinner on November 1, 2024. I paid for an appraisal to be done for the bank I financed through. That appraisal came back at $190,000. My purchase price was $175,000 and the new assessed value I received in March 2025 is $240,000, only 6 months after appraisal. Assessed value should never go above appraised value.

I have attached a copy of my appraisal. If there is any other information you need please let me know and I will get it to you as soon as possible.

Thank you,

Hope Ciesynski

APPRAISAL OF REAL PROPERTY



LOCATED AT

310 4th Ave SE
Gwinner, ND 58040
Lot 1, Block 11 Asce Subdivision

FOR

First Class Mortgage -
2300 13th Avenue South
Fargo, ND 58103

OPINION OF VALUE

190,000

AS OF

10/02/2024

BY

Mark T Thelen
Thelen Appraisal & Consulting
3633 17th St S
Fargo, ND 58104
701-729-5038
mtthelen@gmail.com

Thelen Appraisal & Consulting
3633 17th St S
Fargo, ND 58104
701-729-5038

10/14/2024

First Class Mortgage -
2300 13th Avenue South
Fargo, ND 58103

Re: Property: 310 4th Ave SE
Gwinner, ND 58040
Borrower: Hope Ciesynski
File No.: 24396

Opinion of Value: $ 190,000
Effective Date: 10/02/2024

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

Mark Thelen

Mark T Thelen
License or Certification #: LA-21101
State: ND Expires: 12/31/2024
mtthelen@gmail.com

Uniform Residential Appraisal Report

File # 24396

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address: 310 4th Ave SE | City: Gwinner | State: ND | Zip Code: 58040
Borrower: Hope Ciesynski | Owner of Public Record: Nicole Ennis | County: Sargent
Legal Description: Lot 1, Block 11 Asce Subdivision
Assessor's Parcel #: 31-9679000 | Tax Year: 2023 | R.E. Taxes $: 2,392
Neighborhood Name: Gwinner | Map Reference | Census Tract: 9740.00
Occupant: [ ] Owner [ ] Tenant [X] Vacant | Special Assessments $: 357 | [ ] PUD | HOA $: 0 | [ ] per year [ ] per month
Property Rights Appraised: [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type: [X] Purchase Transaction [ ] Refinance Transaction [ ] Other (describe)
Lender/Client: First Class Mortgage - | Address: 2300 13th Avenue South, Fargo, ND 58103
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [X] Yes [ ] No
Report data source(s) used, offering price(s), and date(s). DOM 0;Advertised on line and with sign in yard

CONTRACT

I [X] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Arms length sale;$1,0000 down, typical terms .

Contract Price $: 175,000 | Date of Contract: 08/29/2024 | Is the property seller the owner of public record? [X] Yes [ ] No | Data Source(s): County Records
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [X] No
If Yes, report the total dollar amount and describe the items to be paid. $0;;

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing			Present Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE $ (000)	AGE (yrs)		One-Unit	5 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[ ] Shortage	[X] In Balance	[ ] Over Supply				2-4 Unit	1 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	15	Low	01	Multi-Family	1 %
								500	High	130	Commercial	1 %
								175	Pred.	50	Other	92 %

Neighborhood Boundaries: HWY 27 to North, HWY 11 to South, HWY 18 to east andHWY 1 to West

Neighborhood Description: The area is primarily farm land . The cities of Wolliston are econmic hub with limited retail and schools are provided in serveral small town. The 87% other land use is farmland

Market Conditions (including support for the above conclusions): Market conditions continue to be stable with good supply and demand. Property values are have been stable in price with steady growth. Marketing time is less than 90 days under normal conditions. Interest rates continue to remain competitive in the 5% to 6% range on 5 year ARM, 15 year and 30 year mortgages

SITE

Dimensions: 100' x 150' | Area: 15000 sf | Shape: RETANGULAR | View: N;Res;
Specific Zoning Classification: residential | Zoning Description: residential
Zoning Compliance: [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe: SEE ADDENDUM FOR SUMMARY OF ANALYSIS.

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	[X]	[ ]	Water	[X]	[ ]	Street: Asphalt	[X]	[ ]
Gas	[X]	[ ]	Sanitary Sewer	[X]	[ ]	Alley: none	[ ]	[ ]

FEMA Special Flood Hazard Area: [ ] Yes [X] No | FEMA Flood Zone | FEMA Map #: NOt mapped | FEMA Map Date
Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe

IMPROVEMENTS

General Description		Foundation		Exterior Description	materials/condition	Interior	materials/condition
Units	[X] One [ ] One with Accessory Unit	[ ] Concrete Slab	[ ] Crawl Space	Foundation Walls	concrete/ave	Floors	various// good
# of Stories	1	[X] Full Basement	[ ] Partial Basement	Exterior Walls	Vinyl/good	Walls	Sheetrock Avg
Type	[X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area	1,288 sq.ft.	Roof Surface	Asphalt/Avg	Trim/Finish	wood ave
[X] Existing	[ ] Proposed [ ] Under Const.	Basement Finish	75 %	Gutters & Downspouts	Aluminum good	Bath Floor	vinyl,/ ave
Design (Style)	Ranch	[ ] Outside Entry/Exit	[X] Sump Pump	Window Type	casement/avg	Bath Wainscot	fibg./ave
Year Built	1996	Evidence of	[ ] Infestation	Storm Sash/Insulated	Yes Avg	Car Storage	[ ] None
Effective Age (Yrs)	9	[ ] Dampness	[ ] Settlement	Screens	Yes Avg	[X] Driveway	# of Cars 2
Attic	[X] None	Heating [X] FWA	[ ] HWBB [ ] Radiant	Amenities	[ ] Woodstove(s) # 0	Driveway Surface	Concrete
[ ] Drop Stair	[ ] Stairs	[ ] Other	Fuel: Nat Gas	[ ] Fireplace(s) # 0	[X] Fence chain	[X] Garage	# of Cars 2
[ ] Floor	[ ] Scuttle	Cooling	[X] Central Air Conditioning	[X] Patio/Deck deck	[ ] Porch none	[ ] Carport	# of Cars 0
[ ] Finished	[ ] Heated	[ ] Individual	[ ] Other	[ ] Pool None	[ ] Other none	[X] Att.	[ ] Det. [ ] Built-In

Appliances: [ ] Refrigerator [ ] Range/Oven [ ] Dishwasher [ ] Disposal [ ] Microwave [ ] Washer/Dryer [ ] Other (describe)
Finished area above grade contains: 6 Rooms | 3 Bedrooms | 1.0 Bath(s) | 1,295 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.): Typical for market and age of subject property.
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.): C3;Kitchen-updated-six to ten years ago;Bathrooms-updated-one to five years ago;The house is in good conditon with updated kitchen and bath. The house is in good condition except deck needs to be stained
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No If Yes, describe
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe

Uniform Residential Appraisal Report

File # 24396

There are 21 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 29,950 to $ 633,000

There are 34 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 27,000 to $ 410,000

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	310 4th Ave SE Gwinner, ND 58040	220 N 8th St Oakes, ND 58474		150 Maplewood Dr Gwinner, ND 58040		112 N 10th St Oakes, ND 58474	
Proximity to Subject		21.50 miles W		0.51 miles N		21.33 miles W	
Sale Price	$ 175,000		$ 170,000		$ 155,000		$ 175,000
Sale Price/Gross Liv. Area	$ 135.14 sq.ft.	$ 130.77 sq.ft.		$ 154.38 sq.ft.		$ 130.21 sq.ft.	
Data Source(s)		NSMLS#6514788;DOM 104		FMARMLS#7424593;DOM 101		GNMLS#4011704;DOM 45	
Verification Source(s)		WD 196692, list agent		WD160913,County records		WD 196314, County records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sales or Financing Concessions		ArmLth Conv;0		ArmLth Conv;8900	-8,900	ArmLth Conv;5250	-5,200
Date of Sale/Time		s08/24;c04/24		s06/23;c01/23		s04/24;c03/24	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	15000 sf	12600 sf	0	12600 sf	0	10500 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;ranch	DT1;ranch		DT1;ranch		DT1;ranch	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	28	45	0	53	0	52	0
Condition	C3	C3		C3		C3	
Above Grade Room Count (Total / Bdrms. / Baths)	6 / 3 / 1.0	7 / 2 / 1.0	0	5 / 3 / 1.0	0	6 / 3 / 2.0	-6,000
Gross Living Area	1,295 sq.ft.	1,300 sq.ft.	0	1,004 sq.ft.	+14,700	1,344 sq.ft.	0
Basement & Finished	1288sf966sfin	1300sf1120sfin	0	1004sf704sfin	-2,800	1344sf1104sfin	0
Rooms Below Grade	1rr1br1.0ba3o	1rr1br1.0ba1o	-1,300	1rr0br1.0ba1o	-2,600	1rr1br0.0ba2o	+7,400
Functional Utility	Typical	Typical		Typical		Typical	
Heating/Cooling	GFA/CA	GFA/CA		GFA/CA		GFA/CA	
Energy Efficient Items	Cold Climate	Cold Climate		Cold Climate		Cold Climate	
Garage/Carport	2ga2dw	2gd2dw	0	2ga2dw		1ga1dw	+8,000
Porch/Patio/Deck	deck	patio	+2,000	Patio	+2,000	sm deck2	0
Fence/FP/Shed	fence	Yshed, pt fen,fp	0	None	+8,000	Shed	+7,000
Effective Age	9	15	+12,000	15	+12,000	15	+12,000
specail assessments/	~$2,500	0	+2,500	$2,084	0	$3,004	0
Net Adjustment (Total)		[X] + [ ] -	$ 15,200	[X] + [ ] -	$ 22,400	[X] + [ ] -	$ 23,200
Adjusted Sale Price of Comparables		Net Adj. 8.9 % Gross Adj. 10.5 %	$ 185,200	Net Adj. 14.5 % Gross Adj. 32.9 %	$ 177,400	Net Adj. 13.3 % Gross Adj. 26.1 %	$ 198,200

I [X] did [ ] did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research [ ] did [X] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) County Records

My research [ ] did [X] did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) County Records

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	County Records	County records	County records	County records
Effective Date of Data Source(s)	10/02/2024	10/02/2024	10/02/2024	10/02/2024

Analysis of prior sale or transfer history of the subject property and comparable sales The subject has not sold in past 3 years and the comps have not sold in past year.

Summary of Sales Comparison Approach SUMMARY of SALES COMPARISON APPROACH is location in SUPPLEMENTAL TEXT ADDENDUM.

Indicated Value by Sales Comparison Approach $ 190,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 190,000 **Cost Approach (if developed) $** **Income Approach (if developed) $**

The appraiser did not develop the income approach as this type of property does not typically rent. The cost approach was not developed as it is not the most accurate reflection of the current market value. The sales comparison approach was the sole method used in determining an opinion of value of $190,000.

This appraisal is made [X] "as is", [ ] subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, [ ] subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or [ ] subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is $ 190,000 **, as of** 10/02/2024 **, which is the date of inspection and the effective date of this appraisal.**

ADDITIONAL COMMENTS

SCOPE OF WORK: The APPRAISER: 1) has visually inspected the interior & exterior & cataloged the salient attributes of the Subject property; 2) has investigated appropriate market data for utilization in the sales comparison approach and cost approach, if used. Appraiser's investigations have included research of public records through the use of commercial sources such MLS, real estate websites, city & county assessor's records, etc. Search parameters such as dates of sales, leases, locations, sizes, types of properties and distances from the Subject started with relatively narrow constraints and was expanded until appraiser had either retrieved data sufficient (in appraiser's opinion) to estimate market value, or until appraiser believed that he had reasonably exhausted the available pool of data. Researched sales data was reviewed and, if found appropriate, efforts were made to verify the data with persons directly involved in the transactions such as buyers, seller, brokers or agents. At appraiser's discretion, some data was used without personal verification if, in the appraiser's opinion, the data appeared to be correct & the source known to be reliable. In addition, appraiser considered any appropriate listings or properties found through observation during appraiser's data collection process. Appraiser has reported only the data deemed to be pertinent to the valuation problem. Details of search efforts can be found in Sales Comparison Approach narrative; 3) has investigated & analyzed any pertinent easements or restrictions of the fee simple ownership of the Subject property, if it is fee simple ownership. A title report was not supplied to the appraiser by the client. The appraiser relied on a visual inspection to identify and readily apparent easements or restrictions. 4) has analyzed the data found and reached conclusions regarding market value, as defined in the report, of the Subject property as of the date of value using appropriate valuation approach(es) identified above: 5) has completed the appraisal report in compliance with appraiser's interpretation of the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Foundation and the Code of Professional Ethics and Certification Standard of the Appraisal Institute; 6) has prepared a report which includes photographs of the Subject property, descriptions of the Subject Neighborhood, the Site, any improvements on the site, a description of the zoning, a highest and best use analysis, a summary of the most important sales used in the appraiser's valuation, a reconciliation & conclusion, a map illustrating the sales in relationship to the Subject property, and other data deemed by the appraiser to be relevant to the report. Pertinent data and analyses not included in the report may be retained in appraiser's files; 7) I have considered relevant completive listing and/or contact offerings in performing this appraisal, and any trends indicated by that data is supported by the listing/offering information included in this report.; 8) The subject property is located 80 miles from my office. This assignment requires geographic competency as part of the scope of work. The appraiser has spent sufficient time in the Subject's market and understands the nuances of the local market and the supply and demand factors relating to the specific property type and the location involved. Such understanding will not be imparted solely from a consideration of specific data such as demographics, costs, sales and rentals. The necessary understanding of local market conditions provides the bridge between a sale and a comparable sale or a rental and a comparable rental. *** The term "inspection" as used in this report is not the same level of inspection that is required for a "professional home inspection". The appraiser did not fully inspect the electrical system, plumbing system, mechanical systems, foundation systems, floor structure, subfloor, wall structure or roof structure. The appraiser is not an expert in construction materials. The purpose of the appraisal is to make an economic evaluation of the Subject property. If the client needs a more detailed inspection of the property a home inspection by a professional inspector is recommended.

HIGHEST & BEST USE: SEE TEXT ADDENDUM

Opinion of reasonable EXPOSURE TIME: Less than 90 days.

The remaining ECONOMIC LIFE of the subject is estimated @ 51 years based on Effective Age of 09 years and total economic life of 60 years.

FIRREA Certification Statement: The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

USPAP 3 YEAR DISCLOSURE: I have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The appraiser did a sales comparison of similar size vacant lots in similar ND communities.

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW	OPINION OF SITE VALUE		=$ 15,000
Source of cost data	DWELLING	Sq.Ft. @ $	=$
Quality rating from cost service Effective date of cost data		Sq.Ft. @ $	=$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			=$
	Garage/Carport	Sq.Ft. @ $	=$
	Total Estimate of Cost-New		=$
	Less Physical	Functional / External	
	Depreciation		=$( )
	Depreciated Cost of Improvements		=$
	"As-is" Value of Site Improvements		=$
Estimated Remaining Economic Life (HUD and VA only) 51 Years	INDICATED VALUE BY COST APPROACH		=$

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent $ X Gross Rent Multiplier = $ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion.

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature Mark Thelen

Name Mark T Thelen

Company Name Thelen Appraisal & Consulting

Company Address 3633 17th St S
Fargo, ND 58104

Telephone Number 701-729-5038

Email Address mtthelen@gmail.com

Date of Signature and Report 10/14/2024

Effective Date of Appraisal 10/02/2024

State Certification # LA-21101

or State License #

or Other (describe) State #

State ND

Expiration Date of Certification or License 12/31/2024

ADDRESS OF PROPERTY APPRAISED

310 4th Ave SE
Gwinner, ND 58040

APPRAISED VALUE OF SUBJECT PROPERTY $ 190,000

LENDER/CLIENT

Name Appraisal Management Specialists, LLC

Company Name First Class Mortgage -

Company Address 2300 13th Avenue South, Fargo, ND 58103

Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature

Name

Company Name

Company Address

Telephone Number

Email Address

Date of Signature

State Certification #

or State License #

State

Expiration Date of Certification or License

SUBJECT PROPERTY

☐ Did not inspect subject property

☐ Did inspect exterior of subject property from street
Date of Inspection

☐ Did inspect interior and exterior of subject property
Date of Inspection

COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street

☐ Did inspect exterior of comparable sales from street
Date of Inspection

Uniform Residential Appraisal Report

File # 24396

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	310 4th Ave SE Gwinner, ND 58040	309 Webster St Lisbon, ND 58054					
Proximity to Subject		15.41 miles N					
Sale Price	$ 175,000		$ 185,000		$		$
Sale Price/Gross Liv. Area	$ 135.14 sq.ft.	$ 161.71 sq.ft.		$ sq.ft.		$ sq.ft.	
Data Source(s)		NSMLS#7425099;DOM 10					
Verification Source(s)		WD 186906, County records					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sales or Financing Concessions		ArmLth Conv;5000	-5,000				
Date of Sale/Time		s09/23;c08/23					
Location	N;Res;	N;Res;					
Leasehold/Fee Simple	Fee Simple	Fee Simple					
Site	15000 sf	8293 sf	0				
View	N;Res;	N;Res;					
Design (Style)	DT1;ranch	DT1;ranch					
Quality of Construction	Q4	Q4					
Actual Age	28	61	0				
Condition	C3	C3					
Above Grade Room Count	Total 6 / Bdrms. 3 / Baths 1.0	Total 6 / Bdrms. 3 / Baths 1.0		Total / Bdrms. / Baths		Total / Bdrms. / Baths	
Gross Living Area	1,295 sq.ft.	1,144 sq.ft.	+7,500	sq.ft.		sq.ft.	
Basement & Finished	1288sf966sfin	1144sf575sfin	+1,400				
Rooms Below Grade	1rr1br1.0ba3o	1rr0br0.1ba2o	+6,100				
Functional Utility	Typical	Typical					
Heating/Cooling	GFA/CA	GHW/Wall	+2,000				
Energy Efficient Items	Cold Climate	Cold Climate					
Garage/Carport	2ga2dw	1ga1dw	+8,000				
Porch/Patio/Deck	deck	patio	+2,000				
Fence/FP/Shed	fence	Yshed	+7,000				
Effective Age	9	15	+12,000				
specail assessments/	~$2,500	$2636	0				
Net Adjustment (Total)		☒ + ☐ -	$ 41,000	☐ + ☐ -	$	☐ + ☐ -	$
Adjusted Sale Price of Comparables		Net Adj. 22.2 % Gross Adj. 27.6 %	$ 226,000	Net Adj. % Gross Adj. %	$	Net Adj. % Gross Adj. %	$

SALE HISTORY

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	County Records	County records		
Effective Date of Data Source(s)	10/02/2024	10/02/2024		

Analysis of prior sale or transfer history of the subject property and comparable sales

ANALYSIS / COMMENTS

Analysis/Comments SEE TEXT ADDENDUM.

Supplemental Addendum

File No. 24396

Borrower	Hope Ciesynski						
Property Address	310 4th Ave SE						
City	Gwinner	County	Sargent	State	ND	Zip Code	58040
Lender/Client	First Class Mortgage -						

HIGHEST AND BEST USE (HBU): The subject's HBU both as vacant land as well as it's current improved status, is it's current use as a single family dwelling, based on the following observations:
1. Legally permissible: The predominant neighborhood use, single family dwellings, is allowed by zoning and the site is improved with this use.
2. Physically possible: The use is physically possible as the subject site is consistent with the market's single family development. The as-improved use evidently met all zoning dimensional standards, at the time of building permit was issued by the appropriate controlling government agency.
3. Financially feasible: The use is financially feasible, The site as improved (site & improvements) anticipated market value far exceeds the site's market value if it were vacant. It then has improvements with a significant remaining economic life.
4. Maximally productive: The predominant are use, single family residential, also the site's present use, is maximally productive as ample re-sales of existing single family properties are still taking place in the broader market. Therefore, good market demand exists.

SUMMARY OF SALES COMPARISON APPROACH:
Subject is1,295 SF ranch style home. The home is 28 years old with typical to above average finishes. Searching Fargo and Great Northern MLSs for recent sales of simalar homes outside the metro limited. My search was expanded to include all l sales in small towns within 30 miles of the subject. From this expanded search I have been able to select 4 sales transacted in the past 12 months of properties relatively similar to the Subject. The Comps are the best available bracketing the Subject GLA bedroom / bath counts and garage stalls.
Due to limited sales of properties similar to the Subject the Comps are outside the normal & preferred guidelines for Date of Sale, proximity & adjustments. The following market derived adjustments were applied as follows

Financing/Concessions: As properties in this market commonly sell with little or no Concessions the Concessions if any are adjusted dollar for dollar.
Date of Sale: no adjustment required
Location: no adjustment required
Site: no adjustment required.
View: no adjustment required.
Design: no adjustment required.
Quality: no adjustment required.
Age: adjusted for Effective Age in lieu of Age.
Condition: adjusted for Effective Age in lieu of Condition.
Bathroom: Bathroom adjustment is $2,000/fixture.
GLA: GLA adjusted $50/SF in excess of 100 SF.
Basement: Basement adjusted $10/SF with additional $10/SF for finished in excess of 100 SF..
HVAC: Comps without central air adjusted $2,000 as inferior
Garage: adjustment $8,000/stall.
Porch/Patio/Deck: Minor adjustments for porch/patio/deck.
Other & Outbuildings: Minor adjustment for amenities such as fireplace (fpl), fences, sprinkler systems, yard sheds, etc.
Effective Age: All comps were adjusted for Effective Age @ $2,000/year. The Effective Age adjustment is in lieu of Age and is based on the appraiser's observation of the exterior condition of the house and site as well as any interior pictures provided in the MLS listing of the property. It is an attempt to give credit to property that is well maintained and updated while recognizing that no matter how well maintained the property there is some aging over time.
Special Assessment : Balance is rounded to the third digit and adjusted where required. Special assessments are a financing tool used by some North Dakota cities to finance infrastructure improvements to include water and waste water line, street, sidewalks etc. A brief summary of how these projects work is the city hires contractors to install the improvements then sell bonds to pay the contractors. Repayment of the bonds is funded by special assessment levied against the property. These special assessments are considered liens on the property and are superior to the mortgage. Therefore a higher balance in considered inferior to a lower balance as it is a larger lien on the property. The special assessment amount on page 1, next to property tax, is the annual installment of specials that is included in the property tax amount. The amount included in the sales grid is the outstanding balance.

Comp 1 with is the most current sale, and is most simalar in GLA and Comp 2 which is located in Gwinner have been given primary consideration, Comps 3 & 4 wonly have 1 stall garages are given secondary consideration, n in determining an Opinion of Value of $190,000 using the Sales Comparison Approach.

Appraiser's notes:
a) All comp photos are original photos taken by the appraiser, some are out of season as they were taken for previous reports. b) Using Comps that are exceeding the suggested GLA/Age variance is both common and often unavoidable with rural/small town ND properties due to the extremely limited sales. c) The specail accessment balance is for subject is estimated as the Gwinner is has a small staff and limited hours .d) ANSI Standard Z765-2021 Statement: Finished SF calculations for this house were made based on measured dimensions only and may include unfinished area, openings in floors not associated with stairs, or openings in floor exceeding the area of associated stairs.

1. The OR was submitted on 10/13. On 10/14 the lender requested the following:PPI

Please add the opinion of site in the cost approach section. orrect lenders address to

2300 13th Avenue South, Fargo, North Dakota, 58103

I also added ND Housing form

1. ease add the opinion of site in the cost approach section. Thank you.
2. Please correct the lender address to:
2300 13th Avenue South, Fargo, North Dakota, 58103
1. lease add the opinion of site in the cost approach section. Thank you.

Supplemental Addendum

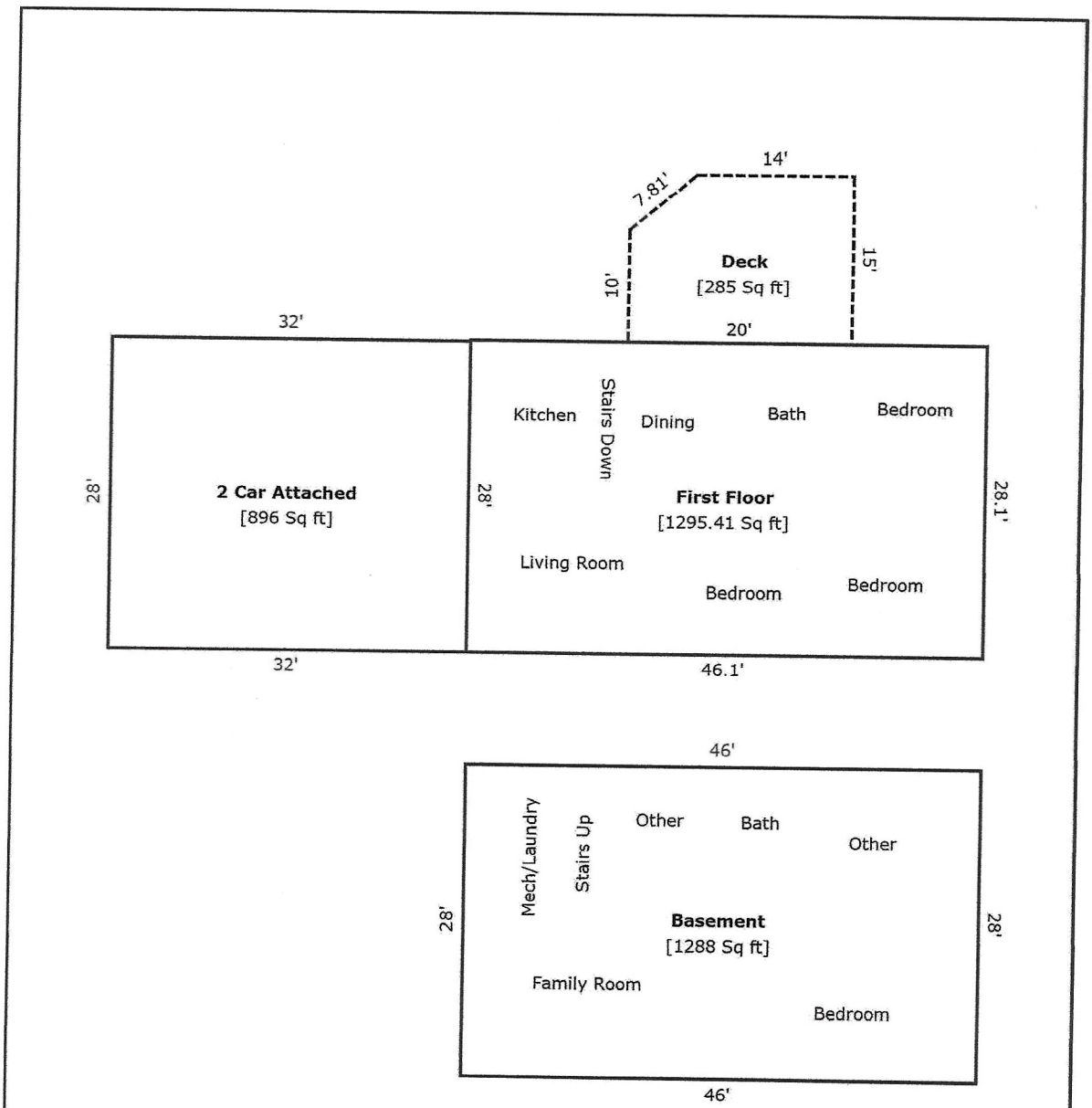
File No. 24396

Borrower	Hope Ciesynski						
Property Address	310 4th Ave SE						
City	Gwinner	County	Sargent	State	ND	Zip Code	58040
Lender/Client	First Class Mortgage -						

2. Please correct the lender address to:
2300 13th Avenue South, Fargo, North Dakota, 58103

Building Sketch

Borrower	Hope Ciesynski						
Property Address	310 4th Ave SE						
City	Gwinner	County	Sargent	State	ND	Zip Code	58040
Lender/Client	First Class Mortgage -						



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

		Calculation Details	
Living Area			
First Floor	1295.41 Sq ft	28.1 × 46.1 =	1295.41
Total Living Area (Rounded):	**1295 Sq ft**		
Non-living Area			
2 Car Attached	896 Sq ft	28 × 32 =	896
Deck	285 Sq ft	15 × 14 =	210
		6 × 10 =	60
		0.5 × 6 × 5 =	15
Basement	1288 Sq ft	46 × 28 =	1288

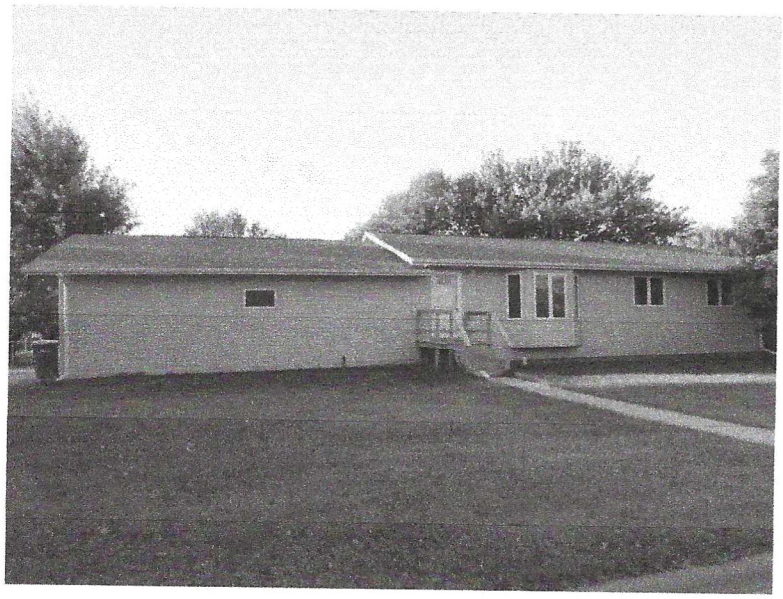
Subject Location Map

Borrower	Hope Ciesynski						
Property Address	310 4th Ave SE						
City	Gwinner	County	Sargent	State	ND	Zip Code	58040
Lender/Client	First Class Mortgage -						



Subject Photo Page

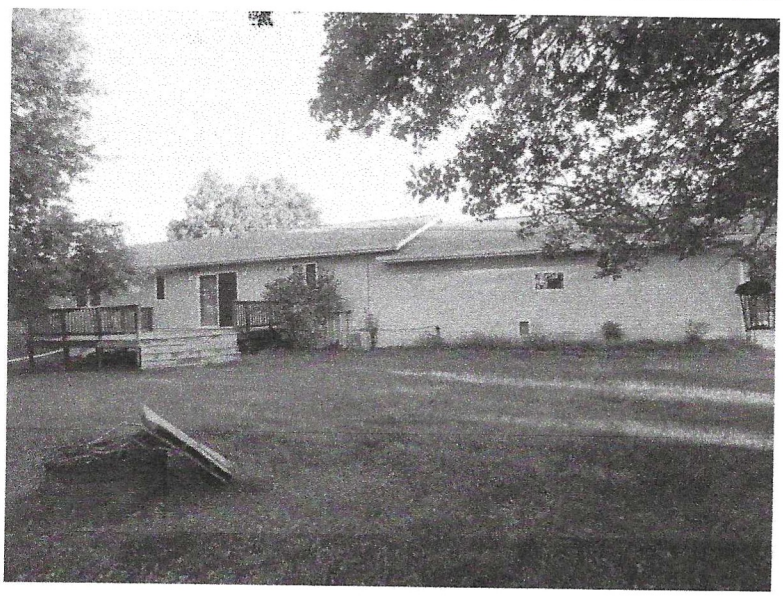
Borrower	Hope Ciesynski						
Property Address	310 4th Ave SE						
City	Gwinner	County	Sargent	State	ND	Zip Code	58040
Lender/Client	First Class Mortgage -						



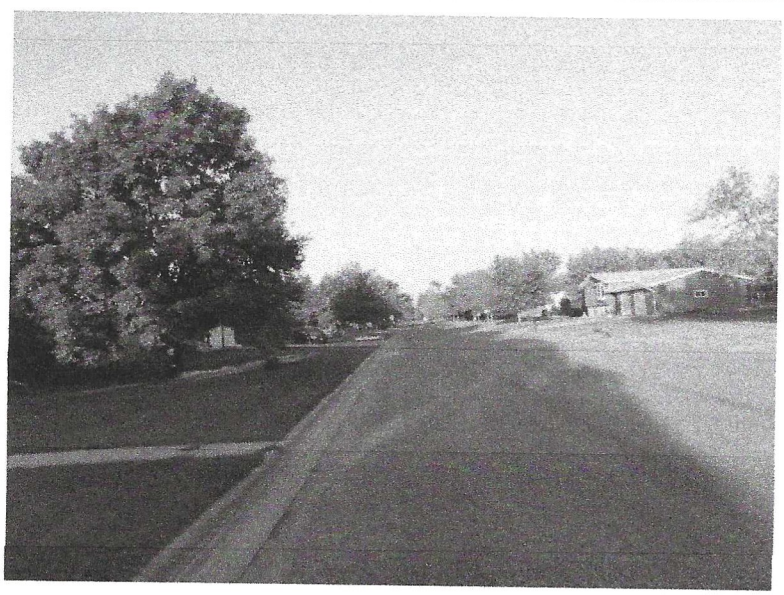
Subject Front

310 4th Ave SE

Sales Price	175,000
Gross Living Area	1,295
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	15000 sf
Quality	Q4
Age	28



Subject Rear



Subject Street

Interior Photos

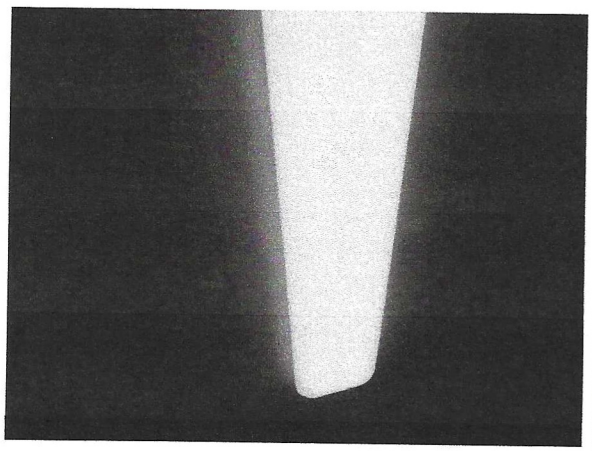
Borrower	Hope Ciesynski						
Property Address	310 4th Ave SE						
City	Gwinner	County	Sargent	State	ND	Zip Code	58040
Lender/Client	First Class Mortgage -						



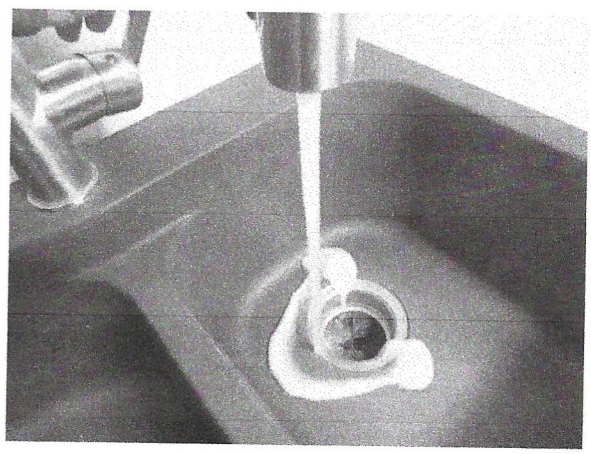
kitchen 1



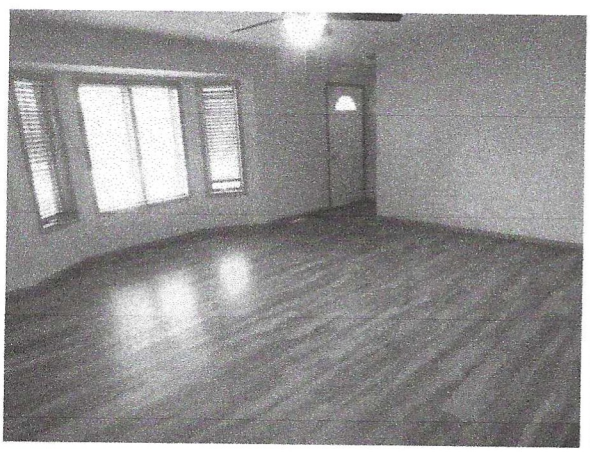
kitchen 2



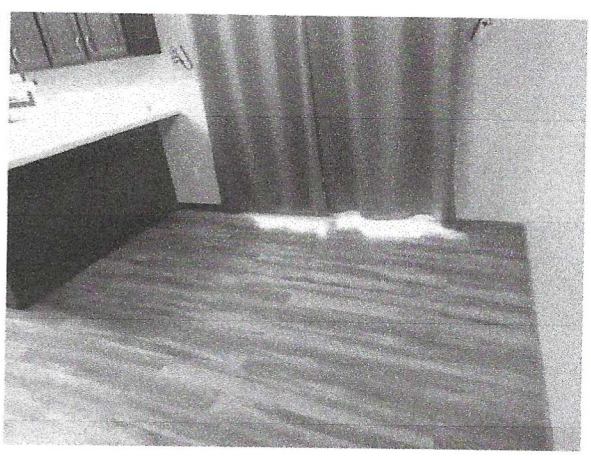
lights on



water on



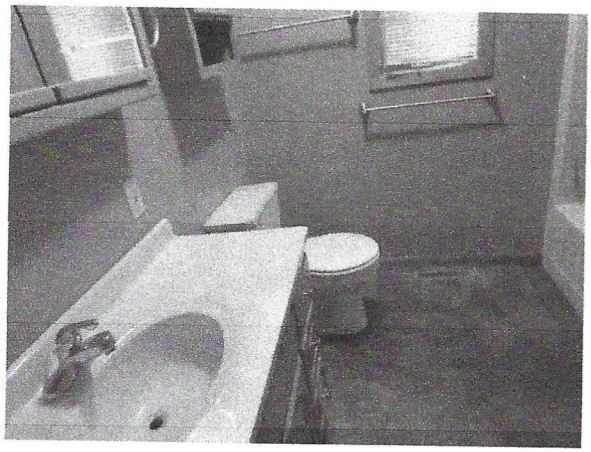
living room



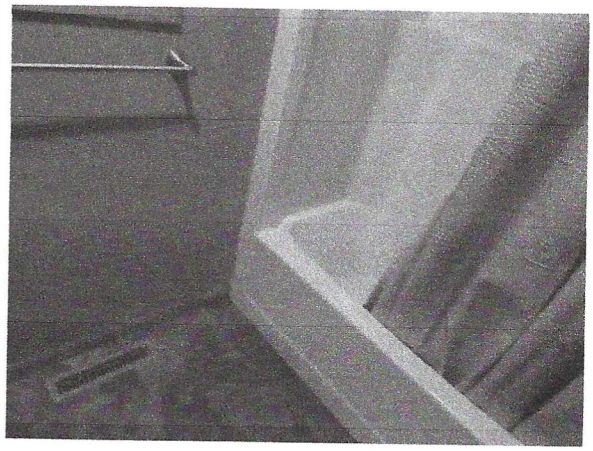
dining room

Interior Photos

Borrower	Hope Ciesynski						
Property Address	310 4th Ave SE						
City	Gwinner	County	Sargent	State	ND	Zip Code	58040
Lender/Client	First Class Mortgage -						



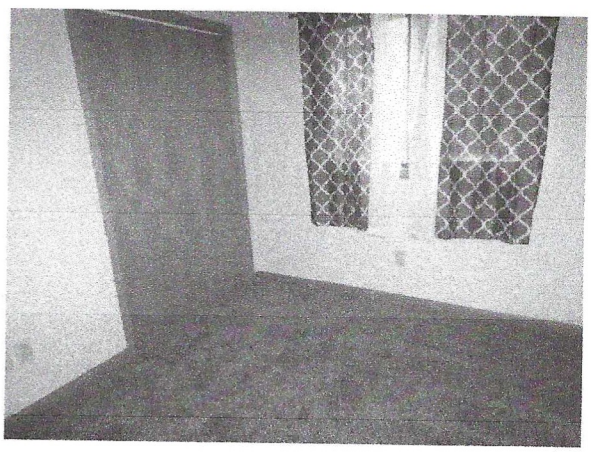
bathroom 1 of 2



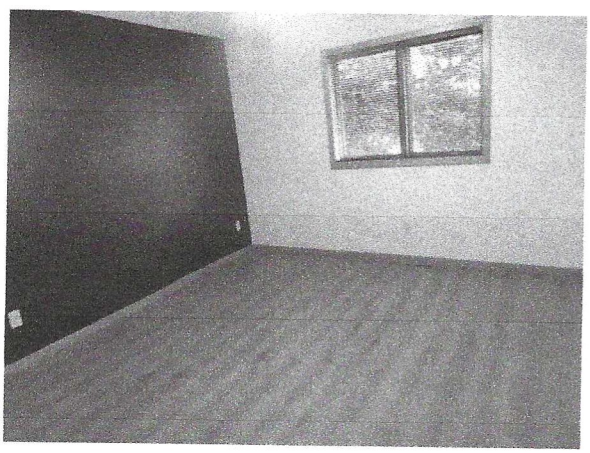
bathroom 2 of 2



bedroom 1



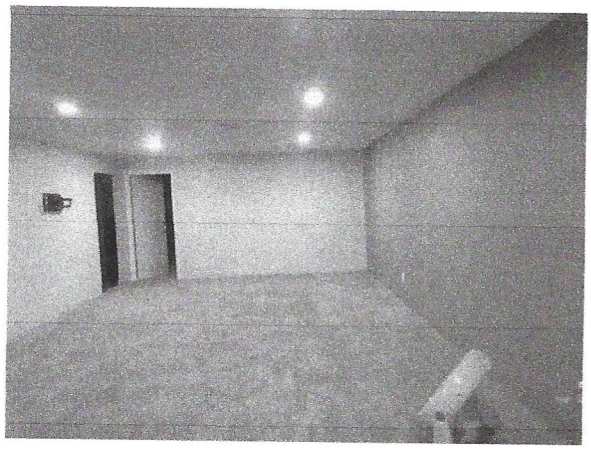
bedroom 2



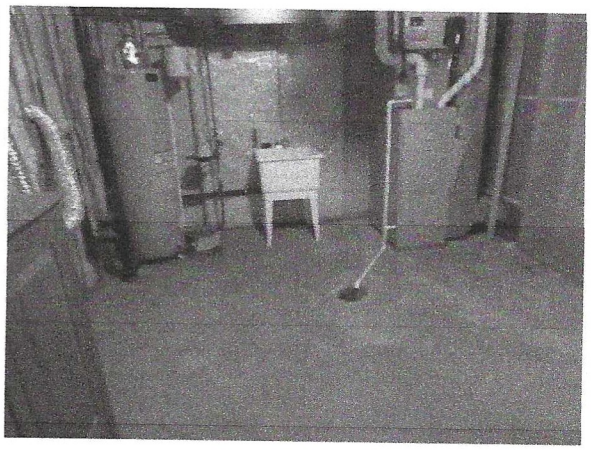
bedroom 3

Interior Photos

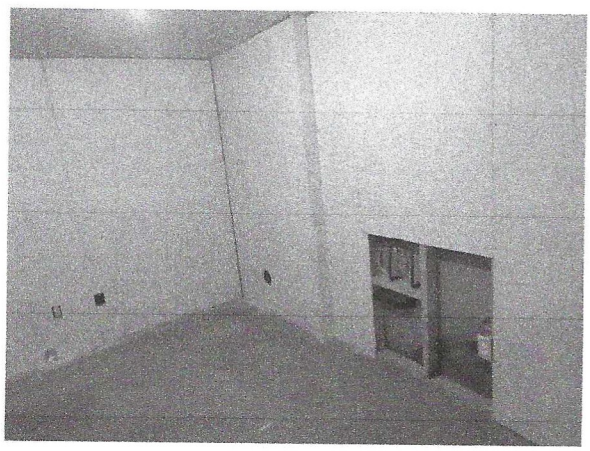
Borrower	Hope Ciesynski						
Property Address	310 4th Ave SE						
City	Gwinner	County	Sargent	State	ND	Zip Code	58040
Lender/Client	First Class Mortgage -						



family room

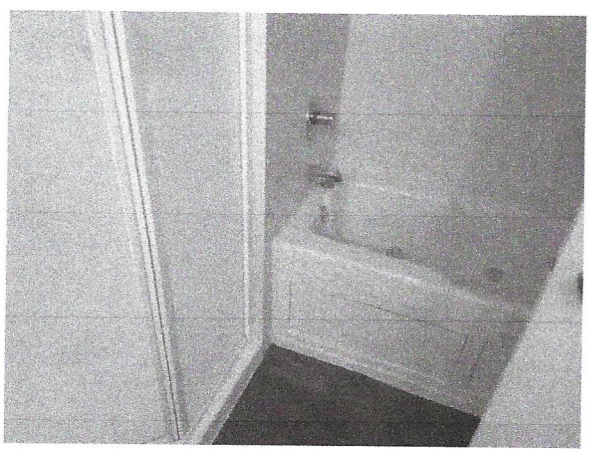


utility room





basement bath 1 of 2



basement bath 2 of 2



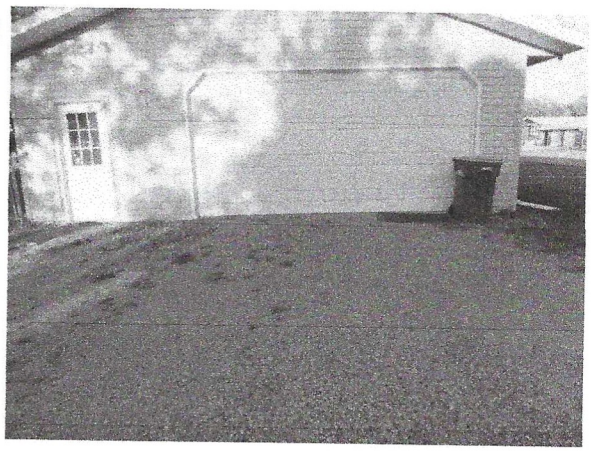
basement bedroom

Interior Photos

Borrower	Hope Ciesynski						
Property Address	310 4th Ave SE						
City	Gwinner	County	Sargent	State	ND	Zip Code	58040
Lender/Client	First Class Mortgage -						



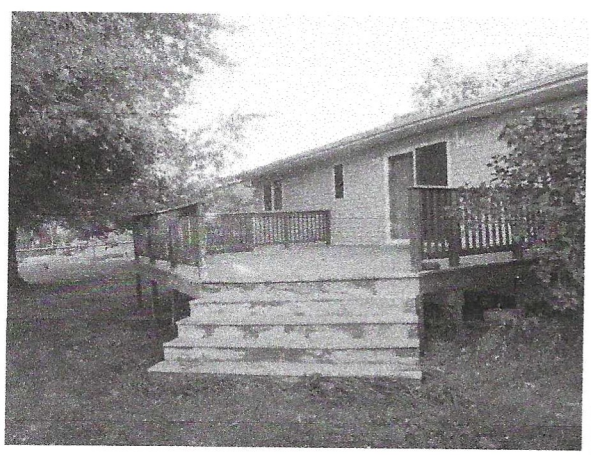
basement office



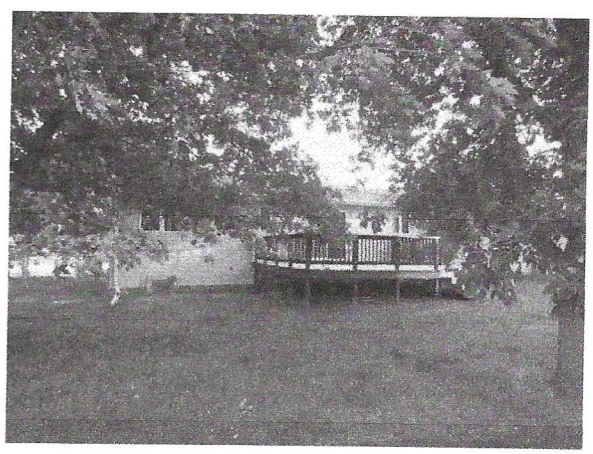
garage exterior



garage interior



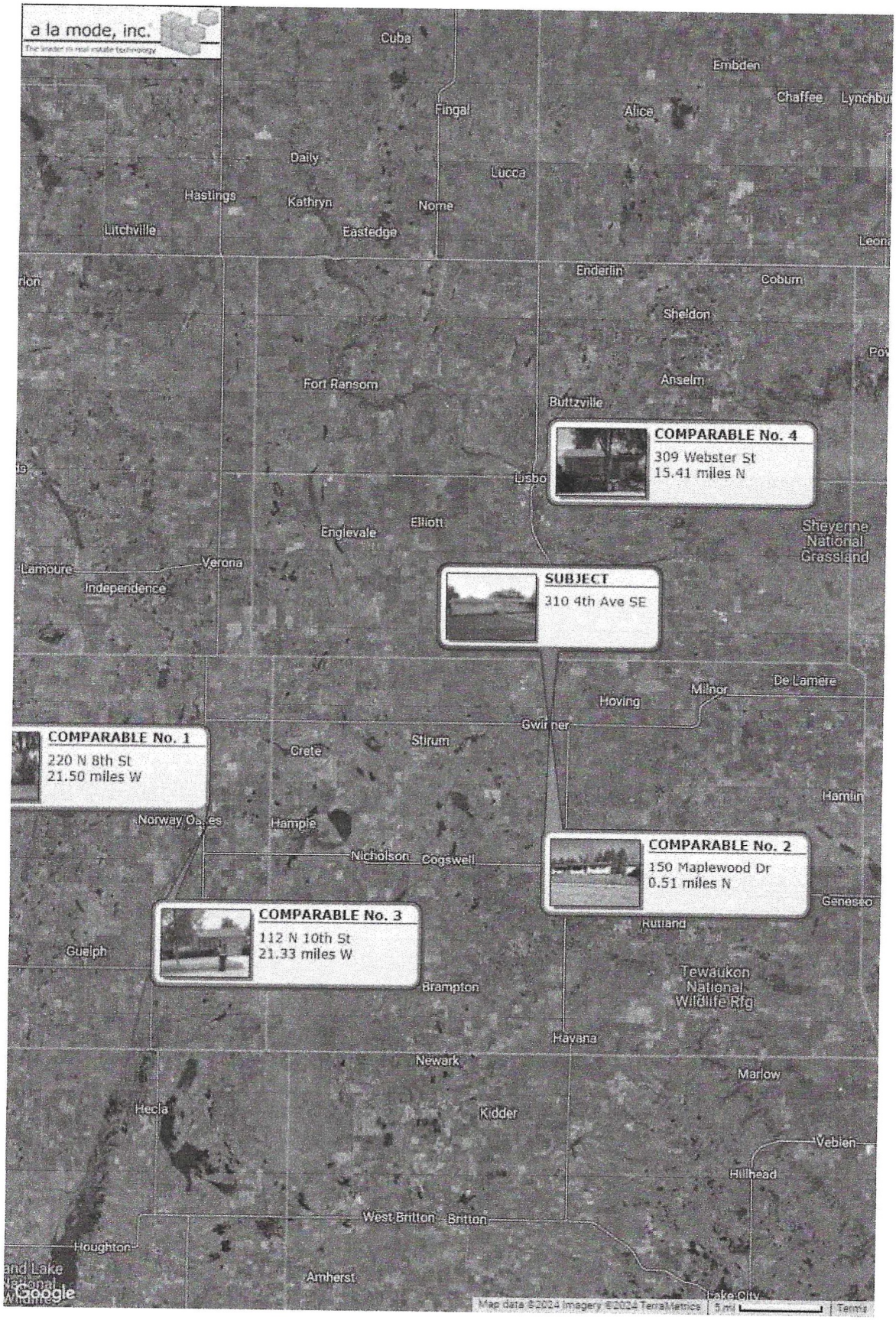
deck



rear view/deck

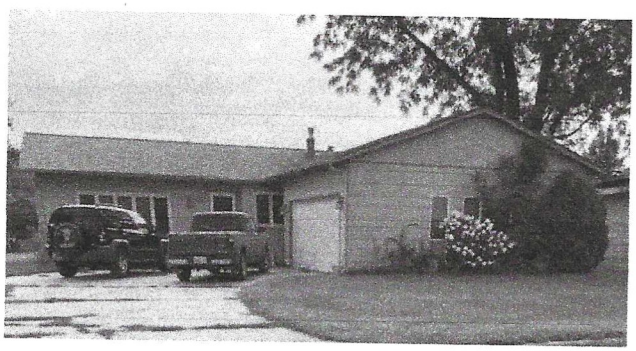
Comparable Sales Map

Borrower	Hope Ciesynski						
Property Address	310 4th Ave SE						
City	Gwinner	County	Sargent	State	ND	Zip Code	58040
Lender/Client	First Class Mortgage -						



Comparable Photo Page

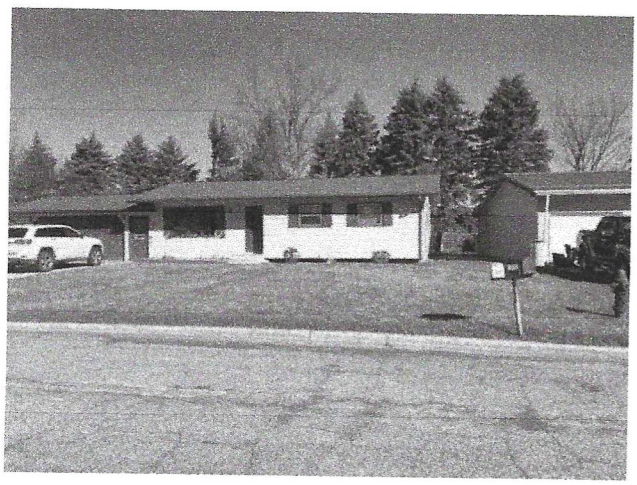
Borrower	Hope Ciesynski						
Property Address	310 4th Ave SE						
City	Gwinner	County	Sargent	State	ND	Zip Code	58040
Lender/Client	First Class Mortgage -						



Comparable 1

220 N 8th St

Prox. to Subject	21.50 miles W
Sale Price	170,000
Gross Living Area	1,300
Total Rooms	7
Total Bedrooms	2
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	12600 sf
Quality	Q4
Age	45



Comparable 2

150 Maplewood Dr

Prox. to Subject	0.51 miles N
Sale Price	155,000
Gross Living Area	1,004
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	12600 sf
Quality	Q4
Age	53



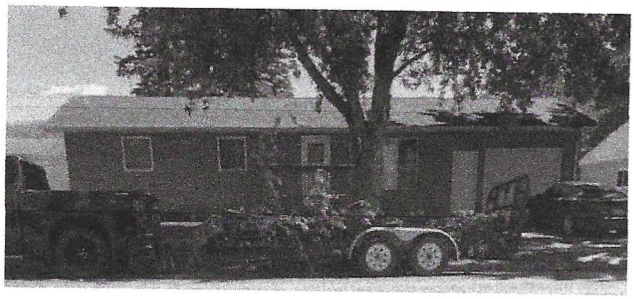
Comparable 3

112 N 10th St

Prox. to Subject	21.33 miles W
Sale Price	175,000
Gross Living Area	1,344
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	10500 sf
Quality	Q4
Age	52

Comparable Photo Page

Borrower	Hope Ciesynski						
Property Address	310 4th Ave SE						
City	Gwinner	County	Sargent	State	ND	Zip Code	58040
Lender/Client	First Class Mortgage -						



Comparable 4

309 Webster St

Prox. to Subject	15.41 miles N
Sale Price	185,000
Gross Living Area	1,144
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	8293 sf
Quality	Q4
Age	61

Comparable 5

Prox. to Subject	
Sale Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	
View	
Site	
Quality	
Age	

Comparable 6

Prox. to Subject	
Sale Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	
View	
Site	
Quality	
Age	

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:
3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

USPAP ADDENDUM

File No. 24396

Borrower	Hope Ciesynski						
Property Address	310 4th Ave SE						
City	Gwinner	County	Sargent	State	ND	Zip Code	58040
Lender	First Class Mortgage -						

This report was prepared under the following USPAP reporting option:

☒ Appraisal Report — This report was prepared in accordance with USPAP Standards Rule 2-2(a).

☐ Restricted Appraisal Report — This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: Less than 90 days

Additional Certifications

I certify that, to the best of my knowledge and belief:

☒ I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

APPRAISER:

Signature: Mark Thelen

Name: Mark T Thelen

Date Signed: 10/14/2024

State Certification #: LA-21101

or State License #:

State: ND

Expiration Date of Certification or License: 12/31/2024

Effective Date of Appraisal: 10/02/2024

SUPERVISORY APPRAISER: (only if required)

Signature:

Name:

Date Signed:

State Certification #:

or State License #:

State:

Expiration Date of Certification or License:

Supervisory Appraiser Inspection of Subject Property:

☐ Did Not ☐ Exterior-only from Street ☐ Interior and Exterior

File No: 24396

F.I.R.R.E.A. Addendum

Borrower Hope Ciesynski
Property Address 310 4th Ave SE
City Gwinner County Sargent State ND Zip Code 58040
Lender/Client First Class Mortgage -

Purpose of the Appraisal

Purpose: This is an Appraisal Report for the purpose of establishing market value with the intended use of credit analysis for mortgage financing by Client of the subject property

Scope of the Appraisal

See SCOPE OF WORK detailed on Page 3

Report of the prior year sales history for the subject property

Is the subject property currently listed? ☐ Yes ☒ No List Price $
Has the property sold during the prior year? ☐ Yes ☒ No If yes, describe below:

Marketing Time

What is your estimate of marketing time for the subject property? Less than 90 days Describe below the basis (rationale)for your estimate:

Non-real property transfers

Does the transaction involve the transfer of personal property, fixtures, or intangibles that are not real property? ☒ Yes ☐ No
If yes, provide description and valuation below:

Appliances, per local custom.

Additional Comments

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.
INTENDED USER: The intended user of the appraisal report is the lender/client.

Additional Certification

1. The acceptance of this appraisal assignment by the appraiser was not based on a requested minimum valuation, a specified valuation, or an approval of the loan.
2. The appraiser certifies that the compensation for this appraisal is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result of the occurrence of a subsequent event.
3. This appraisal has been prepared to conform with the Uniform Standards of Professional Appraisal practice ("USPAP") adopted by the Appraisal Standards Board of the Appraisal foundation, except the Departure Provision, unless otherwise stated below.
4. The appraiser has disclosed within this appraisal report, or below, all steps taken that were necessary or appropriate to comply with the Competency provision of the USPAP.

Date: 10/14/2024 Appraiser(s): Mark T Thelen

Mark T Thelen

Date: Review Appraiser(s):

North Dakota Real Estate Appraiser Qualifications and Ethics Board

Mark Thelen

Is fully qualified
in the State of North Dakota as a

LICENSED APPRAISER
ND Permit Number: LA-21101

Date of Issuance: 01/01/2024
Expiration Date: 12/31/2024

Unless sooner suspended or revoked, as provided by law.

Appraiser Signature

Marks 2024 License

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/31/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Megan Napoli
Marsh McLennan Agency 505 Broadway North, Suite 100 Fargo, ND 58102	PHONE (A/C, No, Ext): 701-237-3311 FAX (A/C, No): 605-339-3874 E-MAIL ADDRESS: Megan.Napoli@MarshMMA.com

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Mark Thelen MARKTHELE 3633 17th St S Fargo, ND 58104	INSURER A : The Cincinnati Specialty Underwriters	13037
	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 841562384 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER:						EACH OCCURRENCE	$
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
							GENERAL AGGREGATE	$
							PRODUCTS - COMP/OP AGG	$
								$
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N/A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Professional Liability/E&O			CSU0030563	8/12/2024	8/12/2025	Each Occurrence Aggregate Deductible	$1,000,000 $3,000,000 $1,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Appraisers included on this professional liability policy are Mark Thelen and Reed Danuser.

CERTIFICATE HOLDER

Proof of Insurance

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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NORTH DAKOTA housing FINANCE AGENCY

APPRAISAL ADDENDUM "A"
HOMEOWNERSHIP DIVISION
SFN 7569 (06/18)

This document should be completed by the appraiser and attached to the appraisal.

PROPERTY INFORMATION

Address 310 4 Ave SE		
City Cumnock	State ND	ZIP Code 58040
Does current use of land provide source of income, other than incidentally? ☒ No ☐ Yes, please explain		
Is amount of land significantly in excess of land appurtenant to similar residences in community? ☒ No ☐ Yes, please explain		
Does the amount of land appurtenant to the residence allow the borrower to sell a portion of the land and provide a legally build-able lot? ☒ No ☐ Yes, please explain		
Does the land exceed 10 acres or is land in excess of that reasonably required for the residence? ☒ No ☐ Yes, please explain		
What is the remaining economic life of residence in years? 51 years		

Appraiser Signature	Date 10/14/24

Staff Report for 2025 State Board of Equalization

File No.: 2025-SARGENT-MCLAEN

Prepared By: Property Tax Division

County or City: SARGENT COUNTY

Appellant: MR. STEVE MCLAEN

Type of Appeal: CLASSIFICATION

Appeal Issue: Mr. Steve McLaen is appealing the residential classification and valuation of $300,400 on parcel 18-5406000 located at 9859 130 Ave SE, Forman, ND.

Analysis:

Summary of Findings:

Proposal for Board Review:

Appellant Information – State Board of Equalization

County or City: Enter County or City Name
Appellant: Enter Appellant Name
Type of Appeal: Choose One

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, 2025, and is subject to open records. Please provide one questionnaire per property.

Please email or mail any supporting documentation to:
propertytax@nd.gov
or
The Office of State Tax Commissioner, Attn: Property Tax,
600 E Boulevard Ave., Bismarck, ND 58505-0599

Information for Property Referenced in Appeal:

Address:130th Ave. SE, Havana, ND 58043
Township Name:Taylor
County:Sargent
Parcel ID:18-5406000
Legal Description:SE ¼-15-129-56

Appellant Contact Information:

Appellant Name:Steven Klefstad & Janell McLaen
Address:PO Box 9 13124 Highway 11, Forman, ND 58032
Phone Number:701-680-0797
Email Address:Steve@StockGrowers.Bank

Answer the questions below that apply to the appeal:

Are you the owner of the property of this appeal? ☒ Yes ☐ No

Did you receive a notice of increase letter from the city/township? (choose all that apply)
☒ Prior to ☐ After Township/City Equalization Meeting
☐ Prior to ☐ After County Equalization Meeting
☒ No Notification Received

At which meeting(s) did you appeal your assessment? (choose all that apply)
☒ Township/City ☒ County ☐ N/A

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

Has a recent appraisal been completed on the property?

☐ Yes (if yes, please attach) ☒ No

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

☐ Factual error, that is, a data collection or clerical error.

☐ Equity and uniformity claim of discriminatory level of assessment.

☐ Belief that the valuation is inaccurate.

☒ Exemption, classification, or assessment limitation.

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

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

Appeal Process:

1.) Appellant notifies the Property Tax Division of intent to appeal.

2.) Submit this form and all applicable documentation to propertytax@nd.gov by the date specified above.

3.) The State Board of Equalization meets on the second Tuesday in August to examine and compare the returns of the assessment of taxable property as submitted by North Dakota counties. This is locally assessed property. The board equalizes the property so that all assessments of similar taxable property are uniform and equal throughout the state. During this meeting, tax directors or other representatives from a county will speak, along with city representatives, and individual taxpayers.

4.) After the State Board meeting, your case will be assigned, and staff will reach out to schedule an onsite review of the property (when deemed applicable). While an interior inspection of the property is not required, interior reviews may affect the consideration of value. If denied an interior review, we will assess from the exterior only. Staff will not be allowed to enter the property without the owner or a representative present.

5.) Generally, by the first Thursday of October, the property tax division staff will present their findings to the State Board of Equalization with a recommendation. The board deliberates and votes. You can attend this meeting; however, public comments are not accepted.

July 17th, 2025

Parcel #18-5406000

Owners: Steven & Laurel Klefstad and Janell (Klefstad) McLaen

Legal Description: SE ¼-15-129-56 Taylor Township, Sargent County

History:

Land was acquired in 2015 from their father Harlan Klefstad who passed away.

Property has always been used as a farm and is virgin pastureland. There is no cropland, just sloughs, rocks, and grass.

The house was built by Civil War Veteran Colonel Parsons in the late 1800s. It is uninhabitable. The outbuildings are very old and obsolete. See photos. Only three storage sheds are insurable and are currently used for some farm machinery storage by other farmers but basically empty.

The house was occupied by a full-time farmer, Jim Duff, and his wife Sandy from 1967 until 2020 and has been vacant since then.

The buildings on the property **were always treated as tax exempt** until this year.

A letter from the county was sent about the current use of the house and buildings and a notice for the over 10% increase in taxes. Steven Klefstad called the Assessor's office because they had called and wanted to measure the house and other buildings. He did not understand that they were planning to put the buildings on the tax rolls. I have found nothing in the State Statue that states that the taxpayer has X amount of days to appeal or respond to a letter from the Assessor about putting prior tax-exempt property on the tax rolls. I would have to assume that this is the purpose of the township and county equalization meetings.

We (Klefstad & McLaens) met with the Township Officers on April 16th and explained our situation. Mrs. Hayen, the County Assessor was present. The Township Officers agreed that the buildings on the property should still be exempt and that they were of little, or no value based on their condition and obsolescence. They asked for her guidance in the matter, and she just told them that she had sent Mr. Klefstad a letter and he failed to return it within the required time.

Under the ND Taxpayer Bill of Rights and N.D.C.C. 57-12 (see attached) the Township Board of Equalization may reduce an assessment upon the property owner's presentation of evidence to support the appeal, which they did. This should have ended the process. However, the Assessor ignored their ruling and took the matter to the County Commissioners.

We (Klefstad & McLaens) presented our case at the County Equalization Meeting on June 10th. We provided them with the Guideline from the ND Office of the State Tax Commissioner on Property Tax: Exemption of Farm Buildings and other improvements.

Lines 1. 2. 3. and 7. Provide the clear definition of the law that the buildings were occupied by a farmer when vacated and have been vacant ever since and therefore should continue as tax exempt.

According to the Office of the State Tax Commissioner once a farm and its residence have been determined as Tax Exempt no further filing is needed to qualify if it remains vacant as in this case. (See Attached Flow Chart)

The County Commissioners ignored this fact and sided with the Assessor whose only argument was that we did not respond in some unkown allotted time to her letter about the changes. Even if the County had the authority to increase the taxes by over 15%, which they did, they were obligated to give us notice by mail to appear before them at least five days within the designated notice. This didn't happen either. Then the County held another meeting on the morning of June 11th, but failed to give public notice, so we did not make the 2nd meeting where they discussed our case again. I was told by one of the Commissioners after the first meeting to not worry about it because they would go along with our request when they did meet again. The County then held a 3rd meeting on June 12th and voted to leave all of the assessments the same as last year because a number of residents were voicing their concerns about the large increases in their valuations. When we contacted the Assessor, we were told that it didn't apply to us.

We were told by the Assessor that we should tear down the buildings since they are obsolete and would then avoid the taxation. This farm may be obsolete and vacant, but it still is a landmark and was the pride and joy of a man who did a lot for Sargent County and the State of North Dakota. Look him up. Harlan A. Klefstad.

Also, we object to the value assigned to the land itself. Attached is the Township parcel valuation list. Most of the land is tillable in the Township and we own several nearby quarters that are tillable. Most of the good farmland is valued at $180,000 to $222,000 and this property now has the highest valuation in the township at $300,400. See attached. Rocks, sloughs, and grassland is selling for about 35% of tillable land around Sargent County. I can claim to be an expert on land values, based on being a landowner and serving this area as a Banker for 45 years.

In closing, I will repeat what I told the County Commissioners. I voted against eliminating property taxes because I have always felt that local government closet to the people is the best. And this is not personal but unfortunately, most of our elected officials are not well versed on these laws and they took the easy route of just siding with their Assessor whose only argument was that the paperwork was not returned. Unbelievable.

We are trusting in you that common sense and fairness still applies here in North Dakota.

Respectfully,

Steven Klefstad

Janell McLaen



Steven D. McLaen

President Stock Growers Bank, Forman, ND

Appellant Information – State Board of Equalization

County or City: Enter County or City Name
Appellant: Enter Appellant Name
Type of Appeal: Choose One

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, 2025, and is subject to open records. Please provide one questionnaire per property.

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☒ Prior to ☐ After Township/City Equalization Meeting
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☒ Township/City ☒ County ☐ N/A

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2. Evidence to validate the assessment appealed

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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.

GUIDELINE - PROPERTY TAX: EXEMPTION OF FARM BUILDINGS AND OTHER IMPROVEMENTS

GENERAL PROVISIONS

1. Farm buildings and improvements located on agricultural lands are exempt from taxation provided they are used as part of a farm plant.

   The land must be used for raising agricultural crops or grazing farm animals and used as part of a farm plant. A farm plant is the entire farm enterprise operated as an economic unit. If the unit contains less than 10 acres of land, the taxing authority, in determining whether the unit is a farm, must consider such things as the present use, the adaptability to use, and how similar type properties in the immediate area are classified for tax purposes.

   Agricultural property includes land on which a greenhouse or other building is located if the land is used for a nursery or other purpose associated with the operation of a greenhouse.

2. A residence or other building located on agricultural land is exempt if used both in a farming and in a non-farming activity, provided the primary or dominant use of it is in farming.

3. Buildings and other improvements located on agricultural land in unplatted areas within the boundaries of an incorporated city are exempt, provided the buildings are used for agricultural purposes and are part of a farm plant.

4. A residence or other building located on platted land within the boundaries of an incorporated city or upon railroad operating property is not exempt as a farm building. An outlot (a lot included within the boundaries of an original or subdivision plat) is platted land.

5. Any building located on a farm and occupied or used by someone not engaged in farming is not exempt. (See number 8)

6. 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.

7. A vacant farm residence or building located on agricultural land is exempt, provided it was exempt as part of a farm plant or as a farm residence when it was last used. A vacant farm residence or building which was taxable because of a non-qualifying use should remain taxable until its active use has changed.

8. Buildings located on agricultural land used by a farmer to provide housing for that farmer's workers are exempt, provided they are used as part of a farm plant. (See number 5)

9. Buildings and other improvements primarily used to feed chickens, turkeys or other poultry, cattle, pigs or other livestock are exempt if the enterprise is located on agricultural land.

   "Livestock" includes "nontraditional livestock", that is, any wildlife held in a cage, fence, enclosure, or other man-made means of confinement that limits its movement within definite boundaries, or an animal that is physically altered to limit movement and facilitate capture. [N.D.C.C. § 36-01-00.1].

10. Beekeeping is an agricultural practice. It includes extraction and storing of honey in containers. Buildings and improvements used in connection with a beekeeping operation are exempt. [N.D.C.C. § 4.1-16-18].

    Processing honey is a commercial operation. Buildings and improvements used in connection with commercial honey operations are not exempt. Processing honey is any procedure, including filtering or clarifying, which changes the natural state of honey. Morel v. Thompson, 225 NW 2d 584 (N.D. 1975).

11. "Farm buildings and improvements" includes a greenhouse or other building used primarily for the growing of horticultural or nursery products from seed, cuttings, or roots, if not used on more than an occasional basis for a showroom for the retail sale of horticultural or nursery products. A greenhouse or building used primarily for display of grown horticultural or nursery products is not a farm building or improvement.

    A commercial nursery is a farming operation; buildings and improvements used in the operation of a commercial nursery are exempt. Boehm v. Burleigh County, 130 NW 2d 170 (N.D. 1964).

12. The exemption is not limited to a single set of farm buildings. If a farmer has more than one set of farm buildings, all are exempt if the buildings are used as part of the farm plant.

FARM RESIDENCE EXEMPTION

13. A residence is exempt if it is situated on a farm and is occupied or used by an individual who is a farmer. It does not need to be owned by the farmer.

    The term **farm** means a single tract or contiguous tracts of agricultural land containing a minimum of 10 acres which are normally used for farming or ranching.

    The term **farmer** means an individual who normally devotes the major portion of the individual's time to the activities of producing unmanufactured products of the soil (except for marijuana grown under N.D.C.C. Ch. 19-24.1), poultry, livestock or dairy products. The farmer and spouse, if married, must have received more than 66% of their combined annual gross income from farming activities in any one year of the two preceding calendar years, whether one or both are farmers. The term also includes an individual who is a retired farmer or beginning farmer. The farmer and spouse, if married, must have received more than 66% of their combined annual gross income, as described in N.D.C.C. § 57-02-08(15)(b)(3), from farming activities in any one year of the two preceding calendar years, whether one or both are farmers.

14. A retired farmer is an individual who quit farming because of illness or age and has not merely changed occupations. The local assessment officials have the responsibility to determine whether a farmer retired because of illness or age.

15. A beginning farmer is an individual who: 1) began occupancy and operation of a farm in either of the two preceding calendar years; 2) normally devotes the major portion of time to farming activities and; 3) who does not have a history of farm income from farm operations for each of the two preceding calendar years.

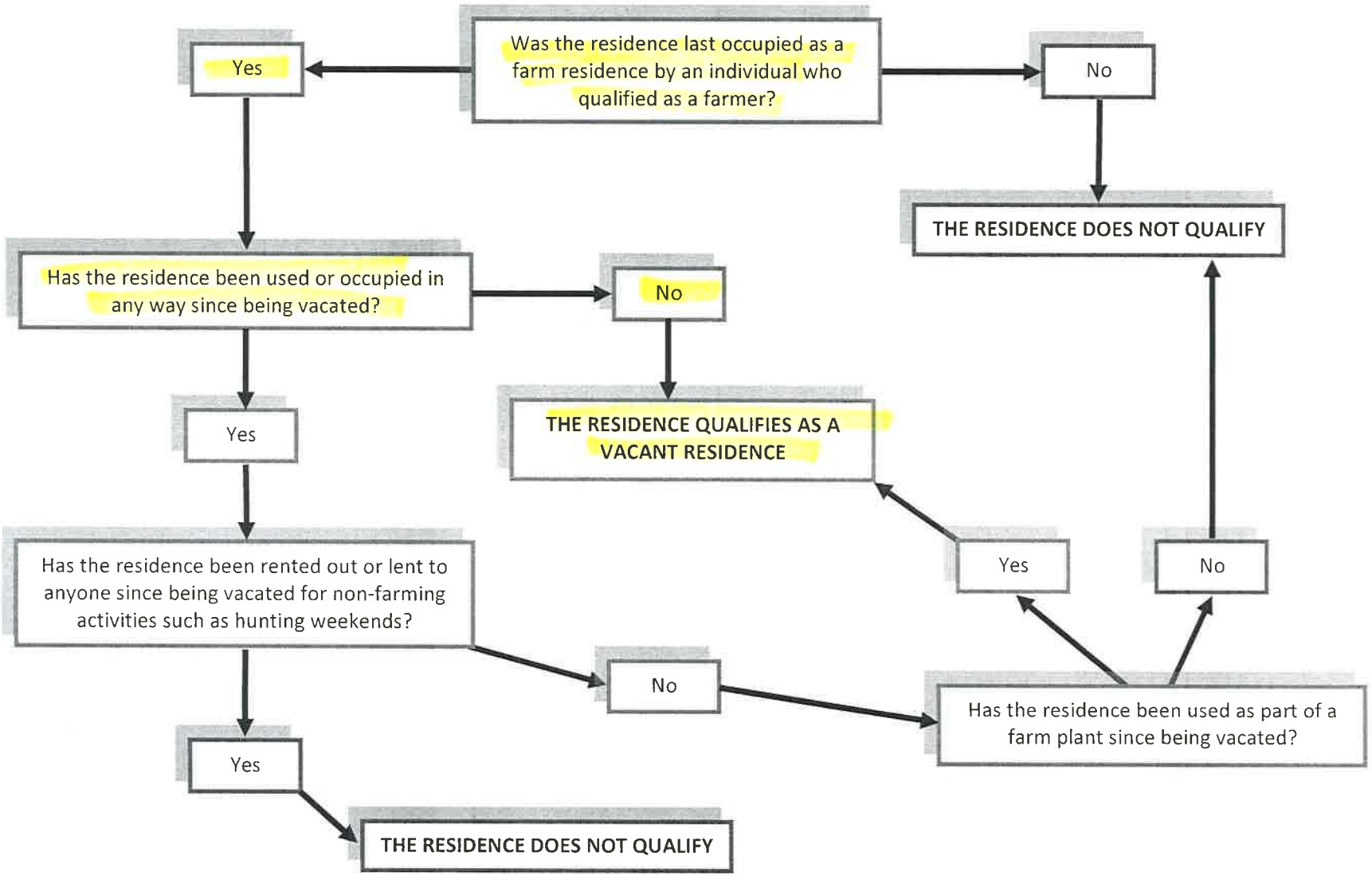
16. A residence occupied by the surviving spouse of a farmer who owned and occupied the residence as an active farmer at the time of death is exempt through the end of the fifth taxable year after the year of the farmer's death.

    A residence occupied by the surviving spouse of a farmer who owned and occupied the residence as a retired farmer at the time of death remains exempt for as long as the residence is continuously occupied by the farmer's surviving spouse.

17. A residence located on a tract of agricultural land containing 10 acres or more, occupied by a farmer who also farms other noncontiguous land, qualifies for the exemption even though the particular tract of land upon which the residence is located does not produce 66% or more of the farmer's income.
18. A residence is not exempt if it is located on a tract or contiguous tracts of agricultural land, whether owned or rented, containing less than 10 acres.
19. A residence located on a tract or contiguous tracts of agricultural land containing 10 acres or more is not exempt if it is occupied or used by an individual who is not a farmer.
20. A mobile home, as described in N.D.C.C. § 57-55-01, qualifies as a farm residence, provided such mobile home is permanently attached to a foundation.
21. A residence is exempt if it is situated on a farm and remains occupied by the retired farmer who owned and occupied it as a farmer at the time of retirement.
22. If the agricultural land acreage owned by the retired farmer diminishes to less than 10 acres after retirement, the residence may continue to be exempt, provided that the residence qualified for the exemption at the time the farmer retired.
23. "Gross income from farming activities" means gross income from farming as defined for purposes of determining if an individual is a farmer eligible to use the special estimated income tax payment rules for farmers under the Internal Revenue Code § 6654.
24. When an exemption application is filed by an occupant that claims to be an active farmer, the applicant shall provide to the assessor, for the year or years specified by the assessor, the Statement of Farm Gross Income and Application for Property Tax Exemption of a Farm Residence, as prescribed by the tax commissioner.

    If the occupant is someone other than the property owner, the property owner will complete and submit the application for the exemption. The occupant must complete and submit the Statement of Farm Gross Income.
25. The completed Statement of Farm Gross Income should be submitted with the Application for Property Tax Exemption of a Farm Residence, which is due on or before February 1 of the year which the exemption is claimed. Or, the completed Statement of Farm Gross Income may be submitted separately from the application form, in which case it must be submitted no later than March 31 of the year for which the exemption is claimed. Use the most recent of the two calendar years preceding the year for which the exemption is being claimed to show compliance. See the Statement of Farm Gross Income for examples.
26. Income information provided to the assessor is confidential.
27. If a farmer operates a bed and breakfast facility in the farm residence occupied by that farmer, the residence is exempt provided the farmer and the residence meet the other qualifications for the exemption.

Vacant Residence Flow Chart



PROPERTY TAX

Assessment Process

All real property subject to taxation is assessed according to its value on February 1 of each year. When the value of property changes there should be corresponding changes in the property's valuation for tax purposes.

Written notice must be sent to a property owner whenever the true and full value of a property has increased since the previous year's assessment to one or more of the following levels:

1. The assessor has increased the true and full valuation to a level of 10 percent or more and $3,000 or more from the previous year's assessment. Delivery must occur at least 15 days prior to the local equalization meeting.
2. 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 15 percent from the amount of the previous year's assessment. Reasonable notice and opportunity to be heard regarding the intention of the board to increase the assessment must be given prior to the board taking action.
3. 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 percent or more and $3,000 or more from the previous year's assessment. Delivery must occur within 15 days after the meeting of the township, city, or county board that ordered the increase and within 30 days after the meeting of the State Board of Equalization if the state board ordered the increase.

d.dn't happen

The notice must be delivered in writing to the property owner's last known address, or provided to the property owner by electronic mail directed with verification of receipt to an email address at which the property owner has consented to receive notice.

The notice must provide the true and full values used to make the assessment and the dates, times, and locations of the local, county, and state boards of equalization meetings.

The Appeal Process

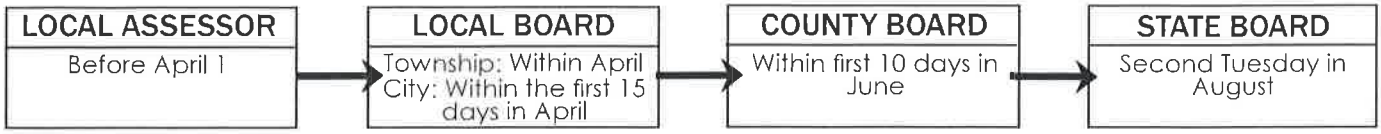
In North Dakota there are two procedures for appealing an assessment (valuation).

One procedure is informal and allows a property owner to appeal the current year's assessment by contacting the local assessor and the various boards of equalization before the assessment is finalized. This method will not result in any court action.

The other procedure is formal and allows a property owner to appeal either a current or prior year's assessment by completing and filing an application for abatement and refund of taxes. This procedure begins after the assessment is finalized, follows a strict schedule of hearings, and may result in court action as the final step of appeal.

- The steps for informal and formal appeals are on the next page.
- The following pages will also provide you with helpful information regarding the application process and compromise of unpaid taxes.

PROPERTY TAX — INFORMAL APPEAL



A property owner who has questions about an assessment (valuation) should contact the local (township, city, or district) assessor before April 1.

A property owner may appeal the assessor's valuation for the current year to the local board of equalization. The township board meets within the month of April. The city board meets within the first 15 days of April. The local board may reduce an assessment upon the property owner's presentation of evidence to support the appeal.

The property owner may continue the appeal to the county board of equalization, which meets during the first 10 days in June.

The county board may reduce an assessment upon the property owner's presentation of evidence to support the appeal.

The final step is an appeal to the State Board of Equalization. The state board meets the second Tuesday in August and may reduce an assessment only if the property owner has appealed to both the local and county boards of equalization. The decision of the state board is final. However, a property owner may file an application for abatement and refund of taxes by following the procedures for formal appeals described below.

PROPERTY TAX — FORMAL APPEAL

Who May Apply

Any person who has an estate, right, title, or interest in a property may file an application for abatement or refund of taxes if the person claims an assessment is excessive or illegal. The application procedures are described on the next page. This includes, but is not limited to, the property owner, lessee, contract for deed purchaser, person who paid the tax, or person who has an interest in the property. Mobile home owners have the same right to abatement or refund as do owners of real property. Special assessments are not subject to abatement procedures.

Grounds for Abatement

- The assessment is invalid, inequitable, or unjust.
- An error has been made in the entry, description, valuation, or extension of tax.
- The improvements did not exist on the assessment date (February 1).
- The applicant had no taxable interest in the property on the assessment date.
- The property is exempt.
- The taxes were erroneously paid.
- The property was assessed and taxed more than once in the same year.
- The building, mobile home, structure, or improvement was destroyed or damaged by fire, flood, tornado, or other natural disaster.
- The applicant is eligible to receive the property tax credit for senior citizens or individuals with disabilities.

Time for Filing Application

A person may file an application for abatement of the current year's assessment after the State Board of Equalization finalizes valuations following the August meeting. The application must be filed by November 1 of the year following the year in which the tax becomes payable. For example, the application for abatement of a 2019 tax (payable in 2020) must be filed no later than November 1, 2021.

PROPERTY TAX — APPLICATION PROCEDURES



Applications are available from the county auditor or county director of tax equalization. Or, find the Application for Abatement on the North Dakota Office of State Tax Commissioner's website at www.nd.gov/tax/individuals/property/forms. The applicant files two copies of the completed application with the county auditor. By filing the application, the applicant agrees to allow assessment officials to inspect the property.

The county auditor presents a copy of the application to the appropriate city auditor or township clerk within five business days after the filing date. Within 10 days after receiving the application, the city auditor or township clerk notifies the applicant of the time and place of the hearing before the local governing body.

Within 60 days after the date of the hearing notice, the local governing body considers the application.

The local governing body recommends either to grant or reject the application in whole or in part, and sends the recommendation to the county auditor no later than 30 days after the local hearing.

At least 10 days before the hearing before the board of county commissioners, the county auditor notifies the applicant of the time and place of the hearing.

At its next regular meeting, the board of county commissioners considers the application. The applicant has the opportunity to present information in support of the appeal at the hearing. The applicant is limited to the relief claimed in the application for abatement submitted to the board of county commissioners.

If the board of county commissioners approves the application, the assessment is corrected. If the tax has been paid, a refund is issued. If the board of county commissioners rejects the application in whole or part, it must mail a written explanation of the rationale for the decision to the applicant.

The decision of the board of county commissioners may be appealed to North Dakota District Court. The Notice of Appeal must be filed with the clerk of court within 30 days of the county decision. A copy of the Notice of Appeal must be served on the board of county commissioners and the State Tax Commissioner. A property owner may want to consult with an attorney if contemplating an appeal to the court.

GUIDELINE - PROPERTY TAX: DATES AND PROCEDURES FOR THE ASSESSMENT OF REAL PROPERTY

VALUATION AND LISTING OF REAL PROPERTY

All real property subject to taxation is listed and is assessed according to its valuation on February 1 of each year. [See North Dakota Century Code (N.D.C.C.) § 57-02-11]

In a separate list, the assessor must describe, list and value all real property exempt from taxation, except for property of the United States, the State of North Dakota, a political subdivision of the State of North Dakota, or farm buildings or farm residences exempt from property taxes by law. [See N.D.C.C. § 57-02-14]

In the valuation of exempt properties, the assessor must designate the properties exempted by local discretion or charitable status. This means property exempt from taxation as new or expanded businesses under N.D.C.C. Ch. 40-57.1; improvements to commercial and certain residential property in N.D.C.C. Ch. 57-02.2; buildings belonging to institutions of public charity, new single-family residential, townhouse, or condominium property, property used for early childhood services, or pollution abatement improvements under N.D.C.C. § 57-02-08.

ASSESSORS RECEIVE ASSESSMENT BOOKS

By the second Wednesday in February of each year, the county auditor furnishes the assessment books and forms necessary to complete the assessment of real property to all the assessors. [See N.D.C.C. § 57-02-31]

The assessment list sets out all tracts of real property subject to taxation, the name(s) of the owner(s), the number of acres, and the lots and parts of lots or blocks included in each description.

DUTIES OF ASSESSORS N.D.C.C. § 57-02-34

Assessors complete their assessment duties during the 12-month period preceding April 1 of each year. Assessors should physically inspect properties in their jurisdictions.

Generally taxable buildings, structures, and improvements, even if owned by someone other than the landowner, must be assessed with the land on which they are located. See exceptions in N.D.C.C. § 57-02-26.

The assessor is responsible for determining the true and full value of each tract of real property subject to taxation and all taxable improvements and structures located on it. Those values are entered into separate columns opposite the description of the property. The assessor must also set out the assessed value of each property. Each class of property---agricultural, residential and commercial---is listed separately.

Residential property - true and full value of each lot or tract, true and full value of all structures on each lot or tract, total true and full value of the property, 50% of total true and full value, total taxable value (9% of assessed value).

Commercial property - true and full value of each lot or tract, true and full value of all structures on each lot or tract, total true and full value of the property, 50% of total true and full value, total taxable value (10% of assessed value). Commercial property includes all vacant lots and all property that does not qualify as agricultural, residential, centrally assessed, or exempt.

Total taxable value before homestead credit and disabled veterans' credit - sum of agricultural, residential and commercial taxable values.

Homestead credit allowance - a reduction on the taxable valuation of the homestead of a qualifying individual as set out in N.D.C.C. § 57-02-08.1.

Disabled veterans' credit allowance - a reduction on the taxable valuation of the homestead of a qualifying disabled veteran as set out in N.D.C.C. § 57-02-08.8.

Total taxable value after homestead credit and disabled veterans' credit - the valuation remaining after the deduction of any homestead credit or disabled veterans' allowance.

NOTICE OF INCREASED ASSESSMENTS

When any assessor has increased the true and full valuation of any lot or tract of land including any improvements thereon to an amount that is an increase of $3,000 or more and 10% or more from the amount of the last assessment, the assessor shall deliver written notice of the amount of increase and the amount of the last 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 must be completed at least 15 days before the meeting of the local board of equalization.

If written notice by the assessor was not required 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 thereon to an amount that results in a cumulative increase of $3,000 or more and 10% or more from the amount of the last assessment, written notice of the amount of increase and the amount of the last assessment must be delivered to the property owner. The written notice 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 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 The State Board of Equalization ordered the assessment increase. (See N.D.C.C. § 57-02-53)

Examples of how this procedure works are as follows:

Property A - The assessor increases true and full value from $24,000 to $29,600.

Current year	=	$ 29,600
Last year	=	24,000
Increase in valuation	=	$ 5,600
	or 23.3% increase	

The current year true and full valuation increased more than $3,000 and more than 10% over the last assessment. Therefore a notice **must** be mailed, delivered, or provided by electronic mail to the property owner.

Property B - The assessor increases true and full value from $17,700 to $19,300.

Current year	=	$ 19,300
Last year	=	17,700
Increase in valuation	=	$ 1,600
	or 9% increase	

The current year true and full valuation increased less than $3,000 and less than 10% over the last assessment. Therefore, a notice does **not** have to be mailed, delivered, or provided by electronic mail to the property owner.

Property C - The assessor increases true and full value from $79,000 to $84,000.

Current year	=	$ 84,000
Last year	=	79,000
Increase in valuation	=	$ 5,000
	or 6.3% increase	

The current year true and full valuation increased more than $3,000 but less than 10% over the last assessment. Therefore, a notice does **not** have to be mailed, delivered, or provided by electronic mail to the property owner.

Property D - The assessor increases true and full value from $13,000 to $15,000.

Current year	=	$ 15,000
Last year	=	13,000
Increase in valuation	=	$ 2,000
	or 15.4% increase	

The current year true and full valuation increased more than 10% over the last assessment but less than $3,000. Therefore, a notice does **not** have to be mailed, delivered, or provided by electronic mail to the property owner.

The notice must set out the true and full values used by the assessor to make the assessment for the current year and for the previous year and must also set out the dates of the meetings of both the local and county boards of equalization. The notice is mailed or delivered at the expense of the assessment district in which the assessor is employed.

NOTICE OF EQUALIZATION MEETINGS TO BE PUBLISHED

Each year the county auditor shall publish in the official county newspaper for two successive weeks, a notice that proceedings for the equalization of assessments will be held by the several local equalization boards and for the proceedings of the county board of equalization. The notice of the local equalization boards may not be more than 45 days before the date of the equalization proceedings and the second publication may not be less than 14 days before the equalization proceedings. The notice must contain a statement that the proceedings will be held at the regular meeting place of the governing board or other place designated by that board of the township or city, as the case may be.

The notice of the county equalization board may not be earlier than May 1 and the second publication may not be later than May 20, however, the second notice must be published more than 10 days prior to the date of the meeting. The notice must contain the date, time, and location of the meeting. Both publications must also contain a statement that each taxpayer has the right to appear before the appropriate board of review or equalization and petition for correction of the taxpayer's assessment.

The first meeting was published but the second and third were not. We didn't know so we unable to plead our case.

The equalization proceedings in a city must be held within the first 15 days of April and the equalization proceedings in an organized township must be held in the month of April. [See N.D.C.C. §§ 57-02-51 and 57-02-52]

The primary responsibility for a fair distribution of the tax burden rests with the assessors and local boards of equalization.

TOWNSHIP BOARD OF EQUALIZATION

The Township Board of Equalization consists of the members of the township board of supervisors. The board meets annually within the month of April at its usual meeting place. 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 date. [See N.D.C.C. Ch. 57-09]

It is the duty of the Township Board of Equalization to determine whether or not all taxable property has been properly listed and valued by the assessor. If any real property has been omitted, the board is responsible for listing the property on the assessment list at its true and full value. It is also the duty of the board to correct any assessment which is not listed at its true and full value. The board 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 last 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. Complaints by nonresidents must be heard and determined by the County Board of Equalization. [See N.D.C.C. § 57-09-04]

Errors in valuation made by the assessor that are not corrected at the local level are difficult to correct later. Therefore, the board should thoroughly examine the assessment list and carefully equalize assessments.

The Township Board of Equalization must complete the equalization process within 10 days.

The Township Board did but the Assessor did what she wanted.

CITY BOARD OF EQUALIZATION

The City Board of Equalization consists of the members of the governing body. The board meets at its usual meeting place within the first 15 days of April each year to equalize and correct the assessment list submitted by the assessor. 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 date. [See N.D.C.C. Ch. 57-11]

The board may increase or decrease the valuation and assessment to whatever is reasonable and just to ensure equalization. The board may not increase the valuation of any property returned by the assessor to an amount that results in a cumulative increase of more than 15% from the amount of the last assessment without first giving the owner, or the owner's agent, reasonable notice and opportunity to be heard regarding the intention of the board to increase it.

Any errors in valuation made by the assessor should be corrected at the local level. Errors not corrected at the local level are difficult to correct later. Errors which are not corrected may result in unfairness and inequity in taxation.

COUNTY BOARD OF EQUALIZATION

The County Board of Equalization consists of the members of the board of county commissioners and meets within the first 10 days in June to review and equalize assessments. The chairman of each city and Township Board of Equalization, or the chairman's appointed representative, and each city and township assessor must attend. Assessments of property equalized by the City Boards of Equalization are reviewed first, followed by the assessments of property equalized by the Township Boards of Equalization. [See N.D.C.C. Ch. 57-12]

The County Board of Equalization, acting as the Township Board of Equalization, equalizes assessments of unorganized territory within the county.

Prior to the meeting in June, the board provides for spot checks upon property within the county to verify the accuracy of the real property listings and valuations.

The County Board of Equalization, after notice of the Local Board of Equalization, may increase the assessment on any separate piece or parcel of real property, even though such property was assessed in a city or township having a Local Board of Equalization. The County Board of Equalization may not increase the valuation returned by the assessor or the Local Board of Equalization to an amount that results in a cumulative increase of more than 15% from the amount of the last assessment without giving the owner, or the owner's agent, notice by mail to the owner of the property that such person may appear before the board on the date designated in the notice, which date must be at least five days after the mailing of the notice.

The County Board of Equalization does not have authority to add omitted property to the assessment list. The county auditor adds omitted property according to N.D.C.C. §§ 57-14-01 through 57-14-07.

The county board should complete equalization of individual parcels and assessment districts. Any existing inequities will not be corrected by a percentage change for a class of property ordered by the State Board of Equalization.

STATE BOARD OF EQUALIZATION

The State Board of Equalization consists of the governor as chairman, state treasurer, state auditor, commissioner of agriculture, and Tax Commissioner. The Tax Commissioner is secretary of the State Board of Equalization. [See N.D.C.C. Ch. 57-13]

The State Board of Equalization meets annually on the first Tuesday in July at the Office of State Tax Commissioner to hear testimony and to consider assessments of all taxable property subject to assessment by the State Board of Equalization.

The State Board of Equalization meets annually on the second Tuesday in August at the State Capitol. The board examines, compares, and equalizes assessments of locally assessed property to provide for uniform and equal assessments at the true and full value of similar taxable property throughout the state, as required by law.

The state board is responsible for equalizing assessments of real property among assessment districts of the same county and among the different counties of the state. The board may increase or decrease assessments in any assessment district and any county in which it determines the assessments are too low or high.

The state board shall equalize the classification and taxable status of real property in any assessment district in which the board determines the classification or taxable status is incorrect or inequitable.

The state board shall provide for reviews of selected properties, parcels, or lots within each county.

The state board may order a new assessment of any class of property or of all the property located within any political subdivision.

The State Board of Equalization may not approve valuation and assessment in any taxing district in which the true and full value for residential and commercial property exceeds the true and full value as determined by the sales ratio study.

If a taxpayer or representative has appealed an individual assessment, personally or by mail, the state board may change the assessment if it is established that the taxpayer first appealed the issue to the Local and County Equalization Boards. A property owner who is a nonresident of an organized township or whose property is located in an unorganized township or whose property has been included in a new assessment is required to appeal only to the County Board of Equalization. [See N.D.C.C. §§ 57-09-04, 57-12-02 and
57-14-08.] If the state board believes an assessment on any individual property is too low, it may increase the assessment. The secretary must send a notice of the amount of increase to the property owner.

The Office of State Tax Commissioner certifies to each county auditor the abstract of the proceedings of the State Board of Equalization and specifies the changes necessary to equalize valuations of each class of real property in the county. The proceedings of the State Board of Equalization are published online at **tax.nd.gov**.

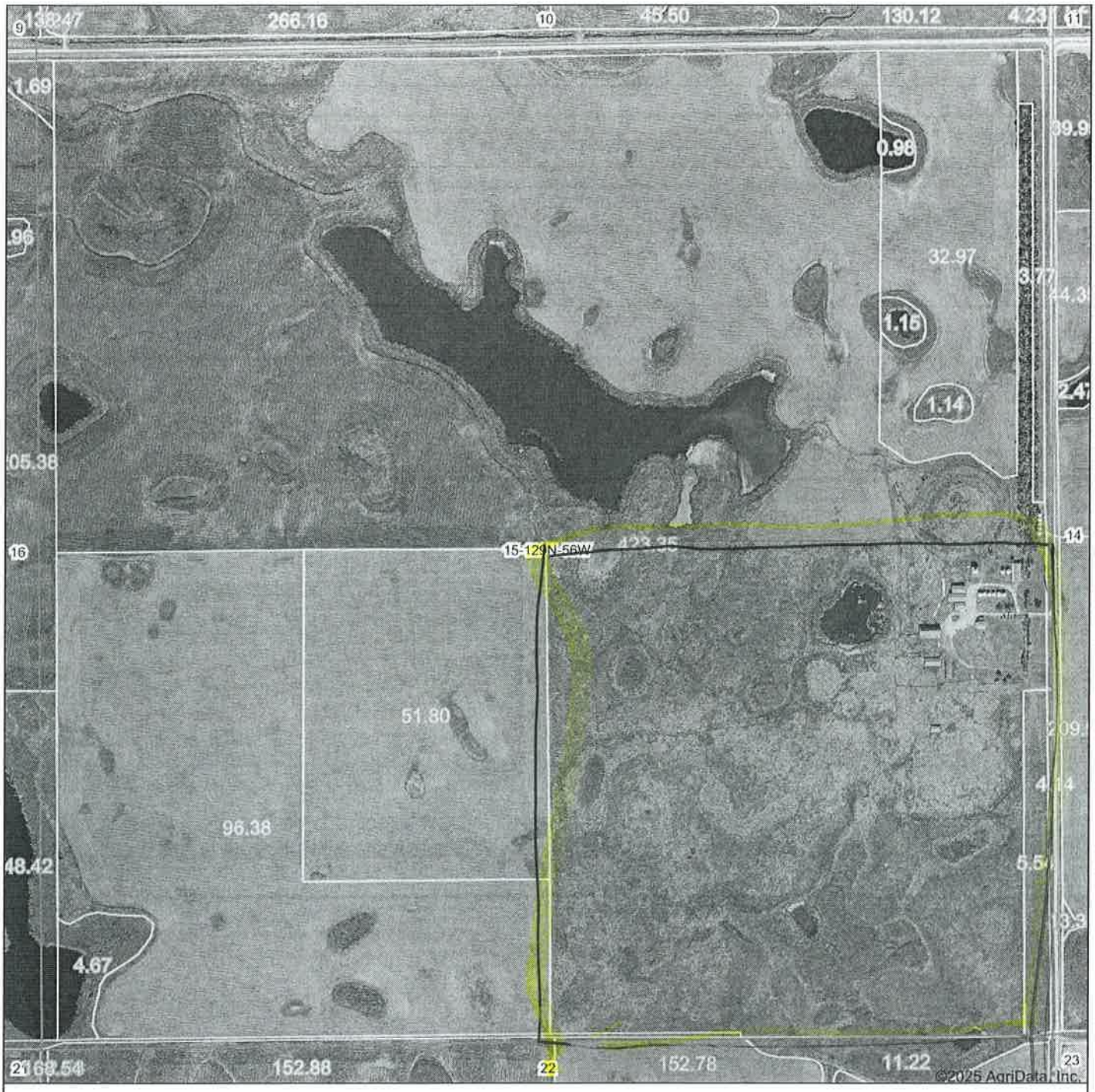
* Indicates significant change since last revised.

NEED FORMS OR ASSISTANCE

Phone: 701-328-3127
Speech/hearing impaired - call Relay North Dakota at 1.800.366.6888
Email: **propertytax@nd.gov**
Website: **tax.nd.gov**
Write: Office of State Tax Commissioner
600 E. Boulevard Ave., Dept. 127
Bismarck, ND 58505-0599

24883 Revised 10/2024

Aerial Map



Map Center: 45° 59' 10.49, -97° 41' 8.34

0ft 817ft 1634ft

15-129N-56W
Sargent County
North Dakota

N W E S

6/10/2025

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING

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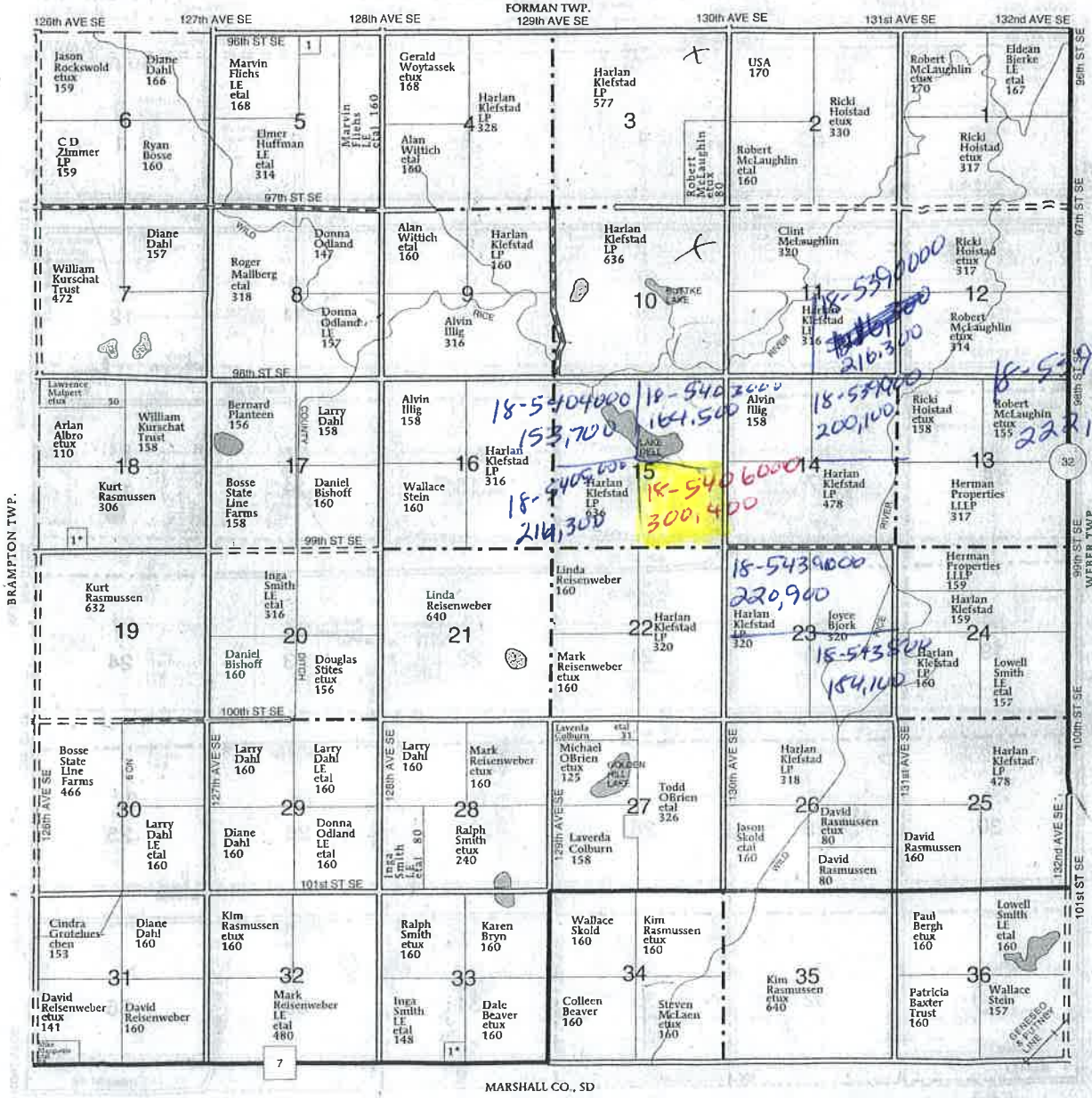
Field borders provided by Farm Service Agency as of 5/21/2008.

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Section numbers and range numbers.

T-129-N TAYLOR PLAT (Landowners) R-56-W



TAYLOR TOWNSHIP
SECTION 5
1. Walden, Shay 10
SECTION 18
1. Rasmussen, David 10
SECTION 33
1. Smith, Steven 12

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Sargent County

Parcel List A = Appraised, B = BofR, E = State Eq., X = Exempt — Wed, March 26, 2025 7:33 PM —

Pcl No	Route #	Name	A/B/E/X Year	Cur Land Pr Yr Res Land Res Val Diff/% Diff	Cur Com Land Pr Yr Com Land Com Val Diff/% Diff	Current Dwlg Prior Year Dwlg Dwlg Val Diff/% Diff	Current Impr Prior Year Impr Impr Val Diff/% Diff	Current Total Prior Year Total Ttl Val Diff/% Diff
18-5463001	000-000-000	CHAPIN/CHAD & CHAPIN/JOYCE	(A) 2024	$23,800 $23,800 $0/0.00	$0 $0 $0/0.00	$95,700 $83,200 $12,500/15.02	$0 $0 $0/0.00	$119,500 $107,000 $12,500/11.68
18-5454002	000-000-000	O'BRIEN/ELAINE M. MARK D. PATRICK M	(A) 2024	$13,800 $13,800 $0/0.00	$0 $0 $0/0.00	$196,800 $163,400 $33,400/20.44	$0 $0 $0/0.00	$210,600 $177,200 $33,400/18.85
18-5373001	000-000-000	SARGENT COUNTY WATER RESOURCE	(A) 2024	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00
18-5481001	000-000-000	CHAPIN/CHAD K & JOYCE	(A) 2024	$16,900 $16,900 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$16,900 $16,900 $0/0.00
18-5345000	000-000-000	BJERKE/LESTER D JR & NELSON/PEGGY	(A) 2024	$133,000 $133,000 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$133,000 $133,000 $0/0.00
18-5346000	000-000-000	MCLAUGHLIN/KARLA A. WORMS/GINA I	(A) 2024	$150,400 $150,400 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$150,400 $150,400 $0/0.00
18-5347000	000-000-000	RICK A & JEANNE K HOISTAD REVOCAE	(A) 2024	$176,900 $176,900 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$176,900 $176,900 $0/0.00
18-5348000	000-000-000	RICK A & JEANNE K HOISTAD REVOCAE	(A) 2024	$175,200 $175,200 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$175,200 $175,200 $0/0.00
18-5349000	000-000-000	RICK A & JEANNE K HOISTAD REVOCAE	(A) 2024	$173,000 $173,000 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$173,000 $173,000 $0/0.00
18-5350000	000-000-000	UNITED STATES OF AMERICA	(A) 2024	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00

Sargent County

Parcel List A = Appraised, B = BofR, E = State Eq., X = Exempt

Pcl No.	Route #	Name	A/B/E/X Year	Cur Land Pr Yr Res Land Res Val Diff/% Diff	Cur Com Land Pr Yr Com Land Com Val Diff/% Diff	Current Dwlg Prior Year Dwlg Dwlg Val Diff/% Diff	Current Impr Prior Year Impr Impr Val Diff/% Diff	Current Total Prior Year Total Ttl Val Diff/% Diff
18-5351000	000-000-000	MCLAUGHLIN/CLINT (UNDIVIDED 1/2 INT	(A) 2024	$142,700 $142,700 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$142,700 $142,700 $0/0.00
18-5352000	000-000-000	RICK A & JEANNE K HOISTAD REVOCAE	(A) 2024	$187,400 $187,400 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$187,400 $187,400 $0/0.00
18-5353000	000-000-000	KLEFSTAD/STEVEN H & LAUREL J TRUS	(A) 2024	$162,900 $162,900 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$162,900 $162,900 $0/0.00
18-5354000	000-000-000	KLEFSTAD/STEVEN H & LAUREL J REV(	(A) 2024	$164,400 $164,400 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$164,400 $164,400 $0/0.00
18-5355000	000-000-000	(C) MCLAUGHLIN/CLINT	(A) 2024	$80,200 $80,200 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$80,200 $80,200 $0/0.00
18-5356000	000-000-000	KLEFSTAD/STEVEN H & LAUREL J REV(	(A) 2024	$164,600 $164,600 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$164,600 $164,600 $0/0.00
18-5357000	000-000-000	KLEFSTAD/STEVEN H & LAUREL J REV(	(A) 2024	$81,100 $81,100 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$81,100 $81,100 $0/0.00
18-5358000	000-000-000	KLEFSTAD/STEVEN H & LAUREL J REV(	(A) 2024	$194,800 $194,800 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$194,800 $194,800 $0/0.00
18-5359000	000-000-000	WOYTASSEK/GERALD W & PATRICIA H	(A) 2024	$183,600 $183,600 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$183,600 $183,600 $0/0.00
18-5360000	000-000-000	WITTICH/CHADWICK	(A) 2024	$191,100 $191,100 $0/0.00	$0 $0 $0/0.00	$0 73,000 $0 67,000 $0/0.00	$0 $0 $0/0.00	$191,100 $191,100 $0/0.00

Pcl No	Route #	Name	A/B/E/X Year	Cur Land Pr Yr Res Land Res Val Diff/% Diff	Cur Com Land Pr Yr Com Land Com Val Diff/% Diff	Current Dwlg Prior Year Dwlg Dwlg Val Diff/% Diff	Current Impr Prior Year Impr Impr Val Diff/% Diff	Current Total Prior Year Total Ttl Val Diff/% Diff
18-5361000	000-000-000	KLEFSTAD/STEVEN H & LAUREL J REV(	(A)	**$179,200**	**$0**	**$0**	**$0**	**$179,200**
			2024	**$179,200**	**$0**	**$0**	**$0**	**$179,200**
				$0/0.00	**$0/0.00**	**$0/0.00**	**$0/0.00**	**$0/0.00**
18-5362000	000-000-000	PLANTEEN/NEIL WHITNEY & SARA JEAI	(A)	$171,400	$0	$0	$0	$171,400
			2024	$171,400	$0	$0	$0	$171,400
				$0/0.00	$0/0.00	$0/0.00	$0/0.00	$0/0.00
18-5363000	000-000-000	FLIEHS BROTHERS TRUST	(A)	**$211,800**	**$0**	**$0**	**$0**	**$211,800**
			2024	**$211,800**	**$0**	**$0**	**$0**	**$211,800**
				$0/0.00	**$0/0.00**	**$0/0.00**	**$0/0.00**	**$0/0.00**
18-5364000	000-000-000	PLANTEEN/NEIL WHITNEY & SARA JEAI	(A)	$173,900	$0	$0	$0	$173,900
			2024	$173,900	$0	$0	$0	$173,900
				$0/0.00	$0/0.00	$0/0.00	$0/0.00	$0/0.00
18-5365000	000-000-000	FLIEHS/DENNIS	(A)	**$174,900**	**$0**	**$73,500**	**$0**	**$248,400**
			2024	**$174,900**	**$0**	**$66,300**	**$0**	**$241,200**
				$0/0.00	**$0/0.00**	**$7,200/10.86**	**$0/0.00**	**$7,200/2.99**
18-5366000	000-000-000	DAHL/DIANE MARIE	(A)	$218,900	$0	$0	$0	$218,900
			2024	$218,900	$0	$0	$0	$218,900
				$0/0.00	$0/0.00	$0/0.00	$0/0.00	$0/0.00
18-5367000	000-000-000	BOSSE/RYAN	(A)	**$178,600**	**$0**	**$0**	**$0**	**$178,600**
			2024	**$178,600**	**$0**	**$0**	**$0**	**$178,600**
				$0/0.00	**$0/0.00**	**$0/0.00**	**$0/0.00**	**$0/0.00**
18-5368000	000-000-000	BOSSE/JASON	(A)	$96,800	$0	$0	$0	$96,800
			2024	$96,800	$0	$0	$0	$96,800
				$0/0.00	$0/0.00	$0/0.00	$0/0.00	$0/0.00
18-5369000	000-000-000	BOSSE/JASON	(A)	**$108,000**	**$0**	**$0**	**$0**	**$108,000**
			2024	**$108,000**	**$0**	**$0**	**$0**	**$108,000**
				$0/0.00	**$0/0.00**	**$0/0.00**	**$0/0.00**	**$0/0.00**
18-5370000	000-000-000	ROCKSWOLD/JASON D & ANDREA L JT	(A)	$196,600	$0	$0	$0	$196,600
			2024	$196,600	$0	$0	$0	$196,600
				$0/0.00	$0/0.00	$0/0.00	$0/0.00	$0/0.00

Sargent County

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Pcl No.	Route #	Name	A/B/E/X Year	Cur Land Pr Yr Res Land Res Val Diff/% Diff	Cur Com Land Pr Yr Com Land Com Val Diff/% Diff	Current Dwlg Prior Year Dwlg Dwlg Val Diff/% Diff	Current Impr Prior Year Impr Impr Val Diff/% Diff	Current Total Prior Year Total Ttl Val Diff/% Diff
18-5371000	000-000-000	KURSCHAT/WILLIAM E/ TRUST WILLIAM	(A) 2024	**$200,200** **$200,200** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$200,200** **$200,200** **$0/0.00**
18-5372000	000-000-000	KURSCHAT/WILLIAM E/ TRUST WILLIAM	(A) 2024	$182,900 $182,900 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$182,900 $182,900 $0/0.00
18-5373000	**000-000-000**	**DAHL/DIANE**	**(A)** **2024**	**$172,000** **$172,000** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$172,000** **$172,000** **$0/0.00**
18-5374000	000-000-000	KURSCHAT/WILLIAM E/ TRUST WILLIAM	(A) 2024	$218,900 $218,900 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$218,900 $218,900 $0/0.00
18-5375000	**000-000-000**	**ODLAND/DENISE**	**(A)** **2024**	**$165,800** **$165,800** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$165,800** **$165,800** **$0/0.00**
18-5376000	000-000-000	MALLBERG/LEON LEROY	(A) 2024	$154,900 $154,900 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$154,900 $154,900 $0/0.00
18-5377000	**000-000-000**	**MALLBERG/LEON LEROY**	**(A)** **2024**	**$185,600** **$185,600** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$185,600** **$185,600** **$0/0.00**
18-5378000	000-000-000	ROBINSON/LONELL D & BONNIE L/HW J	(A) 2024	$160,900 $160,900 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$160,900 $160,900 $0/0.00
18-5379000	**000-000-000**	**KLEFSTAD/STEVEN H & LAUREL J REVI**	**(A)** **2024**	**$200,200** **$200,200** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$200,200** **$200,200** **$0/0.00**
18-5380000	000-000-000	WITTICH/CHADWICK	(A) 2024	$188,900 $188,900 $0/0.00	$0 $0 $0/0.00	$83,500 $73,100 $10,400/14.23	$0 $0 $0/0.00	$272,400 $262,000 $10,400/3.97

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18-5381000	000-000-000	OLAFSON/WILLIAM M	(A) 2024	**$171,700** **$171,700** $0/0.00	**$0** **$0** $0/0.00	**$0** **$0** $0/0.00	**$0** **$0** $0/0.00	**$171,700** **$171,700** $0/0.00
18-5382000	000-000-000	OLAFSON/WILLIAM M	(A) 2024	$148,600 $148,600 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$148,600 $148,600 $0/0.00
18-5383000	000-000-000	KLEFSTAD/STEVEN H & LAUREL J REV(	(A) 2024	**$162,000** **$162,000** $0/0.00	**$0** **$0** $0/0.00	**$0** **$0** $0/0.00	**$0** **$0** $0/0.00	**$162,000** **$162,000** $0/0.00
18-5384000	000-000-000	KLEFSTAD/STEVEN H & LAUREL J REV(	(A) 2024	$166,000 $166,000 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$166,000 $166,000 $0/0.00
18-5385000	000-000-000	KLEFSTAD/STEVEN H & LAUREL J REV(	(A) 2024	**$162,800** **$162,800** $0/0.00	**$0** **$0** $0/0.00	**$0** **$0** $0/0.00	**$0** **$0** $0/0.00	**$162,800** **$162,800** $0/0.00
18-5386000	000-000-000	KLEFSTAD/STEVEN H & LAUREL J REV(	(A) 2024	$184,900 $184,900 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$184,900 $184,900 $0/0.00
18-5387000	000-000-000	MCLAUGHLIN/CLINT R	(A) 2024	**$155,200** **$155,200** $0/0.00	**$0** **$0** $0/0.00	**$0** **$0** $0/0.00	**$0** **$0** $0/0.00	**$155,200** **$155,200** $0/0.00
18-5388000	000-000-000	MCLAUGHLIN/CLINT R	(A) 2024	$168,100 $168,100 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$168,100 $168,100 $0/0.00
18-5389000	000-000-000	KLEFSTAD/MCLAEN FAMILY PARTNERS	(A) 2024	**$149,700** **$149,700** $0/0.00	**$0** **$0** $0/0.00	**$0** **$0** $0/0.00	**$0** **$0** $0/0.00	**$149,700** **$149,700** $0/0.00
18-5390000	000-000-000	KLEFSTAD/MCLAEN FAMILY PARTNERS	(A) 2024	$216,300 $216,300 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$216,300 $216,300 $0/0.00

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18-5391000	000-000-000	RICK A & JEANNE K HOISTAD REVOCAE	(A)	$204,100	$0	$0	$0	$204,100
			2024	$204,100	$0	$0	$0	$204,100
				$0/0.00	$0/0.00	$0/0.00	$0/0.00	$0/0.00
18-5392000	000-000-000	RICK A & JEANNE K HOISTAD REVOCAE	(A)	$214,800	$0	$0	$0	$214,800
			2024	$214,800	$0	$0	$0	$214,800
				$0/0.00	$0/0.00	$0/0.00	$0/0.00	$0/0.00
18-5393000	000-000-000	(C) MCLAUGHLIN/CLINT	(A)	$194,100	$0	$0	$0	$194,100
			2024	$194,100	$0	$0	$0	$194,100
				$0/0.00	$0/0.00	$0/0.00	$0/0.00	$0/0.00
18-5394000	000-000-000	(C) MCLAUGHLIN/CLINT	(A)	$193,700	$0	$0	$0	$193,700
			2024	$193,700	$0	$0	$0	$193,700
				$0/0.00	$0/0.00	$0/0.00	$0/0.00	$0/0.00
18-5395000	000-000-000	(C) MCLAUGHLIN/CLINT	(A)	$222,300	$0	$0	$0	$222,300
			2024	$222,300	$0	$0	$0	$222,300
				$0/0.00	$0/0.00	$0/0.00	$0/0.00	$0/0.00
18-5396000	000-000-000	RICK A & JEANNE K HOISTAD REVOCAE	(A)	$198,200	$0	$0	$0	$198,200
			2024	$198,200	$0	$0	$0	$198,200
				$0/0.00	$0/0.00	$0/0.00	$0/0.00	$0/0.00
18-5397000	000-000-000	HERMAN/HOLLY, TRUSTEE OF THE HOL	(A)	$202,900	$0	$0	$0	$202,900
			2024	$202,900	$0	$0	$0	$202,900
				$0/0.00	$0/0.00	$0/0.00	$0/0.00	$0/0.00
18-5398000	000-000-000	HERMAN/HOLLY, TRUSTEE OF THE HOL	(A)	$169,700	$0	$0	$0	$169,700
			2024	$169,700	$0	$0	$0	$169,700
				$0/0.00	$0/0.00	$0/0.00	$0/0.00	$0/0.00
18-5399000	000-000-000	KLEFSTAD/MCLAEN FAMILY PARTNERS	(A)	$200,100	$0	$0	$0	$200,100
			2024	$200,100	$0	$0	$0	$200,100
				$0/0.00	$0/0.00	$0/0.00	$0/0.00	$0/0.00
18-5400000	000-000-000	KOTCHIAN/RAYMOND C, TRUSTEE OF T	(A)	$193,000	$0	$0	$0	$193,000
			2024	$193,000	$0	$0	$0	$193,000
				$0/0.00	$0/0.00	$0/0.00	$0/0.00	$0/0.00

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18-5401000	000-000-000	OLAFSON/WILLIAM M	(A) 2024	**$176,600** **$176,600** $0/0.00	**$0** **$0** $0/0.00	**$0** **$0** $0/0.00	**$0** **$0** $0/0.00	**$176,600** **$176,600** $0/0.00
18-5402000	000-000-000	KOTCHIAN/RAYMOND C, TRUSTEE OF T	(A) 2024	$184,400 $184,400 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$184,400 $184,400 $0/0.00
18-5403000	000-000-000	KLEFSTAD/STEVEN H & LAUREL J REV(	(A) 2024	**$164,500** **$164,500** $0/0.00	**$0** **$0** $0/0.00	**$0** **$0** $0/0.00	**$0** **$0** $0/0.00	**$164,500** **$164,500** $0/0.00
18-5404000	000-000-000	KLEFSTAD/STREVEN H & LAUREL J RE\	(A) 2024	$153,700 $153,700 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$153,700 $153,700 $0/0.00
18-5405000	000-000-000	KLEFSTAD/STEVEN H & LAUREL J REV(	(A) 2024	**$216,300** **$216,300** $0/0.00	**$0** **$0** $0/0.00	**$0** **$0** $0/0.00	**$0** **$0** $0/0.00	**$216,300** **$216,300** $0/0.00
18-5406000	000-000-000	KLEFSTAD/STEVEN H & KLEFSTAD/LAU	(A) 2024	$163,100 $163,100 $0/0.00	$0 $0 $0/0.00	$76,200 $0 $76,200/100.00	$61,100 $0 $61,100/100.00	$300,400 $163,100 $137,300/84.18
18-5407000	000-000-000	KLEFSTAD/STEVEN H & LAUREL J REV(	(A) 2024	**$186,100** **$186,100** $0/0.00	**$0** **$0** $0/0.00	**$0** **$0** $0/0.00	**$0** **$0** $0/0.00	**$186,100** **$186,100** $0/0.00
18-5408000	000-000-000	OLAFSON/WILLIAM M	(A) 2024	$185,400 $185,400 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$185,400 $185,400 $0/0.00
18-5409000	000-000-000	KLEFSTAD/STEVEN H & LAUREL J REV(	(A) 2024	**$156,900** **$156,900** $0/0.00	**$0** **$0** $0/0.00	**$0** **$0** $0/0.00	**$0** **$0** $0/0.00	**$156,900** **$156,900** $0/0.00
18-5410000	000-000-000	SMITH/SCOTT & DAVID, HACKMANN/KR	(A) 2024	$183,700 $183,700 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$183,700 $183,700 $0/0.00

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18-5411000	000-000-000	DAHL/LARRY A	(A) 2024	$187,500 $187,500 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$187,500 $187,500 $0/0.00
18-5412000	000-000-000	PLANTEEN/BERNARD N	(A) 2024	$192,000 $192,000 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$192,000 $192,000 $0/0.00
18-5413000	000-000-000	BOSSE STATE LINE FARMS	(A) 2024	$194,000 $194,000 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$194,000 $194,000 $0/0.00
18-5414000	000-000-000	BISHOFF/DANIEL L ,TRUSTEE	(A) 2024	$184,300 $184,300 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$184,300 $184,300 $0/0.00
18-5415000	000-000-000	LAWRENCE & ANGELIQUE FAMILY LIMT	(A) 2024	$61,600 $61,600 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$61,600 $61,600 $0/0.00
18-5416000	000-000-000	KURSCHAT/WILLIAM E/ TRUST WILLIAM	(A) 2024	$170,500 $170,500 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$170,500 $170,500 $0/0.00
18-5417000	000-000-000	ALBRO/ARLAN & LINDA M JT	(A) 2024	$105,900 $105,900 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$105,900 $105,900 $0/0.00
18-5418000	000-000-000	ALBRO/ARLAN & LINDA M JT	(A) 2024	$38,200 $38,200 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$38,200 $38,200 $0/0.00
18-5419000	000-000-000	RASMUSSEN/KURT D, REVOCABLE TRU	(A) 2024	$210,900 $210,900 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$210,900 $210,900 $0/0.00
18-5419001	000-000-000	RASMUSSEN/DAVID & RASMUSSEN/JES	(A) 2024	$12,700 $12,700 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$12,700 $12,700 $0/0.00

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18-5420000	000-000-000	**RASMUSSEN/KURT D, REVOCABLE TRU**	**(A)**	**$188,500**	**$0**	**$0**	**$0**	**$188,500**
			2024	**$188,500**	**$0**	**$0**	**$0**	**$188,500**
				$0/0.00	**$0/0.00**	**$0/0.00**	**$0/0.00**	**$0/0.00**
18-5421000	000-000-000	RASMUSSEN/KURT D, REVOCABLE TRU	(A)	$218,100	$0	$0	$0	$218,100
			2024	$218,100	$0	$0	$0	$218,100
				$0/0.00	$0/0.00	$0/0.00	$0/0.00	$0/0.00
18-5422000	000-000-000	**RASMUSSEN/KURT D, REVOCABLE TRU**	**(A)**	**$185,200**	**$0**	**$0**	**$0**	**$185,200**
			2024	**$185,200**	**$0**	**$0**	**$0**	**$185,200**
				$0/0.00	**$0/0.00**	**$0/0.00**	**$0/0.00**	**$0/0.00**
18-5423000	000-000-000	RASMUSSEN/KURT D, REVOCABLE TRU	(A)	$217,700	$0	$0	$0	$217,700
			2024	$217,700	$0	$0	$0	$217,700
				$0/0.00	$0/0.00	$0/0.00	$0/0.00	$0/0.00
18-5424000	000-000-000	**RASMUSSEN/KURT D, REVOCABLE TRU**	**(A)**	**$204,200**	**$0**	**$0**	**$0**	**$204,200**
			2024	**$204,200**	**$0**	**$0**	**$0**	**$204,200**
				$0/0.00	**$0/0.00**	**$0/0.00**	**$0/0.00**	**$0/0.00**
18-5425000	000-000-000	SMITH/BRENDA J & RONDA M	(A)	$210,500	$0	$0	$0	$210,500
			2024	$210,500	$0	$0	$0	$210,500
				$0/0.00	$0/0.00	$0/0.00	$0/0.00	$0/0.00
18-5426000	000-000-000	**SMITH/RALPH**	**(A)**	**$188,900**	**$0**	**$0**	**$0**	**$188,900**
			2024	**$188,900**	**$0**	**$0**	**$0**	**$188,900**
				$0/0.00	**$0/0.00**	**$0/0.00**	**$0/0.00**	**$0/0.00**
18-5427000	000-000-000	BISHOFF/DANIEL L ,TRUSTEE	(A)	$202,800	$0	$0	$0	$202,800
			2024	$202,800	$0	$0	$0	$202,800
				$0/0.00	$0/0.00	$0/0.00	$0/0.00	$0/0.00
18-5428000	000-000-000	**RUST/WILLIAM**	**(A)**	**$207,500**	**$0**	**$0**	**$0**	**$207,500**
			2024	**$207,500**	**$0**	**$0**	**$0**	**$207,500**
				$0/0.00	**$0/0.00**	**$0/0.00**	**$0/0.00**	**$0/0.00**
18-5429000	000-000-000	REISENWEBER/LINDA	(A)	$176,200	$0	$0	$0	$176,200
			2024	$176,200	$0	$0	$0	$176,200
				$0/0.00	$0/0.00	$0/0.00	$0/0.00	$0/0.00

Pcl No	Route #	Name	A/B/E/X Year	Cur Land Pr Yr Res Land Res Val Diff/% Diff	Cur Com Land Pr Yr Com Land Com Val Diff/% Diff	Current Dwlg Prior Year Dwlg Dwlg Val Diff/% Diff	Current Impr Prior Year Impr Impr Val Diff/% Diff	Current Total Prior Year Total Ttl Val Diff/% Diff
18-5430000	**000-000-000**	**LINDA L REISENWEBER LIVING TRUST**	**(A)** **2024**	**$168,500** **$168,500** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$168,500** **$168,500** **$0/0.00**
18-5431000	000-000-000	LINDA L REISENWEBER LIVING TRUST	(A) 2024	$176,100 $176,100 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$176,100 $176,100 $0/0.00
18-5432000	**000-000-000**	**REISENWEBER/LINDA**	**(A)** **2024**	**$164,600** **$164,600** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$164,600** **$164,600** **$0/0.00**
18-5433000	000-000-000	KOTCHIAN/RAYMOND C, TRUSTEE OF T	(A) 2024	$194,300 $194,300 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$194,300 $194,300 $0/0.00
18-5434000	**000-000-000**	**LINDA L REISENWEBER LIVING TRUST**	**(A)** **2024**	**$197,400** **$197,400** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$197,400** **$197,400** **$0/0.00**
18-5435000	000-000-000	REISENWEBER/MARK W & REISENWEBE	(A) 2024	$198,400 $198,400 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$198,400 $198,400 $0/0.00
18-5436000	**000-000-000**	**KOTCHIAN/RAYMOND C, TRUSTEE OF T**	**(A)** **2024**	**$190,600** **$190,600** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$190,600** **$190,600** **$0/0.00**
18-5437000	000-000-000	MCLAEN/MATTHEW & MCLAEN/BRIANN	(A) 2024	$188,600 $188,600 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$188,600 $188,600 $0/0.00
18-5438000	**000-000-000**	**KLEFSTAD/MCLAEN FAMILY PARTNERS**	**(A)** **2024**	**$184,100** **$184,100** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$184,100** **$184,100** **$0/0.00**
18-5439000	000-000-000	KLEFSTAD/MCLAEN FAMILY PARTNERS	(A) 2024	$220,900 $220,900 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$220,900 $220,900 $0/0.00

Pcl No	Route #	Name	A/B/E/X Year	Cur Land Pr Yr Res Land Res Val Diff/% Diff	Cur Com Land Pr Yr Com Land Com Val Diff/% Diff	Current Dwlg Prior Year Dwlg Dwlg Val Diff/% Diff	Current Impr Prior Year Impr Impr Val Diff/% Diff	Current Total Prior Year Total Ttl Val Diff/% Diff
18-5440000	000-000-000	KLEFSTAD/MCLAEN FAMILY PARTNERS	(A) 2024	**$217,400** **$217,400** $0/0.00	**$0** **$0** $0/0.00	**$0** **$0** $0/0.00	**$0** **$0** $0/0.00	**$217,400** **$217,400** $0/0.00
18-5441000	000-000-000	HERMAN/HOLLY, TRUSTEE OF THE HOL	(A) 2024	$150,300 $150,300 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$150,300 $150,300 $0/0.00
18-5442000	000-000-000	KLEFSTAD/MCLAEN FAMILY PARTNERS	(A) 2024	**$180,100** **$180,100** $0/0.00	**$0** **$0** $0/0.00	**$0** **$0** $0/0.00	**$0** **$0** $0/0.00	**$180,100** **$180,100** $0/0.00
18-5443000	000-000-000	KLEFSTAD/MCLAEN FAMILY PARTNERS	(A) 2024	$204,300 $204,300 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$204,300 $204,300 $0/0.00
18-5444000	000-000-000	SALLY L SMITH REVOCABLE TRUST	(A) 2024	**$200,900** **$200,900** $0/0.00	**$0** **$0** $0/0.00	**$0** **$0** $0/0.00	**$0** **$0** $0/0.00	**$200,900** **$200,900** $0/0.00
18-5445000	000-000-000	KLEFSTAD/MCLAEN FAMILY PARTNERS	(A) 2024	$220,000 $220,000 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$220,000 $220,000 $0/0.00
18-5446000	000-000-000	KLEFSTAD/MCLAEN FAMILY PARTNERS	(A) 2024	**$219,700** **$219,700** $0/0.00	**$0** **$0** $0/0.00	**$0** **$0** $0/0.00	**$0** **$0** $0/0.00	**$219,700** **$219,700** $0/0.00
18-5447000	000-000-000	RASMUSSEN/DAVID	(A) 2024	$111,600 $111,600 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$111,600 $111,600 $0/0.00
18-5447001	000-000-000	RASMUSSEN/DAVID	(A) 2024	**$113,800** **$113,800** $0/0.00	**$0** **$0** $0/0.00	**$0** **$0** $0/0.00	**$0** **$0** $0/0.00	**$113,800** **$113,800** $0/0.00
18-5448000	000-000-000	KOTCHIAN/RAYMOND C, TRUSTEE OF T	(A) 2024	$216,200 $216,200 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$216,200 $216,200 $0/0.00

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18-5449000	000-000-000	KLEFSTAD/HARLAN A & LYLA J LIMITEI	(A)	**$174,500**	**$0**	**$0**	**$0**	**$174,500**
			2024	**$174,500**	**$0**	**$0**	**$0**	**$174,500**
				$0/0.00	**$0/0.00**	**$0/0.00**	**$0/0.00**	**$0/0.00**
18-5450000	000-000-000	KLEFSTAD/MCLAEN FAMILY PARTNERS	(A)	$209,600	$0	$0	$0	$209,600
			2024	$209,600	$0	$0	$0	$209,600
				$0/0.00	$0/0.00	$0/0.00	$0/0.00	$0/0.00
18-5451000	000-000-000	KIM & SANDY RASMUSSEN LAND PART	(A)	**$195,900**	**$0**	**$0**	**$0**	**$195,900**
			2024	**$195,900**	**$0**	**$0**	**$0**	**$195,900**
				$0/0.00	**$0/0.00**	**$0/0.00**	**$0/0.00**	**$0/0.00**
18-5451001	000-000-000	SARGENT COUNTY C/O SARGENT COU	(A)	$0	$0	$0	$0	$0
			2024	$0	$0	$0	$0	$0
				$0/0.00	$0/0.00	$0/0.00	$0/0.00	$0/0.00
18-5452000	000-000-000	RASMUSSEN/DAVID F & JESSICA E H/W	(A)	**$106,500**	**$0**	**$0**	**$0**	**$106,500**
			2024	**$106,500**	**$0**	**$0**	**$0**	**$106,500**
				$0/0.00	**$0/0.00**	**$0/0.00**	**$0/0.00**	**$0/0.00**
18-5452001	000-000-000	RASMUSSEN/DAVID	(A)	$105,700	$0	$0	$0	$105,700
			2024	$105,700	$0	$0	$0	$105,700
				$0/0.00	$0/0.00	$0/0.00	$0/0.00	$0/0.00
18-5453000	000-000-000	O'BRIEN/TODD A & O'BRIEN/KEITH J	(A)	**$213,000**	**$0**	**$0**	**$0**	**$213,000**
			2024	**$213,000**	**$0**	**$0**	**$0**	**$213,000**
				$0/0.00	**$0/0.00**	**$0/0.00**	**$0/0.00**	**$0/0.00**
18-5454000	000-000-000	O'BRIEN/ELAINE M	(A)	$77,600	$0	$0	$0	$77,600
			2024	$77,600	$0	$0	$0	$77,600
				$0/0.00	$0/0.00	$0/0.00	$0/0.00	$0/0.00
18-5454001	000-000-000	SKOLD/ WALLACE	(A)	**$78,800**	**$0**	**$0**	**$0**	**$78,800**
			2024	**$78,800**	**$0**	**$0**	**$0**	**$78,800**
				$0/0.00	**$0/0.00**	**$0/0.00**	**$0/0.00**	**$0/0.00**
18-5455000	000-000-000	JOHNSON/JAMES EDWARD & JOHNSON	(A)	$209,200	$0	$0	$0	$209,200
			2024	$209,200	$0	$0	$0	$209,200
				$0/0.00	$0/0.00	$0/0.00	$0/0.00	$0/0.00

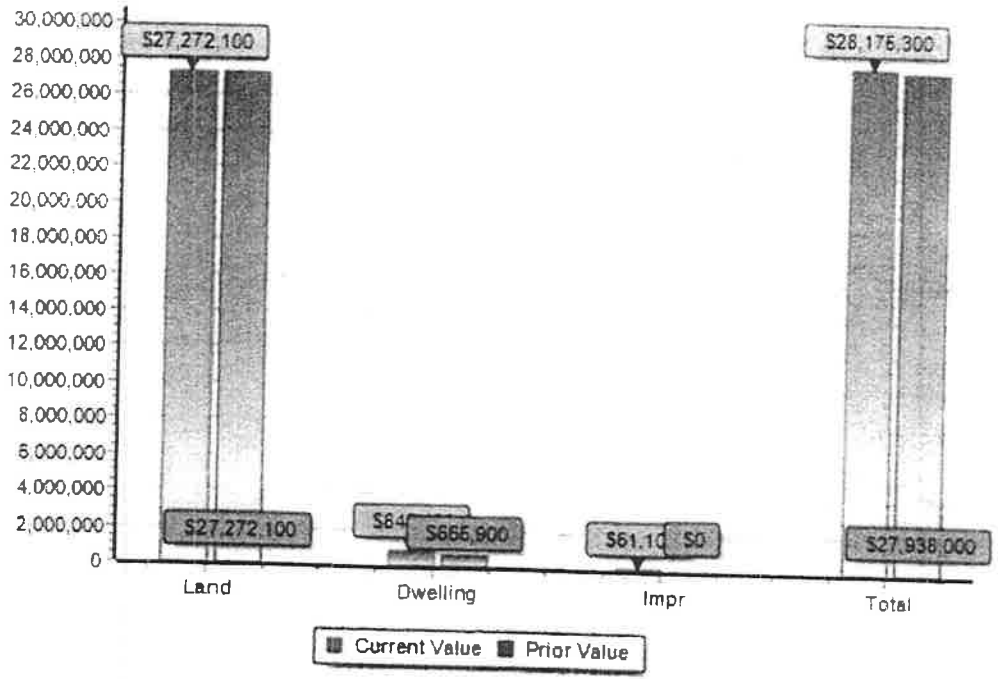
Pcl No.	Route #	Name	A/B/E/X Year	Cur Land Pr Yr Res Land Res Val Diff/% Diff	Cur Com Land Pr Yr Com Land Com Val Diff/% Diff	Current Dwlg Prior Year Dwlg Dwlg Val Diff/% Diff	Current Impr Prior Year Impr Impr Val Diff/% Diff	Current Total Prior Year Total Ttl Val Diff/% Diff
18-5457000	000-000-000	REISENWEBER/SUHAD	(A) 2024	$195,000 $195,000 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$195,000 $195,000 $0/0.00
18-5458000	000-000-000	DAHL/LARRY A	(A) 2024	$175,200 $175,200 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$175,200 $175,200 $0/0.00
18-5459000	000-000-000	SMITH/RALPH T & CAROL J JT	(A) 2024	$104,000 $104,000 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$104,000 $104,000 $0/0.00
18-5460000	000-000-000	SMITH/RALPH	(A) 2024	$102,200 $102,200 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$102,200 $102,200 $0/0.00
18-5461000	000-000-000	SMITH/RALPH T & CAROL J JT	(A) 2024	$194,800 $194,800 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$194,800 $194,800 $0/0.00
18-5462000	000-000-000	DEWEY/KARIN	(A) 2024	$227,500 $227,500 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$227,500 $227,500 $0/0.00
18-5463000	000-000-000	DAHL/LARRY A	(A) 2024	$202,300 $202,300 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$202,300 $202,300 $0/0.00
18-5464000	000-000-000	DAHL/DIANE MARIE	(A) 2024	$208,900 $208,900 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$208,900 $208,900 $0/0.00
18-5465000	000-000-000	TAILLON/DENISE K	(A) 2024	$197,400 $197,400 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$197,400 $197,400 $0/0.00
18-5466000	000-000-000	BOSSE STATE LINE FARMS	(A) 2024	$189,500 $189,500 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$189,500 $189,500 $0/0.00

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18-5467000	000-000-000	BOSSE STATE LINE FARMS	(A) 2024	**$181,300** **$181,300** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$181,300** **$181,300** **$0/0.00**
18-5468000	000-000-000	BOSSE STATE LINE FARMS	(A) 2024	$188,100 $188,100 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$188,100 $188,100 $0/0.00
18-5469000	000-000-000	DAHL/KEVIN	(A) 2024	**$177,600** **$177,600** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$177,600** **$177,600** **$0/0.00**
18-5470000	000-000-000	DAHL/DIANE	(A) 2024	$186,400 $186,400 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$186,400 $186,400 $0/0.00
18-5471000	000-000-000	GROTELUESCHEN/CINDRA L	(A) 2024	**$173,500** **$173,500** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$173,500** **$173,500** **$0/0.00**
18-5472000	000-000-000	REISENWEBER/BEN & REISENWEBER/KY	(A) 2024	$156,400 $156,400 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$156,400 $156,400 $0/0.00
18-5472001	000-000-000	REISENWEBER/BEN & REISENWEBER/KY	(A) 2024	**$50,600** **$50,600** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$50,600** **$50,600** **$0/0.00**
18-5473000	000-000-000	REISENWEBER/BEN & REISENWEBER/KY	(A) 2024	$180,400 $180,400 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$180,400 $180,400 $0/0.00
18-5474000	000-000-000	REISENWEBER/KYLE NICHOLAS & BEN	(A) 2024	**$210,500** **$210,500** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$210,500** **$210,500** **$0/0.00**
18-5475000	000-000-000	RASMUSSEN/KIM & SANDY LAND PART.	(A) 2024	$193,800 $193,800 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$193,800 $193,800 $0/0.00

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18-5476000	000-000-000	**REISENWEBER/KYLE NICHOLAS/& BEN**	**(A)** **2024**	**$210,000** **$210,000** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$210,000** **$210,000** **$0/0.00**
18-5477000	000-000-000	REISENWEBER/KYLE NICHOLAS & BEN	(A) 2024	$213,100 $213,100 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$213,100 $213,100 $0/0.00
18-5478000	000-000-000	**BRYN/KAREN**	**(A)** **2024**	**$193,600** **$193,600** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$193,600** **$193,600** **$0/0.00**
18-5479000	000-000-000	SMITH/RALPH T & CAROL J JT	(A) 2024	$191,700 $191,700 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$191,700 $191,700 $0/0.00
18-5480000	000-000-000	**SMITH/STEVEN DUANE**	**(A)** **2024**	**$186,800** **$186,800** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$186,800** **$186,800** **$0/0.00**
18-5481000	000-000-000	BEAVER/DALE E & COLEEN J	(A) 2024	$194,700 $194,700 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$194,700 $194,700 $0/0.00
18-5482000	000-000-000	**RASMUSSEN/KIM & SANDY LAND PARTI**	**(A)** **2024**	**$212,000** **$212,000** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$212,000** **$212,000** **$0/0.00**
18-5483000	000-000-000	SKOLD/WALLACE	(A) 2024	$193,400 $193,400 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$193,400 $193,400 $0/0.00
18-5484000	000-000-000	**BEAVER/COLEEN J & BEAVER/DALE E**	**(A)** **2024**	**$210,300** **$210,300** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$210,300** **$210,300** **$0/0.00**
18-5485000	000-000-000	MCLAEN FAMILY PARTNERSHIP, LLLP	(A) 2024	$205,100 $205,100 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$205,100 $205,100 $0/0.00

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18-5486000	000-000-000	RASMUSSEN/KIM & SANDY LAND PART	(A) 2024	**$224,300** **$224,300** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$224,300** **$224,300** **$0/0.00**
18-5487000	000-000-000	RASMUSSEN/KIM AND RASMUSSEN/SA	(A) 2024	$207,100 $207,100 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$207,100 $207,100 $0/0.00
18-5487001	000-000-000	SARGENT COUNTY C/O SARGENT COU	(A) 2024	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**
18-5488000	000-000-000	RASMUSSEN/KIM & SANDY LAND PART	(A) 2024	$199,500 $199,500 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$199,500 $199,500 $0/0.00
18-5489000	000-000-000	RASMUSSEN/KIM & SAND LAND PARTNI	(A) 2024	**$220,000** **$220,000** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$220,000** **$220,000** **$0/0.00**
18-5490000	000-000-000	SMITH/SCOTT & DAVID, HACKMANN/KR	(A) 2024	$189,300 $189,300 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$189,300 $189,300 $0/0.00
18-5491000	000-000-000	BAXTER/PATRICIA J/TRUSTEE OF PATRI	(A) 2024	**$204,300** **$204,300** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$204,300** **$204,300** **$0/0.00**
18-5492000	000-000-000	BERGH/PAUL R & BERGH/CAROLYN, AS	(A) 2024	$195,100 $195,100 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$0 $0 $0/0.00	$195,100 $195,100 $0/0.00
18-5493000	000-000-000	SMITH/SCOTT & DAVID, HACKMANN/KR	(A) 2024	**$186,600** **$186,600** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$0** **$0** **$0/0.00**	**$186,600** **$186,600** **$0/0.00**
18-5362001	921-001-010	WALDEN/SHAY A	(A) 2024	$13,800 $13,800 $0/0.00	$0 $0 $0/0.00	$73,600 $77,600 -$4,000/-5.15	$0 $0 $0/0.00	$87,400 $91,400 -$4,000/-4.38

Pcl No	Route #	Name	A/B/E/X	Cur Land	Cur Com Land	Current Dwlg	Current Impr	Current Total
			Year	Pr Yr Res Land	Pr Yr Com Land	Prior Year Dwlg	Prior Year Impr	Prior Year Total
				Res Val Diff/% Diff	Com Val Diff/% Diff	Dwlg Val Diff/% Diff	Impr Val Diff/% Diff	Ttl Val Diff/% Diff
18-5375001		**MERTENS/JACOB**	**(A)**	**$13,800**	**$0**	**$10,200**	**$0**	**$24,000**
	921-001-020		**2024**	**$13,800**	**$0**	**$5,100**	**$0**	**$18,900**
				$0/0.00	**$0/0.00**	**$5,100/100.00**	**$0/0.00**	**$5,100/26.98**
18-5456000		O'BRIEN/TODD A & O'BRIEN/KEITH J	(A)	$225,400	$0	$0	$0	$225,400
	921-001-030		2024	$225,400	$0	$0	$0	$225,400
				$0/0.00	$0/0.00	$0/0.00	$0/0.00	$0/0.00
18-5473001		**MARQUETTE/MICHAEL J**	**(A)**	**$18,500**	**$0**	**$42,500**	**$0**	**$61,000**
	921-001-04A		**2024**	**$18,500**	**$0**	**$36,500**	**$0**	**$55,000**
				$0/0.00	**$0/0.00**	**$6,000/16.44**	**$0/0.00**	**$6,000/10.91**
18-5480001		SMITH/STEVEN D & JANEL G JT H/W	(A)	$17,400	$0	$190,100	$0	$207,500
	921-001-04F		2024	$17,400	$0	$160,700	$0	$178,100
				$0/0.00	$0/0.00	$29,400/18.29	$0/0.00	$29,400/16.51
18-0001034		**SD OFFICE OF RAILROADS C/O PAT BE**	**(A)**	**$0**	**$0**	**$0**	**$0**	**$0**
	000-000-000		**2024**	**$0**	**$0**	**$0**	**$0**	**$0**
				$0/0.00	**$0/0.00**	**$0/0.00**	**$0/0.00**	**$0/0.00**
18-0002034		DAKOTA, MISSOURI VALLEY & WESTEF	(A)	$0	$0	$0	$0	$0
	000-000-000		2024	$0	$0	$0	$0	$0
				$0/0.00	$0/0.00	$0/0.00	$0/0.00	$0/0.00
18-0004034		**DAKOTA VALLEY ELECTRIC COOPERAT**	**(A)**	**$0**	**$0**	**$0**	**$0**	**$0**
	000-000-000		**2024**	**$0**	**$0**	**$0**	**$0**	**$0**
				$0/0.00	**$0/0.00**	**$0/0.00**	**$0/0.00**	**$0/0.00**
18-0006034		OTTERTAIL POWER COMPANY	(A)	$0	$0	$0	$0	$0
	000-000-000		2024	$0	$0	$0	$0	$0
				$0/0.00	$0/0.00	$0/0.00	$0/0.00	$0/0.00
18-5374001		**SARGENT COUNTY WATER RESOURCE**	**(A)**	**$0**	**$0**	**$0**	**$0**	**$0**
	000-000-000		**2024**	**$0**	**$0**	**$0**	**$0**	**$0**
				$0/0.00	**$0/0.00**	**$0/0.00**	**$0/0.00**	**$0/0.00**
		Report Total (169 Records)	Current Value	$27,272,100	$0	$842,100	$61,100	$28,175,300
			Prior Year Value	$27,272,100	$0	$665,900	$0	$27,938,000
			Value Diff/% Diff	**$0/0.00**	**$0/0.00**	**$176,200/26.46**	**$61,100/100.00**	**$237,300/0.85**



Report Total (169 Records)

	Current Value	Prior Year Value	Value Diff/% Diff
Lnd	$27,272,100	$27,272,100	$0/0.00
Dwlg	$842,100	$665,900	$176,200/26.46
Impr	$61,100	$0	$61,100/100.00
Total	$28,175,300	$27,938,000	$237,300/0.85

Staff Report for 2025 State Board of Equalization

File No.: 2025-SARGENT-COGSWELL-STRANGE **Prepared By:** Property Tax Division

County or City: CITY OF COGSWELL

Appellant: MS. JEANNIE STRANGE

Type of Appeal: RESIDENTIAL VALUE

Appeal Issue: Ms. Jeannie Strange is appealing the property value on parcel 27-8507000, located at 115 7th Street, Cogswell, ND.

Analysis:

Summary of Findings:

Proposal for Board Review:

From: Jeannie Strange <missconjeannieality@gmail.com>
Sent: Tuesday, June 3, 2025 6:19 PM
To: -Info-TAX Property Tax <propertytax@nd.gov>
Subject: Appeal for property tax increase for 115 7th Street Cogswell North Dakota 58017

You don't often get email from missconjeannieality@gmail.com. Learn why this is important

***** **CAUTION:** This email originated from an outside source. Do not click links or open attachments unless you know they are safe. *****

Property Tax: North Dakota,

At the end of April 2025 we purchased this property in Cogswell at the address 115 7th St. Upon arriving and looking through the mail we discovered a letter regarding a property tax increase.

It was stated that our property has increased in value, from the perspective of the state, by $22,400 within the last year. We would like to appeal that claim, as continuing on its stated course will directly affect our quality of life. I am a disabled mother of three, and two of my daughters are disabled as well, one with cerebral palsy.

We came to Sargent County less than a week ago and we are on a tight fixed income. The home we arrived to, site unseen, is dilapidated and the entire upstairs portion of the home (where the bedrooms are located) is uninhabitable. There is evidence that the second level of the home has not been inhabited in at least a decade or more and is filthy with bugs and rodents. We have begun the process of ripping the carpets out, and scrubbing the filth away up there, but it will be a long process before we can afford the flooring and paint and the home is livable. At this time we are living in the downstairs portion of the home in a tent making do as we can. The doors upstairs do not shut as they all have a tilt, and the majority of the doors downstairs are experiencing a similar issue. The

home itself is well over 100 years old, and has had very little updates in that time let alone in the last year when the supposed $22,400 increase in value has been claimed.

The land is in a similar state of affair, and is overgrown, with outdated outbuildings that need reinforced or fixed to be of value or use. No updates have been done in several years. The small barn on the property holds no value as it will be toppling over soon if we don't find some way to reinforce it. It is currently being held up by planks stuck into the dirt at a 45° angle and wedged into the side of the structure.

We arrived at this home last Wednesday fully expecting there to be a lot of work to be done, and we have thus far been surprised with a shocking amount of ticks and mosquitoes and disrepair before us. Now this notice in our mailbox. We left our lives and family and church in NE Oregon to move to Sargent County in hopes of quiet country life and lower cost of living, and now on top of the other aforementioned issues, the situation is not financially what we were expecting either. We were already stretched thin, and due to the fact that we are on such a tight fixed income, a couple hundred bucks a year could make or break us.

We are requesting that this tax increase be canceled for our property, or at the very least put off until we have made some updates to truly reflect a value increase. Due to the tenant that was residing in our home before we arrived, the actual true value of this place has certainly not gone up $22,400 in the past year, and may even have gone down near that much because of what he has done to this place.

As it stands now, the home has much less value than we had anticipated, and the loan we are obligated to is astronomically higher than this place is truly worth. We decided that we were going to make do with a "not so ideal" situation if we can get some chickens and maybe sheep next year, and fix the place up to be at least comfortable, but this sharp tax increase not only came as a shock after only having been here a handful of days, but it will also cut

deeply into our ability to make improvements that are needed for this home to be habitable for my children.

We are requesting the reasonable accommodation that this tax increase not move forward based upon our financial situation, the physical condition of the home that has certainly not increased in value over this past year, and our disability status for what that might be worth to the argument.

Please see this Google photos album for pictures: https://photos.app.goo.gl/Ub9jxBo4ZnY8KmSv8

Thank you for your time,

Jeannie Strange

541.777.9918

115 7th St,

Cogswell ND 58017

Staff Report for 2025 State Board of Equalization

File No.: 2025-STARK-DICKINSON-STEINBACH **Prepared By:** Property Tax Division

County or City: CITY OF DICKINSON

Appellant: MR. DAVID STEINBACH

Type of Appeal: RESIDENTIAL VALUE

Appeal Issue: Mr. David Steinbach is appealing the property value of $345,700 on parcel 41-0880-04000-100, located at 1192 11th Avenue E, Dickinson, ND 58601.

Analysis:

Summary of Findings:

Proposal for Board Review:

Appellant Information – State Board of Equalization

County or City: Enter County or City Name
Appellant: Enter Appellant Name
Type of Appeal: Choose One

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, 2025, and is subject to open records. Please provide one questionnaire per property.

Please email or mail any supporting documentation to:
propertytax@nd.gov
or
The Office of State Tax Commissioner, Attn: Property Tax,
600 E Boulevard Ave., Bismarck, ND 58505-0599

Information for Property Referenced in Appeal:

David & Carla Steinbach.
Address: 1192 11Th. 11TH Ave East.
Township Name: City of Dickinson.
County: STARK.
Parcel ID: 41-0880-0400-0100
Legal Description: Lot 1, Block 4, Shingle's 1st

Appellant Contact Information:

Appellant Name: David J. Steinbach.
Address: 1192 11Th Ave. East.
Phone Number: 1-701-690-7488
Email Address: steinbach@nd supernet.com.

Answer the questions below that apply to the appeal:

Are you the owner of the property of this appeal? ☒ Yes ☐ No

Did you receive a notice of increase letter from the city/township? (choose all that apply)
☒ Prior to ☐ After Township/City Equalization Meeting
☒ Prior to ☐ After County Equalization Meeting
☐ No Notification Received

At which meeting(s) did you appeal your assessment? (choose all that apply)
☒ Township/City ☒ County ☐ N/A

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

Has a recent appraisal been completed on the property?

☐ Yes (if yes, please attach) ☒ No

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

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

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

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

Appeal Process:

1.) Appellant notifies the Property Tax Division of intent to appeal.

2.) Submit this form and all applicable documentation to propertytax@nd.gov by the date specified above.

3.) The State Board of Equalization meets on the second Tuesday in August to examine and compare the returns of the assessment of taxable property as submitted by North Dakota counties. This is locally assessed property. The board equalizes the property so that all assessments of similar taxable property are uniform and equal throughout the state. During this meeting, tax directors or other representatives from a county will speak, along with city representatives, and individual taxpayers.

4.) After the State Board meeting, your case will be assigned, and staff will reach out to schedule an onsite review of the property (when deemed applicable). While an interior inspection of the property is not required, interior reviews may affect the consideration of value. If denied an interior review, we will assess from the exterior only. Staff will not be allowed to enter the property without the owner or a representative present.

5.) Generally, by the first Thursday of October, the property tax division staff will present their findings to the State Board of Equalization with a recommendation. The board deliberates and votes. You can attend this meeting; however, public comments are not accepted.

2024 Stark County Real Estate Tax Statement

Statement No: 18638

Parcel Number
41-0880-04000-100

Jurisdiction
Dickinson

Owner
STEINBACH, DAVID & CARLA LI
JENSEN, TASHA

Physical Location
1192 11TH AVENUE E
DICKINSON, ND58601

2024 TAX BREAKDOWN

Net consolidated tax	0.00
Plus: Special Assessments	0.00
Total tax due	0.00

Legal Description
SCT:35 TWN:140 RNG:096
LOT:1 BLK:4
SHINAGLE'S ADD L1 B4

	2022	2023	2024
Legislative Tax Relief:	1,314.55	143.53	244.58
Tax Distribution (3-year comparison):	**2022**	**2023**	**2024**
True and Full Value	209,400	222,700	238,500
Taxable Value	9,424	10,022	10,733
Less: Homestead credit	0	-9,000	-9,000
Disabled Veteran credit	0	0	0
Net Taxable Value	9,424	1,022	1,733
Total mill levy	232.710	230.750	260.100
Taxes By District (in dollars):			
County45	519.46	55.64	89.45
Dickinson	420.70	43.39	69.78
Dickinson Park	162.56	18.56	33.66
Dickinson School	1,071.50	116.20	254.38
Soil Conservation District	9.42	1.02	1.74
StateND	9.42	1.02	1.74
Consolidated Tax	**2,193.06**	**235.83**	**450.75**
Primary Residence Credit	**0.00**	**0.00**	**450.75**
Net Consolidated Tax After Credit	**2,193.06**	**235.83**	**0.00**
Net effective tax rate	**1.05%**	**0.11%**	**0.00%**

Penalty on 1st Installment & Specials:

March 4, 2025	3%
May 1, 2025	6%
July 1, 2025	9%
October 15, 2025	12%

Penalty on 2nd Installment:

October 16, 2025	6%

FOR ASSISTANCE, CONTACT:

Office: Stark County Auditor
PO Box 130
Dickinson, ND 58602
Phone: 701.456.7630
Website: https://itax.tylertech.com/StarkND/

2024 Stark County Real Estate Tax Statement

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

41-0880-04000-100

Total tax due 0.00

Parcel Number: 41-0880-04000-100
Statement Number: 18638

Enter the amount you are paying on this parcel if less than full amount: _____

STEINBACH, DAVID & CARLA LIFE ESTATE
JENSEN, TASHA
1192 11TH AVE E
DICKINSON ND 58601

MAKE CHECK PAYABLE TO:

Stark County Auditor
PO Box 130
Dickinson, ND 58602
Phone: 701.456.7630

NOTICE OF INCREASE IN REAL ESTATE ASSESSMENT

CITY OF DICKINSON
(Name of Twp/City/District)

STARK
(Name of County)

45% increase

238.500
+ 15%
$ 274,275.00

2025 345.700
2021 197.800
147.900 - 4yr.

74.75% in 4 years

Parcel Number: 0880-0400-0100

JENSEN, TASHA
STEINBACH, DAVID J. & CARLA J. (LE)
1192 11TH AVENUE E
DICKINSON, ND 58601-4205

Property Address:
1192 11TH AVENUE E
Dickinson, ND 58601-0000

Legal Description:
LOT 1, BLOCK 4, SHINAGLE'S 1ST
Subdivision: SHINAGLES(0880)

Fair cond. drop -28,400

$78,000

Top 4½% 1/2

	True & Full Value*	
Current Year Assessment (2025)	$345,700	$317,300 33% increase
Prior Year Assessment (2024)	$238,500	
Change in Assessment	$107,200	

60.4% since 2001

Reason for increase in value:
Equalization due to revaluation, new construction, etc. Contact City Assesor's office prior to Monday, March 31, 2025 with questions.

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 on the parcel 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:

Name/Location	Date	Time
Dickinson Township/City Board of Equalization City Hall Commission Room	April 9, 2025	5:00 pm
Stark County Board of Equalization Stark Cty Courthouse Commission Rm	June 3, 2025	10:00 am
North Dakota State Board of Equalization ND State Capital	August 12, 2025	8:30 am CT

Assessment Official: Joseph J. Hirschfeld, City Assessor

Mailing Address: 38 1st Street W dickinsoncity.northdakotaassessors.com

City, State, Zip: Dickinson, ND 58601

Phone: 701-456-7734

Date: 3/18/2025

* As provided for in N.D.C.C. §§ 57-02-27.1 and 57-02-27.2
24743 (Revised 7-2023)

0

45% increased
33%

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 three thousand dollars or more and ten percent 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 fifteen 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 three thousand dollars or more and ten percent 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 fifteen days after the meeting of the township, city, or county board of equalization that made or ordered the assessment increase and within thirty 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 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 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.

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 ten 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 fifteen 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 ten 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 ten 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 ten 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 first, 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.

DICKINSON CITY ASSESSOR

Assessor Hub provided by Vanguard Appraisals, Inc

Parcel Number:
0880-0400-0100

Deed Holder:
JENSEN, TASHA

Contract Buyer:
STEINBACH, DAVID J. & CARLA J. (LE)

Property Address:
1192 11TH AVENUE E
DICKINSON, ND 58601-0000

Map Area:
AVERAGE

Legal Description:
LOT 1, BLOCK 4, SHINAGLE'S 1ST

Property Tax Estimate

$345,700.00	**Full And True Value** Recalc
$172,850.00	**Assessed Value**
* 9.00000%	**Residential Classification**
$15,556.50	**Taxable Value**
* 260.1	**2024 Mill Levy**
$4,046.25	**Adjusted Annual Tax**

1210 Sq FT
14,978
5279
-900
13.730
$4083.00 $873.00

NOTICE: This is an estimate only and subject to change depending on tax year levies and credit amounts. Tax levys, exemption amounts, and rollbacks are all based on the current tax year and are updated periodically.

General Parcel Information for parcel, click here 0880-0400-0100

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Dickinson City Assessor

Assessor Hub provided by Vanguard Appraisals, Inc

Parcel Number:	0880-0400-0100
Deed Holder:	JENSEN, TASHA
Contract Buyer:	STEINBACH, DAVID J. & CARLA J. (LE)
Property Address:	1192 11TH AVENUE E DICKINSON, ND 58601-0000 MAP THIS ADDRESS
Map Area:	AVERAGE
Legal Description:	LOT 1, BLOCK 4, SHINAGLE'S 1ST
Property Report:	PROPERTY REPORT (PDF FILE)

1195 Dell Ave
Tim Ridl $342,900
171,450 Assesed
15,430.50 Tax valu.
4,013.47 adjusted Annual tax
$342,900 total value
1344 Sq FT
Been Remodled 2018



Pin 0880-0400-0100 Photo

1 / 1



$88.60 per Sq FT
$107,200 increase

Land Value	Dwelling Value	Improvement Value	Total Value
$29,500	$316,200	$0	$345,700

Get Current Year Tax Estimate

Larry Parcel 267,800
54,500

Prior Year Value Information

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2024	$29,500	$209,000	$0	$238,500
2023	$29,500	$193,200	$0	$222,700

More Years...

$82,900 ea Before Redm

Land Information

Lot Type	Square Feet	Acres
Sq. Ft. W/Dimensions	9,840	0.226

Residential Building Information

Occupancy	Style	Year Built	Total Living Area
Single-Family / Owner Occupied	1 Story Frame	1980	1,210

Yard Extra Information

Description	Item Count	Year Built
Sheds and Yard Structures	1	1980
Sheds and Yard Structures	1	1980

Sale Information

Sale Date	Amount	Non-Useable Transaction Code	Recording
08/04/2022	$0	003 - Sale where grantor and grantee are same family or corp. affiliate	3173765

Building Permit Information

Date	Number	Tag Descr	Tag Date	Amount	Reason

DICKINSON CITY ASSESSOR

Assessor Hub provided by Vanguard Appraisals, Inc

Parcel Number:	0880-0400-0100
Deed Holder:	JENSEN, TASHA
Contract Buyer:	STEINBACH, DAVID J. & CARLA J. (LE)
Property Address:	1192 11TH AVE E DICKINSON, ND 58601-4205 MAP THIS ADDRESS
Map Area:	AVERAGE
Legal Description:	LOT 1, BLOCK 4, SHINAGLE'S 1ST
Property Report:	PROPERTY REPORT (PDF FILE)

only +20,000! increase. prob about 10% 832 Shingle Rmd 1120 sq ft. Total value $281,000 — raised $2,700 since 2023 Built 98

Built 79

33% increase after new walk thru

1243 9th ST E. 1008 sq ft Basement finished Total Value 223,200 $94,100 Difference



Pin 0880-0400-0100 Photo

94,600 $123,000 since 2023 $4,500 more than next door. only 100 sq ft smaller.

1 / 1



$147,900 increased since 2021 4yrs 45% increase 33% increase

Land Value	Dwelling Value	Improvement Value	Total Value
$29,500	$316,200	$0	~~$345,700~~

Get Current Year Tax Estimate

$119,500 after new 251,200 317,300

Prior Year Value Information

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2024	$29,500	$209,000	$0	$238,500
2023	$29,500	$193,200	$0	$222,700
More Years...				
2023	$29,500	$193,200	$0	$222,700
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2021	$29,500	$168,300	$0	$197,800
2020	$29,500	$168,300	$0	$197,800
2019	$29,500	$168,300	$0	$197,800
2018	$29,500	$168,300	$0	$197,800
2017	$29,500	$178,200	$0	$207,700
2016	$29,500	$203,000	$0	$232,500
2015	$28,000	$203,000	$0	$231,000
2014	$28,000	$195,400	$0	$223,400
2013	$28,000	$187,500	$0	$215,500
2012	$18,500	$149,600	$0	$168,100
2011	$12,300	$155,100	$0	$167,400
2010	$12,300	$138,500	$0	$150,800
2009	$12,300	$128,900	$0	$141,200
2008	$7,600	$117,200	$0	$124,800
2007	$7,600	$102,500	$0	$110,100
2006	$7,600	$92,600	$0	$100,200
2005	$7,600	$83,700	$0	$91,300
2004	$7,600	$76,400	$0	$84,000
2003	$7,600	$72,800	$0	$80,400
2002	$7,600	$72,000	$0	$79,600
2001	$7,200	$68,000	$0	$75,200

+15% = $274,225

+7.5% = $263,875

60.4% increase reduced 33.4% more than Homefield

74.4% of original

27% old

Land Information

Lot Type	Square Feet	Acres
Sq. Ft. W/Dimensions	9,840	0.226

Occupancy	Style	Year Built	Total Living Area
Single-Family / Owner Occupied	1 Story Frame	1980	1,210

Description	Item Count	Year Built
Sheds and Yard Structures	1	1980
Sheds and Yard Structures	1	1980

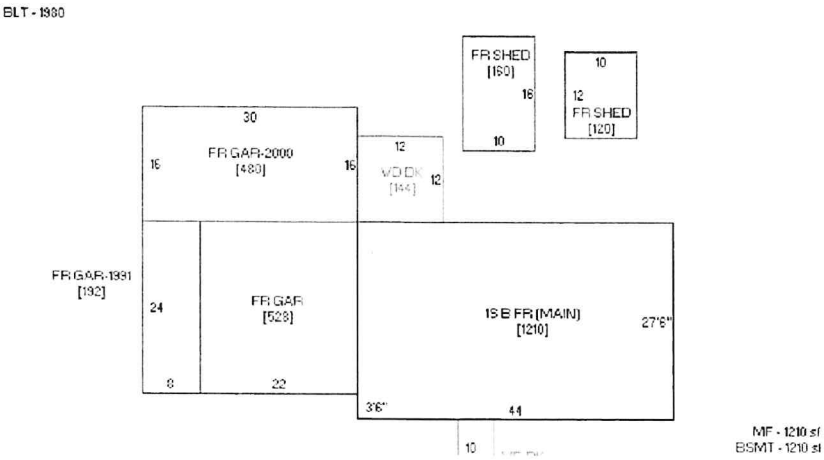
Sale Information

Sale Date	Amount	Non-Useable Transaction Code	Recording
08/04/2022	$0	003 - Sale where grantor and grantee are same family or corp. affiliate	3173765

Date	Number	Tag Descr	Tag Date	Amount	Reason
07/21/2000	0286	No	01/01/2001	6,100	Garage Addition
09/23/1991	10149	No	12/30/1899	1,890	Garage Addition
10/24/1985	9388	No	12/30/1899	300	Utility Shed

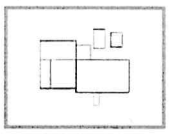
07/21/2000	0286	No	01/01/2001	6,100	Garage Addition
09/23/1991	10149	No	12/30/1899	1,890	Garage Addition
10/24/1985	9388	No	12/30/1899	300	Utility Shed

Sketch



Sketch of Pin 0880-0400-0100

1 / 1



GIS Map Information

State Board of Equalization

Information for Property Reference in Appeal

David and Carla Steinbach

1192 11th Ave. East

Dickinson N. Dak. , 58601

Stark County, N. Dak.

Parcel ID: 0880-0400-0100,

Lot 1, Block 4, Shinagles's 1st

Appellant Contact Information

David J. Steinbach

1192 11th Ave. East

Dickinson, N. Dakota

58601

1-701-690-7488

steinbach@ndsupernet.com

Detailed explanation of my appeal

Our home is not even close to the Full And True Value that is listed on the Property Tax Estimate by the Dickinson City Assessor for Parcel Number 0880-0400-0100. Earlier this year, in a letter dated March 18, 2025 to the Dickinson property Owner's. It stated that properties had increased in value by approximately 7-8% since last year. There was also a yellow sheet attached that our property had increased to a True & Full Value of $345,700. This is not 7-8% this is 45% increase in one year. Since 2021 we have had a 74% increase. I called the assessors office and was told they had did a drive by and had came up with this as they needed an inspection of the residence. Mr Hirschfeld had personally inspected my home a few years ago and at that point I showed him that the home was the same as it

was when we bought it in 1984. At the time of purchase it had set empty for 4 years so we are the only owners of the home. I consider the outrageous assessment harassment by the city. This causes extreme emotional and mental anguish on their part and as was demonstrated at the City and County board assessment meetings. I agreed to let the assessors office to enter our home and it was a complete farce. The person that came through never looked at anything that has devalued the home in its 45 year history. She called out items that were original to the home since it was built which should not be used to increase the value 45 years latter. In the attached News Paper clip a fellow citizen noted that they said he had a new brick veneer on his home and it was original to the home.

In 2018 the city had a water main break that caused our basement to be flooded for 8 months before the water emerged through the pavement on the street 2 lots up the hill from my home. The city refused to allow a claim for damages as I was told I need to prove the damages were due to the city water line break and I would need to sue the city. I do not have millions of tax dollars to fight the city. Since then my home has had considerable damage to the basement that was not evident at that time. I have included pictures in the correspondence to Mr. Hirschfeld as well I added correspondence with Mr. Hirschfeld and additional photo's of our home. I am also including printouts of residences in close proximity to our home that were built 7 years after our .home and have had thousands in remodeling. The parcel I am referring to is parcel 0850-1200-0100. The value is less than $300 difference in tax evaluation and it is newer larger, had thousands in remodeling and has a larger and much nicer garage area with lifts etc. The exterior of the home that I am using for an example has a yard completely enclosed with a maintenance free fence , plus the home and additional garage have maintenance free exteriors.

I could go on sheet after sheet of newer homes with modern maintenance free materials and updated living conditions however it should have never gotten to this point. I am attaching a copy of the Dickinson City Assessment sheet that shows our values from 2001. I would like to have had a sheet for the prior yeas back to 1984 when we moved in but I was told the city doesn't keep files prior to 2000.

We have had at least 5 city assessors in our 40 years in our home as you can see in the attached sheet this has never happened before and there is absolutely no justifiable reason to start making increases of 30 to 60% in one year. We keep hearing the state requires values to be equal across the state. Anyone with and education can understand the condition of the home and its construction and personal traits dictate what a homes value is. A long time friend is in the process of selling their forever home in Dickinson and building a new one in Bismarck. They had looked at numerous homes in the same price range, they are trying to move my home into and she said it wasn’t feasible as they all needed so much updating that it was cheaper to build new. In 2001 when we were still making house payments of 250$ a month, that included the property taxes and home insurance, the total was $3000 per year. The city now has just our property taxes higher than when we were making home payments that had the taxes included. How many times do we have to buy our home? We scrimped and saved and skipped vacations and a lot of things we would have liked to treat our family to to get our home paid for. They keep saying it is to cover our services. If that is the case they better get some better management skills. In our 40 years this subdivision had the streets chip sealed twice. One time the tried to be cheep and instead of gravel they used sand which all washed down the storm sewers and they spent the next year

hydro-vacuming them out. In the years 2014 to 2024 there have been 1273 parcels added to the taxes in Dickinson. In 2014 there were 10,17 parcels with consolidated taxes of $23,049,260.59 million. In 2024 there were 11,452 parcels with consolidated taxes of $ 34,991,374.79 million. These figures were receive from the County assessors office. That is a 41.15% increase in additional taxes in 10 years. Just the income from the recent income from new parcels should have the city rolling in so much money they could reduce taxes. These new areas shouldn't require much additional expense to the city as our subdivision hasn't hardly seen any expense to the city in 45 years. The only explanation for the insane tax increases is blamed on the state requiring equalization across the state. This is not a justifiable reason. Anyone with an education understands that a house in Bucyrus,or even across the street, exactly identical will not have the same value. As condition is a major factor, if anyone here took their wife to look at 2 identical homes and one needed a major updating and remodeling you wouldn't even consider the one needing major works, so I don't know why I even need to be here.

Even the City Board of Adjustment agreed that the home evaluations were out of align and voted to cap the increases at 15%. However the County Board of Adjustment voted the cap down with a 3 to 2 vote. They cited that it wouldn't be fair to those who had had their request denied the year before. All that says is they would rather continue to allow unjust practices to continue rather than correct the situation and not start a path of change. In a review of the 2024 and 2025 county minute from the Board of Adjustment they did grant 1 individual a hold on his property so they were not completely honest in their response.

Dickinson City Assessor

Assessor Hub provided by Vanguard Appraisals, Inc

Parcel Number: 0880-0400-0100
Deed Holder: JENSEN, TASHA
Contract Buyer: STEINBACH, DAVID J. & CARLA J. (LE)
Property Address: 1192 11TH AVENUE E
DICKINSON, ND 58601-0000 MAP THIS ADDRESS
Map Area: AVERAGE
Legal Description: LOT 1, BLOCK 4, SHINAGLE'S 1ST
Property Report: PROPERTY REPORT (PDF FILE)



Pin 0880-0400-0100 Photo

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Land Value	Dwelling Value	Improvement Value	Total Value
$29,500	$316,200	$0	$345,700

Get Current Year Tax Estimate

Prior Year Value Information

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2024	$29,500	$209,000	$0	$238,500
2023	$29,500	$193,200	$0	$222,700

More Years...

Land Information

Lot Type	Square Feet	Acres
Sq. Ft. W/Dimensions	9,840	0.226

Residential Building Information

Occupancy	Style	Year Built	Total Living Area
Single-Family / Owner Occupied	1 Story Frame	1980	1,210

Yard Extra Information

Description	Item Count	Year Built
Sheds and Yard Structures	1	1980
Sheds and Yard Structures	1	1980

Sale Information

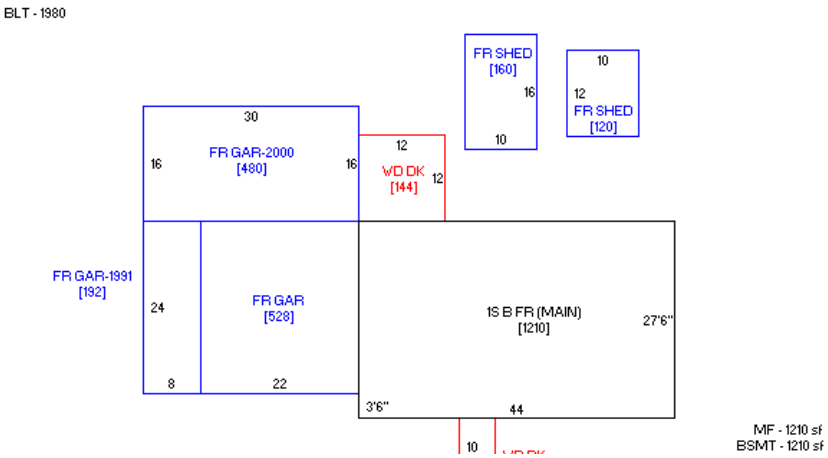
Sale Date	Amount	Non-Useable Transaction Code	Recording
08/04/2022	$0	003 - Sale where grantor and grantee are same family or corp. affiliate	3173765

Building Permit Information

Date	Number	Tag Descr	Tag Date	Amount	Reason

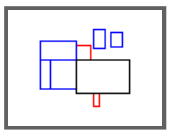
07/21/2000	0286	No	01/01/2001	6,100	Garage Addition
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10/24/1985	9388	No	12/30/1899	300	Utility Shed

Sketch

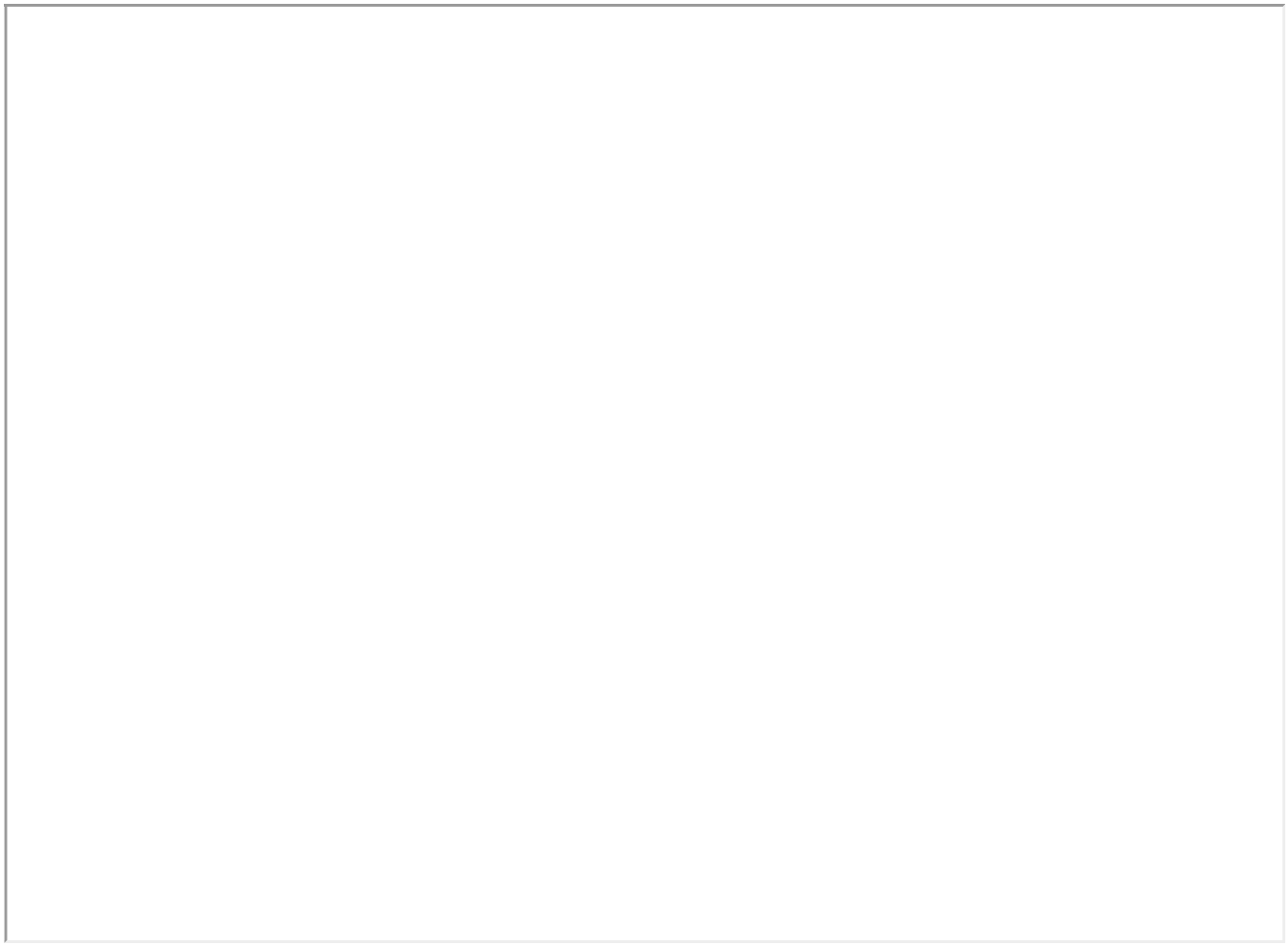


Sketch of Pin 0880-0400-0100

1 / 1



GIS Map Information



Dickinson City Assessor

Assessor Hub provided by Vanguard Appraisals, Inc

Parcel Number:
0880-0400-0100

Deed Holder:
JENSEN, TASHA

Contract Buyer:
STEINBACH, DAVID J. & CARLA J. (LE)

Property Address:
1192 11TH AVENUE E
DICKINSON, ND 58601-0000

Map Area:
AVERAGE

Legal Description:
LOT 1, BLOCK 4, SHINAGLE'S 1ST

Property Tax Estimate

$345,700.00	**Full And True Value** Recalc
$172,850.00	**Assessed Value**
* 9.00000%	**Residential Classification**
$15,556.50	**Taxable Value**
* 260.1	**2024 Mill Levy**
$4,046.25	**Adjusted Annual Tax**

NOTICE: This is an estimate only and subject to change depending on tax year levies and credit amounts. Tax levys, exemption amounts, and rollbacks are all based on the current tax year and are updated periodically.

General Parcel Information for parcel, click here 0880-0400-0100

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Dickinson City Assessor

Assessor Hub provided by Vanguard Appraisals, Inc

Parcel Number: 0880-0400-0100
Deed Holder: JENSEN, TASHA
Contract Buyer: STEINBACH, DAVID J. & CARLA J. (LE)
Property Address: 1192 11TH AVE E
DICKINSON, ND 58601-4205 MAP THIS ADDRESS
Map Area: AVERAGE
Legal Description: LOT 1, BLOCK 4, SHINAGLE'S 1ST
Property Report: PROPERTY REPORT (PDF FILE)



Pin 0880-0400-0100 Photo

1 / 1



Land Value	Dwelling Value	Improvement Value	Total Value
$29,500	$316,200	$0	$345,700

Get Current Year Tax Estimate

Prior Year Value Information

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2024	$29,500	$209,000	$0	$238,500
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2019	$29,500	$168,300	$0	$197,800
2018	$29,500	$168,300	$0	$197,800
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2016	$29,500	$203,000	$0	$232,500
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2010	$12,300	$138,500	$0	$150,800
2009	$12,300	$128,900	$0	$141,200
2008	$7,600	$117,200	$0	$124,800
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2006	$7,600	$92,600	$0	$100,200
2005	$7,600	$83,700	$0	$91,300
2004	$7,600	$76,400	$0	$84,000
2003	$7,600	$72,800	$0	$80,400
2002	$7,600	$72,000	$0	$79,600
2001	$7,200	$68,000	$0	$75,200

Land Information

Lot Type	Square Feet	Acres
Sq. Ft. W/Dimensions	9,840	0.226

Residential Building Information

Occupancy	Style	Year Built	Total Living Area
Single-Family / Owner Occupied	1 Story Frame	1980	1,210

Yard Extra Information

Description	Item Count	Year Built
Sheds and Yard Structures	1	1980
Sheds and Yard Structures	1	1980

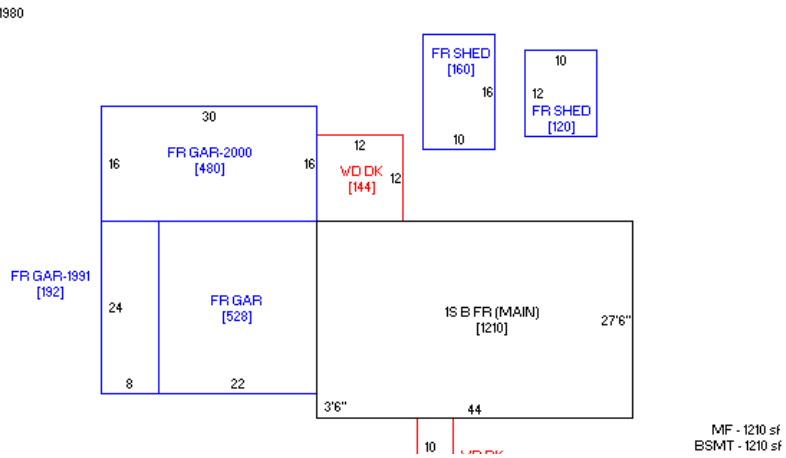
Sale Information

Sale Date	Amount	Non-Useable Transaction Code	Recording
08/04/2022	$0	003 - Sale where grantor and grantee are same family or corp. affiliate	3173765

Building Permit Information

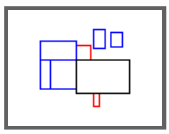
Date	Number	Tag Descr	Tag Date	Amount	Reason
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Sketch

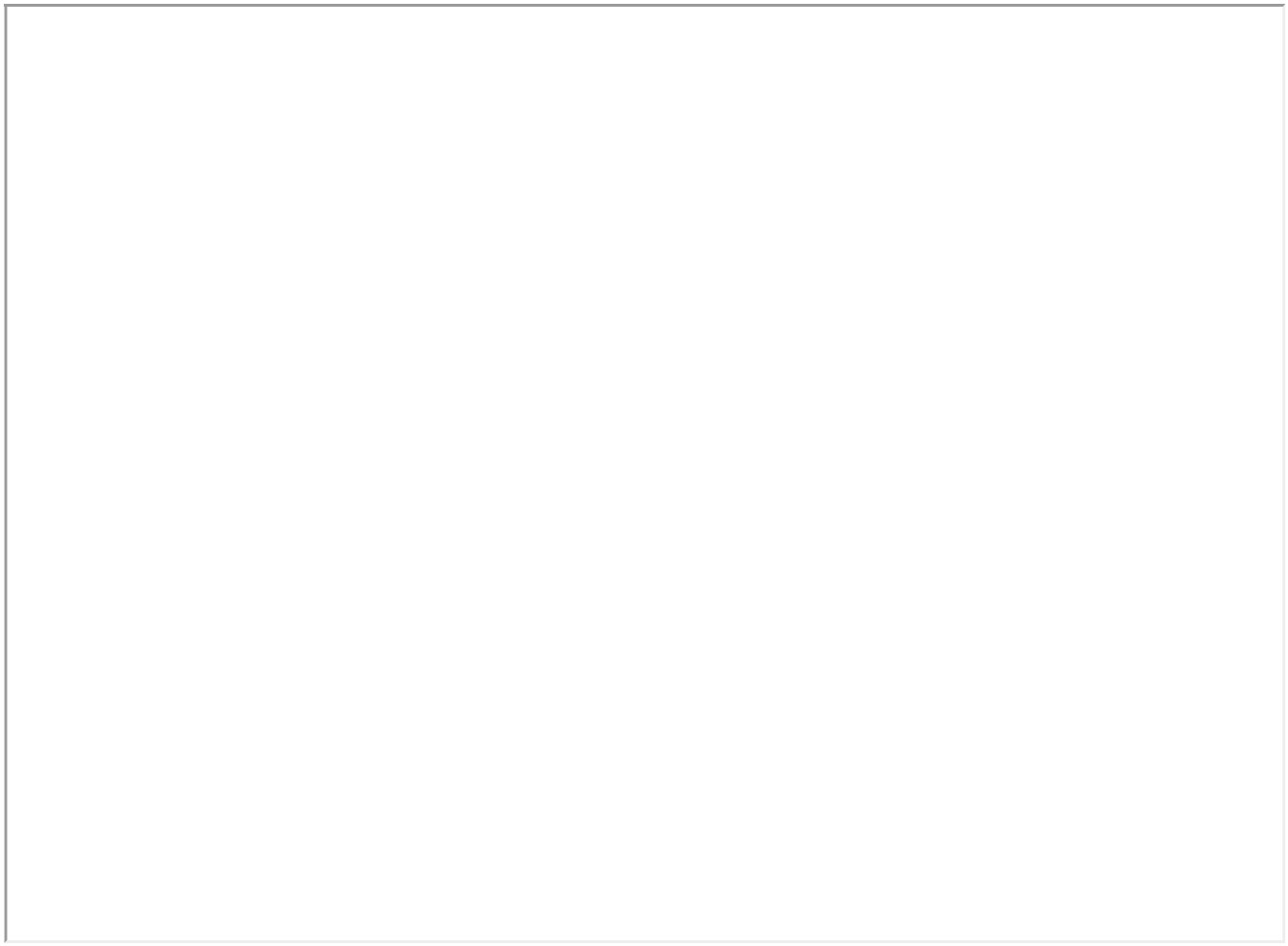


Sketch of Pin 0880-0400-0100

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GIS Map Information



Dickinson City Assessor
North Dakota

Parcel Detail: 0850-1200-0100

Parcel Number:	0850-1200-0100
Deed Holder:	RIDL, TIM & GLENORA
Property Address:	1195 DELL AVENUE Dickinson, ND 58601-0000 Map This Address
Map Area:	Average-Good
Legal Description:	ALL LOT 1, E1/2 LOT 2, BLOCK 12, REPLAT NORTH HILL ACRES 2ND
Property Report:	Property Report (PDF file)

Applications & Exemptions







Land Value	Dwelling Value	Improvement Value	Total Value
$43,200	$299,700	$0	$342,900
Get Current Year Tax Estimate			

Prior Year Value Information

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2024	$43,200	$275,700	$0	$318,900
2023	$43,200	$251,900	$0	$295,100
– More Years...				
2023	$43,200	$251,900	$0	$295,100
2022	$43,200	$235,000	$0	$278,200
2021	$43,200	$220,800	$0	$264,000
2020	$43,200	$220,800	$0	$264,000
2019	$43,200	$220,800	$0	$264,000
2018	$43,200	$178,700	$0	$221,900
2017	$43,200	$187,000	$0	$230,200
2016	$43,200	$203,300	$0	$246,500
2015	$42,200	$203,500	$0	$245,700
2014	$42,200	$196,300	$0	$238,500
2013	$42,200	$188,800	$0	$231,000
2012	$27,800	$158,200	$0	$186,000
2011	$18,500	$171,300	$0	$189,800
2010	$18,500	$158,400	$0	$176,900
2009	$18,500	$145,600	$0	$164,100
2008	$9,500	$134,600	$0	$144,100
2007	$9,500	$118,700	$0	$128,200
2006	$9,000	$107,700	$0	$116,700
2005	$9,000	$98,300	$0	$107,300
2004	$9,000	$90,000	$0	$99,000
2003	$9,000	$85,700	$0	$94,700
2002	$8,900	$76,900	$0	$85,800

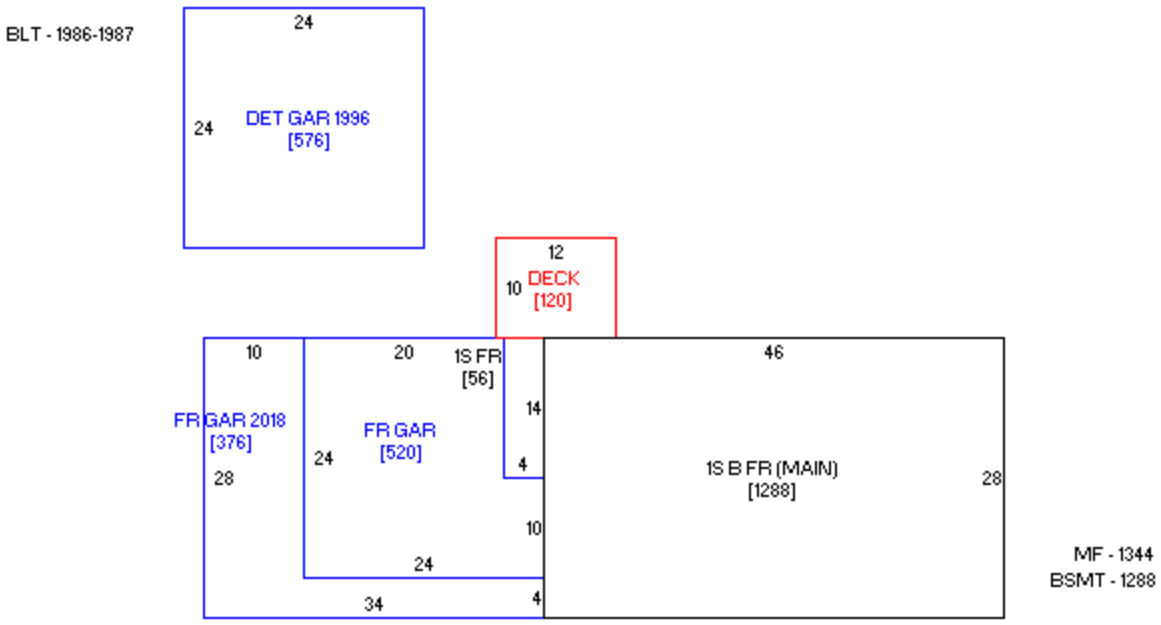
Land Information

Lot Type	Square Feet	Acres
Sq. Ft x Rate	12,336	0.283

Residential Building Information			
Occupancy	**Style**	**Year Built**	**Total Living Area**
+ Single-Family / Owner Occupied	1 Story Frame	1987	1,344

Building Permit Information					
Date	**Number**	**Tag Descr**	**Tag Date**	**Amount**	**Reason**
12/21/2017	102272	Yes	01/01/2018	76,491	Int-Remodel
06/07/1996	11046	Yes	01/01/2001	7,000	Garage

Sketch



Sketch for PIN 0850-1200-0100

GIS Map Information

Full View

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Outlook

Fwd: Pictures showing poor condition of home versus fair.

From David J Steinbach <steinbach@ndsupernet.com>
Date Mon 7/28/2025 2:57 PM
To nick.jensen@westernedgesurveying.com <nick.jensen@westernedgesurveying.com>

Sent from my iPhone

Begin forwarded message:

> **From:** David J Steinbach <steinbach@ndsupernet.com>
> **Date:** July 19, 2025 at 1:16:11 PM MDT
> **To:** steinbach@ndsupernet.com
> **Subject: Fwd: Pictures showing poor condition of home versus fair.**
>
> Sent from my iPhone
>
> Begin forwarded message:
>
> > **From:** Joe Hirschfeld <Joe.Hirschfeld@dickinsongov.com>
> > **Date:** March 31, 2025 at 3:01:20 PM MDT
> > **To:** David J Steinbach <steinbach@ndsupernet.com>
> > **Subject: RE: Pictures showing poor condition of home versus fair.**
> >
> > Hello David,
> >
> > Having been in a lot of properties myself, I would not classify your property as being in Poor condition. Also, and important factor in what we do is having consistency in our grading/classifications of properties. That meaning that it doesn't matter if it is in poor or fair, as long as all properties that are in a condition similar to yours are considered the same, either fair or poor, and the valuation will then take care of itself.
> >
> > I did review what the value would be if it were put in poor condition and it would change the value from $317,300 to $312,400, so there isn't a large change anyway.
> >
> > Hope this helps and thank you for contacting our office.

From: David J Steinbach <steinbach@ndsupernet.com>
Sent: Friday, March 28, 2025 11:36 AM
To: Joe Hirschfeld <joe.hirschfeld@dickinsongov.com>
Subject: Pictures showing poor condition of home versus fair.





















Sent from my iPhone

Outlook

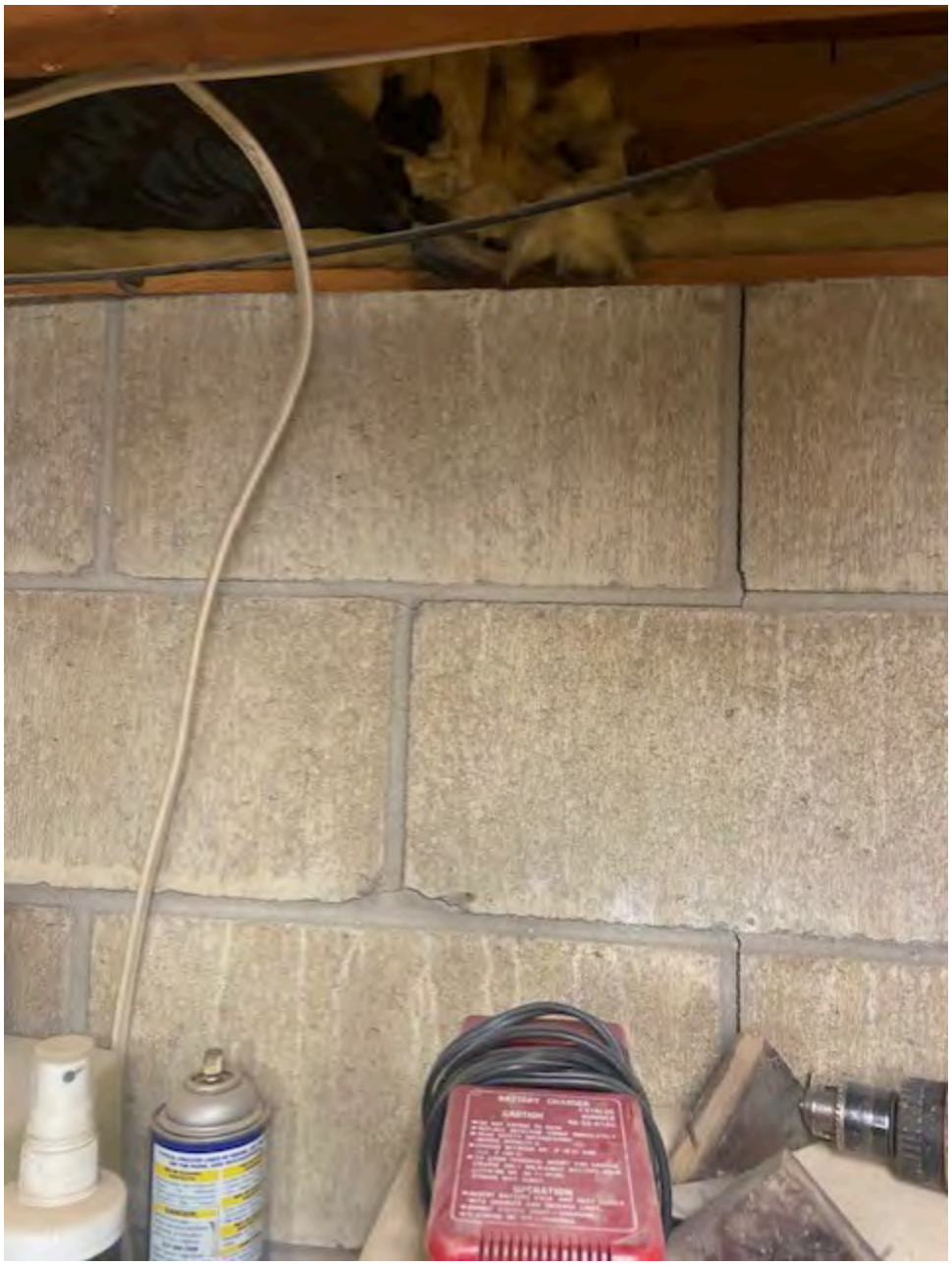
Fwd: More repair pictures

From David J Steinbach <steinbach@ndsupernet.com>
Date Mon 7/28/2025 2:58 PM
To nick.jensen@westernedgesurveying.com <nick.jensen@westernedgesurveying.com>

Sent from my iPhone

Begin forwarded message:

> **From:** David J Steinbach <steinbach@ndsupernet.com>
> **Date:** July 19, 2025 at 1:29:26 PM MDT
> **To:** David J Steinbach <steinbach@ndsupernet.com>
> **Subject: More repair pictures**


BATTERY CHARGER
CAUTION
CAUTION


I'M A
SAVAGE


10
9










1192



Sent from my iPhone

Dickinson City Assessor
North Dakota

Parcel Detail: 0940-0400-1800

Parcel Number:	0940-0400-1800
Deed Holder:	RODNE, DEAN ET-AL
Property Address:	1695 9TH AVENUE E DICKINSON, ND 58601-0000 Map This Address
Map Area:	Attached SFR
Legal Description:	N77' LOT 18, BLOCK 4, NORTH RIDGE ESTATES 1ST
Property Report:	Property Report (PDF file)

Applications & Exemptions



Land Value	Dwelling Value	Improvement Value	Total Value
$40,000	$175,000	$0	$215,000

Get Current Year Tax Estimate

Prior Year Value Information

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2024	$40,000	$160,900	$0	$200,900
2023	$40,000	$152,600	$0	$192,600

+ More Years...

Land Information

Lot Type	Square Feet	Acres
Sq. Ft. W/Dimensions	10,010	0.230

Residential Building Information

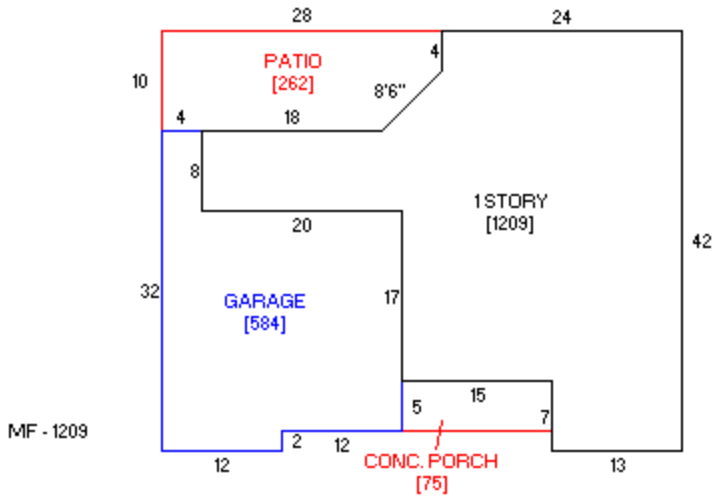
Occupancy	Style	Year Built	Total Living Area
+ Two-Family Duplex	1 Story Frame	2005	1,209

Building Permit Information

Date	Number	Tag Descr	Tag Date	Amount	Reason
06/20/2005	200288	Yes	01/01/2006	92,948	New Dwlg

Sketch

BLT - 2005



Sketch for PIN 0940-0400-1800

GIS Map Information

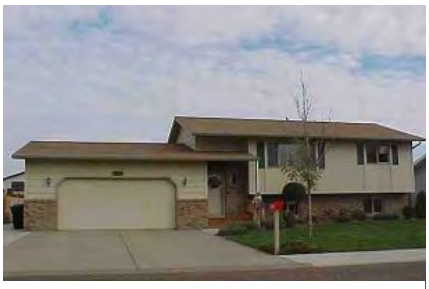
Full View

Administration Login • Terms of Use
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Dickinson City Assessor

Assessor Hub provided by Vanguard Appraisals, Inc

Parcel Number: 0940-0700-1300
Deed Holder: HIRSCHFELD, JOSEPH J III & CHRISTINA M.
Property Address: 893 EATON DRIVE
DICKINSON, ND 58601-0000 MAP THIS ADDRESS
Map Area: GOOD
Legal Description: LOT 13, BLOCK 7, NORTH RIDGE ESTATES 1ST
Property Report: PROPERTY REPORT (PDF FILE)



Pin 0940-0700-1300 Photo

1 / 1



Land Value	Dwelling Value	Improvement Value	Total Value
$47,300	$208,800	$0	$256,100

Get Current Year Tax Estimate

Prior Year Value Information

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2024	$47,300	$192,800	$0	$240,100
2023	$47,300	$175,700	$0	$223,000
More Years...				
2023	$47,300	$175,700	$0	$223,000
2022	$47,300	$164,500	$0	$211,800
2021	$47,300	$154,300	$0	$201,600
2020	$47,300	$154,300	$0	$201,600
2019	$47,300	$154,300	$0	$201,600
2018	$47,300	$154,300	$0	$201,600
2017	$47,300	$154,300	$0	$201,600
2016	$47,300	$177,200	$0	$224,500
2015	$47,400	$179,100	$0	$226,500
2014	$47,400	$171,700	$0	$219,100
2013	$47,400	$165,400	$0	$212,800
2012	$31,100	$137,900	$0	$169,000
2011	$20,700	$146,400	$0	$167,100
2010	$20,700	$127,300	$0	$148,000
2009	$20,700	$126,800	$0	$147,500
2008	$10,600	$124,000	$0	$134,600
2007	$10,600	$110,200	$0	$120,800
2006	$10,100	$99,800	$0	$109,900
2005	$10,100	$91,100	$0	$101,200
2004	$10,100	$82,800	$0	$92,900
2003	$10,100	$72,200	$0	$82,300
2002	$10,100	$72,200	$0	$82,300

Land Information

Lot Type	Square Feet	Acres
Sq. Ft. W/Dimensions	11,816	0.271

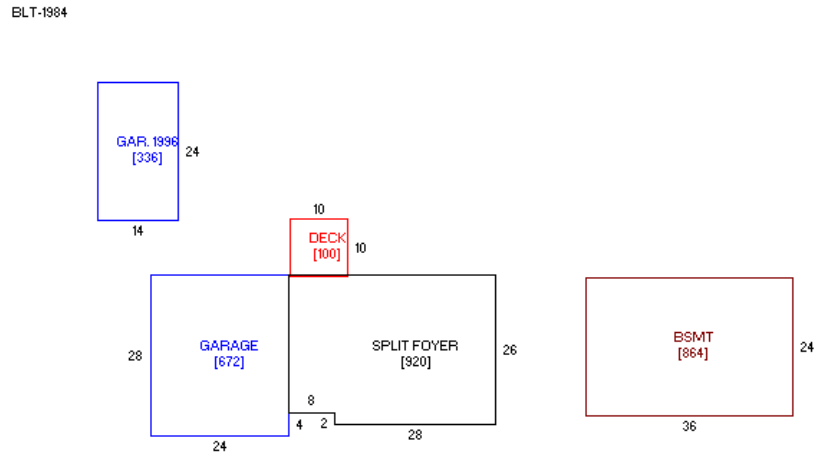
Residential Building Information

Occupancy	Style	Year Built	Total Living Area
Single-Family / Owner Occupied	Split Foyer Frame	1984	920

Building Permit Information

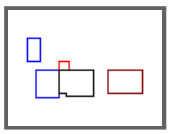
Date	Number	Tag Descr	Tag Date	Amount	Reason
09/17/1996	11228	Yes	01/01/2001	4,000	Garage

Sketch

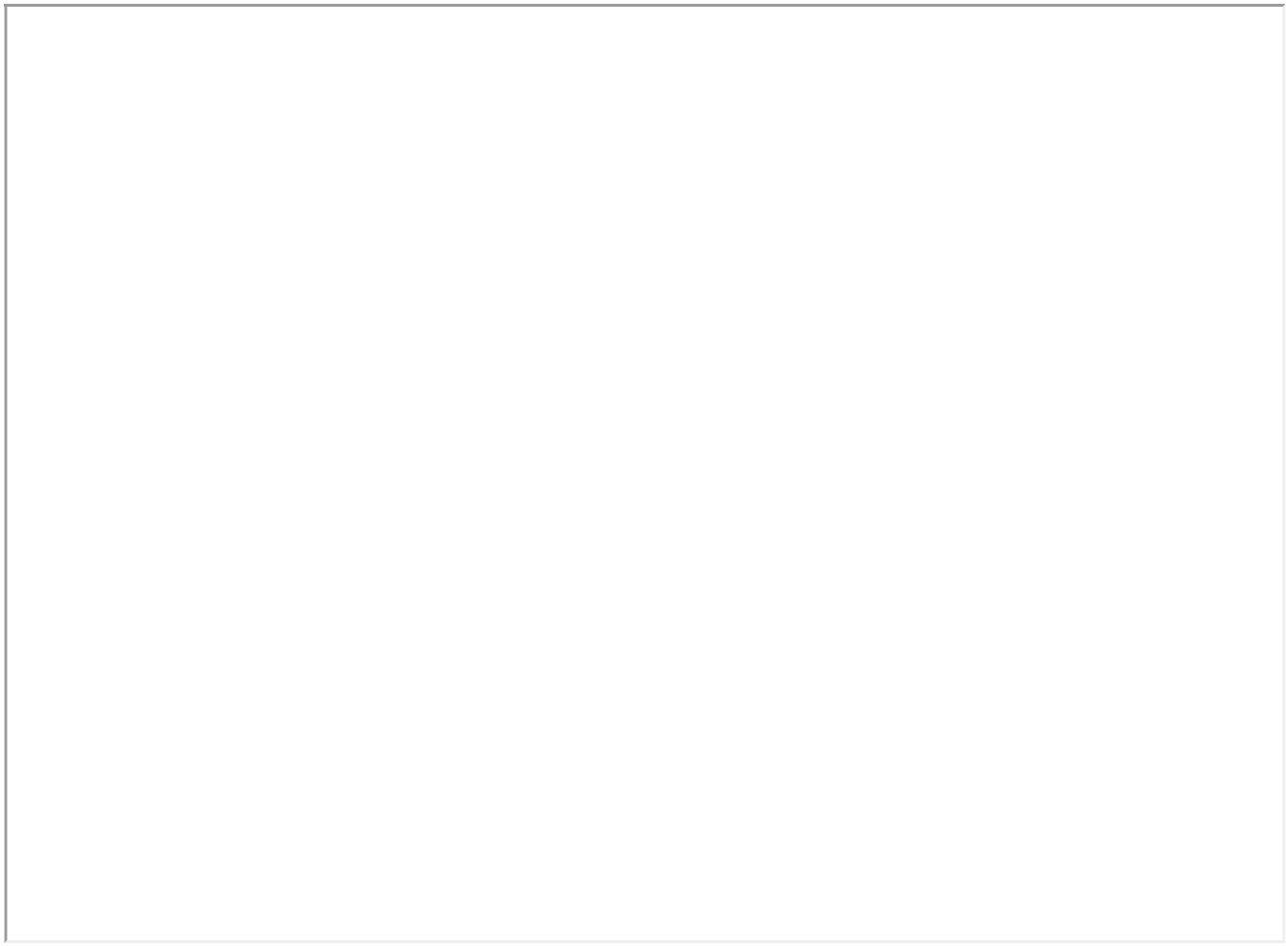


Sketch of Pin 0940-0700-1300

1 / 1



GIS Map Information



2014

Number of parcels: 10,179

Consolidated Taxes: $23,049,260.59

2024

Number of parcels: 11,452

Consolidated Taxes: $34,991,374.79

41.15% increase
10 years an increase of
1273 parcels
increase in tax of
$ 11,942,114.20 93% increase

JOE HIRSCHFELD
CITY ASSESSOR
ASSESSING
send to
Joe.Hirschfeld@dickinsongov.com
Tel: 701.456.7744 O: 701.456.7734

CITY OF Dickinson North Dakota

March 18, 2025

Dickinson Property Owners:

Dickinson residential properties have increased in value by approximately 7-8% since last year and the median sales ratio again fell below the 90% threshold set by the North Dakota State Board of Equalization (BOE). This prompted an increase to the Assessing Departments manual level (improvements value) of roughly 7.5% to total value. If you have received a Notice of Increase (colored paper), that means that your property increased by at least $3,000 and 10%. Persons whose house changed in some form (i.e., remodel, addition, new garage, etc.) will receive one of these. A small percentage of persons whose house was part of the Residential Revaluation process for 2024 and whose property record cards were corrected for errors, may also receive a Notice of Increase. All others will receive a Notice of Valuation on white paper.

A City-wide commercial revaluation project was completed last year, providing a strong basis from which to make comparison to varying property types. Sales also indicated that commercial properties were undervalued. The completion of the commercial revaluation project removed the "vacancy factor" from commercial vacant lots and this year the "vacancy factor" was removed from residential lots. A review of the 2024 commercial sales noted that hotel/motel properties and apartments were the most out of tolerance. Adjustments were made to these two classes of properties and the aforementioned vacant lots, resulting in an increase to the commercial valuation adequate to bring values within tolerance, and no further adjustments were needed.

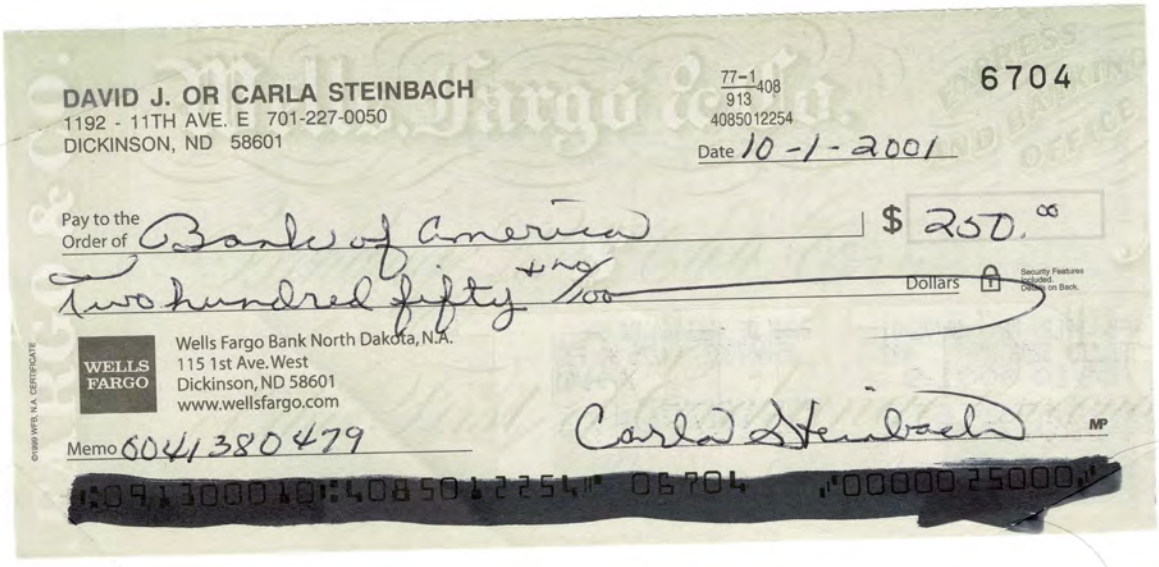
The City BOE meeting is scheduled for Wednesday, April 9th at 5:00 P.M. at City Hall. The City Commission respectively requests that you contact the Assessing Department to review your value if you wish to protest, prior to attending the meeting. The Assessing Department further requests that you attempt to contact us and/or supply any materials to support your value opinion by Monday, March 31st, to give us enough time to review your property record card and respond back to you properly.

Sincerely,

Joe Hirschfeld
City Assessor

893 Eaton Drive
$256,000

House payment with taxes and insurance included, per month



DAVID J. OR CARLA STEINBACH
1192 - 11TH AVE. E 701-227-0050
DICKINSON, ND 58601

77-1/913 408
4085012254

6704

Date 10-1-2001

Pay to the Order of Bank of America $ 250.00

Two hundred fifty and no/100 Dollars

Security Features Included. Details on Back.

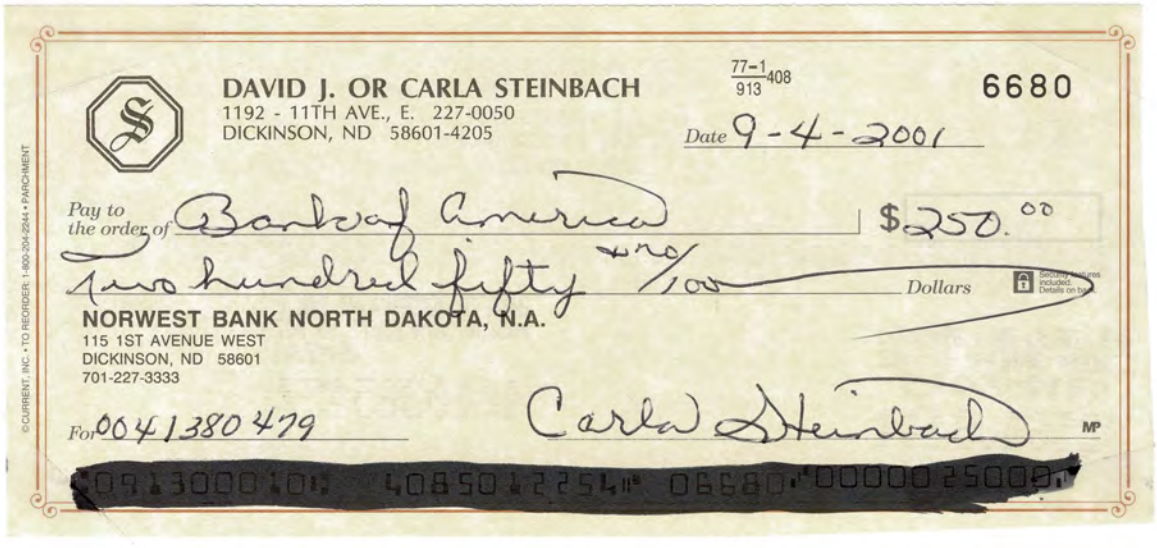
WELLS FARGO
Wells Fargo Bank North Dakota, N.A.
115 1st Ave. West
Dickinson, ND 58601
www.wellsfargo.com

Memo 0041380479

Carla Steinbach MP

©1999 WFB, N.A. CERTIFICATE

⑆091300010⑆ 408501225⑆ 06704 ⑈00000 25000⑈



DAVID J. OR CARLA STEINBACH
1192 - 11TH AVE., E. 227-0050
DICKINSON, ND 58601-4205

77-1/913 408

6680

Date 9-4-2001

Pay to the order of Bank of America $ 250.00

Two hundred fifty and no/100 Dollars

Security Features Included. Details on back.

NORWEST BANK NORTH DAKOTA, N.A.
115 1ST AVENUE WEST
DICKINSON, ND 58601
701-227-3333

For 0041380479

Carla Steinbach MP

©CURRENT, INC. • TO REORDER: 1-800-204-2244 • PARCHMENT

⑆091300010⑆ 408501225⑆ 06680 ⑈00000 25000⑈

NOTICE OF INCREASE IN REAL ESTATE ASSESSMENT

CITY OF DICKINSON
(Name of Twp/City/District)

STARK
(Name of County)

45% increase

238.500
+ 15%
$ 274,275.00

2025 345.700
2021 197.800
147,900 - 43%

74.75% in 4 years

Parcel Number: 0880-0400-0100

JENSEN, TASHA
STEINBACH, DAVID J. & CARLA J. (LE)
1192 11TH AVENUE E
DICKINSON, ND 58601-4205

Property Address:
1192 11TH AVENUE E
Dickinson, ND 58601-0000

Legal Description:
LOT 1, BLOCK 4, SHINAGLE'S 1ST
Subdivision: SHINAGLES(0880)

Fair cond. drop -28,400

Top $78,000

4½% Top

	True & Full Value*	
Current Year Assessment (2025)	$345,700	$317,300
Prior Year Assessment (2024)	$238,500	
Change in Assessment	$107,200	

½

33% increase

60.4% since 2001

Reason for increase in value:
Equalization due to revaluation, new construction, etc. Contact City Assesor's office prior to Monday, March 31, 2025 with questions.

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 on the parcel 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:

Name/Location	Date	Time
Dickinson Township/City Board of Equalization		
City Hall Commission Room	April 9, 2025	5:00 pm
Stark County Board of Equalization		
Stark Cty Courthouse Commission Rm	June 3, 2025	10:00 am
North Dakota State Board of Equalization		
ND State Capital	August 12, 2025	8:30 am CT

Assessment Official: Joseph J. Hirschfeld, City Assessor

Mailing Address: 38 1st Street W dickinsoncity.northdakotaassessors.com

City, State, Zip: Dickinson, ND 58601

Phone: 701-456-7734 **Date:** 3/18/2025

* As provided for in N.D.C.C. §§ 57-02-27.1 and 57-02-27.2
24743 (Revised 7-2023)

10

45% increase
33%

NOTICE OF INCREASE IN REAL ESTATE ASSESSMENT

CITY OF DICKINSON
(Name of Twp/City/District)

STARK
(Name of County)

Parcel Number: 0880-0400-0100

JENSEN, TASHA
STEINBACH, DAVID J. & CARLA J. (LE)
LE - JENSEN, TASHA
1192 11TH AVENUE E
DICKINSON, ND 58601-4205

Property Address:
1192 11TH AVENUE E
DICKINSON, ND 58601-4205

Legal Description:
LOT 1, BLOCK 4, SHINAGLE'S 1ST
Subdivision: SHINAGLES(0880)

	True & Full Value*
Current Year Assessment (2025)	$317,300
Prior Year Assessment (2024)	$238,500
Change in Assessment	$78,800

Reason for increase in value:
Equalization due to revaluation, new construction, etc. Contact City Assesor's office prior to Monday, March 31, 2025 with questions.

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:

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Assessment Official: Joseph J. Hirschfeld, City Assessor

Mailing Address: 38 1st Street W dickinsoncity.northdakotaassessors.com

City, State, Zip: Dickinson, ND 58601

Phone: 701-456-7734

Date: 4/4/2025

* As provided for in N.D.C.C. §§ 57-02-27.1 and 57-02-27.2
24743 (Revised 7-2023)

BOARD OF COMMISSIONERS
NEAL MESSER, Chairman
PAUL CLARYS, Vice-Chair
BERNIE MARSH
DEAN FRANCHUK
CORY WHITE

Stark County
North Dakota

AUDITOR
KAREN RICHARD

DEPUTY AUDITOR
Lana Jahner

OFFICIAL PROCEEDINGS OF THE STARK COUNTY COMMISSION
June 3, 2025

Chairman Messer called the regular meeting of the Stark County Board of Commissioners to order at 9:00 a.m. Commissioners Present: Dean Franchuk, Paul Clarys, Bernie Marsh, Neal Messer, and Cory White. Department Heads Present: Auditor Karen Richard, Sheriff Corey Lee, State's Attorney Amanda Engelstad, Tax Director Natalie Wandler, Human Resources Joetta Pearcy, Planner Stephen Josephson, and Emergency Services Director Alaynea Decker.

White adds Dickinson Airport to the agenda.
MOTION BY: Clarys **SECONDED BY:** Marsh
To ratify the agenda as amended.
All voted aye, motion carried.

Messer calls for approval of the minutes from May 6, 2025.
MOTION BY: Clarys **SECONDED BY:** White
To approve the minutes from the May 6, 2025 meeting.
All voted aye, motion carried.

Lee adds $ 149.99 training to Two Lane Tactics for the Sheriff Department, and travel for Engelstad is also added.
MOTION BY: Marsh **SECONDED BY:** White
To approve the accounts payable with the 2 additions: $149.99 for Public Safety and reimbursement to the State's Attorney for lodging and mileage.
Roll call, all vote aye, motion carried.

Messer presents the Park Board action item.
MOTION BY: White **SECONDED BY:** Franchuk
To approve a $17,000.00 payment for the Motorpark Speedway.
Roll call: White – aye, Franchuk – aye, Clarys – nay, Marsh – abstain, Messer - aye, motion carried.

Lee presents his May Sheriff report. He notes that vehicle repair costs are high this year. K-9 Kato is back from training and will be on the road with his trainer in a couple of weeks. Roughrider Days is coming up at the end of the month, and he notes the Sheriff Department will incur higher-than-average overtime costs. He asks the commission to approve the signing of the South Heart contract, and Engelstad has reviewed this contract. South Heart Council has approved it.

Lee asks Clarys to report on the LEC building repairs, and that could potentially progress into a move for the Sheriff Department. Clarys reports on the LEC building repairs, approximately $350,000 has been spent so far repairing domestic water lines in the 2nd level. At times, water and wastewater have overflowed into the lower-level Sheriff's Department. SWMCCC is going to bear the majority of the nearly $600,000 to do phase 2 of the repairs, which could run into 2027. Clarys feels we can't replace this building and need to continue to do these repairs. He would like to ensure this doesn't happen in the future – moving the Sheriff's office will not fix this problem. Lee asks where we go from here. Messer agrees that the health and safety of the employees is paramount, and there are options, and at some point, he, Franchuk, and Lee should meet and bring some options back to the commission.

Andrew Krebs, KLJ, provides an update on the roundabout project, and they have been working with landowners on right-of-way options. The box culvert project by South Heart has an expected mid-June start date. The West Broadway Overlay has a bid opening scheduled for July 1 at 10 AM.

James Kadrmas, Interstate Engineering, reports the bridge removal south of Belfield has the preliminary design complete, and they are working with NDDOT on review of the draft environmental document.

Jeremy Wood, Northern Plains, provided an update on the 32nd St and 107th Ave project seal coat, which will start next week. He also notes that a couple of residents in the Copperleaf Subdivision approached him about sealing their subdivision at this time as well. Messer asks if we have a precedent on how to handle the payment of this, at the time of pavement, that was cost-shared with the subdivision and county. Miller says the subdivision would be willing to do the same process as when it was paved, but how do we then handle the other subdivisions? Wood says it is an approximate $30,000 cost. Messer believes that at the time of paving that 30% was paid by owners, and there is no policy about paving

subdivisions. Messer would like to see the cost. Wood says if the seal coat is done next week, then this subdivision won't get done at this time. Wood further updates on 131st and 48th in the Belfield area, The 48th St portion is approximately 95% complete. The 33rd St and 110th Ave project has an expected July bid opening.

Todd Miller, Road Operations Specialist, updated on the road crew operations and stated that rubber sealing is completed. There were 639 regular hours and 92.5 overtime hours spent grading roads in May. He also reports that in 1961, the commission agreed that we would maintain and care for a bridge in Grant County, and we also would blade the road. The bridge needs to come out, and 2 pipes put in.

Miller asks for approval of an Adopt a Highway program in Stark County.
MOTION BY: White **SECONDED BY:** Clarys
To approve the program.
All voted aye, motion carried.

Miller asks for approval of a Mag Chloride application form. The mag chloride would be applied 250 feet in both directions from their residence on the main road. Engelstad has reviewed the form. The mag chloride would need to be paid for by the applicant.
MOTION BY: White **SECONDED BY:** Franchuk
To approve the form.
All voted aye, motion carried.

Miller says he met with Baker Boy and when the County Shop was built they were put on the Baker Boy pressurized sewer line and the City has recommended to the County and Baker Boy to eliminate 2,400 feet of sewer line and dig in a new trench going north 400 feet and drop into the man hole there. We would need to pay 50% of that cost, and it would be completed by October of this year. Cost is unknown right now.

Richard asks if they would like to act on the South Heart contract with the Sheriff Department. Franchuk would like to know what has changed in the contract. Lee says the original contract was in-kind for the car, and this new contract would be the same as Richardton and Belfield. The existing contract has expired, and the new contract will expire in 3 years.
MOTION BY: Marsh **SECONDED BY:** Franchuk
To approve the contract, subject to the State's Attorney's review.
DISCUSSION: Franchuk would like to see the contract prior to approving. We will not be billing this contract until approved - $1,000 a month.
All voted nay, motion failed.

Jeremy Presnell, City of Dickinson Fire Chief, provided an update to the Commission on the Dickinson Ambulance Service. The ambulance service is scheduled to go live on July 1. The two ambulances that were ordered should be here in August. Billing and reimbursement are almost complete through the 3rd party billing service, and Medicare and Medicaid have been approved. The DEA license has been received. They are fully staffed with 17 positions having been filled. Clarys asks if there have been any budget challenges. Presnell says they are currently under budget and received a $76,000 grant from FEMA for firefighting gear and a $1,200 reimbursement per student for EMS training. Messer asks about and projections of budgetary needs in the future. Presnell says it is difficult right now to project, as they don't have any call data, and he is hoping by the 1st of next year, they will have a better idea. The goal is to break even.

Holly Praus, Director of Sunrise Youth Bureau, addressed the Commission, thanking them for their support in the past, as Stark County is their top supporter. Sunrise Youth Bureau provides a safe place for youth. Praus provided an overview of the different programs and youth that Sunrise helps and assists with. She requests that the Sunrise Youth Bureau be included in the Stark County Budget for 2026, which is used to provide support to the youth and their families within Stark County. Stark County has budgeted a 1 mill levy in the past.

Messer opens the Stark County Board of Equalization public hearing at 10:00 a.m. Those present from the public: David J Steinbach, Deb Kirschenheiter, Dustin Bakken, Joe Hirschfeld, Cassandra Blotske, and Diane Duchscher. The sign-in sheet is on file with the Stark County Tax Director's office.

Tax Director Natalie Wandler reported the City of Belfield's market value for 2025 at $67,405,200 and the taxable value at $3,136,770. New residential construction of $434,800 and new commercial construction of $66,000. There were no comments from the public regarding the City of Belfield's assessment.
MOTION BY: Commissioner White **SECONDED BY:** Commissioner Franchuk
To approve the market value and taxable value as presented.
All voted aye, motion carried.

Tax Director Natalie Wandler reported the City of South Heart's market value for 2025 at $47,412,400 and the taxable value at $2,183,674. New residential construction of $1,654,600 and new commercial construction of $21,700. There were no comments from the public regarding the City of South Heart's assessment.
MOTION BY: White **SECONDED BY:** Clarys
To approve the market value and taxable value for 2025 for the City of South Heart.
All voted aye, motion carried.

Tax Director Natalie Wandler reported the City of Gladstone's market value for 2025 at $17,714,700 and the taxable value at $803,883. New residential construction of $145,500 and no new commercial construction. There were no comments from the public regarding the City of Gladstone's assessment.
MOTION BY: White **SECONDED BY:** Franchuk
To approve the market value and taxable value for the City of Gladstone for the fiscal year 2025.
All voted aye, motion carried.

Tax Director Natalie Wandler reported the City of Taylor's market value for 2025 at $16,483,800 and the taxable value at $751,214. New residential construction of $126,100 and no new commercial construction. There were no comments from the public regarding the City of Taylor's assessment.
MOTION BY: White **SECONDED BY:** Marsh
To approve the market value and taxable value for the fiscal year 2025 for the City of Taylor.
All voted aye, motion carried.

Tax Director Natalie Wandler reported the City of Richardton's market value for 2025 at $89,896,800 and the taxable value at $4,310,940. New residential construction of $59,100 and new commercial construction of $220,400. There were no comments from the public regarding the City of Richardton's assessment.
MOTION BY: White **SECONDED BY:** Franchuk
To approve the Richardton market value and taxable value for fiscal year 2025.
All voted aye, motion carried.

Joe Hirschfeld, City of Dickinson Assessor, reported the City of Dickinson's commercial true and full valuation for 2025 at $1,307,074,388 and residential at $2,036,855,200. New commercial construction of $67,166,818 and new residential construction of $17,632,000. This provides a taxable valuation of $157,015,699. Hirschfeld reports that 4 churches did not make the exempt list; he used to use a 501c3 status as a guideline to approve the church, but has since learned that the IRS doesn't require churches to have a 501c3, so he is looking for guidance on how to ensure the request is from a practicing church. Engelstad says these are in the City of Dickinson, and the City Attorney has issued guidance on this. Messer says the county isn't going to dive into this, as we have no jurisdiction on this. Hirschfeld also reports that there is a recommendation from the City of Dickinson Commission to place a 15% cap on 140 parcels that were part of the reevaluation process, which would decrease the city's valuation by $7,374,000. The market over the last year shows a 10% increase in market values, so with a cap, we would not be catching up on the value of these, maybe even going backwards. Hirschfeld recommends not capping those properties at 15% as he does not believe it helps to catch up and may create a larger problem in the future. Clarys asks when evaluations will be caught up in the city. Hirschfeld says there are 1049 properties that have not been looked at. He was under the assumption that in 2000, when the commercial reappraisal was done by Vanguard, a residential one was also done. That was not correct, so those 1049 properties that have not been reevaluated in over 20 years will be completed this year. Messer feels it isn't the property owner's fault that the property has not been reevaluated, and he sympathizes with the property owner. Hirschfeld says state law says to equalize, and a cap does not equalize.

Messer calls for public comments.

David Steinbach addressed the commission regarding the increase he received on his property, saying he received a letter from the city saying the value had gone up 7 – 8% over last year, but in reality, it went up 45%. In the last 4 years, it has gone up 74.75%. He had the city come and do a reevaluation, and they lowered it to a 33% increase. He would like to see his property at 15%, which would put it at about $275,000.

Cassandra Blotsky addressed the commission requesting a 2025 adjustment to her property, as the wrong square footage has been on file for the last 13 years. She contacted the City Assessor's office, who came out and measured and told her they had made e mistake and had the incorrect information

on the property card for the last 13 years. She has filed an application for abatement for 2023 and 2024, and asks that the adjustment be made for 2025, so she does not have to file an abatement on that year, also. Hirschfeld says this property is one of the 1049 that needed to be re-evaluated, and to correct the property, it would be $6,000 higher than it is now, and what she is asking for is just for the square footage to be adjusted. The property is assessed at 1721 square feet, when it should be 1517 square feet. Hirschfeld says her 2025 value is locked in, and when we reassessed her property, it is $6000 higher, so we advised her that we won't be adding more value this year. Messer asks if he could just correct the square footage immediately on the property card. Hirschfeld says we could correct the square footage, which is only part of the correction, and if the commission authorizes him to do that, he can. Messer says he doesn't believe that Hirschfeld needs authorization to do that. The city assessor has the ability and the requirement to have correct data on the square footage, and valuation is a separate conversation. Hirschfeld doesn't believe he has the authority to only change the data and not the value – if we are going to correct it, we need to correct all of it. Messer again says the data has to be correct. Hirschfeld says if we are going to do part of it, we need to do all of it, and the size and valuation are tied together.

Diane Duchscher addressed the commission regarding a property located at 884 14th St E and what she believes to be inequity in taxation. In 2023, she did a lot split and sectioned off just under one acre and built a home at the front of the property. She feels the value of that lot sectioned off should have been about $100,000. When the tax statement came out in 2024, she anticipated seeing the savings from that section of land being removed, but the value went up $42,000. The value went up again in 2025. She feels the value is high according to the neighbor's value and would like to see the value lowered from $924,200.

Messer asks if anyone is on the phone line from Prairie Hills Mall, Dickinson Hills, Walmart, or Dickinson Homestay - no response from anyone on the phone.

Wandler presents Prairie Hills Mall, which paid $11.4 million at purchase. Hirschfeld says they were asking for the purchase price, and it is currently valued at approximately $14 million. Prairie Hills Mall did not bring in any information or values.

Wandler presents Walmart and asks if anyone is on the phone – no response from the phone. Hirschfeld states Walmart is looking for a value that falls in line with their appraisal. It is assessed at $22 million, and it was appraised at $10 million; they are asking to be assessed at $12,410,000.

Wandler presents Dickinson Homestay, which is assessed at $6,534,700, and they would like a reduced value to $4,957,400.

Wandler presents State Apartments, which is appraised at $1,160,000 and currently taxed at $1,588,600. No one appeared via phone.

Messer recesses the public hearing at 11:29 a.m.

Messer calls the hearing back to order at 11:39 a.m.

Messer calls for action on the 15% valuation increase cap that was adopted by the City of Dickinson Board of Equalization on 140 properties that assessed over 15% for 2025.
MOTION BY: White **SECONDED BY:** Clarys
To reject the 15% cap from the Dickinson Board of Equalization.
Roll call: White – aye, Clarys – aye, Franchuk – aye, Marsh – nay, Messer - nay, motion carried.

Messer calls for action on the Steinbach property. The property was assessed at $317,300 and asking to go to a 15% cap, which would be $274,000.
MOTION BY: Messer **SECONDED BY:** Marsh
To change the assessed value on Mr. Steinbach's property at 1192 11th Ave E to $275,000 from $317,300.
Roll call: Messer – aye, Marsh – aye, White – nay, Franchuk – nay, Clarys - nay, motion failed.

Messer asks if the data card for the Blotsky property needs to be dealt with. Wandler says that she believes that because the City went and looked at this property after the February 1st date, they could change the square footage only on the data card. Messer says it is not a valuation issue, so the commission will move on to the next property.

Messer calls for action on the Diane Duchscher property at 886 14th St E the current valuation is $924,200. Clarys recaps that they carved out an acre, and the valuation went up after removing that acre. Messer says in 2023 the structure value was $732,000 and the land value was $76,400, so if we apply 10% increases on the structure for 2024 and 2025 and put a $50,000 on the extracted lot would put the value at about $867,000. Messer calls for a motion twice. No motion was heard, so the value remains the same.

Messer calls for action on Prairie Hills Mall. Wandler says a motion is not needed on any of the entities that did not appear. Messer verifies that it would apply to Prairie Hills Mall, Homestay, Dickinson Hills, and Walmart. Engelstad feels they should make a motion to deny the requests.
MOTION BY: White **SECONDED BY:** Clarys
To deny all of those requests.
All voted aye, motion carried.

MOTION BY: White **SECONDED BY:** Franchuk
To accept the City of Dickinson dated 5-28-25 valuations.
Roll call: White – aye, Franchuk – aye, Clarys – aye, Marsh – aye, Messer - nay, motion carried.

Dustin Bakken, Kompleks Aerial, does the industrial appraisals, and Messer asks about the depreciation on the rail terminal properties of 10%. Bakken responded that all the depreciation this year was physical and not functional. Messer questions if the old Halliburton terminal was also done. Wandler responds that it is in the City of Richardton, and they contracted with Bakken to do that and Red Trail and both did not receive the 10%. Messer states that we are treating similar facilities differently.

Wandler asks if anyone would like to speak regarding Stark County values. No one responds in person or via phone. No farmland changes this year. New construction is $18,681,900 for residential and $13,194,800 for commercial. The county value for 2025 is $1,486,211,920 for a taxable value of $71,494,957.
MOTION BY: Clarys **SECONDED BY:** Franchuk
To approve the Stark County valuations.
All voted aye, motion carried.

Wandler presents the total valuation for 2025, which includes all of Stark County and the City of Dickinson of $5,069,054,408 with a taxable value of $239,697,137. Up $20,424,160 from 2024.
MOTION BY: White **SECONDED BY:** Clarys
To approve the County-Wide valuations to include the small cities and the City of Dickinson.
All voted aye, motion carried.

Messer closes the public hearing at 12:27 p.m.

Josephson presents MSP 04-25 Milan Schmit is requesting approval of the Hillside Acres East Subdivision through the minor subdivision process for a property located in the ND ¼ of Section 31, Township 139N, Range 95W, containing approximately 48.23 acres.
MOTION BY: White **SECONDED BY:** Franchuk
To approve MSP 04-25.
All voted aye, motion carried.

Josephson presents MSP 05-25 Milan Schmit is requesting approval of the Hillside Acres West Subdivision through the minor subdivision process for a property located in the ND ¼ of Section 36, Township 139N, Range 96W, containing approximately 40.40 acres.
MOTION BY: White **SECONDED BY:** Marsh
To approve MSP 05-25.
All voted aye, motion carried.

Josephson presents CUP 02-25-ASWS LLC DBA Hamlin Water is requesting a conditional use permit for a water depot on a 160-acre property located in the NE ¼ of Section 5, Township 140N, Range 96W. No trucks will be entering – will all be pumped out using hoses to fracking sites.
MOTION BY: White **SECONDED BY:** Franchuk
To approve the water permit.
All voted aye, motion carried.

Decker reports lifelines are stable, and 58 total fire calls in May. She presented an overview of May's weather, with 5.56" of rain in May. Air quality from Canadian wildfires has brought in unhealthy air levels. One weather station is up, and we are monitoring the air quality with that station and will be putting this information on the website. A mailer was sent out for citizen notification and has gotten many new sign-ups.

Decker presents a contract from Electronic Communications Inc. for servicing the radio system in dispatch, looking for approval to renew.
MOTION BY: White **SECONDED BY:** Clarys
To renew the contract
All voted aye, motion carried.

Decker presents a contract from Big Language Solutions, LLC, which is a translation service that dispatch uses; she is looking for approval.
MOTION BY: Clarys **SECONDED BY:** Franchuk
To approve this contract with Big Language Solutions, LLC.
All voted aye, motion carried.

Richard presents an alcohol permit application for the Dickinson Eagles Club for the dates of June 21, 27, 28, and 29.
MOTION BY: White **SECONDED BY:** Franchuk
To approve the Dickinson Eagles Club for June 21, 27-29.
All voted aye, motion carried.

Engelstad presents the Vision Zero contract, but she has not had a chance to review it. Looking for approval for the Chair to sign it once she reviews it.
MOTION BY: White **SECONDED BY:** Clarys
To authorize the signing of the contract once it is reviewed and approved by Engelstad.
All voted aye, motion carried.

Messer provides an overview of Senate Bill 2180, and next month, there will be a public comment policy in front of the commission for their consideration.

Clarys advises that there was a recent resignation from the Weed Board District 2, and one application for that position was received from Shirley Meyer. He recommends she be appointed.
MOTION BY: Clarys **SECONDED BY:** Franchuk
To appoint Shirley Meyer to the County Weed Board.
All voted aye, motion carried.

Clarys also reports there is a vacancy in District 4 for the Stark County Weed Board, in the SW portion of the county if anyone is interested in applying.

Kelly Braun, Regional Manager Dickinson Airport provided an update on the potential new terminal. In the last 25 years, there has been a steady growth in the number of enplanements. There were 50,000 people coming and going through the terminal last year. The new terminal will be able to accommodate aircraft with 76 seats. The new terminal will be about 27,000 square feet. The total cost is $53.4 million and will be covered as follows: Federal Funding - $12 million; State Funding - $30.6 million; Local Funding - $10.8 million. The local funding consists of Airport Authority (2 million), City of Dickinson (4 million), Stark County (4 million), Dunn County (2 million), and Billings County (800,000). There is a $2 million contingency built in to cover bid variance and construction contingency. Messer asks what the plan is if they don't receive the $10.8 million in local funding. Braun says there is the option to levy additional mills, or they could look at debt and leverage mills to repay that debt. Messer says this will be a discussion point during budget time. Braun says that because of the timing of the construction, there could be a portion of the $4 million paid in 2026 and a portion in 2027.

Pearcy presents a draft Compensation & Salary Administration policy. Last month, the commission approved the merit pay policy, and this policy is how that pay would be administered. Pearcy says that salary ranges that are more than 5% would be eligible for both merit pay and market adjustments. The higher someone is in the salary range, the lower their merit pay would be. A merit matrix will need to be approved. Elected positions and attorneys do not get merit pay. Messer would like the committee to brainstorm some ideas on caps.

The total of all bills approved from May 7, 2025, through June 3, 2025, equals $713,512.00.

The Stark County Auditor's office has a detailed list of bills paid by check and ACH that can be inspected anytime during regular business hours.

Commissioner White made a **MOTION** to adjourn at 1:23 p.m., Commissioner Marsh **SECONDED**, Adjourned.

Karen Richard, Auditor

Neal Messer, Chairman

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Stark County
North Dakota

AUDITOR
KAREN RICHARD

DEPUTY AUDITOR
Lana Jahner

OFFICIAL PROCEEDINGS OF THE STARK COUNTY COMMISSION
June 4, 2024

Chairman Franchuk called the special meeting of the Stark County Board of Commissioners to order at 9:00 a.m. Commissioners Present: Dean Franchuk, Paul Clarys, Bernie Marsh, Neal Messer, and Cory White. Department Heads Present: Auditor Karen Richard, State's Attorney Amanda Engelstad, Sheriff Corey Lee, and Tax Director Natalie Wandler.

Others present: Dustin Bakken, Deb Kirschenheiter, Joe Hirschfeld, Lester Frenzel, Marlene Frenzel, and Randy Ulmer. The sign-in sheet is on file with the Stark County Tax Director's office.

Franchuk asks for approval of the agenda.
MOTION BY: Marsh **SECONDED BY:** White
To ratify the agenda as presented.
All voted aye, motion carried.

Wandler reports Vanguard is used by the City of Dickinson and Stark County and every 15-20 years the cost manual is updated which was done this year, which updates changes in construction costs, etc.

Wandler reported the City of Belfield's market value for 2024 at $62,819,200 and the taxable value at $2,925,409. New residential construction of $434,800 and new commercial construction of $66,000. There were no comments from the public regarding the City of Belfield's assessment.
MOTION BY: Commissioner Messer **SECONDED BY:** Commissioner Clarys
To establish the 2024 market value for the City of Belfield at $62,819,200 with the taxable value at $2,925,409.
Roll call, all vote aye, motion carried.

Wandler reported the City of South Heart's market value for 2024 at $43,473,200 and the taxable value at $2,002,927. New residential construction of $1,654,600 and new commercial construction of $21,700. There were no comments from the public regarding the City of South Heart's assessment.
MOTION BY: Commissioner Messer **SECONDED BY:** Commissioner White
To establish the 2024 market value for the City of South Heart at $43,473,200 with the taxable value at $2,002,927.
Roll call, all vote aye, motion carried.

Wandler reported the City of Gladstone's market value for 2024 at $16,305,600 and the taxable value at $740,285. New residential construction of $145,500 and no new commercial construction. There were no comments from the public regarding the City of Gladstone's assessment.
MOTION BY: Commissioner Messer **SECONDED BY:** Commissioner Clarys
To establish the 2024 market value for the City of Gladstone at $16,305,600 with the taxable value at $740,285.
Roll call, all vote aye, motion carried.

Wandler reported the City of Taylor's market value for 2024 at $15,206,800 and the taxable value at $693,156. New residential construction of $126,100 and no new commercial construction. There were no comments from the public regarding the City of Taylor's assessment.
MOTION BY: Commissioner Messer **SECONDED BY:** Commissioner White
To establish the 2024 market value for the City of Taylor at $15,206,800 with the taxable value at $693,156.
Roll call, all vote aye, motion carried.

Wandler reported the City of Richardton's market value for 2024 at $81,699,545 and the taxable value at $3,913,896. New residential construction of $59,100 and new commercial construction of $220,400. There were no comments from the public regarding the City of Richardton's assessment.
MOTION BY: Commissioner Messer **SECONDED BY:** Commissioner Clarys
To establish the 2024 market value for the City of Richardton at $81,699,545 with the taxable value at $3,913,896.
Roll call, all vote aye, motion carried.

City Assessor Joe Hirschfeld presented the City of Dickinson values. Commercial valuation for 2024 $1,131,906,868 and residential $1,857,863,000 for a total value of $2,989,769,868. New commercial construction $5,581,200 and new residential construction $15,461,700. Taxable value for 2024 $140,199,993.

Wandler advises Holiday Gas Station Circle K sent an email yesterday with a Marshall and Swift showing it is worth $1,016,672 and Vanguard has it valued at $1,204,700. No one was on the phone line from Circle K and no action was taken.

Prairie Hills Mall was just purchased from Great Plains Clinic. They sent the appraisal to Wandler. The city has it valued at $15,037,600 and it was purchased for $11.4 million. Wandler states she told them since the sale was after the assessment date and the city board meeting that we could hear it at the county but potentially there were not many changes that could be made. No one was on the phone line from Prairie Hills Mall and no action was taken.

Randy Ulmer spoke regarding the property value of his home – the value was raised by $45,000 and he hasn't done anything to it but paint it and new shingles. He talked to the City, and they came out and went through the inside of the house and he would like the 15% cap added to his property. Hirschfeld states he did meet with Ulmer twice and the notice of increase went out with an increase in valuation that was triggered by the detached shop and garage. After staff looked at the property the property valuation card didn't match the shop size and an addition wasn't added to the house, which then increased the property to $349,000. Messer says the property card is now correct and it is up to us to decide what to do from his 2023 value of $217,000 to the current value of $349,000. Wandler suggests leaving the property at $262,000 for 2024 or capping it at 15% and moving to the $349,000. Richard states you did get a tax break for 10 years because it wasn't on the property card. Messer says that is not his fault.

Wandler explains the City of Dickinson's 15% property cap. They started with 298 properties that the City motioned to cap the increase at 15%, but that included new construction, so this was changed at the next meeting to 102 properties. Hirschfeld says the motion was for a 15% cap until it is caught up. If there is a market increase of 10% that gets applied and then an additional 5%. If it decreased 10% then it would catch up 25%. A reevaluation would reset everything. The city would potentially need to do the motion again next year. Hirschfeld states we can move forward today with Ulmer's property valued at $262,000 because it wasn't noticed properly. After he asked the City to come out we noticed missed property and the law says any missed property can be added later through the Auditor's office. Adding that values it at $349,000. If we leave here today with it valued at $262,000 then we are required to put the missed property on which values it at $349,000. If we leave today with it valued $349,000 then it would be eligible for the 15% cap. After discussion, Ulmer asks for the property to be valued at $349,000 and use the 15% cap. Hirschfeld also advises the commission that as the board of equalization, they have the power to set this property at whatever value they would choose. The commission tables until after they discuss the group of properties that the city set at a 15% cap.

Les Frenzel addressed the commission on the west ½ of Section 25. Wandler advises these 3 properties annexed into the City of Dickinson and then annexed back out to the county. The splits weren't auto-updating in our computer program, so anytime there was a split it was using the 2022 value per acre. There were 50 properties that were affected and updated this year. Those properties are getting the 2-year increase as there wasn't one in the prior year – no additional action was taken.

Wandler addressed the 15% cap the City of Dickinson placed on 102 properties. She believes the cap is not fair to the rest of the county. Some of the subdivisions that were revalued had not been revalued for 25 years. These properties range from increases of $44,200 to $343,900. The larger increases will take up to 10 years to cap out. She believes everything should be equalized. Richard states this 15% cap makes the mil worth less money and everyone else in the county must make up the difference from this cap. Wandler states about $6 million is being capped. White feels the 15% cap muddies the waters. Messer states the issue is the property hasn't been assessed for 15 or 20 years and isn't there a responsibility for the City to get out there and pull those cards more frequently and get them up to date? The taxing entity needs to step up that there were mistakes made and he agrees if we equalize everyone needs to participate. Wandler says if you bought a house in this subdivision then you are paying the cap right away and she recommends disallowing the 15% cap to equalize everyone.

MOTION BY: Commissioner White **SECONDED BY:** Commissioner Marsh

To establish equalization and to not have a 15% cap.

DISCUSSION: White asks what corrective actions are being taken by the city to prevent this from happening again. Hirschfeld states it is a staffing issue and there were not enough staff to do re-evaluations. Workloads have increased but staffing has not, they have current staffing and are working on training.

Roll call, all vote aye, motion carried.

MOTION BY: Commissioner Messer **SECONDED BY:** Commissioner White
To set the taxable value for Mr. Ulmer's property at $262,200 for the property tax year of 2024.
Roll call, all vote aye, motion carried.

MOTION BY: Commissioner Clarys
To revise the residential 2024 valuation from $1,857,863,000 and add $5,924,600.

AMENDED MOTION BY: Commissioner Clarys **SECONDED BY:** Commissioner Messer
To set the True and Full Valuation for 2024 for the commercial and residential property at $2,995,607,668.
Roll call, all vote aye, motion carried.

Wandler reported the Stark County market value for 2024 at $1,641,124,823 and the taxable value at $78,807,632. New residential construction of $16,124,500 and new commercial construction of $7,871,900. There were no comments from the public regarding Stark County's assessment.
MOTION BY: Commissioner Messer **SECONDED BY:** Commissioner Clarys
To establish the 2024 market value for Stark County at $1,421,620,478 with the taxable value at $68,531,959.
Roll call, all vote aye, motion carried.

Commissioner Messer made a **MOTION** to adjourn at 11:20 a.m., Commissioner White SECONDED, Adjourned.

Karen Richard, Auditor

Dean Franchuk, Chairman

BOARD OF COMMISSIONERS
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NEAL MESSER, Vice-Chair
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CORY WHITE

Stark County
North Dakota

AUDITOR
KAREN RICHARD

DEPUTY AUDITOR
Lana Jahner

OFFICIAL PROCEEDINGS OF THE STARK COUNTY COMMISSION
June 6, 2023

Chairman Franchuk called the regular meeting of the Stark County Board of Commissioners to order at 9:00 a.m. Commissioners Present: Dean Franchuk, Paul Clarys, Bernie Marsh, Neal Messer, and Cory White. Department Heads Present: Auditor Karen Richard, Sheriff Corey Lee, Road Superintendent Al Heiser, Human Resources Joetta Pearcy, Emergency Manager Shawn Davenport, Tax Director Natalie Wandler, and County Park Lisa Heiser.

RATIFY AGENDA
Franchuk adds two Conditional Use Permits for Fischer Industries.
MOTION BY: Commissioner Marsh **SECONDED BY:** Commissioner Clarys
To ratify the agenda as amended.
DISPOSITION: All voted aye. Motion Carried.

MINUTES
Chairman Franchuk called for approval of the minutes from May 2, 2023.
MOTION BY: Commissioner Clarys **SECONDED BY:** Commissioner White
To approve the minutes as presented.
DISPOSITION: All voted aye. Motion Carried.

ACCOUNTS PAYABLE
MOTION BY: Commissioner Messer **SECONDED BY:** Commissioner White
To approve the Accounts Payable bills as submitted.
DISPOSITION: Roll call: Commissioners: Messer - aye, White – aye, Marsh - aye, Clarys - aye, Chairman Franchuk – aye. Motion Carried.

ABC FENCING	35TH ST SW FENCE RMV	$ 748.80	96383	6/6/2023
ADVANCED ENGINEERING	RESTROOM FINAL DESIGN	$ 4,800.00	96384	6/6/2023
AED EVERYWHERE INC	PADS & BATTERIES	$ 281.70	96385	6/6/2023
AP - ABM	MAY PRINTER/EMAIL FIX	$ 2,484.37	1239	6/7/2023
AP - BALCO	UNIFORMS	$ 2,130.80	1239	6/7/2023
AP - BOSS	OFFICE SUPPLIES	$ 1,213.55	1239	6/6/2023
AP - BRAUNS	WATER.CLEAN SUPPLIES	$ 1,598.24	1239	6/7/2023
AP - CENTRAL MECHANICAL	PAY EST 3 HVAC 2023	$ 98,100.00	1239	6/7/2023
AP - CENTRAL SQUARE	CAD MAINTENANCE	$ 2,475.42	1239	6/7/2023
AP - CHS SW GRAIN	FUEL	$ 12,928.12	1239	6/7/2023
AP - CONSOLIDATED	PHONE	$ 108,704.06	1220	5/25/2023
AP - HEART RIVER CLEAN	APRIL CLEANING	$ 500.00	1239	6/7/2023
AP - HIGHLANDS ENG	BRIDGE REPLACEMENTS	$ 8,680.00	1239	6/7/2023
AP - INFORMATION TECH	USER FEES	$ 7,582.83	1239	6/7/2023
AP - J LORAE	MAY CLEANING	$ 750.00	1239	6/7/2023
AP - JAM PEST CONTROL	APRIL MARCH FEES	$ 430.00	1239	6/7/2023
AP - JUST IN GLASS	UNIT 11	$ 50.00	1239	6/7/2023
AP - KLJ	HWY 10 CHIP/FOG SEAL	$ 3,651.77	1239	6/7/2023
AP - KOHLER COMM	MICROPHONES	$ 685.00	1239	6/7/2023
AP - LOGO MAGIC	UNIFORMS	$ 616.00	1239	6/7/2023
AP - NELSON INTL	EQUIPMENT REPAIR	$ 2,056.78	1239	6/7/2023
AP - NORTHERN PLAINS	PROJECT REPAIRS	$ 19,032.50	1239	6/7/2023

Froehlich provided the proposed contract revisions. Froehlich sent the revisions to Engelstad to review, and she said it looks fine. Richard questioned #11 regarding separate checks for the deposit and fee and that they are made payable to Stark County as it was in the previous contract.
MOTION BY: Commissioner Marsh **SECONDED BY:** Commissioner Clarys
To accept the new contract with the change of adding Stark County to #11
DISPOSITION: Roll call: Commissioners: Marsh - aye, Clarys – aye, Messer - aye, White - aye, Chairman Franchuk – aye. Motion Carried.

Froehlich also addressed the previous contract and #19 regarding the Auditor depositing the room's funds into a Dakota Room fund that will be used to pay for consumables for the room. He states the intent with the previous commission was to keep those funds separate, but they are currently being deposited in an account that zeros out at the end of the year. He would like the money to go into a fund that accumulates each year so there is a balance available for things like tables, etc. Richard advises the room does have a fund line but is a general fund line item. This room is a Stark County room and the utilities, etc. are coming out of the general, so that is why it is in the general. We can pull the revenue each year if needed. Messer states if we can report how much we have made each year – then he is fine with how it is currently done. Franchuk states that having special funds could become an issue for the state auditor and no additional action is needed because we can track the total balance if needed.

10:00 AM – BOARD OF EQUALIZATION
Franchuk recessed the County Commission Meeting and opened the Board of Equalization at 10:05 a.m. Those present: Commissioner Paul Clarys, Commissioner Neal Messer, Commissioner Corey White, Commissioner Bernie Marsh, Commission Chair Dean Franchuk, Tax Director Natalie Wandler, Assistant Tax Director Sarah Ruffin, Auditor Karen Richard, Deb Kirschenheiter and Heather Avers-Davis – City of Dickinson, Industrial Appraiser Dustin Bakken, Robert Stockert, Michael & Andrene Hermanson, Sally Paul (phone), Darrell Dickson (phone), and Eron Bringhurst (phone). The sign-in sheet is on file with the Stark County Tax Director's office.

Tax Director Natalie Wandler reported the City of Belfield's market value for 2023 at $59,393,100 and the taxable value at $2,766,678. New residential construction of $116,100 and no new commercial construction. There were no comments from the public regarding the City of Belfield's assessment.
MOTION BY: Commissioner Messer **SECONDED BY:** Commissioner Clarys
To set the City of Belfield market value at $59,393,100 with a taxable value of $2,766,678.
DISPOSITION: Roll call: Commissioners: Messer - aye, Clarys - aye, Marsh – aye, White - aye, Chairman Franchuk – aye. Motion Carried.

Tax Director Natalie Wandler reported the City of South Heart's market value for 2023 at $39,526,300 and the taxable value at $1,825,017. New residential construction of $490,100 and no new commercial construction. There were no comments from the public regarding the City of South Heart's assessment.
MOTION BY: Commissioner Messer **SECONDED BY:** Commissioner White
To set the City of South Heart market value for 2023 at $39,526,300 with a taxable value of $1,825,017.
DISPOSITION: Roll call: Commissioners: Messer - aye, White - aye, Marsh – aye, Clarys - aye, Chairman Franchuk – aye. Motion Carried.

Tax Director Natalie Wandler reported the City of Gladstone's market value for 2023 at $15,329,300 and the taxable value at $695,706. No new residential construction and no new commercial construction. Michael Hermanson addressed the commission regarding his real estate assessment for clarification, Wandler advised that the Mobile Home and property statements were combined instead of separately.
MOTION BY: Commissioner Messer **SECONDED BY:** Commissioner White
To set the 2023 market value for Gladstone at $15,329,300 with a taxable value of $695,706.
DISPOSITION: Roll call: Commissioners: Messer - aye, White - aye, Marsh – aye, Clarys - aye, Chairman Franchuk – aye. Motion Carried.

Tax Director Natalie Wandler reported the City of Richardton's market value for 2023 at $81,240,680 and the taxable value at $3,901,339. New residential construction of $6,500 and Wandler needs to check on the new commercial construction value. There were no comments from the public regarding the City of Richardton's assessment.
MOTION BY: Commissioner Messer **SECONDED BY:** Commissioner White
To set the 2023 market value of Richardton at $81,240,680 with a taxable value of $3,901,339.
DISPOSITION: Roll call: Commissioners: Messer - aye, White - aye, Marsh – aye, Clarys - aye, Chairman Franchuk – aye. Motion Carried.

Tax Director Natalie Wandler reported on the City of Dickinson and presented a list of parcels that had previous contact and the City of Dickinson acted on:

Walmart: no comments from anyone representing Walmart and the City of Dickinson had no change on Walmart.
MOTION BY: Commissioner Messer **SECONDED BY:** Commissioner Clarys
To set parcel 41-0986-01000-100, the Walmart parcel, for 2023 at $24,641,800.
DISPOSITION: Roll call: Commissioners: Messer - aye, Clarys - aye, Marsh – aye, White - aye, Chairman Franchuk – aye. Motion Carried.

Daniel Duletski: no comments from anyone representing Daniel Duletski and Wandler states she believes he was satisfied with the amount the city changed his property to.
MOTION BY: Commissioner Messer **SECONDED BY:** Commissioner White
To have parcel 41-1690-01000-100, Daniel Duletski be established at $660,300.
DISPOSITION: Roll call: Commissioners: Messer - aye, White - aye, Marsh – aye, Clarys - aye, Chairman Franchuk – aye. Motion Carried.

Holiday Gas Station: Sally Paul representing Holiday Gas Station appeared via phone. She states she spoke with Joe Hirschfeld from the City of Dickinson, and he advised her that he would not be looking at these values until 2024 when they would be re-evaluated and advised her to withdraw the appeal. It is currently on the tax roll for $1,237,400 and she has done a Marshall Swift cost analysis for this property and the value should be $1,016,972 – she believes the market value is overstated. Wandler advises the City of Dickinson had no change and Joe's recommendation to Wandler was no change as the city is going thru a reappraisal of commercial properties in 2024. Wandler recommends taking no action due to the reappraisal happening next year. Wandler provided an overview of how the commercial percent is set based on sales and mass appraisals.
MOTION BY: Commissioner Messer **SECONDED BY:** Commissioner White
To have parcel 41-0810-00000-100 be valued at $1,237,400.
DISPOSITION: Roll call: Commissioners: Messer - aye, White - aye, Marsh – aye, Clarys - aye, Chairman Franchuk – aye. Motion Carried.

Tzadik Energy Portfolio: no comments from anyone representing Tzadik Energy Portfolio and the City of Dickinson had no change.
MOTION BY: Commissioner Messer **SECONDED BY:** Commissioner Clarys
To establish the Tzadik Energy Portfolio in the amount of $3,696,500.
DISPOSITION: Roll call: Commissioners: Messer - aye, Clarys - aye, Marsh – aye, White - aye, Chairman Franchuk – aye. Motion Carried.

Exponetial Enterprise LLC/RubyAnn Stiegelmeier: no comments from anyone representing Exponetial Enterprise LLC/ RubyAnn Stiegelmeier. Wandler advises Stiegelmeier bought the property 2 years ago and paid $140,000 and the property had a tax value of $49,200 for 2 years and this year was increased to $88,000. Stiegelmeier claims she didn't get her change notice, but she hadn't changed her mailing address with the city.

housing which restricts rent amount based on income. They had an appraisal done by a national appraisal company and it came back at $1,860,000. He also states that based on the current tax value, rent restrictions, and 6 vacant units they cannot operate with those in place.
MOTION BY: Commissioner Messer **SECONDED BY:** Commissioner White
To have the valuation on 41-1182-02000-201-245 for the calendar year of 2023 be established at $5,220,700.
DISPOSITION: Roll call: Commissioners: Messer - aye, White - aye, Marsh – aye, Clarys - aye, Chairman Franchuk – aye. Motion Carried.

Riley Kuntz: no comments from anyone representing Riley Kuntz and the City of Dickinson had no change.
MOTION BY: Commissioner Messer **SECONDED BY:** Commissioner Clarys
To have parcel 41-0020-09001-100 be established for the 2023 calendar year at $245,100.
DISPOSITION: Roll call: Commissioners: Messer - aye, Clarys - aye, White – aye, Marsh - aye, Chairman Franchuk – aye. Motion Carried.

Chancelor Hensley: they filed an abatement for the 2022 taxes but didn't own it until May of 2023 – Wandler called his representative and advised they can't file an abatement on something they didn't own. The City of Dickinson looked at this property after the 2022 value and changed the value down to $224,000 and they can file an abatement at the end of 2023 if needed. No action needs to be taken.

Lufkin US Acquisition Company LLC: Wandler states they questioned an obsolescence and once Wandler corrected that they were then fine with the value that was set. No action needs to be taken.

Landtech Enterprises LLC: Wandler received an email before this meeting that they were pulling their appeal and no action needs to be taken.

Tax Director Natalie Wandler reported the City of Dickinson's market value for 2023 at $2,838,285,520 and the taxable value at $133,244,581. There were no comments from the public regarding the City of Dickinson's assessment.
MOTION BY: Commissioner Messer **SECONDED BY:** Commissioner White
To have the total valuation of the City of Dickinson be established at $2,838,285,520 with a taxable valuation of $133,244,581.
DISPOSITION: Roll call: Commissioners: Messer - aye, White - aye, Marsh – aye, Clarys - aye, Chairman Franchuk – aye. Motion Carried.

Tax Director Natalie Wandler reported the Stark County market value for 2023 at $1,364,977,259, and the small cities at $209,654,480 resulting in a total county value of $1,574,631,739. Adding in the City of Dickinson at $2,838,285,520 results in a total value for the county of $4,412,917,259. The taxable value is $208,954,630. There were no comments from the public regarding the Stark County assessment.
MOTION BY: Commissioner Messer **SECONDED BY:** Commissioner Clarys
To have the total market value for Stark County for 2023 set at $4,412,917,259 with a taxable valuation of $208,954,630.
DISPOSITION: Roll call: Commissioners: Messer - aye, Clarys - aye, Marsh – aye, White - aye, Chairman Franchuk – aye. Motion Carried.

BREAK 10:54 a.m. to 11:06 a.m.

PARK BOARD 11:06 a.m. to 11:39 a.m.

Franchuk called the commission meeting back to order at 11:40 a.m.

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'THIS SYSTEM IS BROKEN'



Dickinson Press file photos

Photos from left: 1) City Assessor Joe Hirschfeld, pictured during a prior public meeting, faced pointed questions from Dickinson residents as steep property valuation increases prompted backlash. **2)** John Odermann listens to public comment during a Dickinson City Commission meeting. **3)** Commissioner Jason Fridrich, shown here at a previous city commission meeting, advocated for a 20% cap on residential property valuation increases.

Tanner Ecker / The Bismarck Tribune

Gov. Kelly Armstrong speaks on House Bill 1176, focused on property tax reform, on March 27 at the North Dakota Capitol.

Dickinson homeowners erupt over steep property valuations

BY ETHAN BUTOW AND JAMES B. MILLER, JR.
The Dickinson Press

DICKINSON

Property owners packed City Hall on Tuesday, many of them angry and bewildered, as they confronted city leaders about steep property valuation hikes that some highlighted

BROKEN
CONTINUED from A1

City Assessor Joe Hirschfeld opened with a presentation explaining the role of his office. He emphasized that assessors do not set tax rates — only valuations — and clarified that mill levies, determined by a combination of taxing entities, ultimately dictate how much residents pay.

He also laid out a multi-year plan for assessment updates. Properties are currently being evaluated based on construction date, starting with the oldest. By the end of 2025, Hirschfeld said all Dickinson properties will have been reassessed. Starting in 2026, assessments will shift to a six-year zoning rotation.

In total, Dickinson's combined residential and commercial valuation for 2025 now exceeds $3.34 billion.

Property owners speak out

Multiple residents spoke about their concerns with the "radical" increases in valuations, with some would add thousands to their tax bills.

From cracked voices to raw numbers, the message was clear: many Dickinson homeowners believe the assessment system is out of step with reality — and dangerously out of touch with public sentiment.

With residents reporting year-over-year increases saying that they have no choice but to sell their homes and move to another community. One resident said he was both angry and resigned with the rising valuations, noting that a home on a larger plot with an in-ground swimming pool was taxed 60% less in "liberal" Colorado and questioned why a deeply conservative state like North Dakota would have increases like the one he held in his hand that increased his property valuation by 50%.

His sentiments were echoed by a host of speakers, including Brad Coleman who said his property's assessment surged $97,000 based on incorrect assumptions that it had a new brick exterior and a heated garage.

"The house was built with brick in 1975. It's always been brick," he told the board. "How would that not have been assessed anytime from then until now?"

Coleman further noted that his garages are not heated, so he was confused at how that assumption was reached. Hirschfeld noted that the assumption between $80,000 to $200,000, many arrived armed with documents they said disproved city assumptions used to justify the jump in valuations. For hours, speaker after speaker described financial strain, flawed data and a growing sense of betrayal.

"This system is broken," said Diane Duchscher, a longtime real estate broker who was reached based upon the other properties on his street who did have heated garages, before admitting that the home hadn't been properly evaluated in decades and said the error stemmed from limited access — but offered a solution to resolve "guess work."

"We're most accurate if we can get into the home. If we can't, we do the best we can," he said.

Homeowners weren't the only speakers concerned with the city's valuations, businesses stepped into the fray raising concerns with their assessments — including two of the largest facilities in the community.

Kyle Kennett, representing Walmart, appeared via Zoom to notify the board that the company would be seeking an independent review and may challenge the assessment at the county level.

Ram Sathyamoorthy, a representative of Prairie Hills Mall, argued that the city's contracted commercial appraiser, Vanguard Appraisals, had overstated the mall's value by a significant margin. He warned the result could mean rent hikes for already struggling tenants, resulting in a business bubble in Dickinson.

Hirschfeld stood by Vanguard's assessments, prompting Commissioner Jason Fridrich to suggest to Sathyamoorthy for him to file a formal abatement if no compromise could be reached in follow-up discussions with the assessors office.

Commission approves 15% cap on residential increases

Faced with mounting pressure, board members debated whether they could — or should — step in.

Fridrich proposed capping year-over-year increases on recently reassessed residential properties at 20% over a six-year period.

"I know these properties have had relief for many years, but it's sticker shock when you open your assessment and it was $400,000 last year and now it's $700,000," he said. "That should not be happening."

Board Members John Odermann and Joe Ridl voiced support for a tighter cap. After further discussion, the board unanimously approved a 15% annual cap on assessed value increases for residential properties impacted by the latest round of reassessments.

They then formally approved the adjusted residential rolls, as well as the commercial valuations.

Hirschfeld encouraged residents to continue engaging.

"My door is always open," he said, noting that property owners can still appeal at the county level.

A statewide tipping point

The backlash in Dickinson is part of a growing wave of public frustration across North Dakota — especially following the failure of last year's Measure 4, a constitutional initiative that would have abolished property taxes entirely.

In response, Governor Kelly Armstrong recently unveiled a sweeping property tax reform plan that would cap local tax budget increases at 3% annually grew visibly emotional while discussing her son's home. "If I had known what the assessment was going to be, I never would have sold him that house."

Board of Equalization: Purpose and process

Tuesday's meeting was the City of Dickinson's annual Board of Equalization gathering, a requirement under North Dakota Century Code. Each April, cities across the state must meet to review and vote on local assessment rolls for the upcoming tax year. In Dickinson, the board consists of city commissioners, though Mayor Scott Decker was absent from this year's session.

and gradually eliminate property taxes for many primary residences over the next decade.

The plan increases the Primary Residence Credit from $500 to $1,000 and adds an additional $550 funded by the state's Legacy Fund earnings. In total, homeowners could receive $1,550 in annual relief by 2027, with further increases expected.

"This plan is real relief and it is real reform," Armstrong told lawmakers. "It's responsible, achievable, and durable."

Next steps

With the city's assessments now finalized, the Stark County Board of Equalization will take up the matter in early June. Residents still dissatisfied with their valuations may bring appeals to that meeting, and eventually to the state equalization board.

Until then, the broader debate continues — not just about numbers on a form, but about trust in government, transparency in process and the growing disconnect between rising home valuations and residents' ability to pay.

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STARK COUNTY REJECTS VALUATION CAP, DENIES ALL DICKINSON APPEALS

Commissioners say no to proposed 15% cap on property valuation hikes for the second year in a row, amid mounting public outrage and soaring assessments

BY EVAN BUTOW
The Dickinson Press

DICKINSON

For the second year in a row, every Dickinson homeowner who appealed their property valuation to the Stark County Board of Equalization was denied — even as the City of Dickinson once again passed a 15% cap on annual assessment increases, county officials swiftly overturned it.

In a 3-2 narrow decision, the board voted to strike down the city's proposed cap, affecting 144 properties that had met the criteria for relief. The move keeps valuations tied closely to market estimates, which in some cases have doubled year over year.

While the city board has twice proposed 15% limits on increases in response to public backlash, both attempts have been rejected by county officials who say the caps are inequitable and distort market reality.



James B. Miller / The Dickinson Press

The Stark County Commission room.

The repeated use of this strategy has led some observers to question whether the city's measures serve more as political signaling than enforceable protection, as any such cap must be approved by the county — and then the state — to take effect.

The Stark County Board of Equalization consists of the five county commissioners. This year, Dean Franchuk, Cory White and Vice Chair Paul Clarys voted to strike the cap, while Bernie Marsh and Chair Neal Messer voted to uphold it.

According to documents obtained by The Dickinson Press, the 144 affected properties were reassessed as part of a multiyear citywide review process that has prompted a surge in valuations for many homeowners.

The issue of rising property values first reached a boiling point during the April 9 meeting of the Dickinson Board of Equalization, where — responding to fierce objections from residents — the board voted unanimously to recommend the 15% cap. That meeting drew dozens of homeowners who described valuation hikes ranging from $80,000 to $200,000 and, in some cases, cited incorrect

VALUATION on A10

City assessor resigns amidst public backlash

Dickinson admin says Joe Hirschfeld III leaves on good terms

BY EVAN BUTOW
The Dickinson Press

DICKINSON — Joe Hirschfeld III, the city assessor whose recent property valuation decisions sparked public scrutiny and tense commission meetings, has submitted his resignation, City Administrator Dustin Dassinger announced Tuesday.

Dassinger told the Press after the meeting that Hirschfeld will remain in his position through the Aug. 12 state Board of Equalization meeting and is expected to use that time to pursue personal matters.

Hirschfeld first came under public scrutiny in April after many residential and commercial property values across Dickinson saw sharp increases to their valuations. He again faced criticism during the Stark County Board of Equalization meeting on June 6, having several tense exchanges with Dickinson property owners and county commissioners — particularly Commission Chair Neal Messer.

On June 18, The Dickinson Press published an article detailing a May 2 vote by the Killdeer City Commission to accept a proposal from Hirschfeld — through his private appraisal business — to complete a total revaluation of the city's taxable properties for $149,000.

In the article, a spokesperson for the City of Killdeer said commissioners were unaware of the controversy surrounding Hirschfeld in Dickinson and stressed a finalized contract had not yet been signed between the two parties, as the commission had only voted to accept Hirschfeld's proposal over competing offers.

BACKLASH on A2



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Evan Butow / The Dickinson Press
Dickinson City Assessor Joe Hirschfeld III during the April 9 Dickinson Board of Equalization meeting.

Dickinson assessor gets $149K Killdeer contract amid local uproar

Killdeer officials say they prioritized speed, unaware Hirschfeld was facing public backlash

BY EVAN BUTOW
The Dickinson Press

KILLDEER, N.D. — A private-owned appraisal firm run by a top city official in nearby Dickinson has landed a $149,000 contract to reassess all of Killdeer's properties — even as that official faces mounting backlash at home over steep tax valuation hikes.

The Killdeer City Commission voted May 5 to award the revaluation job to U.S. Appraisal Service of North Dakota, LLC, edging out a slightly higher $150,000 bid from Iowa-based Vanguard Appraisals. The deciding factor wasn't cost, officials said — it was timing. While Vanguard projected completion by 2032, U.S. Appraisal committed to finishing by 2027.

What Killdeer officials didn't know, according to city spokespersons, was that the winning bidder's owner — Dickinson City Assessor Joe Hirschfeld III — has been at the center of a heated tax revolt in his own city.

CONTRACT on A3

CONTRACT

CONTINUED from A1

In recent months, many Dickinson residents have packed city and county meetings to protest residential valuations that soared 30 to 100 percent following a long-delayed reassessment. While the Stark County Board of Equalization ultimately upheld the new figures, at least 144 formal appeals remain unresolved.

Hirschfeld encouraged Stark County Commissioners to overturn a 15% cap, established by the city of Dickinson in response to backlash, during the Stark County Board of Equalization meeting. He defended the hikes while citing a backlog dating to the oil boom and noting his two-person office is still playing catch-up.

"Four times the city of Dickinson had the opportunity to do a full residential revaluation," he told county officials. "Four times they declined."

Killdeer last underwent a full revaluation in 2015. Its lone Class II assessor also serves Dunn County and could not take on the extensive workload, city officials said. That left the commission to choose between two external bidders — unaware, they say, of the turmoil surrounding one.

"Time frame specifically was key," a city spokesperson explained. "It was briefly discussed but essentially out of the scope of work our city assessor could perform given his day-to-day work."

Yet even the contracting process raises questions.

Under Dickinson's municipal code, employees may pursue outside work only if it does not conflict with their official duties and is approved in advance. The policy, outlined in Section 42.31 of the city handbook, requires staff to submit written requests to their department heads, who then forward them to human resources for review.

City officials confirmed that Hirschfeld had not yet filed the necessary paperwork, and confirmed that the contract with Killdeer cannot be finalized until that process is completed.

While Hirschfeld has cited limited staffing in Dickinson as a factor contributing to delayed assessments and valuation increases, his decision to take on a separate revaluation project in Killdeer has prompted further scrutiny over how he will manage both roles.

The contract with Killdeer remains in draft form, pending legal review. Officials say residents will receive mailed notices and open-house invitations before any fieldwork begins.

Hirschfeld, who founded U.S. Appraisal Service in 2020, declined to comment on how the Killdeer job might affect his work in Dickinson, telling The Press, those questions would be answered once the contract was finalized.



Evan Butow / The Dickinson Press
The outside of Killdeer City Hall.

Whether those answers will satisfy both communities remains to be seen. National standards urge assessors to avoid outside work that may even appear improper, and the State Board of Equalization, which meets in August, can scrutinize potential conflicts during its annual review.

Hirschfeld has not disclosed how the additional work in Killdeer might impact his ability to complete Dickinson's remaining reappraisals or carry out his official duties as city assessor.

For now, Killdeer's contract — and Hirschfeld's dual roles — await final sign-off.

Staff Report for 2025 State Board of Equalization

File No.: 2025-TRAILL-POLAR COMMUNICATIONS **Prepared By:** Property Tax Division

County or City: TRAILL COUNTY

Appellant: POLAR COMMUNICATIONS

Type of Appeal: TELECOMMUNICATIONS LAND

Appeal Issue: Polar Communications, represented by Ms. Stacey Loftsgard, is appealing the valuation applied to land taxed under North Dakota Century Code § 57-34.

Analysis:

Summary of Findings:

Proposal for Board Review:

Appellant Information – State Board of Equalization

County or City: Hatton City, Traill County
Appellant: Polar Communications
Type of Appeal: Valuation 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, 2025, and is subject to open records. Please provide one questionnaire per property.

Please email or mail any supporting documentation to:
propertytax@nd.gov
or
The Office of State Tax Commissioner, Attn: Property Tax,
600 E Boulevard Ave., Bismarck, ND 58505-0599

Information for Property Referenced in Appeal:

Address: 50 1st St, Hatton, ND 58240
Township Name: Garfield
County: Traill
Parcel ID: 28-0017-00034-008
Legal Description: Auditor's Lot 34A North Hatton Addition

Appellant Contact Information:

Appellant Name: Stacey Loftsgard - Polar Communications
Address: P.O. Box 270, 110 4th St E, Park River, ND 58270-0270
Phone Number: 701-331-7361
Email Address:sloftsgard@polartel.com

Answer the questions below that apply to the appeal:

Are you the owner of the property of this appeal? X Yes ☐ No

Did you receive a notice of increase letter from the city/township? (choose all that apply)
X Prior to ☐ After Township/City Equalization Meeting
☐ Prior to ☐ After County Equalization Meeting
☐ No Notification Received

At which meeting(s) did you appeal your assessment? (choose all that apply)
☐ Township/City ☐ County X N/A

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

Has a recent appraisal been completed on the property?

☐ Yes (if yes, please attach) X No

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

☐ Factual error, that is, a data collection or clerical error.

☐ Equity and uniformity claim of discriminatory level of assessment.

☐ Belief that the valuation is inaccurate.

X Exemption, classification, or assessment limitation.

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

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

Appeal Process:

1.) Appellant notifies the Property Tax Division of intent to appeal.

2.) Submit this form and all applicable documentation to propertytax@nd.gov by the date specified above.

3.) The State Board of Equalization meets on the second Tuesday in August to examine and compare the returns of the assessment of taxable property as submitted by North Dakota counties. This is locally assessed property. The board equalizes the property so that all assessments of similar taxable property are uniform and equal throughout the state. During this meeting, tax directors or other representatives from a county will speak, along with city representatives, and individual taxpayers.

4.) After the State Board meeting, your case will be assigned, and staff will reach out to schedule an onsite review of the property (when deemed applicable). While an interior inspection of the property is not required, interior reviews may affect the consideration of value. If denied an interior review, we will assess from the exterior only. Staff will not be allowed to enter the property without the owner or a representative present.

5.) Generally, by the first Thursday of October, the property tax division staff will present their findings to the State Board of Equalization with a recommendation. The board deliberates and votes. You can attend this meeting; however, public comments are not accepted.

From: Kayla Knudson
To: Stacey Loftsgard
Subject: RE: Polar Communication - Hatton Property
Date: Wednesday, May 28, 2025 7:48:12 AM
Attachments: image001.png
image002.png

That is right, yes. The land will have an assessed value, the structures are not being taxed.

Kayla Knudson
Traill County Equalization Director/GIS
PO Box 745
Hillsboro, ND 58045
701-636-5950
kayla.knudson@co.traill.nd.us

From: Stacey Loftsgard <sloftsgard@polartel.com>
Sent: Wednesday, May 28, 2025 7:45 AM
To: Kayla Knudson <kayla.knudson@co.traill.nd.us>
Subject: RE: Polar Communication - Hatton Property

***** **CAUTION:** This email originated from an outside source. Do not click links or open attachments unless you know they are safe. *****

So you're saying that lot itself is being assessed a value, not the building? The building value is $0?

Stacey

From: Kayla Knudson <kayla.knudson@co.traill.nd.us>
Sent: Wednesday, May 28, 2025 7:44 AM
To: Stacey Loftsgard <sloftsgard@polartel.com>
Subject: RE: Polar Communication - Hatton Property

All lots should be assessed from what I read. I have this as a summer project to review and put values on anything (not just Polar properties) should they be missed.

Kayla Knudson
Traill County Equalization Director/GIS
PO Box 745
Hillsboro, ND 58045
701-636-5950
kayla.knudson@co.traill.nd.us

From: Stacey Loftsgard <sloftsgard@polartel.com>
Sent: Wednesday, May 28, 2025 7:42 AM
To: Kayla Knudson <kayla.knudson@co.traill.nd.us>
Subject: RE: Polar Communication - Hatton Property

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Morning Kayla!

I guess I am wondering why this property is any different than the other Polar properties in Traill County? This building houses equipment that is used in two-way communication service just like the others.
We aren't assessed any T&F values on any other properties so can you explain further why this one in the city of Hatton is different?

Stacey Lof

From: Kayla Knudson <kayla.knudson@co.traill.nd.us>
Sent: Thursday, May 1, 2025 1:12 PM
To: Stacey Loftsgard <sloftsgard@polartel.com>
Subject: Re: Polar Communication - Hatton Property

Hi Stacey,

The improved lot value for Hatton City is $1/square foot, this is where the 19,600 comes from. Does this help?

Kayla Knudson

Traill County Equalization Director/GIS

PO Box 745

Hillsboro, ND 58045

701-636-5950

kayla.knudson@co.traill.nd.us

From: Stacey Loftsgard <sloftsgard@polartel.com>
Sent: Thursday, May 1, 2025 11:31 AM
To: Kayla Knudson <kayla.knudson@co.traill.nd.us>
Subject: Polar Communication - Hatton Property

***** **CAUTION:** This email originated from an outside source. Do not click links or open attachments unless you know they are safe. *****

Hi Kayla,

I know we had discussed Polar's Hatton property in the past and I received NOI for Lot A. See attached.
That building that we placed on the property is used for two-way communication, so I am wondering what is driving the Market Adjustment to the True & Full Value of the lot to justify the increase?

Telecommunications Companies

Telecommunications companies that provide two-way communication pay a 2.5% gross receipts tax in lieu of property tax on all property used in two-way communication service.

Let me know your thoughts…
Stacey

Stacey Loftsgard
Facilities Supervisor
701.284.7221

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North Dakota State Board of Equalization
600 E Boulevard Ave
Bismarck, ND 58505-0599

Subject: Property Tax Appeal for: Parcel #28-0017-00034-008
Auditor's Lot 34A North Hatton Addition

North Dakota State Board of Equalization Members,

I am writing to formally appeal the property tax valuation assessment for the above-referenced property. I believe the assessment is inconsistent with applicable provisions of the North Dakota Century Code.

Specifically:

- N.D.C.C. 57-34-03. Computation of taxes by tax commissioner - Exemption for high-volume customers - Continuing appropriation. 1. On or before July fifteenth of each year, the tax commissioner shall review the report under section 57-34-02 and compute the total tax to be assessed against each telecommunications carrier in this state at a rate of two and one-half percent of adjusted gross receipts.
- N.D.C.C. 57-34-11. Taxes in lieu of property taxes. The taxes imposed by this chapter are taxes upon the privilege of doing business in this state and **are in lieu of all real and personal property taxes levied** by the state or any of its political subdivisions upon real or personal property to the extent the property is directly used by the telecommunications carrier in its telecommunications operations."

Additionally, N.D.C.C. 57-02-04. Real property means land, including all mines, minerals and quarries; improvements to the land except plowing and trees; buildings and structures; and the interest, rights and privileges of ownership. In addition, real property includes machinery and equipment used or intended for use in any process of refining products from oil or gas but does not include small tools and office equipment. Any machinery or equipment used for trade or manufacturing which is constructed as an integral part of and is essential for the support of a building or structure, and which is not removable without materially limiting or restricting the use of a building or structure, is real property. All other machinery and equipment used for trade or manufacturing is excluded from the definition of real property.

- The property in question is used exclusively for telecommunications purposes and is covered under our PILOT agreement.

I respectfully request a reassessment and refund of any overpaid taxes. Enclosed are supporting documents including Polar's NOI, North Dakota's Property Tax Guideline, North Dakota Century code Chapter 57-34 defining Telecommunications Carriers Taxation, and correspondence from the Traill County Equalization Director.

Thank you for your attention to this matter.

Sincerely,

Stacey Loftsgard

Stacey Loftsgard
Facilities Operations Supervisor
Polar Communications

CHAPTER 57-34
TELECOMMUNICATIONS CARRIERS TAXATION

57-34-01. Definitions.

The definitions in this section may not be construed to subject a telecommunications carrier or telecommunications service to the provisions of title 49. As used in this chapter, unless the context or subject matter otherwise clearly requires:

1. "Adjusted gross receipts" means telecommunications carrier gross receipts less all amounts paid by the reporting telecommunications carrier on telecommunications service that is taxable under this chapter in state and local sales and use taxes and federal excise taxes and less amounts paid by the reporting telecommunications carrier to another telecommunications carrier for directory assistance originated by a caller in this state.
2. "Company" includes any individual, copartnership, business trust, corporation, limited liability company, joint-stock company, association, or any other organization.
3. "Gross receipts" means all telecommunications carrier retail revenues from telecommunications service charges billed to any station in this state and from charges to another telecommunications carrier for directory assistance originated by a caller in this state.
4. "Station" means a subscriber service address located in this state with a distinct call number designation or distinct extension number designation. If this is not a defined location, "station" means the location of the primary use of telecommunications equipment as determined by telephone number, authorization code, or billing address.
5. "Telecommunications carrier" means a company that is engaged in the business of furnishing telecommunications service within this state. The term includes a reseller of telecommunications service.
6. "Telecommunications service" means transmitting for consideration of two-way communication by wire, cable, fiber optics, radio, lightwave, microwave, satellite, or other means. The term includes:
   a. Essential telecommunications service and nonessential telecommunications service as defined in section 49-21-01;
   b. Telecommunications service that originates and terminates in this state and is billed to a station in this state;
   c. Interstate telecommunications service that originates or terminates in this state and is billed to a station in this state;
   d. Mobile telecommunications service that is deemed to be provided by the customer's home service provider under chapter 57-34.1, regardless of where the mobile telecommunications service originates, terminates, or passes through; and
   e. Telegraph service.
7. "Telecommunications service charges" means the value of all consideration received by a telecommunications carrier for provision of telecommunications service and recovery within the year of telecommunications service charges written off in a prior year as uncollectible. For a telecommunications carrier operating on any form of mutual basis, the term includes all amounts assessed against the members for the operation and maintenance of the business. The term does not include revenue from merchandising, jobbing and contract work, maintenance or repair of customer premises equipment including equipment leased or rented by the customer from any source, operations not directly related to provision of telecommunications service, amounts charged for billing and collection on behalf of another telecommunications carrier, proceeds from transfer of capital stock, or transfer, sale, or lease of property not directly related to telecommunications service. The term does not include amounts collected for or amounts collected from federal and state mechanisms to preserve and advance universal service.

57-34-02. Reports of telecommunications carriers.

Each telecommunications carrier subject to gross receipts taxes under this chapter shall make and file with the tax commissioner, on or before May first of each year, on the form as the tax commissioner may prescribe, a report containing a statement of its gross receipts in this state during the preceding calendar year, amounts paid by the carrier on telecommunications service that is taxable under this chapter during the preceding calendar year in state and local sales and use taxes and federal excise taxes, amounts received from or paid to another telecommunications carrier for directory assistance, and any other information as the tax commissioner may require. The form must include a notice of a telecommunications carrier's right to appeal its assessment to the state board of equalization prior to or at the August meeting of the state board of equalization. Each report must be signed, subject to section 12.1-11-02, by the president, secretary, or other official of the telecommunications carrier.

57-34-03. Computation of taxes by tax commissioner - Exemption for high-volume customers - Continuing appropriation.

1. On or before July fifteenth of each year, the tax commissioner shall review the report under section 57-34-02 and compute the total tax to be assessed against each telecommunications carrier in this state at a rate of two and one-half percent of adjusted gross receipts. If the tax commissioner's computation of the total tax differs from the amount computed by a telecommunications carrier, the tax commissioner shall give notice of the change by mail to that telecommunications carrier on or before July fifteenth. The state board of equalization shall assess the tax under this section after consideration of any contest presented.
2. A telecommunications carrier's retail customer in this state is entitled to a refund equal to two and one-half percent of the amount of telecommunications service charges paid to telecommunications carriers by that customer in excess of eight hundred thousand dollars in a calendar year. A refund claim under this subsection must be filed with the tax commissioner before December thirty-first of the year following the calendar year for which the refund is claimed. A claim for refund must be made in the manner prescribed by the tax commissioner. The tax commissioner shall verify that the telecommunications carrier to which the retail customer paid telecommunications service charges has paid the telecommunications gross receipts tax for the year for which the refund is claimed before a refund may be paid. Refunds under this subsection must be paid by the tax commissioner and are appropriated from the state general fund as a standing and continuing appropriation to the tax commissioner for that purpose.

57-34-04. Assessment by state board of equalization.

Repealed by S.L. 1997, ch. 483, § 15.

57-34-04.1. Tax commissioner to audit returns and state board of equalization to assess tax.

The tax commissioner shall proceed to audit the returns of telecommunications carriers not later than three years after the due date of the return, or three years after the return was filed, whichever period expires later. The state board of equalization shall assess the tax and, if any additional tax is found due, the tax commissioner shall notify the taxpayer in detail as to the reason for the increase.

57-34-04.2. Deficiency, protest, and appeal.

1. When tax is understated on a return because of a mathematical or clerical error, the tax commissioner shall notify the telecommunications carrier of the error and the amount of additional tax due. This notice is not a notice of deficiency and the telecommunications carrier has no right to protest.
2. If upon audit the tax commissioner finds additional tax due, the tax commissioner shall notify the telecommunications carrier and the state board of equalization of the

deficiency in the tax amount. A notice of deficiency must be sent to the telecommunications carrier by first-class mail and must state the amount of additional tax due and set forth the reasons for the increase.

3. A telecommunications carrier has thirty days from the date of mailing of the notice of deficiency to file a written protest with the state board of equalization objecting to the assessment of additional tax due. The protest must set forth the basis for the protest and any other information that may be required by the state board of equalization. If a telecommunications carrier fails to file a written protest within the time provided, the amount of additional tax stated in the notice of deficiency becomes finally and irrevocably fixed. If a telecommunications carrier protests only a portion of the tax commissioner's finding, the portion that is not protested becomes finally and irrevocably fixed.
4. If a protest is filed, the state board of equalization shall reconsider the assessment of additional tax due.
5. Within six months after the protest is filed, the state board of equalization shall mail to the telecommunications carrier a notice of reconsideration and assessment which must respond to the telecommunications carrier's protest and assess the amount of any additional tax due. The amount set forth in that notice becomes finally and irrevocably fixed unless the telecommunications carrier brings an action against the state in district court within six months of the mailing of the notice of reconsideration and assessment.

57-34-04.3. Claims for credit or refund - Continuing appropriation.

1. A telecommunications carrier may file a claim for credit or refund of an overpayment of any tax imposed by this chapter within three years after the due date of the return or within three years after the return was filed, whichever period expires later.
2. A claim for credit or refund must be made by filing with the tax commissioner an amended return, or other report as prescribed by the tax commissioner, accompanied by a statement outlining the specific grounds upon which the claim for credit or refund is based.
3. Refunds under this section must be paid by the tax commissioner and are appropriated from the state general fund as a standing and continuing appropriation to the tax commissioner for that purpose.
4. The tax commissioner shall notify the telecommunications carrier if the state board of equalization disallows all or part of a claim for credit or refund. The decision of the state board of equalization denying a claim for credit or refund is final and irrevocable unless the telecommunications carrier brings an action against the state in district court within six months of the mailing of the notice denying the claim for credit or refund.

57-34-04.4. Preservation of records.

Every telecommunications carrier required to make a return and pay any tax under this chapter shall preserve records of the gross proceeds of sale as the commissioner may require and every carrier shall preserve for a period of three years and three months all invoices and other records of telecommunications services purchased for resale. All of these books, invoices, and other records must be open to examination at any time by the commissioner or any duly authorized agent of the commissioner.

57-34-04.5. Resale certificates.

A telecommunications carrier who receives a resale certificate certifying that another telecommunications carrier holds a North Dakota sales and use tax permit for sales or use tax purposes under section 57-39.2-14 is relieved from submitting the telecommunications gross receipts tax upon the sale of telecommunications services to be resold by the telecommunications carrier submitting the certificate. When a telecommunications carrier submits a false resale certificate to another telecommunications carrier, the telecommunications

carrier that submitted the certificate is liable for the telecommunications gross receipts tax on the sale. A hospital, hotel, motel, or similar place of temporary accommodation selling telecommunications service to its patients or guests is not a telecommunications carrier under this section.

57-34-05. Deposit of tax revenues - Allocation to counties - Telecommunications carriers tax fund - Continuing appropriation.

Gross receipts tax revenues of up to eight million four hundred thousand dollars under this chapter must be deposited in a special fund in the state treasury, the telecommunications carriers tax fund. Gross receipts tax revenues under this chapter exceeding eight million four hundred thousand dollars must be deposited in the state general fund. The tax commissioner shall allocate moneys in the telecommunications carriers tax fund among counties in the same proportion that taxes paid by telecommunications carriers in locally assessed property taxes and taxes assessed under chapter 57-06 and this chapter in 1997 and received by taxing districts in the county bears to all taxes paid by telecommunications carriers in locally assessed property taxes and taxes assessed under chapter 57-06 and this chapter in 1997 and received by taxing districts in the state. The balance in the telecommunications carriers tax fund, not exceeding eight million four hundred thousand dollars, is appropriated as a standing and continuing appropriation to the tax commissioner for annual allocation to counties under this section. If gross receipts tax revenues available for allocation on the first day of March of any year are less than eight million four hundred thousand dollars, there is appropriated as a standing and continuing appropriation from the state general fund the amount that, when added to gross receipts tax revenues available for allocation from the telecommunications carriers tax fund results in allocation of eight million four hundred thousand dollars to counties per calendar year. On or before the first day of March of each year, the tax commissioner shall certify for payment to the state treasurer an amount determined to be due each county. The state treasurer shall remit the certified amount to the county treasurers according to the allocation made by the tax commissioner under this section not later than March thirty-first of each year.

57-34-06. Duties of county treasurer.

The county treasurer shall allocate taxes received under this chapter to the state, the county, and the various taxing districts within the county according to the proportion that taxes paid by telecommunications carriers in locally assessed property taxes and taxes assessed under chapter 57-06 and this chapter in 1997 and received by the state, the county, and each currently existing taxing district in the county bears to all taxes paid by telecommunications carriers in locally assessed property taxes and taxes assessed under chapter 57-06 and this chapter in 1997 and received by the state, the county, and all taxing districts in the county.

57-34-07. Reports to county auditor.

Repealed by S.L. 1965, ch. 401, § 9.

57-34-08. Administrative laws applicable.

Repealed by S.L. 1997, ch. 483, § 15.

57-34-09. Disposition of revenue.

Repealed by S.L. 1965, ch. 401, § 9.

57-34-10. Penalties - Interest - Lien for tax.

1. If a telecommunications carrier refuses or neglects to make the reports required by this chapter, or refuses or neglects to furnish any information requested, the tax commissioner shall use the best available facts and estimates to determine taxation of the gross receipts of that carrier. The tax must be imposed upon the basis of that information. If any company fails to make the report required under this chapter on or before the first day of May of any year, the state board of equalization shall add a penalty of one-quarter of the tax due for failure to make the required report which must

be collected as a part of the tax, but the tax commissioner, upon application, may grant extensions of time within which the returns must be filed. For good cause shown, the tax commissioner may waive all or any part of the penalty that attached under this section.

2. Taxes levied under this chapter are due and payable to the tax commissioner on January first following the year in which the taxes were assessed. A remittance of tax need not be made and any assessment or collection of tax may not be made unless the amount is at least five dollars, including penalty and interest.
3. If any amount of tax imposed by this chapter is not paid on or before March first, or if upon audit an additional tax is found to be due, there must be added to the tax remaining due interest at the rate of one percent of the additional tax for each month or fraction of a month during which the tax remains unpaid, computed from March first to the date paid.
4. Whenever any taxpayer liable to pay a tax or penalty imposed refuses or neglects to pay the liability, the amount, including any interest, penalty, or addition to the tax, and the additional costs that may accrue are a lien in favor of the state of North Dakota upon all property and rights to property, whether real or personal, belonging to the taxpayer. The lien attaches at the time the tax becomes due and payable and continues until the liability for the amount is satisfied.
5. Any mortgagee, purchaser, judgment creditor, or lien claimant acquiring any interest in, or lien on, any property situated in the state, prior to the tax commissioner filing in the central indexing system maintained by the secretary of state a notice of the lien provided for in subsection 4, takes free of, or has priority over, the lien. The tax commissioner shall index in the central indexing system the following data:
   a. The name of the taxpayer.
   b. The name "State of North Dakota" as claimant.
   c. The date and time the notice of lien was indexed.
   d. The amount of the lien.
   e. The internal revenue service taxpayer identification number or social security number of the taxpayer.

   The notice of lien is effective as of eight a.m. the next day following the indexing of the notice. The tax commissioner shall index any notice of lien with no payment of fees or costs to the secretary of state.
6. Upon payment of the tax, and any accrued penalties and interest, as to which the tax commissioner has filed a notice of lien, the tax commissioner shall index a satisfaction of the lien in the central indexing system without fees or costs.

57-34-11. Taxes in lieu of property taxes.

The taxes imposed by this chapter are taxes upon the privilege of doing business in this state and are in lieu of all real and personal property taxes levied by the state or any of its political subdivisions upon real or personal property to the extent the property is directly used by the telecommunications carrier in its telecommunications operations.

57-34-12. Rules.

1. The tax commissioner may adopt any rules necessary to carry out this chapter.
2. The tax commissioner shall adopt rules as necessary to avoid double taxation of gross receipts and to eliminate the avoidance of taxation of gross receipts of telecommunications carriers under this chapter.

NOTICE OF INCREASE IN REAL ESTATE ASSESSMENT

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

SEE DATE CHANGE AT THE BOTTOM

Name of Township/City/District	County
Hatton City	Traill County

Property Owner/Address	Real Estate Description
Polar Comm Mutual Aid Corp PO Box 270 Park River 58270-0270	28-17-34-7 Auditors Lot 34A North Hatton Addition

Current Year Assessment *(Year)* 2025		True and Full Value 19600
Previous Year Assessment *(Year)* 2024		True and Full Value 9800
Change in Assessment	Percentage 100	True and Full Value 9800
Reason for Increase in Value Market Adjustment		

COPY

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:

- [x] 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 Hatton City BOE	Hearing Location City Hall	Date 4.1.25	Time 6 PM
County Board of Equalization Traill BOE	Hearing Location Courthouse	Date 6/3/25	Time 9AM
State Board of Equalization State BOE	Hearing Location Bismarck	Date 9/4/25	Time TBD

Name of Assessment Official Kayla Knudsen		Date 3/17/25
Mailing Address PO Box 745		Telephone Number 701-636-5950
City Hillsboro	State ND	ZIP Code 58045

Guideline - Property Tax: Assessment Terms and Concepts

Definitions

1. Ad valorem means "according to value or in proportion to value." The property tax is an ad valorem tax. The tax is based on a percentage of the value of the property.
2. Market value, as defined by the International Association of Assessing Officers, "is the most probable price expressed in terms of money that a property would bring if exposed for sale in the open market in an arms-length transaction between a willing seller and a willing buyer, both of whom are knowledgeable concerning all the uses to which it is adapted and for which it is capable of being used."
   a. Market value is the same as true and full value for residential and commercial property.
   b. For assessment of residential and commercial property, the assessor must first estimate the market value of property.
3. Personal property, for purposes of taxation, means all property that is not included in the definition of real property. It includes any movable item not permanently affixed to, or part of, the real estate. [N.D.C.C. § 57-02-05.1]
4. Real property means land, including all mines, minerals and quarries; improvements to the land except plowing and trees; buildings and structures; and the interest, rights and privileges of ownership. In addition, real property includes machinery and equipment used or intended for use in any process of refining products from oil or gas but does not include small tools and office equipment. Any machinery or equipment used for trade or manufacturing which is constructed as an integral part of and is essential for the support of a building or structure, and which is not removable without materially limiting or restricting the use of a building or structure, is real property. All other machinery and equipment used for trade or manufacturing is excluded from the definition of real property. [N.D.C.C. § 57-02-04]
5. True and full value is the value determined by considering all things that could affect the value of property. [N.D.C.C. § 57-02-01(17)]
   a. True and full value is the value determined by considering the earning or productive capacity of a property, if any, the market value, if any, and any other conditions that affect the value of property.
   b. For agricultural property, true and full value is the "capitalized average annual gross return" determined from crop share rent, cash rent, or a combination thereof reduced by estimated property taxes and crop marketing expenses. At the local level relative values of parcels are determined by considering soil productivity, soil capability, and soils analysis. [N.D.C.C. § 57-02-27.2]
   c. True and full value is the starting point in the assessment process for property taxation purposes.

Classes Of Real Property

6. Agricultural property means platted or unplatted land used for raising agricultural crops or grazing farm animals. For platted lands: [N.D.C.C. § 57-02-01(1)]
   a. Any land platted and assessed as agricultural property before March 30, 1981, continues to be assessed as agricultural until the use changes.
   b. Any land assessed as other than agricultural property prior to March 30, 1981, may be reclassified and valued as agricultural property, provided it qualifies as agricultural property.
   c Property platted on or after March 30, 1981, is not considered to be agricultural property when any four of the following conditions exist:
      - The land is platted by the owner.

- Public improvements including sewer, water or streets are in place.

* • Topsoil is removed or topography is disturbed to the extent that the property cannot be used to grow crops or graze farm animals.

- Property is zoned other than agricultural.
- Property has assumed an urban atmosphere because of adjacent residential or commercial development on three or more sides.
- The parcel is less than 10 acres and not contiguous to agricultural property.
- The property sells for more than four times the county average true and full agricultural value.

* d. Raising agricultural crops includes storing harvested crops produced by the farmer or their direct relative until the crop is delivered to the first end-point user.

* e. Agricultural property includes land beneath a greenhouse or other building if the greenhouse or other building is used for a nursery or other purpose associated with the operation of the greenhouse.

* f. The existence of any of the conditions in item 'c' above may not be used as a basis to exclude unplatted land used to raise agricultural crops or land platted and assessed as agricultural property prior to March 30, 1981, used to raise agricultural crops from being classified as agricultural property.

* g. The time limitation listed in 'a', 'b', and 'c' above may not be construed to prevent a property from being classified as agricultural if the property is otherwise qualified.

* 7. Residential property is all or any portion of property used by an individual or a group of individuals as a dwelling, including property upon which a mobile home is located. It does not include structures which accommodate four or more separate family units, nor does it include hotels and motels licensed according to N.D.C.C. Ch. 23-09, or any tract of land upon which four or more mobile homes are located. The term includes nonprimary residential property and primary residential property. [N.D.C.C. § 57-02-01(14)]

a. The property must be used as a dwelling.

b. The structure must house no more than three family units.

c. A tract of land must contain no more than three mobile homes used as dwellings.

8. Centrally assessed property is all property which is assessed by the state board of equalization according to N.D.C.C. Chs. 57-05, 57-06, and 57-32. [N.D.C.C. § 57-02-01(4)]

Property assessable by the state board of equalization includes public utility companies such as power, gas, and pipeline companies.

9. Railroad property is the operating property, including franchises, of every railroad that operates in North Dakota. This includes any electric, street or interurban railway. Railroad property is assessed by the state board of equalization pursuant to N.D.C.C. Ch. 57-05. [N.D.C.C. § 57-02-01(13)]

10. Air carrier transportation property is the operating property of every airline that operates in North Dakota and is included as centrally assessed property. Air carrier transportation property is assessed by the state board of equalization pursuant to N.D.C.C. Ch. 57-32. [N.D.C.C. § 57-02-01(2)]

11. Commercial property is all or any portion of property that is not described in any of the other classes of property. [N.D.C.C. § 57-02-01(5)]

a. Vacant lots are classified as commercial property.

b. Any tract of land with four or more separate family units or four or more mobile homes is classified commercial. [N.D.C.C. § 57-02-01(14)]

Valuation and Assessment of Real Property

12. All property is subject to taxation unless exempted by law. [N.D.C.C. § 57-02-03]
    a. Personal property, except that which is assessed by the state board of equalization or which is subject to an in-lieu tax or a tax imposed by a specific provision of law, is exempt from ad valorem taxation. [N.D.C.C. § 57-02-08(25)]
    b. The property tax is levied against the property, rather than the property owner.
13. Assessed value is 50% of true and full value of property. [N.D.C.C. § 57-02-01(3)]

    Example:

True and Full Value	X	50%	=	Assessed Value
$50,000	X	.50	=	$25,000

14. Taxable valuation of each class of property is determined by applying a specific percentage of assessed valuation. [N.D.C.C. § 57-02-27]

Residential property	9% of assessed value
Wind turbine electric generators	3% or 1½% of assessed value depending on construction time frame
Commercial and centrally assessed property	10% of assessed value

Example - Residential property:

T & F Value	X	50%	=	Assessed Value	X	9%	=	Taxable Value
$50,000	X	.50	=	$25,000	X	.09	=	$2,250

Example - Commercial and centrally assessed property:

T & F Value	X	50%	=	Assessed Value	X	10%	=	Taxable Value
$60,000	X	.50	=	$30,000	X	.10	=	$3,000

a. The taxable valuation is used to calculate the tax rate and to determine the tax for a property.
   - The tax rate is determined by dividing the budget amount levied in dollars by the total taxable valuation of that taxing district.

   Example:

Budget	÷	Total Taxable Valuation	=	Tax Rate
$57,151	÷	$976,981	=	.05849 or 58.49 mills

   - The tax for a property is determined by multiplying the taxable valuation of that property by the tax rate.

   Example:

Taxable Valuation	X	Tax Rate	=	Tax Due
$3,200	X	.05849	=	$187.17

*Indicates significant change since last revised.

Staff Report for 2025 State Board of Equalization

File No.: 2025-CASS-RASMUSSON

Prepared By: Property Tax Division

County or City: CASS COUNTY

Appellant: HOWARD RASMUSSON

Type of Appeal: RESIDENTIAL VALUE

Appeal Issue: Mr. Howard Rasmusson is appealing the property value of $221,700 on parcel number 68-0000-13021-010, located at 5225 148th Avenue SE Leonard, ND.

Analysis:

Summary of Findings:

Proposal for Board Review:

STATE OF NORTH DAKOTA
OFFICE OF STATE TAX COMMISSIONER
BRIAN KROSHUS, COMMISSIONER

Appellant Information – State Board of Equalization

701 FAX-328 3048

County or City: Enter County or City Name
Appellant: Enter Appellant Name
Type of Appeal: Choose One

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, 2025, and is subject to open records. Please provide one questionnaire per property.

Please email or mail any supporting documentation to:
propertytax@nd.gov
or
The Office of State Tax Commissioner, Attn: Property Tax,
600 E Boulevard Ave., Bismarck, ND 58505-0599

Information for Property Referenced in Appeal:

Address: # 5225 148th Ave SE Leonard ND 58052
Township Name: Watson
County: Cass
Parcel ID: 680000 13021010
Legal Description: parcel in NE¼ S28 Watson Twp. (13.01 acres)

Appellant Contact Information:

Appellant Name: Howard Rasmusson
Address: 5226 148 Ave SE Leonard ND 58052
Phone Number: 701-793-7846
Email Address: howardrasmusson@gmail.com

Answer the questions below that apply to the appeal:

Are you the owner of the property of this appeal? ☒ Yes ☐ No

Did you receive a notice of increase letter from the city/township? (choose all that apply)
☐ Prior to ☒ After → Township/City Equalization Meeting → Twp assessor opened the meeting by saying all properties went up by 3%. Mine went up 9% because I had appealed last year.
☐ Prior to ☒ After → County Equalization Meeting
☐ No Notification Received

At which meeting(s) did you appeal your assessment? (choose all that apply)
☒ Township/City ☒ County ☐ N/A

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

Has a recent appraisal been completed on the property? Not by a regular appraiser — never redone — just local assessor.
☐ Yes (if yes, please attach) ☒ No

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

- ☒ Factual error, that is, a data collection or clerical error. ← State person argued about acreage owned. She was wrong!
- ☒ Equity and uniformity claim of discriminatory level of assessment.
- ☒ Belief that the valuation is inaccurate.
- ☒ Exemption, classification, or assessment limitation.

Add #1 ask | Add #2 | Add #3 | Add #4

Assessor from County in 2021 named Kay Landa made threats against me and other top payers and I tried to have him reprimanded but was blocked by the county in all cases. County office now has new top guy and Landa retired.

Please attach or email (propertytax@nd.gov) the following:
1. A detailed explanation of your appeal
2. Evidence to validate the assessment appealed

Appeal Process:

1.) Appellant notifies the Property Tax Division of intent to appeal.

2.) Submit this form and all applicable documentation to propertytax@nd.gov by the date specified above.

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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.

+ Also have property in Ransom Co with some questions.

To: ND Property Tax

From. Howard Rasmusson

FAX 701-328-3048

1 of 2 — State forms

~~Add 500~~ pages — mine —

2024 Cass County Real Estate Tax Statement

Your cancelled check is your receipt for your payment.
Receipt available upon request.

Parcel Number: 68-0000-13021-010
Statement Number: 240172035-0

Total tax due:	1,727.82
Less 5% discount:	86.39
Amount due by Feb 18, 2025	**1,641.43**

Or pay in two installments (with no discount):

Payment 1: Pay by Mar 03, 2025	863.91
Payment 2: Pay by Oct 15, 2025	863.91

Amount applied to this statement _____

HOWARD & OLIVE RASMUSSON
5225 148TH AVE SE
LEONARD, ND 58052-9727

MAKE CHECK PAYABLE TO:
Cass County Finance
211 9th Street South
P.O. Box 2806
Fargo, ND 58108-2806

▼Detach here and mail with your payment▼

2024 Cass County Real Estate Tax Statement

Statement Number: 240172035-0

Parcel Number:
68-0000-13021-010

Jurisdiction:
Watson Township

Owner:
HOWARD & OLIVE RASMUSSON

Physical Address:
5225 148 AVE SE
WATSON TOWNSHIP, ND 99999

Legal Description:
Lot: 1 Block: 28 Addition: Additional: 28-137-53 AUD LT #1 OF NE1/4 LESS DRAIN A 13.06...

	2022	2023	2024
Legislative Tax Relief			
State School Levy Reduction	886.10	998.75	1,072.38
State Paid Human Services	80.40	89.24	92.51
	966.50	**1,087.99**	**1,164.89**
Property Valuation			
True & Full Value	168,100	189,500	203,500
Taxable Value	7,606	8,573	9,205
Total mill levy	248.71	234.51	242.02
Summary of Taxes			
Consolidated Tax	1,891.70	2,010.45	2,227.82
Total Tax	**1,891.70**	**2,010.45**	**2,227.82**
Taxes by District (in dollars)			
County	380.68	403.36	433.10
State Medical	7.61	8.57	9.21
County Soil Conservation	3.73	5.49	10.31
Leonard Rural Fire	98.88	109.91	119.67
Garrison	0.00	8.57	9.21
Kindred Public School District #2	1,159.31	1,212.22	1,365.56
Watson Township	207.26	231.47	248.54
Maple River Water Resource District	34.23	30.86	32.22
Consolidated Tax	**1,891.70**	**2,010.45**	**2,227.82**
Primary Residence Credit			500.00
Net Tax Owed	**1,891.70**	**2,010.45**	**1,727.82**
Net effective tax rate %	**1.13**	**1.06**	**0.85**

2024 TAX BREAKDOWN

Net Tax Owed	1,727.82
Plus: Special Assessments	0.00
Plus: Drains	0.00
Total tax due:	1,727.82
Less 5% discount	
if paid by Feb 18, 2025	86.39
Amount due by Feb 18, 2025	**1,641.43**

Or pay in two installments (with no discount):

Payment 1: Pay by Mar 03, 2025	863.91
Payment 2: Pay by Oct 15, 2025	863.91

FOR ASSISTANCE, CONTACT:

Cass County Finance
211 9th Street South
P.O. Box 2806
Fargo, ND 58108-2806
Phone: 701-241-5600

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

Tax payments by e-check or credit card can be made online at www.casscountynd.gov. A convenience fee will be assessed for all card transactions.

***Notes:*
1. If your mortgage company pays the real estate taxes for this property, this statement is being provided for your information only.
2. Discount is 5% of Net Consolidated Tax.

****PLEASE USE THE DROP BOX IN FRONT OF THE COURTHOUSE, MAIL YOUR CHECK WITH STUB OR PAY ONLINE****

thrivent®

Add #1 — Data collection error due to information by the little gi State sent out that was from Wyoming She insisted that I owned 14.99 acres and only gave an easement for the drain but still owned it. We discussed other things but she was very adamant that I was wrong on all accounts. I have include copy of deed selling ±2 acres to the water board for the drain before I bought property. She was taxing me for 14.99 falsely Wrong information — not clerical error. Sh just plain bull headed and I didn't know anything!

07/28/2025 11:26 Dakota Plains CU Enderlin

thrivent®

Add #2 – My house is not like oth
being compared to. The closest would be
Tina Torgerson property by Maple River at
$455,000 and he seats it out. There are 2
newer properties close to mine
that sold for $300,000 but my house is
45 years old, built with used lumber
that was 100 years old and not built by
licensed contractors, Built by my wife and
and the kids helped even though oldest
was only 5 or One has brick front up
4 ft high on a long side & front & garage.
Other close one has 8' poured concrete walls
sticking 4' out of the ground and has a large
entry built 5 years ago and still not on
tax roles. Both these houses are within 2
mile of my house but only have lots of +2 acres

07/28/2025 11:27 Dakota Plains CU Enderlin (FAX)1 701 437 2322 P.003/005

thrivent®

Add #3 I believe the valuation is very inaccurate because of the values that are used on the spec sheet. I have a 45 yr. old air cond. valued at #7000 that cost 500 when it was new. I have a deck built from left-over used lumber valued at #4000. We are old and have done nothing to remodel in the house since it was built. 45 year old cupboards & counter top, 45 year old tub + shower, sinks + toilets 45 year old SSteel kitchen sink & faucet. I like things I can fix and want them to last. Not interest in conspicuous consumption to impress the neighbors. I have 45 year old apple trees and 100's of 45 year old evergreens. This year my mobile has gotten 20 pos. I can't handle now the grass. Spent #20,000 building the house + now spend 10% for taxes. Your have a 400,000 house I think, we want #470,000 in taxes

NORTHLAND THRIVENT MEMBER NETWORK
https://bit.ly/northlandtmnevents
www.thrivent.com

thrivent®

Add #4 My objection to taxes started after a Cass Co assessor named Greg Lauda from Hendon Mn came out and threatened me. I own 1,000a of farmland but only 13.01 acres in Cass. Most of my land is in govt, conservation programs now but I used to hay 140 acres ayears and planted 20 acres of corn, I have had some sort of farm income since 19 and it has increased in later years as I bought more land. I raised cattle for 25 years and hogs off and on over the years, I built a shed in 1990 and our local assessor didn't tax it because he knew I was farming and calls it an ag building I have always paid on my residence since it was completed in 1981 but I didn't qualify for the former exemption, In 2021-22 Mr. Lauda came on my property and told me that he

07/28/2025 11:27 Dakota Plains CU Enderlin (FAX)1 701 437 2322 P.004/005

thrivent®

Add #4

as going to put my Ag building on the tax ro
because I didn't qualify as a farmer and they
could change the land to residential. If I
didn't like that he would come back
and go in my house and measure every
sq. inch and what things were made of and
I would pay a lot more than what
the ag building tax would be. I said the
building is 32 years old and now you
change it to a storage shed + no ag building
I was not happy + told him I didn't
like his threats.

I tried to file a legal complaint against
him but was blocked with every thing I tri
After that came the CANCER and haven't
feeling too good. Now I Chad + both lead guy
in the office gone and Linda retired. Maybe
on ETHICS committee for Tax DEPT!

Increase more than doubled in last years
Last year entire township
and mine was 9%!

07/28/2025 11:27 Dakota Plains CU Enderlin (FAX)1 701 437 2322 P.005/005

Staff Report for 2025 State Board of Equalization

File No.: 2025-CASS-FARGO-NETREIT FARGO, LLC - 51 BROADWAY N

Prepared By: PROPERTY TAX DIVISION

County or City: CITY OF FARGO

Appellant: NETREIT FARGO, LLC

Type of Appeal: COMMERCIAL VALUE

Appeal Issue: NetREIT Fargo, LLC, represented by Ms. Jennifer Carruth, Property Tax Resources, LLC is appealing the combined commercial value of $14,853,900 on parcels 01-1520-00023-000 and 01-1520-00017-000 located at 51 Broadway N, Fargo, ND and 424 5th Street N, Fargo, ND.

Analysis:

Summary of Findings:

Proposal for Board Review:

Appellant Information – State Board of Equalization

County or City: Cass County
Appellant: NETREIT FARGO LLC
Type of Appeal: Commercial

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, 2025, and is subject to open records. Please provide one questionnaire per property.

Please email or mail any supporting documentation to:
propertytax@nd.gov
or
The Office of State Tax Commissioner, Attn: Property Tax,
600 E Boulevard Ave., Bismarck, ND 58505-0599

Information for Property Referenced in Appeal:

Address: 51 Broadway N
Township Name: Fargo City
County: Cass County
Parcel ID: 01-1520-00023-000
Legal Description: Lot 1 Blk 1 Keeney & Devitts 1st

Appellant Contact Information:

Appellant Name: Jennifer Carruth – Agent for the Owner
Address: P.O. Box 130639, Carlsbad, CA 92013
Phone Number: (760) 431-3810
Email Address: jennifer.carruth@ptaxresources.com

Answer the questions below that apply to the appeal:

Are you the owner of the property of this appeal? ☐ Yes ☒ No
**** Agent for the owner ****

Did you receive a notice of increase letter from the city/township? (choose all that apply)
☒ Prior to ☐ After Township/City Equalization Meeting
☒ Prior to ☐ After County Equalization Meeting
☐ No Notification Received

At which meeting(s) did you appeal your assessment? (choose all that apply)
☒ Township/City ☒ County ☐ N/A

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

Has a recent appraisal been completed on the property?

☒ Yes (if yes, please attach) ☐ No

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

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

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2. Evidence to validate the assessment appealed

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

Information for Property Referenced in Appeal:

Address: 42 5 ST N
Township Name: Fargo City
County: Cass County
Parcel ID: 01-1520-00017-000
Legal Description: Lot 8 Blk 1 Keeney & Devitts 1st

Appellant Contact Information:

Appellant Name: Jennifer Carruth – Agent for the Owner
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Phone Number: (760) 431-3810
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2/1/2025 Assessment Appeal

51 Broadway North & 424 5 St N, Fargo, ND 58102
Parcel(s) 01-1520-00017-000 & 01-1520-00023-000

Scheduled for Hearing:
June 2, 2025

Prepared For:
County Board of Equalization
Cass County, North Dakota

Prepared By:
Property Tax Resources, Agent for the Applicant
NetREIT Fargo, LLC, Applicant



Property Tax Resources

5857 Owens Ave, Suite 329
Carlsbad, CA 92008
www.ptaxresources.com

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Comparative Sales Approach 26
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Addenda Pages 1-103

Salient Facts

Parcel(s):	01-1520-00017-000 & 01-1520-00023-000
Agent:	Jennifer Carruth, Property Tax Resources, LLC
Applicant:	NetREIT Fargo, LLC
Lien Date:	2/1/2025
2025 Assessed Value:	$14,853,900 ($124.24/SF)
Applicants' Opinion of Value:	$10,270,000 ($85.90/SF)

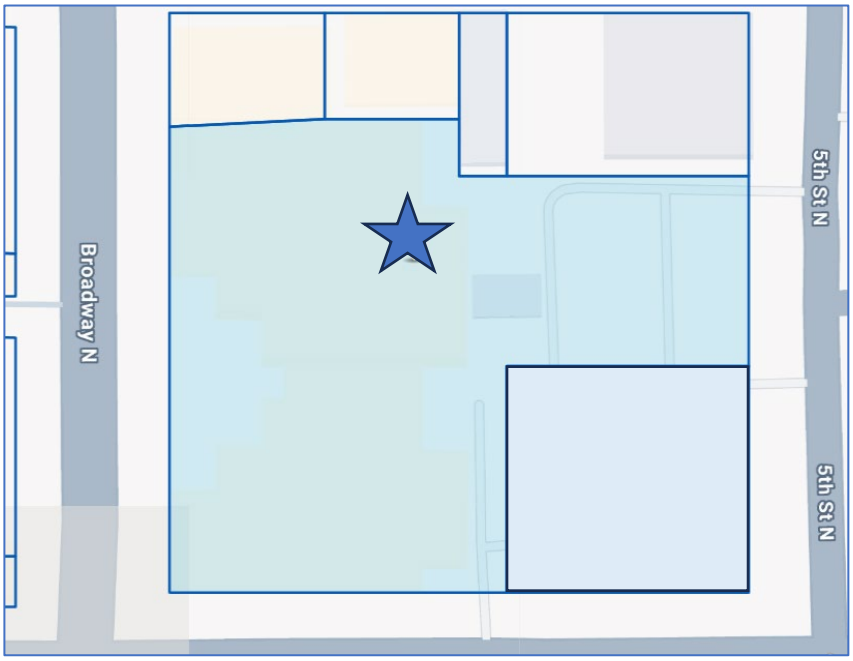
Property Description

Property Name:	Dakota Center
Property Address:	424 5 St N & 51 N Broadway, Fargo, North Dakota
Property Type:	Class B+ Multi-tenant Downtown Office Building
Year Built	1981 and renovated in 2013
Occupancy as of Lien Date:	46% as of 12/31/2024
Rentable Square Feet:	119,556 Sq-Ft.
Zoning:	DMU (Downtown Mixed Use)

Parcel Map & Location Aerial

Subject Parcel Map

Parcel #'s 01-1520-00017-000 & 01-1520-00023-000



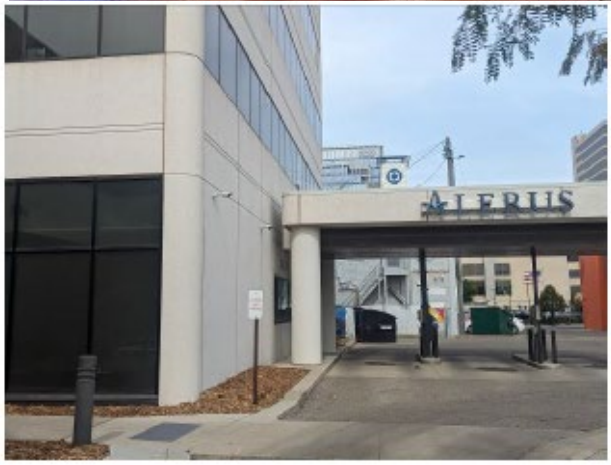
Subject Aerial

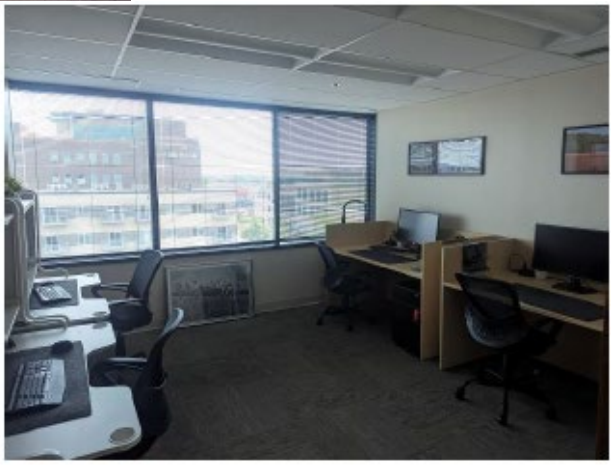


Subject Photos













Subject Floor Plans

BASEMENT



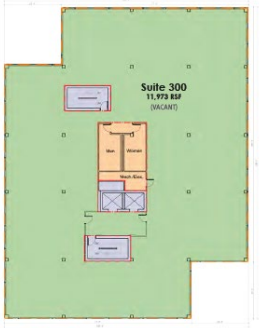
1ST FLOOR



2ND FLOOR



3RD & 4TH FLOOR





5TH & 6TH FLOOR





General Information / Pertinent Facts

The Dakota Center is a 119,566 sq-ft, six-story, multi-tenant suburban office building located at 51 Broadway N in Fargo, North Dakota, within the downtown Fargo submarket. Built in 1981 and renovated in 2013, the building features flexible layouts and tenant spaces that primarily accommodate small to mid-size tenant requirements, with average floor plates of approximately 20,000 square feet. The improvements are of average quality and appeal for their age, and the building is in average condition, functionally adequate for typical suburban office users. The Dakota Center has a Class B-plus market appeal, attributed to its size, exterior appeal, lobby, amenities, and overall condition. Situated on a 1.58-acre site, the building has a slightly below-average parking ratio of 0.49 spaces per 1,000 sq-ft, with a controlled-access surface lot offering 58 parking spaces. Additionally, the building includes a lower-level basement with 16,244 sq-ft. As of the lien date, the Dakota Center is well below stabilized occupancy at 46% leased.

The following factors have contributed to the subject's increasing exposure to risk, declining NOI, and inability to generate enough income to support the assessor's opinion of value.

Recommendation for Accurate Property Valuation: Utilizing the Income Approach

The City of Fargo Assessor's Office has relied on market sales that lack relevance due to significant differences in leased-property type, sale dates due to prevailing market conditions and an off-market transaction. After a thorough review of these transactions and a survey of available market transactions, we believe there are no suitable sales for comparison. Therefore, the assessor's office should employ a more nuanced method, such as the Income Approach, to establish the subject's fair-market value more accurately. This approach considers the expected income the property can generate, providing a more appropriate valuation in the absence of relevant sales data. Additionally, incorporating a cost to reach stabilization in the Income Approach is crucial, as it accounts for the expenses and time required to achieve full occupancy, ensuring a more precise valuation of the property's future income potential. This method will offer a comprehensive and realistic assessment, reflecting the true market value of the property.

Declining NOI

The subject's Net Operating Income (NOI) experienced a significant decline of 69.8% from year-end 2023 to year-end 2024. This substantial drop exacerbates an already troubling trend, as the NOI has decreased by 175% since year-end 2020. Such a dramatic reduction in NOI raises serious concerns for any potential investor considering the purchase of the subject property as of the lien date. Investors would likely be wary of the subject's ability to achieve and sustain a stabilized NOI, given the ongoing financial challenges and the steep decline in income. This situation underscores the need for a thorough assessment of the property's financial health and future income potential.

Historical NOI from 2020 to 2024

Income & Expense Trends	YE 20	YE 21	YE 22	YE 23	YE 24
Total Rental Income	$1,295,839	$1,109,273	$1,166,590	$1,065,010	$910,896
Total Recovery	$694,135	$597,926	$540,473	$641,287	$430,664
Total Operating Expenses	$816,550	$828,878	$934,319	$982,251	$915,062
NOI	$1,173,425	$878,321	$772,744	$724,046	$426,498
	-17.554%	-33.599%	-13.663%	-6.726%	-69.765%

See Addenda A-1a through e: Income & Expense YE-2020 through YE-2024

Increased vacancy, Lack of Tenant Demand, and Inability to Backfill Vacancy

The subject has experienced significant vacancy losses in 2020 causing a major shift in its vacancy rate than previous years and most of the tenant closures were cited to be pandemic related. COVID-19 has directly impacted the subject due to lack of tenant demand and inability to backfill vacancies through quarantines, social distancing, shutdowns, occupancy limits, employment loss and overall, the shattering of consumer confidence. Thus, any investor looking to purchase the subject as of the lien date would have concern regarding subject's ability to maintain a stabilized occupancy.

As of year-end 2024 the subject was 46% leased, experiencing 48,809 sq-ft of tenant losses in a 5-year period.

Historical Occupancy from 2020 to 2024

Occupancy Trends	YE 20	YE 21	YE 22	YE 23	YE 24
Occupied SF	101,012	86,141	85,535	55,012	55,012
Vacant SF	16,753	31,728	33,811	64,454	64,454
Total SF	117,765	117,869	119,346	119,466	119,466
Vacancy	14%	27%	28%	54%	54%

See Addenda A-2a through e: Rent Roll YE-2020 through YE-2024

Tenant Losses 2020 through 2025

- **Atos Restaurant Technology Services** initially signed a lease in May 2011 for a 30,732 sq-ft suite, with the lease set to expire on December 31, 2023. Due to significant job losses and the shift towards remote working in the post-COVID environment, the tenant reduced their footprint by 53%. Consequently, Atos decided not to renew their lease at the end of the term, resulting in 30,732 sq-ft of vacancy. This space remained vacant throughout 2024, with no leasing prospects currently on the horizon.

- **Doug Ketcham & Associates, Inc.** initially signed a lease in November 2016 for a 1,833 sq-ft suite, with the lease set to expire on December 31, 2021. The tenant decided not to renew their lease at the end of the term. This space has remained vacant since 2022 throughout 2024, with no leasing prospects currently on the horizon.

- **US Bank** formerly occupied 100,590 sq-ft at the subject and phased out of their lease in 2012 with the exception of retaining 16,244 sq-ft of leased space in the basement of the subject, which was vacated December 31, 2022. This space remained vacant throughout 2024, with no leasing prospects currently on the horizon.

The impact of these vacancies is a critical concern for property management and future leasing strategies.

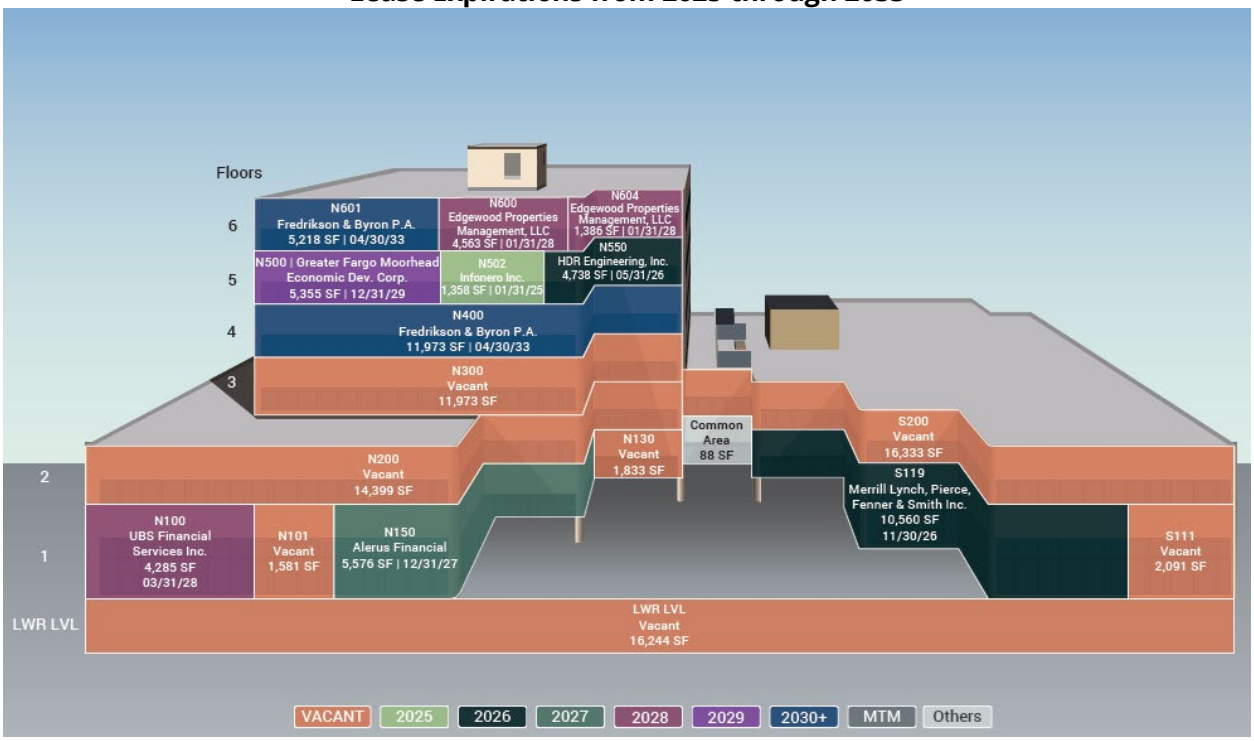
Lease Roll Over Exposure

Another significant valuation issue for the subject is the risk exposure to expiring leases within the next three years.

- Infonero (1,358 SF) expires 1/31/2025, Landlord is working with Tenant on renewal, but Tenant has requested to go on a month-to-month lease in the interim.
- Merrill Lynch (10,560 SF) expires 11/30/2026.
- Alerus Financial (5,576 SF) expires 12/31/2027.

The Lease expiration schedule shows 17,494 sq-ft of leases are set to expire in the next three (3) years, which equates to nearly 15% of the subject's sq-ft. While some may renew, tenants are more inclined to decrease their overall footprint or negotiate more favorable terms due to a market shift. Any investor looking to purchase the subject as of the lien date would have concern regarding the roll over exposure.

Lease Expirations from 2025 through 2033



Market Fundamentals

Rising Interest Rates

As represented by institutions, such as the Chartered Financial Analyst Institute (CFA) and JPMorgan, and real estate investment companies like Matthews, there is a correlation between rising interest rates and overall capitalization rates. Since March 2022, the Federal Reserve Bank began increasing the borrowing rate due to high inflation. The historical increase in borrowing rates is represented below:

Interest Rate Changes from March 2022 through December 2024

Meeting date	Rate change	Target range
March 15-16, 2022	+25 basis points	0.25-0.5 percent
May 3-4, 2022	+50 basis points	0.75-1 percent
June 14-15, 2022	+75 basis points	1.50-1.75 percent
July 26-27, 2022	+75 basis points	2.25-2.5 percent
Sept. 20-21, 2022	+75 basis points	3-3.25 percent
Nov. 1-2, 2022	+75 basis points	3.75-4 percent
Dec. 13-14, 2022	+50 basis points	4.25-4.5 percent
Jan. 31-Feb. 1, 2023	+25 basis points	4.5-4.75 percent
March 21-22, 2023	+25 basis points	4.75-5 percent
May 2-3, 2023	+25 basis points	5-5.25 percent
July 25-26, 2023	+25 basis points	5.25-5.5 percent
September 19, 2024	-25 basis points	4.75-5.00 percent
November 8, 2024	-25 basis points	4.50-4.75 percent
December 19, 2024	-25 basis points	4.25-4.50 percent

Source: https://www.federalreserve.gov/monetarypolicy/openmarket.html

As interest rates rose, capitalization rates followed due to the rising cost of debt and to maintain similar investment returns. Matthews explains the correlation between interest rates and capitalization rates below.

"Interest rates can have a significant impact on cap rates. When interest rates are high, cap rates tend to increase as well. This is because higher interest rates lead to higher borrowing costs, meaning that investors will require a higher return on their investment to compensate for the increased cost. Conversely, when interest rates are low, cap rates decrease since borrowing costs are lower."

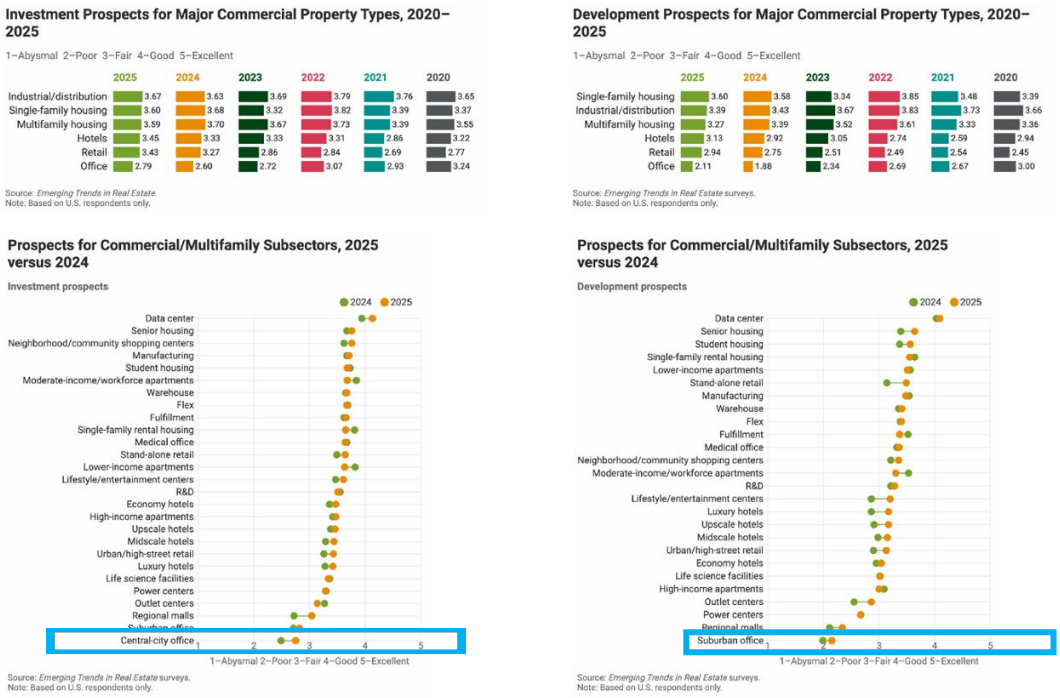
Source July 10, 2023, What is the Relationship Between Interest Rates and Cap Rates? Matthews

See Addenda A-3 Mathews Cap Rate & Interest Rate Relationships

Therefore, as capitalization rates begin to rise, values begin to fall accordingly so investors can maintain returns.

Investment Prospects

PwC's 2025 Emerging Trends in Real Estate in the United States publication relays the sentiment of market participants regarding their outlook on investment and development for all commercial property types. As seen in the following graphic, U.S. Central-City Office (CBD Office) and Suburban Office falls at the bottom for both investment and development prospects, with both shifting closer towards an "abysmal" rating from 2024 and 2025.



Source: PwC emerging Trends in Real Estate 2025 Survey (US)

Tenant Demand & Leasing Activity

Tenant demand in the Fargo, North Dakota office market has seen a significant decline of 67% from 2019 to 2024. This decrease is attributed to several factors impacting overall leasing volume:

- **Economic Shifts:** The economic landscape has undergone substantial changes, influencing tenant behavior and demand for office spaces. The shift towards remote work and hybrid models has reduced the need for traditional office environments.
- **Market Conditions:** Prevailing market conditions, including increased vacancy rates and competitive pressures, have contributed to the downturn in leasing activity. Landlords are facing challenges in attracting and retaining tenants.
- **Generous Concessions:** To counteract the declining demand, landlords have been offering generous concession packages, such as extended free rent periods and higher tenant improvement allowances. While these incentives aim to attract tenants, they also reflect the competitive reality of the market.
- **Inflation Impact:** Elevated inflation rates have affected operating expenses and tenant affordability, further complicating leasing dynamics. The disparity between face rents and effective rates, adjusted for inflation, has impacted anticipated cash flows.

Lender Facilitated Sale (2025)

The subject was formally listed on the open market in January 2025 through CBRE, and has been fully marketed to a wide pool of potential buyers. Despite the challenging market conditions particularly in the office sector, there has been notable interest, with multiple offers currently under consideration.

The highest offer as of the county appeal process in June 2025 was $6,500,000 ($54.36/SF). This offer reflects the market's perception of the property's value, taking into account its location, physical condition, and income-generating potential. While the sale has not yet been finalized, the presence of multiple offers demonstrates that the market is actively pricing the asset, even in a distressed environment. While such sales are sometimes viewed as non-arm's-length, in this case, the subject has been openly marketed and competitively bid, supporting the argument that the resulting sale price will reflect true market value.

As of the end of July 2027, the subject is expected to enter escrow for $5,125,000 ($42.86/SF). Although this information is confidential and not yet public, the transaction is progressing toward a signed purchase contract, with an anticipated closing in approximately two months. We are currently operating under an unsigned Letter of Intent (LOI), and will provide additional documentation as it becomes available and appropriate for disclosure.

This pending sale price is a direct reflection of the current leasing challenges in Downtown Fargo and the broader capital market conditions affecting office properties nationwide. The office sector is experiencing significant value compression, and the subject is no exception. The sale, while lender facilitated, is nonetheless a market-driven transaction and should be considered a valid indicator of fair market value for assessment purposes.

Given these circumstances, we respectfully request that the Assessor's Office consider this real-time market data and the nature of the transaction in reassessing the property's value. The current assessment does not appear to reflect the realities of the market, and an adjustment is warranted to ensure equitable and accurate taxation.

Investors, Banks Remain Leery

Per PwC's Emerging Trends in Real Estate® 2025, Capital markets remain the Office sector's Achilles heel. Office loan defaults are growing daily as property values keep sinking, borrowers are stretched, and banks become less willing to extend. As of August 2024, some 8% of commercial mortgage-backed security (CMBS) office loans nationwide were delinquent, while 12% were in special servicing, according to Trepp market analysts. And those numbers are almost certain to keep rising in 2025. Lower interest rates in 2025 will help somewhat, but only at the margins. The bigger problems are falling net operating incomes (NOI's) and weak liquidity for most segments of office. High-quality assets have no trouble getting loans, but "nobody has a stomach for bad properties in the private debt market. They'll get foreclosed if the lender chooses that option," said one senior office executive.

Income Approach

In the marketplace, typical investors often rely on the Income Approach to Value when assessing income-producing properties. This method is favored because it directly correlates the property's value with its ability to generate income. By focusing on the expected income streams, investors can make informed decisions about the property's potential profitability and long-term viability. Therefore, primary weight was placed on the Income Approach for valuing the subject property.

As previously stated, The City of Fargo Assessor's Office has relied on market sales that lack relevance due to significant differences in leased-property type, sale dates due to prevailing market conditions and an off-market transaction. After a thorough review of these transactions, we believe there are no suitable sales for comparison. Therefore, the assessor's office should employ a more nuanced method, such as the Income Approach, to establish the subject's fair-market value more accurately.

This approach considers the expected income the property can generate, providing a more appropriate valuation in the absence of relevant sales data. Additionally, incorporating a cost to reach stabilization in the Income Approach is crucial, as it accounts for the expenses and time required to achieve full occupancy, ensuring a more precise valuation of the property's future income potential. This method will offer a comprehensive and realistic assessment, reflecting the true market value of the property.

DIRECT CAPITALIZATION MODEL

A NNN (Triple Net) Direct Capitalization Model for a multitenant office property involves valuing the property based on its net operating income (NOI), where tenants pay NNN lease rates but also reimburse the owner for property taxes, insurance, and maintenance expenses. In this model, the landlord recovers almost all operating expenses from the tenants, resulting in a stabilized NOI that reflects the property's true earning potential. The property's value is then determined by dividing the stabilized NOI by an appropriate capitalization rate, which accounts for market conditions and the property's risk profile. This approach provides a clear and straightforward valuation by focusing on the income generated from the tenants' lease payments and the landlord's minimal expense obligations.

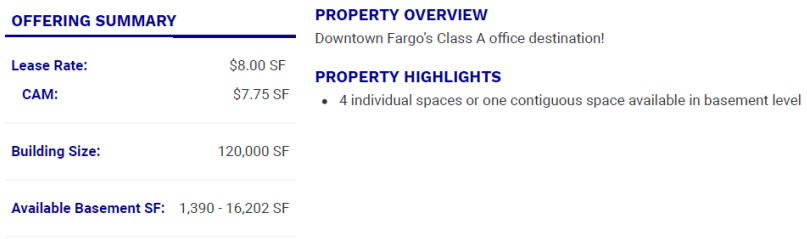
DETERMINATION OF MARKET RENT FOR POTENTIAL GROSS INCOME

For most income-producing properties, income is primarily derived from rent. Market rent represents the prevailing rental rate for comparable properties in the area and is typically estimated using the current asking rent for the subject, recently negotiated rents for both the subject property and similar properties and available market data.

SUBJECT ASKING RENT

As of year-end 2024, the subject had 64,454 sq-ft of vacancy that was being marketed at the following NNN lease rates, rates that were determined by the subject's prudent management and leasing agents as market rent that the subject would command. *See Addenda A-4a through Ad Marketing & Leasing Brochures as of December 31, 2024*

- **Basement:** $8.00/SF NNN plus $7.75/SF expense recovery



OFFERING SUMMARY

Lease Rate:	$8.00 SF
CAM:	$7.75 SF
Building Size:	120,000 SF
Available Basement SF:	1,390 - 16,202 SF

PROPERTY OVERVIEW

Downtown Fargo's Class A office destination!

PROPERTY HIGHLIGHTS

- 4 individual spaces or one contiguous space available in basement level

- **Ground Floor Office/Retail:** $20.00/SF NNN plus $7.75/SF expense recovery.

- **Office:** $12.00/SF NNN plus $7.75/SF expense recovery



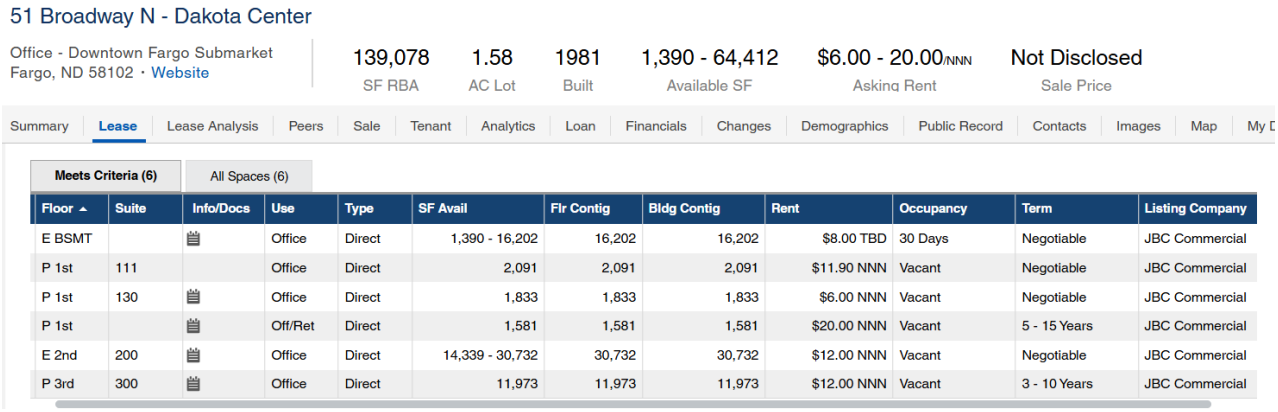
OFFERING SUMMARY

Lease Rate:	$12.00 PSF
CAM:	$7.75 PSF
Available SF:	14,339 - 30,732 SF North Side- 16,333 SF South Side 14,399 SF

PROPERTY OVERVIEW

Dakota Center is Downtown Fargo's Class A office destination. Located in the heart of Downtown, this prime location provides easy access and street parking for your clients and employees. The second floor offers up to 30,732 square feet of office space available on one floor with potential for its own dedicated elevator and lobby. You won't find this anywhere else downtown.

Join other building premier tenants including Fredrikson & Byron Law, Edgewood REIT and Alerus Bank and make Dakota Center your office's next location today!



51 Broadway N - Dakota Center

Office - Downtown Fargo Submarket
Fargo, ND 58102 · Website

139,078	1.58	1981	1,390 - 64,412	$6.00 - 20.00/NNN	Not Disclosed
SF RBA	AC Lot	Built	Available SF	Asking Rent	Sale Price

Summary | Lease | Lease Analysis | Peers | Sale | Tenant | Analytics | Loan | Financials | Changes | Demographics | Public Record | Contacts | Images | Map | My D

Meets Criteria (6) | All Spaces (6)

Floor	Suite	Info/Docs	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term	Listing Company
E BSMT			Office	Direct	1,390 - 16,202	16,202	16,202	$8.00 TBD	30 Days	Negotiable	JBC Commercial
P 1st	111		Office	Direct	2,091	2,091	2,091	$11.90 NNN	Vacant	Negotiable	JBC Commercial
P 1st	130		Office	Direct	1,833	1,833	1,833	$6.00 NNN	Vacant	Negotiable	JBC Commercial
P 1st			Off/Ret	Direct	1,581	1,581	1,581	$20.00 NNN	Vacant	5 - 15 Years	JBC Commercial
E 2nd	200		Office	Direct	14,339 - 30,732	30,732	30,732	$12.00 NNN	Vacant	Negotiable	JBC Commercial
P 3rd	300		Office	Direct	11,973	11,973	11,973	$12.00 NNN	Vacant	3 - 10 Years	JBC Commercial

Source: CoStar Property Summary Report as of May 12, 2025. See Addenda A-5 for details.

RECENTLY SIGNED LEASE(S)
There have been no recently signed leases within the subject property.

MARKET LEASE COMPARABLES
A review of market lease transactions that were comparable to the subject were reviewed to aid us in determining fair market rent.

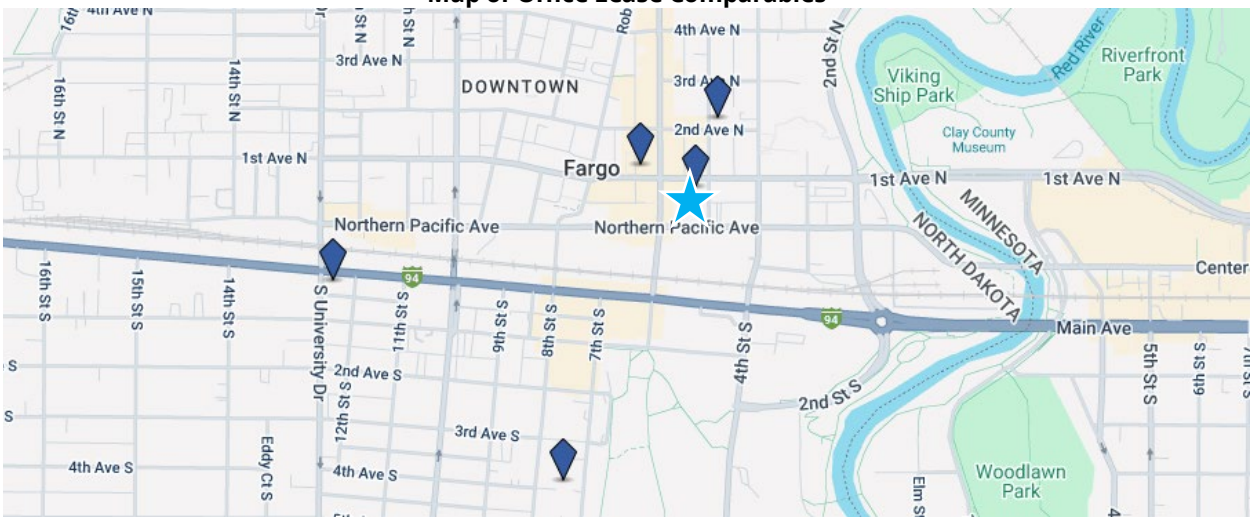
- **Basement**: There were no market lease comparables for basement space in office buildings.

- **Office:** We identified five (5) office market lease transactions that were comparable to the subject had lease rates ranging from $16.00/SF to $21.95/SF full-service gross, with an average of $19.71/SF Full-Service Gross.

Office Lease Comps:

Tenant	Address	City	Submarket	Leased SF	Lease Start	Asking Rent	Lease Type	Expense Adjustment	Adjusted Gross Rent	Notes
Undisclosed	102 Broadway	Fargo	Downtown Fargo	3,183	Apr-24	$19.50	Gross	$1.75	$21.25	Added $0.25/SF Janitorial & $1.50/SF Phone/Internet
Undisclosed	201 5th St N	Fargo	Downtown Fargo	7,442	May-22	$15.00	Net	$5.27	$20.27	Added $5.27/SF for CAM
Undisclosed	1220 Main Ave	Fargo	Downtown Fargo	850	Mar-24	$20.00	Gross	$1.95	$21.95	Added $0.20/SF Electricity, $0.25/SF Janitorial & $1.50/SF Phone/Internet
Undisclosed	325 7th St S	Fargo	Downtown Fargo	2,530	Mar-23	$14.00	Net	$5.10	$19.10	Added $5.10/SF for CAM
Undisclosed	502 N First Ave	Fargo	Downtown Fargo	9,784	Jun-22	$12.00	Net	$4.00	$16.00	Added $4.00/SF for CAM
								AVERAGE GROSS LEASE RATE:	$19.71	

Map of Office Lease Comparables



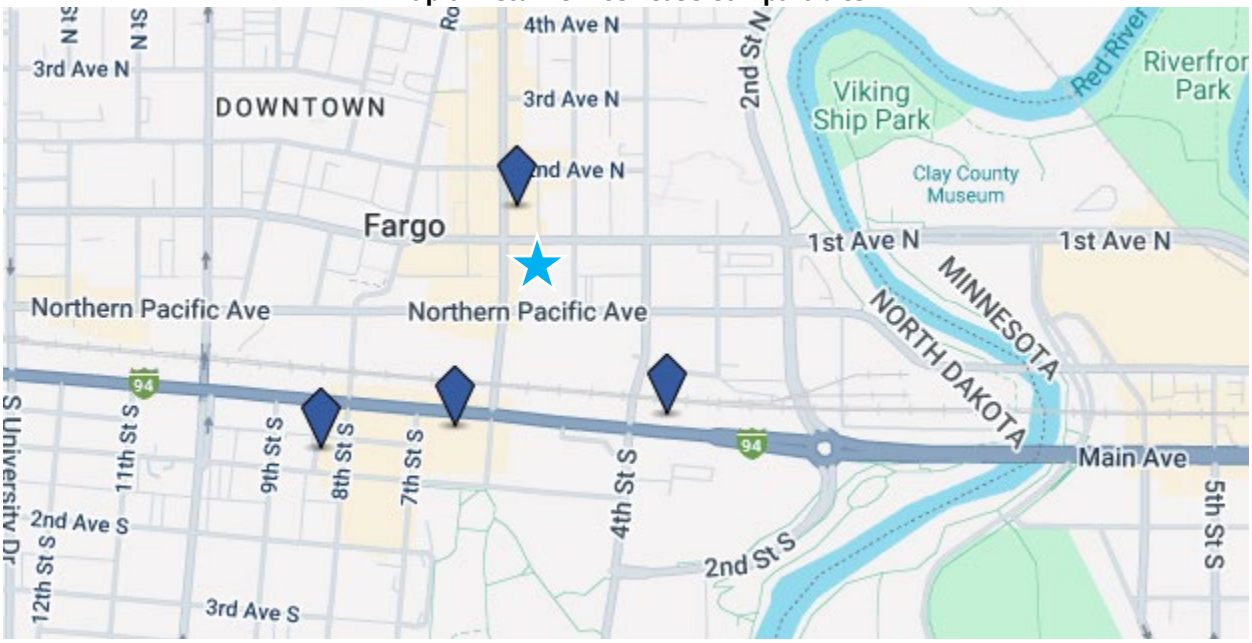
Source: CoStar Office Market Lease Comparables, Criteria: Market Leases signed from 1/1/2022 to YTD 5/2025, located in Downtown Fargo office market and consisting of Class A/B, Multi-tenant, office buildings within 3/4-Star properties, as identified by CoStar. Please see Addenda A-6a Market Lease Comps - Office, for details on each comparable transaction.

- **Office / Retail:**

Retail/Office Lease Comps:

Tenant	Address	City	Submarket	Leased SF	Lease Start	Asking Rent	Lease Type	Expense Adjustment	Adjusted Gross Rent	Notes
Nicholes Fine Pastry	17 8th Street S	Fargo	Downtown Fargo	1,900	Jan-25	$15.25	Modified Gross	$1.95	$17.20	Added $0.20/SF Electricity, $0.25/SF Janitorial & $1.50/SF Phone/Internet
Undisclosed	608 Main Ave	Fargo	Downtown Fargo	5,400	Jun-24	$15.00	Net	$4.00	$19.00	Added $4.00/SF for CAM
Undisclosed	109 Broadway N	Fargo	Downtown Fargo	7,243	Sep-22	$18.00	Net	$4.00	$22.00	Added $4.00/SF for CAM
Undisclosed	310 Main Ave	Fargo	Downtown Fargo	2,889	Jul-22	$25.00	Net	$6.50	$31.50	Added $6.50/SF for CAM
							AVERAGE GROSS LEASE RATE:		$22.43	

Map of Retail/Office Lease Comparables



Source: CoStar Market Lease Comparables, Criteria: Office-Retail Market Leases signed from 1/1/2022 to YTD 5/2025, located in Downtown Fargo office market and consisting of Class A/B, Multi-tenant, office/retail buildings within 3/4-Star properties, as identified by CoStar. Please see Addenda A-6b Market Lease Comps – Office/Retail, for details on each comparable transaction.

THIRD-PARTY MARKET DATA

Comprehensive data from market reports and analytics, which offer insights into prevailing rental rates, vacancy rates, and other relevant metrics.

OFFICE RENTS

- **NAR Commercial:** According to The National Association of REALTORS, the market asking rents for office buildings in Fargo, North Dakota stood at $20.00/SF Full-Service Gross (NNN base rent plus recovery) as of 3Q-2024.

Commercial Real Estate by Sector

1. Office

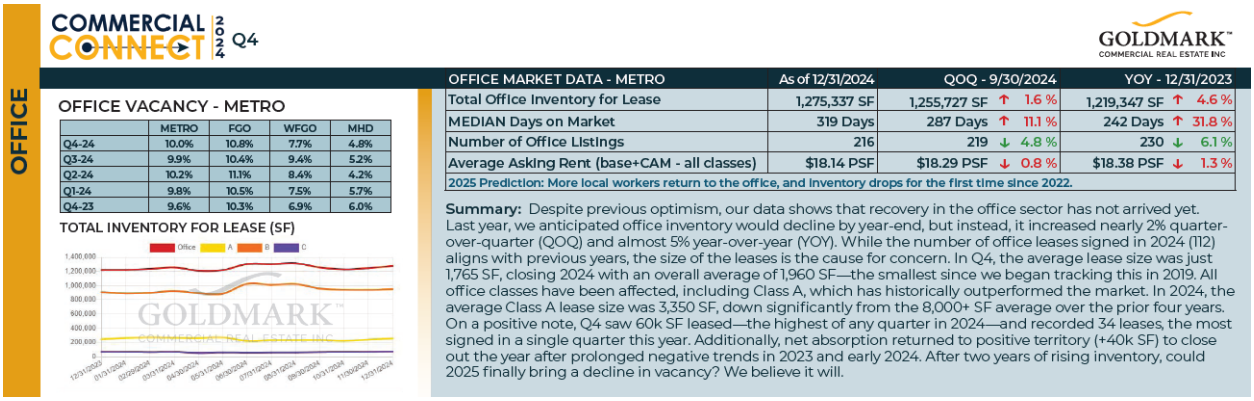
Demand for office space is **stronger than nationwide** as this area has a faster absorption of office space. As a result, rent prices rose faster than nationwide and vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Mo	Market Rent Growth 12 Mo	Market Rent/SF	Vacancy Rate
2024 Q3	-12,989	275,186	1.8%	$20	3.4%
2023 Q3	130,036	-60,887	2.9%	$20	5.3%

	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Total Sales Volume	Market Cap Rate
2024 Q3	11,176,938	0	68,033	$6.48M	11.5%
2023 Q3	11,108,905	84,371	99,571	$1.04M	10.6%

See Addenda A-7a NAR Commercial Fargo Office 3Q-2024

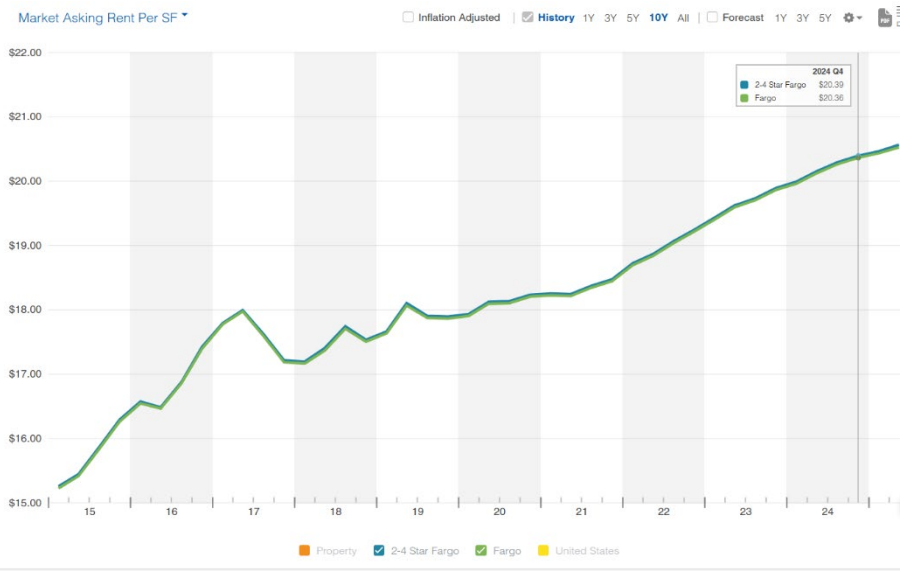
- **Goldmark Commercial:** According to Goldmark Commercial, the market asking rents for office buildings in Fargo, North Dakota stood at $18.29/SF Full-Service Gross (NNN base rent plus recovery) as of 4Q-2024.



See Addenda A-7b Goldmark Commercial Fargo Office 4Q-2024

- **CoStar Market Rent:** According to CoStar Market Analytics, the market asking rents for 3-star office buildings in Fargo, North Dakota stood at $20.88/SF Full-Service Gross (NNN base rent plus recovery) as of 4Q-2024. However, when determining a fair market rental rate it is crucial to factor in asking rate discounts and concessions. These adjustments reflect the true economic rent that tenants are willing to pay, rather than the nominal asking rents. By incorporating these discounts and concessions, we can derive a more accurate representation of the effective rental rate, ensuring a fair and equitable assessment of the property's value for tax purposes. To account for rental abatement and achievable starting rent, an estimated deduction of **5% to 15%** of the asking rent is typically applied. Applying a conservative 10% deduction of $2.08/SF reflects the impact of rent concessions and market conditions on the property's income potential, resulting in an average effective lease rate of **$18.80/SF Full-Service Gross**.

Fargo Office Market Rents

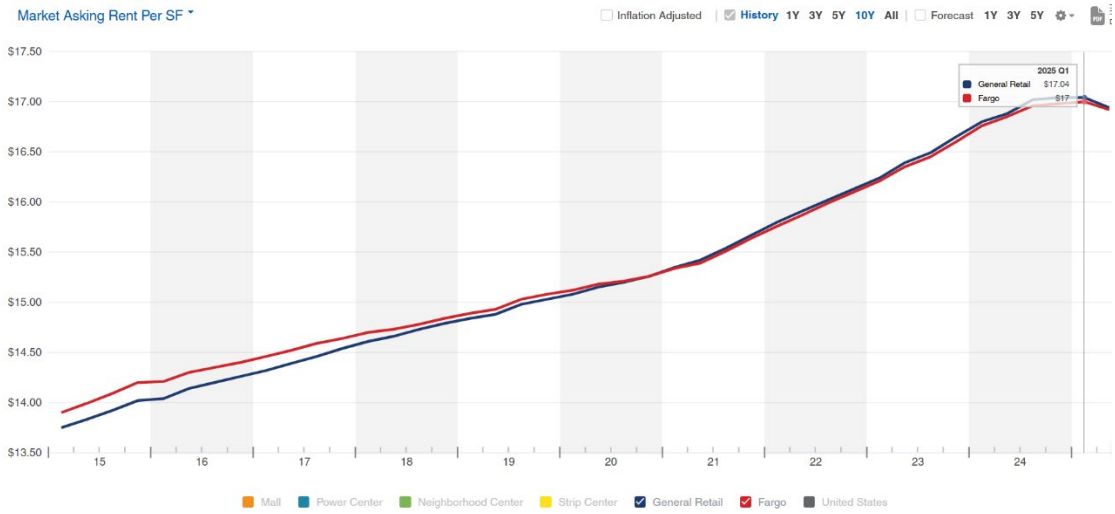


Source: CoStar Market Analytics – Historical Market Asking Rents 2015-YTD 2025 (as of May 2025)

RETAIL RENTS

- **CoStar Market Rent:** According to CoStar Market Analytics, the market asking rents for 3-star office buildings in Fargo, North Dakota stood at $17.04/SF NNN as of 4Q-2024. However, when determining a fair market rental rate it is crucial to factor in asking rate discounts and concessions. These adjustments reflect the true economic rent that tenants are willing to pay, rather than the nominal asking rents. By incorporating these discounts and concessions, we can derive a more accurate representation of the effective rental rate, ensuring a fair and equitable assessment of the property's value for tax purposes. To account for rental abatement and achievable starting rent, an estimated deduction of **5% to 15%** of the asking rent is typically applied. Applying a conservative 10% deduction of $1.70/SF reflects the impact of rent concessions and market conditions on the property's income potential, resulting in an average effective lease rate of **$15.34/SF NNN** (base rent only)

Fargo Retail Market Rents



Source: CoStar Market Analytics – Historical Market Asking Rents 2015-YTD 2025 (as of May 2025)

OTHER INCOME

- **Storage Income:** Greater Fargo Moorhead Economic Development Corporation. Analysis assumes the tenant will continue to lease the 120 sq-ft storage space on the ground floor and pay a flat rate of $130/month, $1,560/annually.

- **Parking Income:** Additional income for 55 parking spaces at $95 per month per space was added for a total of $62,700/annually.

VACANCY AND COLLECTION LOSS

Typically, an investor will anticipate that the property will experience some vacancy or collection losses during the remaining economic life. Vacancy and rent collection loss is an allowance for reductions in gross income attributable to vacancies, tenant turnover, and nonpayment of rent. The owners brokers, CBRE interviewed multiple local brokers regarding the subject and overall market trends for office properties in Downtown Fargo. Most respondents indicated that the Downtown submarket is

experiencing more softness than the suburban submarkets of Fargo. They noted that although CoStar data may not illustrate it, Downtown is experiencing the highest vacancies in the overall market due mostly to oversupply and lagging demand. Many brokers are currently underwriting Downtown assets with a 10-15% stabilized vacancy deduction.

Vacancy at the subject as of 12/31/2024 was 54%. As you can see in the graphic below, vacancy has plagued the subject for years and occupancy and continues to decline year after year. A static 11% vacancy & collection loss was utilized for this analysis.

Historical Occupancy from 2020 to 2024

Occupancy Trends	YE 20	YE 21	YE 22	YE 23	YE 24
Occupied SF	101,012	86,141	85,535	55,012	55,012
Vacant SF	16,753	31,728	33,811	64,454	64,454
Total SF	117,765	117,869	119,346	119,466	119,466
Vacancy	14%	27%	28%	54%	54%

See Addenda A-2a through e: Rent Roll YE-2020 through YE-2024

OPERATING EXPENSES

For this analysis, an expense ratio of 40% of the Effective Gross Income (EGI) was utilized, equating to $7.84/SF. Tenants at the subject reimburse the landlord for expenses estimated to be $7.75/SF, which aligns closely with the calculated expense ratio. Additionally, the estimated non-recoverable expenses are 5%, which is standard for properties with NNN (Triple Net) leases. This ensures that the landlord recovers almost all operating expenses, maintaining a stable and predictable income stream. By accurately accounting for these expenses, the analysis provides a realistic and comprehensive view of the property's financial performance, supporting a fair and equitable property tax assessment. *Please See Addenda A-1a through e: Income & Expense YE-2020 through YE-2024*

CAPITILIZATION RATE

A capitalization rate, or cap rate, is a key metric used in real estate to evaluate the potential return on an investment property. In direct capitalization, the cap rate is applied to the property's net operating income (NOI) to estimate its value. Essentially, the cap rate represents the ratio between the NOI and the property's current market value or purchase price. It reflects the investor's expected rate of return, considering the property's income-generating potential and associated risks. Higher cap rates typically indicate higher risk and potentially higher returns, while lower cap rates suggest lower risk and more stable income streams. This method is widely used for its simplicity and effectiveness in valuing income-producing properties.

Based on the available market data and risk of the income stream, a capitalization rate of 10.5% was concluded for this analysis.

RISK OF INCOME STREAM

The following poses additional risk to subject income stream:

- Rising Interest Rates
- Declining NOI
- Tenant Losses leading to Increased Vacancy
- Lack of Tenant Demand and Inability to Backfill Vacancy
- Lease Roll Over Exposure

THIRD-PARTY MARKET DATA

The latest trends in office cap rates reflect a dynamic and evolving market. According to CBRE's U.S. Cap Rate Survey for the second half of 2024, overall office cap rates in the Midwest have experienced upward pressure due to ongoing financial distress in the sector. This trend is driven by several factors, including higher vacancy rates, slower leasing activity, and economic uncertainties.

Additionally, Cushman & Wakefield's reports indicate that cap rates for office properties in the Midwest have increased as investors demand higher returns to compensate for perceived risks. The rise in cap rates is also influenced by broader economic conditions, such as fluctuating interest rates and inflation.

Overall, the Midwest office market is seeing higher cap rates, reflecting increased risk and the need for greater returns on investment. This trend suggests that investors are cautious and seeking more favorable terms to mitigate potential challenges in the office sector.

NAR Commercial: CoStar Market Analytics reports average capitalization rates for 3-Star Office in Fargo to be 11.5% as of 3Q-2024.

Commercial Real Estate by Sector

1. Office

Demand for office space is **stronger than nationwide** as this area has a faster absorption of office space. As a result, rent prices rose faster than nationwide and vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Mo	Market Rent Growth 12 Mo	Market Rent/SF	Vacancy Rate
2024 Q3	-12,989	275,186	1.8%	$20	3.4%
2023 Q3	130,036	-60,887	2.9%	$20	5.3%

	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Total Sales Volume	Market Cap Rate
2024 Q3	11,176,938	0	68,033	$6.48M	11.5%
2023 Q3	11,108,905	84,371	99,571	$1.04M	10.6%

See Addenda A-7a NAR Commercial Fargo Office 3Q-2024

CoStar Market Analytics: CoStar Market Analytics reports average capitalization rates for 3-Star Office in Fargo to be 11.09% as of year-end 2024.



Source: CoStar Market Analytics: Fargo Office Cap Rates

SUBJECT ACQUISITION

In May 2011, NetReit acquired the subject for $9,575,000 ($80.09/SF). At the time of the sale, the property was reported to have a 98% economic occupancy rate. The reported cap rate for the sale was 14.33%, with a net operating income (NOI) of $1.37 million. This cap rate, however, did not accurately reflect the true nature of the sale due to the complexities involving US Bank's subtenants. After renegotiating leases directly with the owner, the property was projected to stabilize at around a 10% cap rate by 2012.

According to CoStar Market Analytics, the market cap rate for 2-4 star office buildings in Fargo was 9.2% in 2011. Fast forward to 2024, the market cap rate has increased to 11.1%. Additionally, inflation-adjusted sale prices have decreased by 14% over the same period. This comparison highlights that market conditions since the acquisition have declined. The increase in cap rates and the decrease in inflation-adjusted sale prices indicate a deterioration in market dynamics, reflecting more challenging economic factors and property valuations over time.

Currently, the property is only 46% leased, which is not reflective of a stabilized asset. The current risk to the income stream should be reflected in a higher cap rate.

Fargo Office Market Cap Rate Changes since May 2011 Acquisition



Fargo Office Market Sale Price/SF Changes since May 2011 Acquisition



Source: CoStar Market Analytics as of May 2025, Fargo Office

COST TO REACH STABILIZATION

The current low occupancy rate indicates that the property is not operating at its full potential, and the market value should reflect the additional costs associated with leasing up the remaining space to bring it to stabilized occupancy. As the subject is currently 54% vacant (58,009 of net vacant sq-ft), the costs associated to reach stabilized occupancy were included in this analysis, these costs include rental loss allowance, leasing commissions and tenant improvements. By applying this deduction, the assessor's office can ensure a fair and accurate valuation that considers the property's current operational challenges and the necessary investments to achieve stabilization.

Total Cost to Reach Stabilization (Deduction): $2,559,560

COST TO REACH STABILIZATION

Rental Loss Allowance		Per Sq. Ft.	SF	Annual Total
	Office	$19.75	41,500	($819,621)
	Retail/Office	$27.75	1,407	($39,047)
	Basement	$15.75	14,457	($227,700)
	Total	($18.94)	57,364	($1,086,368)

Leasing Commissions	Percent	Avg Term (yr)	Annual Total
	6.00%	5	($325,910)

	Per Sq. Ft.	SF	Annual Total
Tenant Improvements	$20.00	57,364	($1,147,281)
Total Cost to Reach Stabilization			($2,559,560)

Direct Capitalization Analysis

DIRECT CAPITALIZATION ANALYSIS

REVENUES	Market Rent/Per Sq. Ft. (NNN)	Recovery/Per Sq. Ft.	Market Rent/Per Sq. Ft. (FSG)	Total SF	Annual Total
Basement	$8.00	$7.75	**$15.75**	16,244	$255,843
Suite N100: UBS Financial	$12.00	$7.75	**$19.75**	4,285	$84,629
Suite N101: Vacant (Retail)	$20.00	$7.75	**$27.75**	1,581	$43,873
Suite N150: Alerus Financial	$20.00	$7.75	**$27.75**	5,576	$154,734
Suite N130: Vacant	$6.00	$7.75	**$13.75**	1,833	$25,204
Suite S119: Merrill Lynch	$12.00	$7.75	**$19.75**	10,560	$208,560
Suite N200: Vacant	$12.00	$7.75	**$19.75**	14,399	$284,380
Suite S200: Vacant	$12.00	$7.75	**$19.75**	16,333	$322,577
Suite S211: Vacant	$12.00	$7.75	**$19.75**	2,091	$41,297
Suite N300: Vacant	$12.00	$7.75	**$19.75**	11,973	$236,467
Suite N400: Fredrickson & Byron PA	$12.00	$7.75	**$19.75**	11,973	$236,467
Suite N500: Greater Fargo Moorhead	$12.00	$7.75	**$19.75**	5,355	$105,761
Suite N502: Infonero	$12.00	$7.75	**$19.75**	1,358	$26,821
Suite N550: HDR Engineering	$12.00	$7.75	**$19.75**	4,738	$93,576
Suite N601: Fredrickson & Bryron PA	$12.00	$7.75	**$19.75**	5,218	$103,056
Suite N600: Edgewood Properties Mgmnt	$12.00	$7.75	**$19.75**	4,653	$91,897
Suite N604: Edgewood Properties Mgmnt	$12.00	$7.75	**$19.75**	1,386	$27,374
Total				119,556	$2,342,513

		Percent	Per Sq. Ft.	Annual Total
Less Vacancy & Collection Loss @		11.00%	($2.16)	($257,676)
Effective Gross Rental Revenues				$2,084,837
Storage Income				$1,560
Parking Income (58 spaces)	55	$95.00	$0.52	$62,700
Effective Gross Income			$17.98	$2,149,097

EXPENSES (annual)	Percent	Per Sq. Ft.	Annual Total
Total Expenses	40.0%	$7.84	$833,935

NET OPERATING INCOME	Per Sq. Ft.	
	$11.00	$1,315,162
Capitalization Rate		10.25%
FAIR MARKET VALUE-Before Deductions for Lease-Up Costs		**$12,830,848**
Per Sq. Ft.:		$107.32

COST TO REACH STABILIZATION

Rental Loss Allowance		Per Sq. Ft.	SF	Annual Total
	Office	$19.75	41,500	($819,621)
	Retail/Office	$27.75	1,407	($39,047)
	Basement	$15.75	14,457	($227,700)
	Total	($18.94)	57,364	($1,086,368)

Leasing Commissions	Percent	Avg Term (yr)	Annual Total
	6.00%	5	($325,910)

	Per Sq. Ft.	SF	Annual Total
Tenant Improvements	$20.00	57,364	($1,147,281)
Total Cost to Reach Stabilization			($2,559,560)
FAIR MARKET VALUE			**$10,271,288**
ROUNDED VALUE			**$10,270,000**
Per Sq. Ft.:			$85.90

Comparative Sales Approach

Per the **North Dakota Property Tax Valuation Concepts – Residential and Commercial Property** guidelines for the 'Sales as Basis of Valuation', *"To use the sales comparison method to estimate market value, the assessor must have information about an adequate number of properties that have recently sold."*

Sales as a Basis of Valuation

The sales comparison method is one of the more accurate methods of estimating market value. This method involves comparing the property being appraised to similar properties that have recently sold and reflects the actions of buyers and sellers in the real estate market. A buyer or seller usually examines other available properties before negotiating a final purchase price.

To use the sales comparison method to estimate market value, the assessor must have information about an adequate number of properties that have recently sold. The properties must be reasonably similar in physical characteristics and location. The county director of tax equalization can help the assessor obtain information about sales transactions from Statements of Real Estate Full Consideration completed for the sales ratio study. The assessor is cautioned to comply with the secrecy provisions which require that the names of the grantee (buyer) and grantor (seller) be kept confidential.

The assessor must consider and adjust for differences that exist between the property that sold (the comparable) and the property that is being valued (the subject). The three main comparison points to adjust are: (1) time (How recent is the sale?); (2) location (How close is the comparable to the subject property?); and (3) physical characteristics (How similar is the comparable to the subject property in size, shape and components?). After the assessor makes adjustments to the price paid for the comparable property to reflect those differences, the adjusted price is an indication of the value of the subject property.

Source: https://www.tax.nd.gov/sites/www/files/documents/guidelines/property-tax/conceptsresidentialcommercialproperty.pdf

The office market has seen fewer sales in recent years due to several factors. The COVID-19 pandemic significantly impacted demand for office space, as remote and hybrid work models became more prevalent, leading to higher vacancies and lower property valuations. Additionally, tough lending conditions and economic uncertainty have made it difficult for investors to secure financing for office property purchases. Many office properties have traded at discounted rates, further complicating the market. These factors combined have resulted in muted transaction volumes, making it challenging to find an adequate number of relevant comparable sales for valuation purposes.

While some sales are occurring, limited details are available on transactions are available in North Dakota, as it is a non-disclosure state where property sales prices are not publicly disclosed or reported to the assessor's office and/or public. This confidentiality protects the privacy of buyers and sellers but poses challenges for property valuation and market transparency. Assessors and appraisers often lack access to recent sales data, making it difficult to determine fair market values and assess property taxes accurately.

Given these circumstances, it is difficult to find an adequate number of properties that have recently transacted and are comparable to the subject property. Therefore, this valuation methodology should be excluded.

COMPARABLE SALES

Due to the lack of relevant sales data, we were unable to complete a full Comparative Sales Approach with an adequate number of truly comparable sales. However as check for reasonableness, we surveyed the surrounding area for a basis of sale comparables and identified the following sales which provide a useful benchmark for valuing similar properties, highlighting the potential market value based on size, property type/quality, occupancy type (multi-tenant), stabilized leased status, and location. By considering such comparable sales, we can gain insights into the property's potential value, even in the absence of directly relevant local data. ***Note: Differences necessitate adjustments to ensure a fair comparison between the properties.***

The unadjusted sale prices of these properties range from $59.42/SF to $85.35/SF, averaging $74.28/SF, indicating an unadjusted fair-market value of $8,880,438.

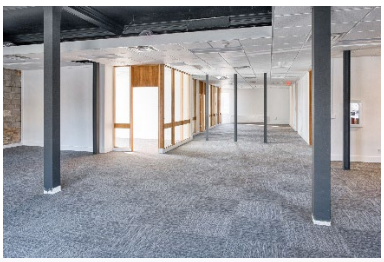
Address	Property Type	Size (SF)	Sale Date	Sale Price	Price / SF
401 DeMers	Multi-tenant Office	66,808	Dec-22	$5,702,248.00	$85.35
1100 32nd Ave S	Multi-tenant Office	25,000	Jul-24	$1,820,000.00	$72.80
502 N First Ave	Multi-tenant Office	20,115	May-22	$1,600,000.00	$79.54
1042 E 14th Ave	Multi-tenant Office	23,560	Dec-23	$1,399,900.00	$59.42
Subject Value		**119,556**	**Indicated Value (Unadjusted)**	**$8,880,438**	**$74.28**

See Addenda A-9 Applicant Sale Comps Building Summary

502 N First Ave., Fargo, North Dakota (Downtown Fargo)

The most notable sale, as it is directly next door to the subject. Is the Exchange building which sold on May 26, 2022. This 20,115 SF, 3-Star, Class B Multi-tenant office building was 100% leased at the time of sale and transacted for $1,600,000 **($79.54/SF)**. The property is fully furnished, and has creative office finishes with exposed brickwork, high ceilings and exposed original beams. Gross lease rates at this property are $17.50/SF FSG. ***Note: Differences necessitate adjustments to ensure a fair comparison between the properties.***





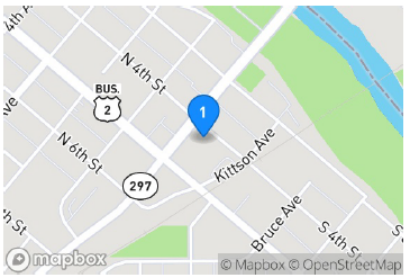
Last Market Sale Information			
Recording/Sale Date:	05/26/2022 / 05/26/2022	1st Mtg Amount/Type:	$1,747,132 / CONV
Sale Price:	$1,600,000	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	1666290
Document #:	1666289	2nd Mtg Amount/Type:	$218,391 / CONV
Deed Type:	WARRANTY DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	$120.34
New Construction:		Multi/Split Sale:	
Title Company:	THE TITLE CO		
Lender:	STARION BK		
Seller Name:	DFI TELEPHONE BUILDING LLC		

401 DeMers Avenue, Downtown Grand Forks, North Dakota

While this property is farthest away from the subject property it is very comparable in property type and downtown location. 401 DeMers Avenue, a multi-tenant office building in Downtown Grand Forks, ND that sold on December 19, 2022. This property, with a gross area of 66,486 SF and a net area of 94,820 SF, was 100% leased at the time of sale and transacted for $5,702,248 ($85.77/SF). ***Note: Differences necessitate adjustments to ensure a fair comparison between the properties.***

401 Demers Avenue
Grand Forks, ND 58201
Property #1

Property



Building Name	—
Property Type	Office
Building Size (SqFt)	66,808 SqFt
Number of Floors	5
Year Built	1998
Lot Size (Acres)	0.51

Transaction Details	
Total Sale Price	$5.70M
Sales Price ($/SqFt)	$85.35 PSF
Cap Rate (%)	—
Sale Date	Jan 4, 2023
Transaction SqFt	66,808 SqFt

Buyer / Seller	
Buyer Rep	—
Buyer Rep Companies	—
Buyer	Ewr Grand Forks Corp Ctr Llc
Seller	Grand Forks Growth Fund
Seller Rep	—
Seller Rep Companies	—

General Information

Deedholder:	EWR GRAND FORKS CORPORATE
Doing Business As:	CORPORATE CENTER #1
Street Address:	401 DEMERS AVE
Class:	Commercial
Zoning:	Not Applicable
Subdivision:	ORIGINAL TOWNSITE

Sales Details

Sale Date:	12/19/2022
Buyer:	EWR GRAND FORKS CORPORATE CENTER, LLC
Seller:	GRAND FORKS GROWTH FUND
Sales Type:	Deed
Recording:	831161
Deeded Price:	$5,702,248
Personal Property:	$0
Specials Assumed:	$0
Adjusted Sales Price:	$5,702,248

Image (First Only)

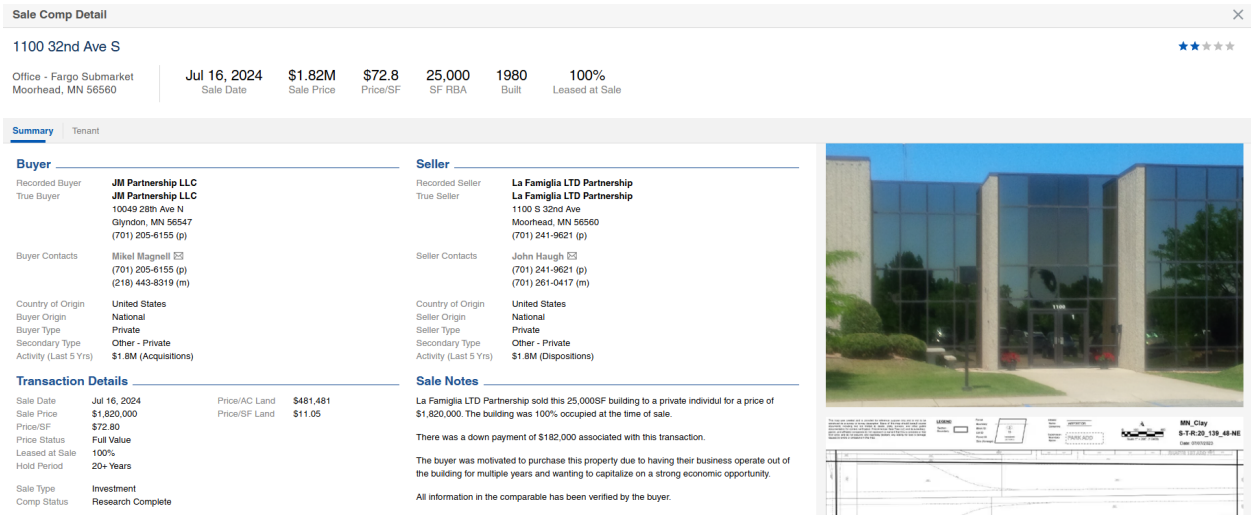


Building Information (First Only)

Number of Buildings	3
Occupancy:	Office - General
Year Built:	1998
Number of Stories:	2
Gross Building Area (GBA):	66,486
Basement Area:	0

1100 32nd Avenue South, Moorhead, Minnesota

Located 2.8 miles away from the subject property, a 25,000 SF multi-tenant office building in Moorhead, MN sold July 2024 and was 100% leased at the time of sale and transacted for $1,820,000 ($72.80/SF). Office Rents are estimated to be $16.00 to $19.00/SF Per CoStar. ***Note: Differences necessitate adjustments to ensure a fair comparison between the properties.***



Sale Comp Detail

1100 32nd Ave S

Office - Fargo Submarket
Moorhead, MN 56560

Jul 16, 2024	$1.82M	$72.8	25,000	1980	100%
Sale Date	Sale Price	Price/SF	SF RBA	Built	Leased at Sale

Summary | Tenant

Buyer

Recorded Buyer	JM Partnership LLC
True Buyer	JM Partnership LLC 10049 28th Ave N Glyndon, MN 56547 (701) 205-6155 (p)
Buyer Contacts	Mikel Magnell (701) 205-6155 (p) (218) 443-8319 (m)
Country of Origin	United States
Buyer Origin	National
Buyer Type	Private
Secondary Type	Other - Private
Activity (Last 5 Yrs)	$1.8M (Acquisitions)

Seller

Recorded Seller	La Famiglia LTD Partnership
True Seller	La Famiglia LTD Partnership 1100 S 32nd Ave Moorhead, MN 56560 (701) 241-9621 (p)
Seller Contacts	John Haugh (701) 241-9621 (p) (701) 261-0417 (m)
Country of Origin	United States
Seller Origin	National
Seller Type	Private
Secondary Type	Other - Private
Activity (Last 5 Yrs)	$1.8M (Dispositions)

Transaction Details

Sale Date	Jul 16, 2024	Price/AC Land	$481,481
Sale Price	$1,820,000	Price/SF Land	$11.05
Price/SF	$72.80		
Price Status	Full Value		
Leased at Sale	100%		
Hold Period	20+ Years		
Sale Type	Investment		
Comp Status	Research Complete		

Sale Notes

La Famiglia LTD Partnership sold this 25,000SF building to a private individul for a price of $1,820,000. The building was 100% occupied at the time of sale.

There was a down payment of $182,000 associated with this transaction.

The buyer was motivated to purchase this property due to having their business operate out of the building for multiple years and wanting to capitalize on a strong economic opportunity.

All information in the comparable has been verified by the buyer.

1042 E 14th Avenue, West Fargo, North Dakota

Located 4.58 miles away from the subject property, a multi-tenant office building in West Fargo, ND sold on December 29, 2023. This multi-tenant office building totaling 23,560 SF was 100% leased at the time of sale and transacted for $1,399,900 ($59.42/SF). Asking Rents at the property are $13.00/SF NNN with $4.00/SF, equating to a full-service gross lease rate of $17.00/SF FSG. ***Note: Differences necessitate adjustments to ensure a fair comparison between the properties.***





Sale Comp Detail

1042 E 14th Ave

Office - Fargo Submarket West Fargo, ND 58078	Dec 29, 2023 Sale Date	$1.4M Sale Price	$59.42 Price/SF	23,560 SF RBA	1979 Built

Summary | Tenant

Buyer

Recorded Buyer	**Aardvark Investments Llc**
True Buyer	**Property Resources Group** 4609 33rd Ave S, Suite 400 Fargo, ND 58104 (701) 356-8888 (p) (701) 281-9501 (f)
Buyer Contacts	Tyler Brandt ✉ (701) 499-3905 (p)
Country of Origin	United States
Buyer Origin	National
Buyer Type	Private
Secondary Type	Developer - Regional
Activity (Last 5 Yrs)	$36.8M (Acquisitions) / $173.5M (Dispositions)

Transaction Details

Sale Date	Dec 29, 2023	Price/AC Land	$710,611
Sale Price	$1,399,900	Price/SF Land	$16.31
Price/SF	$59.42	Recording Date	Dec 29, 2023
Price Status	Full Value		
Hold Period	85 Months		
Sale Type	Investment		
Document #	000001704089		
Comp Status	Research Complete		

Seller

Recorded Seller	**Boll Properties Llp**
True Seller	**Robbie & Rodney J Boll** 711 Dakota Ct Drayton, ND 58225 (701) 454-6103 (p)
Seller Contacts	Robbie Boll
Country of Origin	United States
Seller Origin	National
Seller Type	Private
Secondary Type	Individual
Activity (Last 5 Yrs)	$1.4M (Dispositions)

Sale Notes

A private individual sold this 23,560 SF office building to Property Resources Group for $1,399,900 or for $59.42 per SF.

The property is a short distance away from I-95.

The information in the comparable has been sourced from public record.

Documents

Deed

Buyer Broker

Discounted Cash Flow

A discounted cash flow (DCF) analysis is a valuation method used to estimate the value of an investment by forecasting its future cash flows and discounting them back to their present value. For a property that is below stabilized occupancy, DCF analysis is particularly useful as it accounts for the property's current and projected cash flows over time, including periods of vacancy and lease-up.

In this context, DCF analysis involves estimating the property's net operating income (NOI) for each year, considering the expected lease-up period and any fluctuations in occupancy rates. The analysis also includes the property's reversion value at the end of the holding period, which is the estimated sale price. These future cash flows are then discounted at an appropriate rate to reflect the time value of money and the risk associated with the investment.

By using DCF analysis, a more accurate and comprehensive valuation of the subject that considers the property's current underperformance and its potential to reach stabilized occupancy, ensuring a fair assessment of the subject.

Please see next page for the Discounted Cash Flow Analysis provided by Cushman & Wakefield on March 1, 2024 which results in a Net Present Fair-Market Value of the subject to be $10,605,000 ($88.70/SF).

See Addenda A-8 Cushman & Wakefield Cash Flow Summary

CASH FLOW

ANALYSIS INFORMATION	
Analysis Start Date	3/1/2024
Property Size (SF)	119,554
Hold Period	5 Years
In-Place Occupancy	46.0%

CAPITALIZATION RATE	
In-Place Cap Rate	4.5%
Year 1 Cap Rate	4.8%

DEBT YIELD & CONSTANT	
Debt Yield (Tranche A)	8.78%
Total Debt Yield	8.78%
Debt Constant (Tranche A)	3.86%
Debt Constant (Tranche B)	--
Blended Debt Constant	3.86%
Blended Cost of Capital	1.00%

DEBT SERVICE COVERAGE RATIO	
Avg. DSC Ratio (NOI)	2.16
Avg. DSC Ratio (CF)	0.96

BASIS		$/SF
Purchase Price	$10,500,000	$87.83
Acquisition Costs	$105,000	$0.88
Acquisition Costs %	1.00%	
Initial Loan Fees	$57,750	$0.48
INITIAL BASIS	$10,662,750	$89.19
Tenant Improvements	$2,597,771	$21.73
Leasing Commissions	$451,672	$3.78
Other CapEx	$296,762	$2.48
NOI Shortage(s)	$0	$0.00
ALL-IN BASIS	$14,008,955	$117.18

TERMINAL YIELD ON COST		$/SF
Terminal NOI	$1,718,191	$14.37
Yield On Cost	12.3%	

DEBT ASSUMPTIONS	TRANCHE A	TRANCHE B
Loan Funding Date	3/1/2024	--
Loan Funding Amount	$5,775,000	$0
Equity Requirement	$4,725,000	$0
Loan-To-Value (LTV)	55%	--
Term (Months)	60	--
Interest Rate	SOFR + 400	--
Interest Only Period (Months)	12	--
Amortization (Months)	360	--
Loan Origination Fee	1.00%	--
Exit Loan Fee	0.00%	--
Total Loan Amount	$7,313,489	--
Total Loan-To-Cost (LTC)	52%	--
Loan Repayment Amount	$7,027,077	--

"GOOD NEWS" FUNDING	TRANCHE A	TRANCHE B
"Good News" Period (Months)	24	--
TI Funding %	55%	--
Commission Funding %	55%	--
Other Capital Funding %	55%	--
Total "Good News" Funded	$1,538,489	--

INTERNAL RATE OF RETURN (IRR)	
Unleveraged IRR	16.0%
Leveraged IRR	23.0%

CASH YIELD	
Avg. Unleveraged Cash Yield	5.6%
Avg. Leveraged Cash Yield	6.6%

YIELD ON COST	
Avg. Unleveraged Yield On Cost	9.4%

EQUITY MULTIPLE	
Contributions	$5,667,677
Distributions	$14,773,132
Equity Multiple	2.61

VALUATION CONCLUSIONS		
Cash Flow NPV	$1,363,295	12.9%
Residual NPV	$9,241,705	87.1%
Total NPV	$10,605,000	100.0%

	IN-PLACE Mar-2024	$/SF	PURCHASE ACTIVITY	YEAR 1 Feb-2025	YEAR 2 Feb-2026	YEAR 3 Feb-2027	YEAR 4 Feb-2028	YEAR 5 Feb-2029	YEAR 6 Feb-2030	YEAR 7 Feb-2031	YEAR 8 Feb-2032	YEAR 9 Feb-2033	YEAR 10 Feb-2034	YEAR 11 Feb-2035	YEAR 12 Feb-2036
Purchase Price			($10,500,000)												
Acquisition Costs			($105,000)												
Effective Gross Revenue	$1,299,876	$10.87		$1,336,253	$1,930,851	$2,467,000	$2,517,005	$2,526,041	$2,691,603	$2,738,213	$2,886,573	$2,561,011	$2,659,999	$3,143,267	$3,138,094
Operating Expenses	($593,156)	($4.96)		($594,251)	($625,943)	($656,227)	($672,283)	($687,473)	($707,531)	($724,806)	($745,323)	($752,024)	($771,874)	($803,673)	($821,253)
Real Estate Taxes	($235,000)	($1.97)		($235,000)	($240,875)	($246,897)	($253,069)	($259,396)	($265,881)	($272,528)	($279,341)	($286,325)	($293,483)	($300,820)	($308,340)
NET OPERATING INCOME	**$471,720**	**$3.95**		**$507,002**	**$1,064,033**	**$1,563,876**	**$1,591,653**	**$1,579,171**	**$1,718,191**	**$1,740,880**	**$1,861,909**	**$1,522,662**	**$1,594,643**	**$2,038,774**	**$2,008,501**
Tenant Improvements				($774,510)	($1,430,756)	($152,551)	$0	($239,955)	($24,595)	($230,433)	($64,136)	($892,351)	($566,689)	$0	($203,757)
Leasing Commissions				($118,836)	($234,336)	($33,381)	$0	($65,118)	($5,382)	($50,423)	($14,034)	($195,265)	($138,272)	$0	($44,586)
Other Capital Expenditures				($117,933)	($120,881)	($18,841)	($19,312)	($19,795)	($20,290)	($20,797)	($21,317)	($21,850)	($22,396)	($22,956)	($23,530)
TOTAL CAPITAL COSTS				($1,011,279)	($1,785,973)	($204,773)	($19,312)	($324,868)	($50,267)	($301,653)	($99,487)	($1,109,465)	($727,357)	($22,956)	($271,873)
CASH FLOW BEFORE DEBT SERVICE				**($504,277)**	**($721,939)**	**$1,359,103**	**$1,572,341**	**$1,254,303**	**$1,667,924**	**$1,439,227**	**$1,762,423**	**$413,197**	**$867,287**	**$2,015,818**	**$1,736,627**
ANNUAL DEBT SERVICE				($516,606)	($575,593)	($594,367)	($593,334)	($595,500)	$0	$0	$0	$0	$0	$0	$0
Debt Service Coverage Ratio (NOI)				0.98	1.85	2.63	2.68	2.65	--	--	--	--	--	--	--
Debt Service Coverage Ratio (CF)				(0.98)	(1.25)	2.29	2.65	2.11	--	--	--	--	--	--	--
"GOOD NEWS" FUNDING				$556,204	$982,285	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
CASH FLOW AFTER DEBT SERVICE				**($464,680)**	**($315,248)**	**$764,735**	**$979,007**	**$658,803**	**$1,667,924**	**$1,439,227**	**$1,762,423**	**$413,197**	**$867,287**	**$2,015,818**	**$1,736,627**
Loan Funding			$5,775,000												
Loan Origination Fees			($57,750)												
Cash Flow Reserves				$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cash Flow Reserves Funding				$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Loan Maturity								($7,027,077)							
Exit Loan Fee							($17,958)	($17,770)							
Residual Sale Price								$19,636,465							
Disposition Costs								($203,072)							
EQUITY CONTRIBUTIONS / DISTRIBUTIONS			**($4,887,750)**	**($464,680)**	**($315,248)**	**$764,735**	**$961,048**	**$13,047,348**	**$1,667,924**	**$1,439,227**	**$1,762,423**	**$413,197**	**$867,287**	**$2,015,818**	**$1,736,627**
Cash Yield - Unleveraged				-4.8%	-6.8%	12.8%	14.8%	11.8%							
Cash Yield - Leveraged				-9.5%	-6.4%	15.6%	20.0%	13.5%							
Yield On Cost - Unleveraged				4.4%	7.9%	11.5%	11.7%	11.3%							
Avg. Physical Occupancy			77.8%	49.2%	77.1%	87.4%	87.7%	87.8%	87.9%						

Reconciliation of Values & Conclusion

Reconciliation of Values

While a Comparative Sales Approach was performed, it is constrained by the lack of truly relevant sales, property-level rent rolls and financials, which are essential for making precise adjustments. The Income Approach and Discounted Cash Flow Analysis are deemed the most suitable method for valuing the subject property, given its income-producing nature. With adequate information available to perform a Direct Capitalization Analysis and Discounted Cash Flow Analysis, those approaches are most preferred and accurate from an investor standpoint in representation of fair-market value of a non-stabilized property. In reconciling the two values, we have concluded the following fair-market value as of the lien date:

Approaches to Value	Value Indication
Direct Capitalization Analysis (Income Approach)	$10,270,000 ($85.90/SF)
Comparative Sales Approach	$8,880,438 ($74.28/SF)
Discounted Cash Flow Analysis	$10,605,000 ($88.70/SF)
Lender Facilitated Sale through CBRE	$6,500,000 ($64.36/SF)
Concluded Fair-Market Value	**$10,270,000 ($85.90/SF)**

Response to Assessor's Valuation

The City of Fargo Assessor's Office has upheld the current assessed value of the subject with the following comparable sales:

Excerpt from Email from the City of Fargo Assessor's Office dated April 11, 2025.

51 Broadway

Assessment Fairness

To test for assessment fairness, we compare the subject's true and full value to that of similar properties. We selected ten comparable mid-rise office buildings in Downtown Fargo. The subject is valued below the median on both key units of comparison.

Measure	True & Full Value	Total Value / SF	Total Value / Gross SF
90th Percentile	$39,368,580	$ 296	$ 292
75th Percentile	14,295,725	209	177
Median	11,345,650	149	121
25th Percentile	4,744,280	134	105
10th Percentile	4,039,370	81	80
Subject Value	**$ 14,545,300**	**$ 137**	**$ 114**

Valuation Accuracy

We tested the accuracy of the true and full value by studying comparable sale prices. We identified sales of four comparable properties from which to compare the subject's true and full value. The value is below the median price per square foot.

Address	Building Name	Property Type	Year Built (Renovated)	Size (SF)	Sale Date	Sale Price (w/ SPUN)	Price / SF
3350 38 AVE S	Ulteig Bldg	Office	2003	41,686	Apr-2024	8,790,200	211
4321 20 AVE S	WEX Bldg	Office	1997	93,099	Apr-2024	14,900,100	160
520 Main Ave	Bell Bank Tower	Bank / Office	1973	96,822	Jul-2021	14,349,400	148
1701 38 ST S	Hospice Bldg	Office	1974	31,008	Jul-2022	3,646,800	118
Subject Value		**Bank / Office**	**1981**	**106,250**	**2025 Value**	**$ 14,545,300**	**$ 137**

After thoroughly reviewing the assessor's decision and the sale comparables used to determine the assessment of the subject property, we believe the assessment is incorrect and does not accurately reflect the current market value. The assessor relied on sales that lack relevance due to significant differences in property type (specifically, the assessor compared NNN single-tenant investment sales to a multi-tenant office property, which are not directly comparable), an off-market transaction, sale dates affected by prevailing market conditions.

Please refer to the following pages for a detailed analysis and commentary refuting the sale comparables used in the assessment. *See Addenda A-9 Assessor Sale Comps Building Summary*

Assessor's Sale Comp #1




3350 38th Avenue South, Fargo, North Dakota
Property Details: 41,686 SF, Two-Story, Class C Office/flex building, Built in 2003 situated on a 5.171 AC (225,233 SF) parcel
Site Coverage: 18.50%
Occupancy Details: Occupied by a single-tenant Utleig (headquarters), moved in July 2008
Location: Located 4.44 miles from the subject property in the Stone Bridge submarket
Sale Details: Sold April 2024 for $8,790,200 ($210.86/SF) acquired by Edgewood Real Estate Investment Trust
2025 Assessed: $6,587,400 ($158.02/SF)
Land: $1,239,000 ($5.50/SF), Improvements: $5,348,400 ($128.30/SF)

Applicant Response to Sale as Comparable:

- **Assessment & Valuation Methodology:** The property sold for $211/SF in 2024, yet the 2025 assessment values the property at $158/SF, which reflects a 25% decline in market value. It is essential to understand why the assessment of the subject property is supported with the higher sale price/SF rather than the adjusted market value which is reflected in the current assessment. Clarification is needed on whether any adjustments or considerations were made to reconcile the decline in market value.

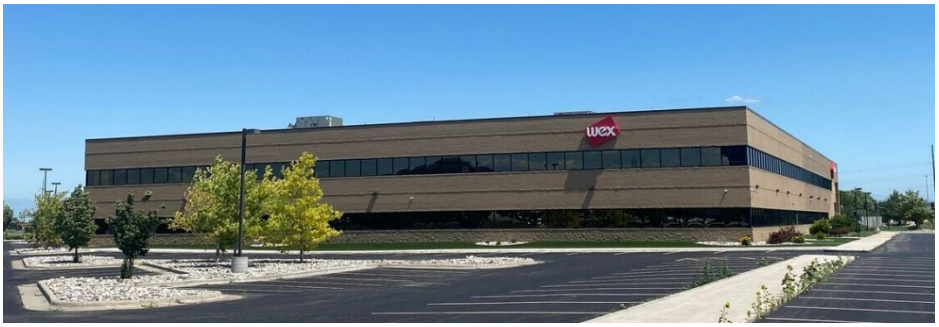
- **Lease Type:** NNN Leased Investment of a single-tenant property. A single-tenant office NNN leased investment office sale typically commands a higher price per square foot compared to a multi-tenant office building due to several factors. Single-tenant properties often feature long-term, stable leases with investment-grade tenants, reducing vacancy risk and ensuring predictable income. A multi-tenant NNN leased investment requires more active management due to multiple tenants, leading to higher operational costs and more complex lease administration. ***These differences necessitate downward adjustments to ensure a fair comparison between the two properties.***

- **Year Built:** A building constructed in 2003 is likely to have more advanced construction techniques, materials, and modern amenities compared to the subject built in 1981, which may require updates to meet current standards. ***These differences necessitate downward adjustments to ensure a fair comparison between the two properties.***

- **Size:** Smaller single-tenant office buildings typically command a higher price per square foot than larger multi-tenant office buildings due to several factors: they offer exclusive use and control, which is highly desirable for tenants seeking privacy and customization. These buildings often have lower maintenance and operational costs, making them more attractive to investors. Additionally, single-tenant properties generally have less vacancy risk, as the entire space is leased to one tenant, ensuring steady income. The simplicity of management and the premium for exclusivity contribute to their higher price per square foot compared to multi-tenant buildings, which involve more complex management and higher vacancy risks. Additionally, the structural differences between a two-story and a six-story building affect construction costs and utility requirements. ***These differences necessitate downward adjustments to ensure a fair comparison between the two properties.***

- **Site Coverage:** A property with 18.50% site coverage is not comparable to one with 194% site coverage due to significant differences in building density, usage, zoning regulations, market value, and environmental impact. The former has more open space and potentially less intensive use, while the latter is likely to be more densely built and utilized, reflecting different zoning policies and higher potential for commercial use. These variations affect the properties' functionality, market valuation, and environmental footprint, making them fundamentally different in their characteristics and potential applications. ***These differences necessitate downward adjustments to ensure a fair comparison between the two properties.***

Assessor's Sale Comp #2



4321 20th Avenue South, Fargo, North Dakota
Property Details: 91,728 SF, Two-Story, Class C Office building, Built in 1997 situated on a 7.720 AC (336,288 SF) parcel
Site Coverage: 27.27%
Occupancy Details: Occupied by a single-tenant Wex (headquarters)
Location: Located 3.78 miles from the subject property in the West Acres submarket
Sale Details: Sold April 2024 for $14,900,100 ($162.43/SF)
2025 Assessed: $13,260,000 ($144.55/SF)
Land: $3,027,000 ($9.00/SF), Improvements: $10,233,000 ($111.55/SF)

Applicant Response to Sale as Comparable:

- **Assessment & Valuation Methodology:** The property sold for $162/SF in 2024, yet the 2025 assessment values the property at $145/SF, which reflects a 11% decline in market value. It is essential to understand why the assessment of the subject property is supported with the higher sale price/SF rather than the adjusted market value which is reflected in the current assessment. Clarification is needed on whether any adjustments or considerations were made to reconcile the decline in market value.

- **Lease Type:** NNN Leased Investment of a single-tenant property. A single-tenant office NNN leased investment office sale typically commands a higher price per square foot compared to a multi-tenant office building due to several factors. Single-tenant properties often feature long-term, stable leases with investment-grade tenants, reducing vacancy risk and ensuring predictable income. A multi-tenant NNN leased investment requires more active management due to multiple tenants, leading to higher operational costs and more complex lease administration. ***These differences necessitate downward adjustments to ensure a fair comparison between the two properties.***

- **Size:** Single-tenant office buildings typically command a higher price per square foot than multi-tenant office buildings due to several factors: they offer exclusive use and control, which is highly desirable for tenants seeking privacy and customization. These buildings often have lower maintenance and operational costs, making them more attractive to investors. Additionally, single-tenant properties generally have less vacancy risk, as the entire space is leased to one tenant, ensuring steady income. The simplicity of management and the premium for exclusivity contribute to their higher price per square foot compared to multi-tenant buildings, which involve more complex management and higher vacancy risks. Additionally, the structural differences between a two-story and a six-story building affect construction costs and utility requirements. ***These differences necessitate downward adjustments to ensure a fair comparison between the two properties.***

- **Year Built:** A building constructed in 1997 is likely to have more advanced construction techniques, materials, and modern amenities compared to the subject built in 1981, which may require updates to meet current standards. These differences necessitate adjustments to ensure a fair comparison between the two properties. ***These differences necessitate downward adjustments to ensure a fair comparison between the two properties.***

- **Site Coverage:** A property with 27.27% site coverage is not comparable to one with 194% site coverage due to significant differences in building density, usage, zoning regulations, market value, and environmental impact. The former has more open space and potentially less intensive use, while the latter is likely to be more densely built and utilized, reflecting different zoning policies and higher potential for commercial use. These variations affect the properties' functionality, market valuation, and environmental footprint, making them fundamentally different in their characteristics and potential applications. ***These differences necessitate downward adjustments to ensure a fair comparison between the two properties.***

Assessor's Sale Comp #3



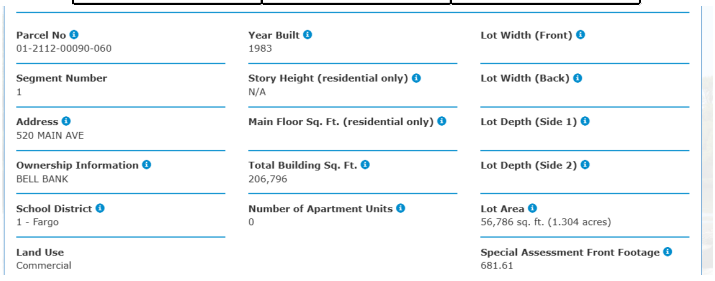
520 Main Avenue, Fargo, North Dakota
Property Details: 206,796 SF, Twelve-Story, Class C Office building, Built in 1973 situated on a 1.304 AC (56,786 SF) parcel
Site Coverage: 364%
Occupancy Details: Occupied by a single-tenant Bell Bank (headquarters)
Location: Located 3.78 miles from the subject property in the Downtown Fargo submarket
Sale Details: Sold July 2021 for $14,349,400 ($69.38/SF)
2025 Assessed: $17,503,800 ($84.64/SF)
Land: $823,400 ($14.50/SF), Improvements: $16,680,400 ($80.66/SF)

Applicant Response to Sale as Comparable:

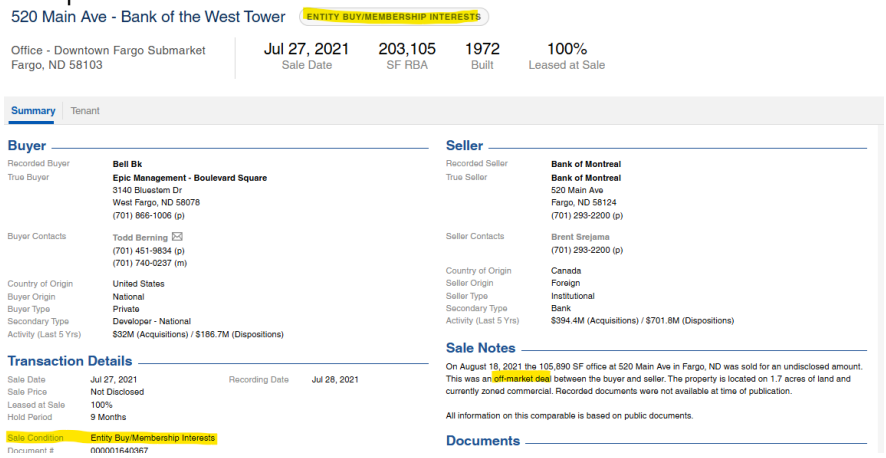
- **Lease Type:** NNN Leased Investment of a single-tenant property. A single-tenant office NNN leased investment office sale typically commands a higher price per square foot compared to a multi-tenant office building due to several factors. Single-tenant properties often feature long-term, stable leases with investment-grade tenants, reducing vacancy risk and ensuring predictable income. A multi-tenant NNN leased investment requires more active management due to multiple tenants, leading to higher operational costs and more complex lease administration. ***These differences necessitate downward adjustments to ensure a fair comparison between the two properties.***

- **Square Footage Discrepancy:** Lastly the Assessor's Office has reported the property as 96,822 SF delivering a price per square foot as $148/SF. Per the City of Fargo Assessor's website and CoStar Market Analytics the property is 206,796 SF which would deliver a price per square foot sold of $69.39/SF.

Indicated Sale Price	SF Per Appraiser	SF Per Assessors Website
$14,349,400	96,822	206,796
	$148.20	$69.39



- **Conditions of Sale:** CoStar reports the sale as an "Entity Buy/Membership Interest Sale", further reporting: *On August 18, 2021 the 105,890 SF office at 520 Main Ave in Fargo, ND was sold for an undisclosed amount. This was an off-market deal between the buyer and seller.* The sale of an "Entity Buy/Membership Interests" that occurred off-market is not representative of the fair market value of a property because it lacks the transparency and competitive bidding typically seen in open market transactions. Such sales often involve unique terms, conditions, and motivations that do not reflect the broader market dynamics. Additionally, the valuation in these transactions may be influenced by factors unrelated to the property's intrinsic value, such as tax considerations or strategic business decisions. Therefore, using this type of sale as a comparable can lead to inaccurate assessments and should be excluded. Per CoStar:



520 Main Ave - Bank of the West Tower ENTITY BUY/MEMBERSHIP INTERESTS

Office - Downtown Fargo Submarket
Fargo, ND 58103

Jul 27, 2021	203,105	1972	100%
Sale Date	SF RBA	Built	Leased at Sale

Summary | Tenant

Buyer

Recorded Buyer	Bell Bk
True Buyer	Epic Management - Boulevard Square 3140 Bluestem Dr West Fargo, ND 58078 (701) 866-1006 (p)
Buyer Contacts	Todd Berning (701) 451-9834 (p) (701) 740-0237 (m)
Country of Origin	United States
Buyer Origin	National
Buyer Type	Private
Secondary Type	Developer - National
Activity (Last 5 Yrs)	$32M (Acquisitions) / $186.7M (Dispositions)

Seller

Recorded Seller	Bank of Montreal
True Seller	Bank of Montreal 520 Main Ave Fargo, ND 58124 (701) 293-2200 (p)
Seller Contacts	Brent Srejama (701) 293-2200 (p)
Country of Origin	Canada
Seller Origin	Foreign
Seller Type	Institutional
Secondary Type	Bank
Activity (Last 5 Yrs)	$394.4M (Acquisitions) / $701.8M (Dispositions)

Transaction Details

Sale Date	Jul 27, 2021	Recording Date	Jul 28, 2021
Sale Price	Not Disclosed		
Leased at Sale	100%		
Hold Period	9 Months		
Sale Condition	Entity Buy/Membership Interests		
Document #	00000164087		

Sale Notes

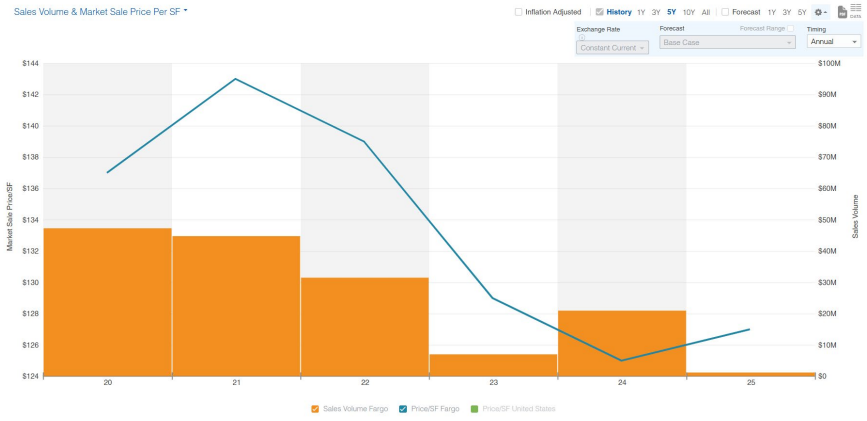
On August 18, 2021 the 105,890 SF office at 520 Main Ave in Fargo, ND was sold for an undisclosed amount. This was an off-market deal between the buyer and seller. The property is located on 1.7 acres of land and currently zoned commercial. Recorded documents were not available at time of publication.

All information on this comparable is based on public documents.

Documents

- **Time of Sale:** A sale that occurred 3.5 years ago, in August 2021, is not comparable to current market conditions due to significant changes in economic factors. Over this period, market conditions, including cap rates and interest rates, have fluctuated, which have significantly impacted property values. According to CoStar Market Analytics, Fargo market sale prices have declined by 13.43% from 2021 to 2024, indicating a downward trend in property values. These changes mean that the older sale does not accurately reflect the current market environment, making it an unreliable comparable for the property tax assessment ***unless appropriate downward adjustments are made to account for the time of sale.***

Fargo Office Historical Sale Price/SF (2020 through 2025)



Assessor's Sale Comp #4



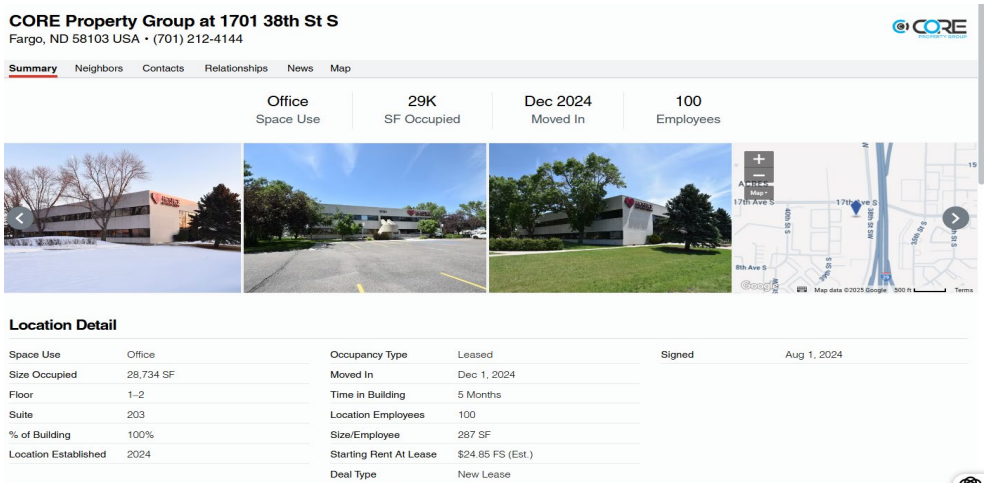
1701 38th Avenue, Fargo, North Dakota
Property Details: 30,828 SF, Two-Story, Class C Office building, Built in 1974 situated on a 3.729 AC (162,415 SF) parcel
Site Coverage: 189%
Occupancy Details: Occupied by a single-tenant Hospice Red River Valley at the time of the sale
Location: Located 5.59 miles from the subject property in the West Acres submarket
Sale Details: Sold July 2022 for $3,646,800 ($118.29/SF) by Sterling Management, LLC
2025 Assessed: $3,834,300 ($124.37/SF)
Land: $1,137,000 ($7.00/SF), Improvements: $2,697,300 ($87.49/SF)

Applicant Response to Sale as Comparable:

- **Lease Type:** NNN Leased Investment of a single-tenant property. A single-tenant office NNN leased investment office sale typically commands a higher price per square foot compared to a multi-tenant office building due to several factors. Single-tenant properties often feature long-term, stable leases with investment-grade tenants, reducing vacancy risk and ensuring predictable income. A multi-tenant NNN leased investment requires more active management due to multiple tenants, leading to higher operational costs and more complex lease administration. ***These differences necessitate downward adjustments to ensure a fair comparison between the two properties.***

- **Size:** Single-tenant office buildings typically command a higher price per square foot than multi-tenant office buildings due to several factors: they offer exclusive use and control, which is highly desirable for tenants seeking privacy and customization. These buildings often have lower maintenance and operational costs, making them more attractive to investors. Additionally, single-tenant properties generally have less vacancy risk, as the entire space is leased to one tenant, ensuring steady income. The simplicity of management and the premium for exclusivity contribute to their higher price per square foot compared to multi-tenant buildings, which involve more complex management and higher vacancy risks. Additionally, the structural differences between a two-story and a six-story building affect construction costs and utility requirements. ***These differences necessitate downward adjustments to ensure a fair comparison between the two properties.***

- **Income Producing Potential:** The seller of the property, Hospice Red River Valley vacated the property in 2024 and was in turned leased to Core Property Group in December 2024 at an estimated lease rate of $24.85/SF FSG. This lease rate is significantly higher than the income-producing potential of the subject property. The discrepancy arises due to differences in tenant quality and lease terms/conditions as a single-tenant. ***These differences necessitate downward adjustments to ensure a fair comparison between the two properties.*** Per CoStar:



CORE Property Group at 1701 38th St S
Fargo, ND 58103 USA • (701) 212-4144

Summary | Neighbors | Contacts | Relationships | News | Map

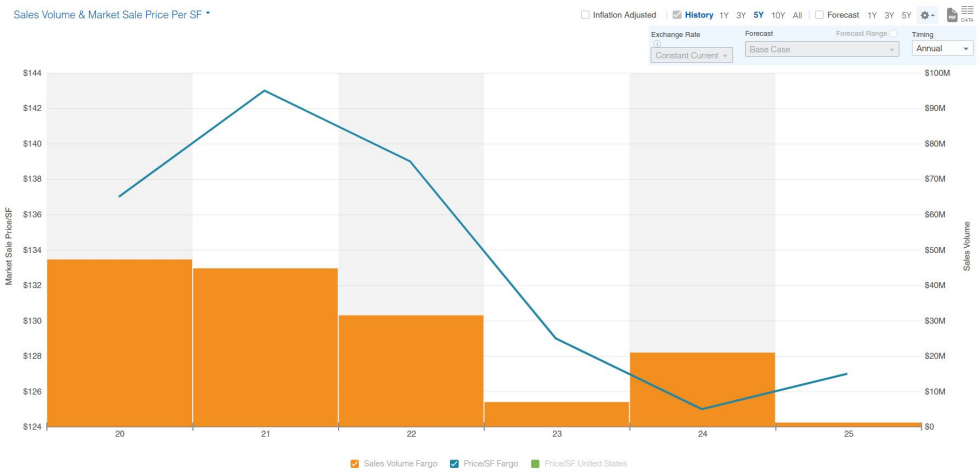
Office	29K	Dec 2024	100
Space Use	SF Occupied	Moved In	Employees

Location Detail

Space Use	Office	Occupancy Type	Leased	Signed	Aug 1, 2024
Size Occupied	28,734 SF	Moved In	Dec 1, 2024		
Floor	1–2	Time in Building	5 Months		
Suite	203	Location Employees	100		
% of Building	100%	Size/Employee	287 SF		
Location Established	2024	Starting Rent At Lease	$24.85 FS (Est.)		
		Deal Type	New Lease		

- **Time of Sale:** A sale that occurred 2.5 years ago, in July 2022, is not comparable to current market conditions due to significant changes in economic factors. Over this period, market conditions, including cap rates and interest rates, have fluctuated, which have significantly impacted property values. According to CoStar Market Analytics, Fargo market sale prices have declined by 10.6% from 2022 to 2024, indicating a downward trend in property values. These changes mean that the older sale does not accurately reflect the current market environment, making it an unreliable comparable for the property tax assessment ***unless appropriate downward adjustments are made to account for the time of sale.***

Fargo Office Historical Sale Price/SF (2020 through 2025)



Addenda

Addenda A-1a Income & Expense 12.31.2024
Addenda A-1b Income & Expense 12.31.2023
Addenda A-1c Income & Expense 12.31.2022
Addenda A-1d Income & Expense 12.31.2021
Addenda A-1e Income & Expense 12.31.2020
Addenda A-2a Rent Roll 12.31.2024
Addenda A-2b Rent Roll 12.31.2023
Addenda A-2c Rent Roll 12.31.2022
Addenda A-2d Rent Roll 12.31.2021
Addenda A-2e Rent Roll 12.31.2020
Addenda A-3 Mathews Cap Rate & Interest Rate Relationships
Addenda A-4a Subject Marketing Flyer (Basement)
Addenda A-4b Subject Marketing Flyer (Office 1)
Addenda A-4c Subject Marketing Flyer (Office 2)
Addenda A-4d Subject Marketing Flyer (Office 3)
Addenda A-5 CoStar Subject Availability May 2025
Addenda A-6a Market Lease Comps – Office
Addenda A-6b Market Lease Comps - Office-Retail
Addenda A-7a NAR Commercial Fargo Office 3Q-2024
Addenda A-7b Goldmark Commercial Fargo Office 4Q-2024
Addenda A-8 Cushman & Wakefield Cash Flow Summary
Addenda A-9 Applicant Sale Comps Building Summary
Addenda A-10 Assessor Sale Comps Building Summary

5/19/2025 3:27 PM

Dakota Center (fargo)

Statement (12 months)

Period = Jan 2024-Dec 2024

Book = Accrual

		Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
4003-00	TENANT RENTS													
4110-00	Rent - Office/Retail	72,139.47	72,359.14	72,359.14	72,359.14	72,359.14	72,536.81	72,536.81	72,536.81	72,536.81	72,536.81	72,536.81	72,797.38	869,594.27
4250-00	Straight Line Rent Adj	3,638.50	3,418.83	3,418.83	3,418.83	3,418.83	3,241.16	3,241.16	3,241.16	3,241.16	3,241.16	3,241.16	2,980.59	39,741.37
4510-00	Rent - Storage	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	1,560.00
4699-00	TOTAL TENANT RENTS	75,907.97	75,907.97	75,907.97	75,907.97	75,907.97	75,907.97	75,907.97	75,907.97	75,907.97	75,907.97	75,907.97	75,907.97	910,895.64
4700-00	RECOVERY REVENUE													
4710-00	CAM Estimates	35,520.22	35,520.22	35,520.22	35,520.22	35,520.22	35,520.22	35,520.22	35,520.22	35,520.22	35,520.22	35,520.22	35,520.22	426,242.64
4710-01	CAM Reconciliation	0.00	0.00	0.00	-1,381.97	19,467.91	0.00	0.00	0.00	0.00	0.00	0.00	-13,664.17	4,421.77
4799-00	TOTAL RECOVERY REVENUE	35,520.22	35,520.22	35,520.22	34,138.25	54,988.13	35,520.22	35,520.22	35,520.22	35,520.22	35,520.22	35,520.22	21,856.05	430,664.41
4900-00	OTHER OPERATING INCOME													
4920-00	Interest Income	51.52	14.72	19.10	26.25	27.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	138.78
4935-00	Parking Income	3,916.00	3,916.00	3,962.16	4,243.50	4,509.75	4,466.00	4,447.00	7,301.00	4,414.25	4,497.25	4,346.25	4,341.50	54,360.66
4990-00	TOTAL OTHER OPERATING INCOME	3,967.52	3,930.72	3,981.26	4,269.75	4,536.94	4,466.00	4,447.00	7,301.00	4,414.25	4,497.25	4,346.25	4,341.50	54,499.44
5999-00	**TOTAL REVENUE**	**115,395.71**	**115,358.91**	**115,409.45**	**114,315.97**	**135,433.04**	**115,894.19**	**115,875.19**	**118,729.19**	**115,842.44**	**115,925.44**	**115,774.44**	**102,105.52**	**1,396,059.49**
6000-00	*RECOVERABLE EXPENSES*													
6010-00	JANITORIAL & CLEANING													
6015-00	Janitorial	12,360.00	12,360.00	12,408.02	12,311.98	12,360.00	12,360.00	12,360.00	12,360.00	12,360.00	12,360.00	12,360.00	12,360.00	148,320.00
6020-00	Janitorial Supplies	674.78	848.61	1,097.47	951.70	1,567.38	1,862.30	1,075.86	1,250.30	1,146.25	2,740.16	568.97	837.30	14,621.08
6050-00	Carpet Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00	0.00	0.00	0.00	125.00
6065-00	Window Washing	0.00	0.00	0.00	0.00	775.00	0.00	3,950.00	900.00	0.00	900.00	1,275.00	0.00	7,800.00
6090-00	TOTAL JANITORIAL & CLEANING	13,034.78	13,208.61	13,505.49	13,263.68	14,702.38	14,222.30	17,385.86	14,510.30	13,631.25	16,000.16	14,203.97	13,197.30	170,866.08
6100-00	REPAIR & MAINTENANCE - RECOVERABLE													
6110-00	R/M - Elevator	2,348.07	0.00	0.00	2,348.07	0.00	535.50	2,348.07	0.00	0.00	2,348.07	0.00	0.00	9,927.78
6115-00	R/M - HVAC	2,877.84	550.00	8,579.68	1,091.48	6,196.09	6,913.65	3,637.39	2,836.89	1,291.23	3,594.32	2,113.38	5,893.03	45,574.98
6130-00	R/M - Roof	0.00	0.00	0.00	0.00	222.68	0.00	0.00	0.00	0.00	27.50	0.00	0.00	250.18
6135-00	R/M - Electrical & Lighting	1,058.39	1,350.88	4,636.96	1,066.19	523.50	1,000.63	0.00	425.70	750.00	0.00	27.50	462.68	11,302.43
6140-00	R/M - Doors & Locks	27.50	602.22	2,110.37	0.00	0.00	0.00	0.00	0.00	28.75	55.00	797.50	192.50	3,813.84
6142-00	R/M - Windows	0.00	0.00	0.00	0.00	0.00	82.50	0.00	0.00	0.00	0.00	0.00	0.00	82.50
6145-00	R/M - Plumbing & Supplies	220.00	1,031.50	240.26	803.96	0.00	27.50	220.00	0.00	278.00	646.25	570.00	1,269.25	5,306.72
6190-00	TOTAL REPAIR & MAINT - RECOVERABLE	6,531.80	3,534.60	15,567.27	5,309.70	6,942.27	8,559.78	6,205.46	3,262.59	2,347.98	6,671.14	3,508.38	7,817.46	76,258.43
6200-00	GENERAL BUILDING													
6220-00	Security	756.00	756.00	756.00	756.00	756.00	756.00	756.00	756.00	756.00	756.00	756.00	756.00	9,072.00
6230-00	Fire System & Extinguisher	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,141.50	1,141.50
6235-00	Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,440.00	80.00	1,520.00
6290-00	TOTAL GENERAL BUILDING	756.00	756.00	756.00	756.00	756.00	756.00	756.00	756.00	756.00	756.00	2,196.00	1,977.50	11,733.50
6300-00	GROUNDS MAINT													
6305-00	Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	4,656.00	0.00	0.00	0.00	0.00	82.50	4,738.50
6310-00	Parking/Sidewalk Repairs	0.00	0.00	1,203.23	0.00	68.55	55.00	670.00	0.00	0.00	0.00	0.00	0.00	1,996.78
6320-00	Sweeping	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	200.00
6325-00	Snow & Ice Removal	3,294.18	3,248.10	2,481.73	330.00	0.00	0.00	0.00	0.00	0.00	0.00	2,463.96	4,541.04	16,359.01
6330-00	Grounds Maintenance	1,567.50	2,145.00	3,355.00	3,764.25	4,965.78	2,555.32	1,614.13	6,038.76	1,567.50	2,541.95	4,012.02	4,639.14	38,766.35
6390-00	TOTAL GROUNDS MAINT	4,861.68	5,393.10	7,039.96	4,094.25	5,034.33	2,610.32	7,140.13	6,038.76	1,567.50	2,541.95	6,475.98	9,262.68	62,060.64
6400-00	UTILITIES - RECOVERABLE													
6460-00	Electricity	15,575.46	14,295.35	12,192.23	9,444.86	9,435.47	14,295.46	21,317.69	12,358.90	3,860.56	9,152.58	11,927.85	18,666.72	152,523.13
6465-00	Gas	753.15	438.24	287.10	135.87	115.53	49.96	92.39	49.73	10.03	119.70	308.67	965.32	3,325.69
6470-00	Water & Sewage	337.59	366.14	380.92	380.74	504.84	709.24	1,066.94	1,285.94	1,147.24	1,256.74	682.64	407.52	8,526.49
6475-00	Trash Removal	218.25	218.25	218.25	218.25	218.25	218.25	218.25	218.25	218.25	218.25	228.75	228.75	2,640.00
6490-00	TOTAL UTILITIES - RECOVERABLE	16,884.45	15,317.98	13,078.50	10,179.72	10,274.09	15,272.91	22,695.27	13,912.82	5,236.08	10,747.27	13,147.91	20,268.31	167,015.31
6500-00	ADMINISTRATIVE EXPENSES													
6510-00	Administrative Costs	0.00	0.00	0.00	32.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32.84
6515-00	Administrative Fee	21.44	39.12	202.19	7.74	28.91	31.14	12.99	36.56	1.15	2.78	1.69	40.69	426.40
6530-00	Management Fee	5,769.79	5,767.95	5,770.47	5,784.90	6,702.54	5,794.71	5,793.76	5,936.46	5,792.12	5,796.27	5,788.72	5,788.49	70,486.18
6540-00	Telephone/Cable	184.83	187.81	184.83	187.37	184.39	184.39	184.39	184.75	184.75	185.11	185.11	185.11	2,222.84

Dakota Center (fargo)

Statement (12 months)

Period = Jan 2024-Dec 2024

Book = Accrual

		Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
6560-00	Fees & Permits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	495.00	495.00
6570-00	Bank and Credit Card Fees	1,281.86	1,308.25	1,255.22	1,293.80	1,304.88	1,343.44	1,331.91	1,534.58	1,333.40	1,366.93	1,347.40	1,347.59	16,049.26
6590-00	TOTAL ADMIN EXPENSES	7,257.92	7,303.13	7,412.71	7,306.65	8,220.72	7,353.68	7,323.05	7,692.35	7,311.42	7,351.09	7,322.92	7,856.88	89,712.52
6600-00	TAXES AND INSURANCE - RECOVERABLE													
6610-00	Real Estate Taxes	19,581.94	19,581.94	19,581.95	19,581.94	19,581.94	19,581.94	19,581.94	19,581.94	19,581.94	19,581.94	19,581.94	19,581.94	234,983.29
6640-00	Insurance-Liability	6,445.94	6,445.94	6,445.98	6,445.94	6,445.95	7,349.25	7,349.25	7,349.25	7,349.25	7,349.25	7,349.25	7,349.25	83,674.50
6690-00	TOTAL TAXES AND INSURANCE- RECOVERA	26,027.88	26,027.88	26,027.93	26,027.88	26,027.89	26,931.19	26,931.19	26,931.19	26,931.19	26,931.19	26,931.19	26,931.19	318,657.79
6899-00	**TOTAL RECOVERABLE EXPENSES**	**75,354.51**	**71,541.30**	**83,387.86**	**66,937.88**	**71,957.68**	**75,706.18**	**88,436.96**	**73,104.01**	**57,781.42**	**70,998.80**	**73,786.35**	**87,311.32**	**896,304.27**
7000-00	*NON RECOVERABLE EXPENSES*													
7300-00	GROUNDS MAINTENANCE													
7341-00	Parking Lease	703.00	318.00	318.00	318.00	318.00	318.00	318.00	318.00	318.00	318.00	318.00	318.00	4,201.00
7390-00	TOTAL GROUNDS MAINT	703.00	318.00	318.00	318.00	318.00	318.00	318.00	318.00	318.00	318.00	318.00	318.00	4,201.00
7500-00	ADMINISTRATIVE EXPENSES													
7565-00	Accounting, Legal & Professional	0.00	982.06	236.50	800.00	0.00	0.00	160.83	2,148.33	1,783.33	4,284.83	2,377.33	1,783.33	14,556.54
7590-00	TOTAL ADMIN EXPENSES	0.00	982.06	236.50	800.00	0.00	0.00	160.83	2,148.33	1,783.33	4,284.83	2,377.33	1,783.33	14,556.54
7899-00	**TOTAL NON RECOVERABLE EXPENSES**	**703.00**	**1,300.06**	**554.50**	**1,118.00**	**318.00**	**318.00**	**478.83**	**2,466.33**	**2,101.33**	**4,602.83**	**2,695.33**	**2,101.33**	**18,757.54**
7990-00	**TOTAL OPERATING EXPENSES**	**76,057.51**	**72,841.36**	**83,942.36**	**68,055.88**	**72,275.68**	**76,024.18**	**88,915.79**	**75,570.34**	**59,882.75**	**75,601.63**	**76,481.68**	**89,412.65**	**915,061.81**
7999-00	**NET OPERATING INCOME**	**39,338.20**	**42,517.55**	**31,467.09**	**46,260.09**	**63,157.36**	**39,870.01**	**26,959.40**	**43,158.85**	**55,959.69**	**40,323.81**	**39,292.76**	**12,692.87**	**480,997.68**
8000-00	DEPRECIATION EXPENSE													
8010-00	Depr Exp - Buildings	17,357.82	17,357.82	17,357.82	17,357.82	17,357.82	17,357.82	17,357.82	17,357.82	17,357.82	17,357.82	17,357.82	17,357.82	208,293.84
8020-00	Depr Exp - Building Improvements	10,473.71	10,473.71	10,727.53	10,727.52	10,727.53	10,727.52	10,727.53	10,785.63	10,785.64	10,785.63	10,785.64	10,785.63	128,513.22
8025-00	Depr Exp - Tenant Improvements	6,207.04	6,207.04	6,207.04	6,207.04	6,207.05	12,617.32	12,617.35	12,617.34	12,617.35	12,551.70	10,959.66	10,959.66	115,975.59
8099-00	**TOTAL DEPRECIATON**	**34,038.57**	**34,038.57**	**34,292.39**	**34,292.38**	**34,292.40**	**40,702.66**	**40,702.70**	**40,760.79**	**40,760.81**	**40,695.15**	**39,103.12**	**39,103.11**	**452,782.65**
8100-00	AMORTIZATION													
8110-00	Lease Commissions Amort	5,649.56	2,534.20	2,534.18	2,534.20	2,534.18	2,534.20	2,534.18	2,534.20	2,534.19	2,534.20	2,534.19	2,534.20	33,525.68
8199-00	**TOTAL AMORTIZATION**	**5,649.56**	**2,534.20**	**2,534.18**	**2,534.20**	**2,534.18**	**2,534.20**	**2,534.18**	**2,534.20**	**2,534.19**	**2,534.20**	**2,534.19**	**2,534.20**	**33,525.68**
8400-00	INTEREST EXPENSE													
8430-00	Interest - Mortgage Note	37,441.85	34,948.46	37,265.37	35,982.09	0.00	71,964.18	35,982.09	35,982.09	35,982.90	35,982.90	35,982.90	35,982.90	433,497.73
8435-00	Finance Charge-Amortization	1,761.32	1,761.32	1,761.11	1,761.32	1,761.32	1,761.32	0.00	1,761.32	-3,522.64	0.00	0.00	0.00	8,806.39
8499-00	**TOTAL INTEREST EXPENSE**	**39,203.17**	**36,709.78**	**39,026.48**	**37,743.41**	**1,761.32**	**73,725.50**	**35,982.09**	**37,743.41**	**32,460.26**	**35,982.90**	**35,982.90**	**35,982.90**	**442,304.12**
9910-00	OTHER INCOME													
9919-00	Impairment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-655,490.00	0.00	0.00	0.00	-655,490.00
9922-00	**TOTAL OTHER INCOME**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**-655,490.00**	**0.00**	**0.00**	**0.00**	**-655,490.00**
9990-00	**NET INCOME**	**-39,553.10**	**-30,765.00**	**-44,385.96**	**-28,309.90**	**24,569.46**	**-77,092.35**	**-52,259.57**	**-37,879.55**	**-675,285.57**	**-38,888.44**	**-38,327.45**	**-64,927.34**	**-1,103,104.77**

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Dakota Center (fargo)

Statement (12 months)

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4003-00	TENANT RENTS													
4110-00	Rent - Office/Retail	62,514.25	62,728.36	62,728.36	68,263.15	89,035.61	89,205.39	89,205.39	89,205.39	89,205.39	89,205.39	89,205.39	36,660.84	917,162.91
4250-00	Straight Line Rent Adj	30,571.56	30,357.45	30,357.45	24,822.66	4,050.20	3,880.42	3,880.42	3,880.42	3,880.42	3,880.42	3,880.42	3,624.85	147,066.69
4510-00	Rent - Storage	0.00	0.00	0.00	0.00	0.00	0.00	130.00	130.00	130.00	130.00	130.00	130.00	780.00
4699-00	TOTAL TENANT RENTS	93,085.81	93,085.81	93,085.81	93,085.81	93,085.81	93,085.81	93,215.81	93,215.81	93,215.81	93,215.81	93,215.81	40,415.69	1,065,009.60
4700-00	RECOVERY REVENUE													
4710-00	CAM Estimates	34,822.81	34,822.81	41,670.81	67,967.73	44,821.04	44,821.04	44,821.04	44,821.04	44,821.04	44,821.04	44,821.04	44,821.04	537,852.48
4710-01	CAM Reconciliation	0.00	0.00	-7,213.97	0.00	122,075.05	-11,426.35	0.00	0.00	0.00	0.00	0.00	0.00	103,434.73
4799-00	TOTAL RECOVERY REVENUE	34,822.81	34,822.81	34,456.84	67,967.73	166,896.09	33,394.69	44,821.04	44,821.04	44,821.04	44,821.04	44,821.04	44,821.04	641,287.21
4900-00	OTHER OPERATING INCOME													
4915-00	Late Fees	0.00	147.12	0.00	0.00	0.00	0.00	0.00	1,673.69	0.00	0.00	0.00	0.00	1,820.81
4920-00	Interest Income	65.47	67.02	61.68	69.81	69.05	73.05	69.60	56.74	78.60	45.35	48.16	48.30	752.83
4935-00	Parking Income	3,916.00	3,916.00	3,916.00	3,916.00	3,916.00	3,916.00	3,996.00	3,916.00	3,916.00	3,916.00	3,916.00	3,916.00	47,072.00
4990-00	TOTAL OTHER OPERATING INCOME	3,981.47	4,130.14	3,977.68	3,985.81	3,985.05	3,989.05	4,065.60	5,646.43	3,994.60	3,961.35	3,964.16	3,964.30	49,645.64
5999-00	**TOTAL REVENUE**	**131,890.09**	**132,038.76**	**131,520.33**	**165,039.35**	**263,966.95**	**130,469.55**	**142,102.45**	**143,683.28**	**142,031.45**	**141,998.20**	**142,001.01**	**89,201.03**	**1,755,942.45**
6000-00	*RECOVERABLE EXPENSES*													
6010-00	JANITORIAL & CLEANING													
6015-00	Janitorial	12,185.85	12,185.85	12,350.85	12,185.85	12,535.85	14,383.85	12,410.85	12,755.85	12,610.85	12,985.85	12,335.85	12,185.85	151,113.20
6020-00	Janitorial Supplies	1,427.61	935.98	861.51	777.08	1,656.48	187.05	973.16	829.65	710.20	1,586.23	998.24	745.25	11,688.44
6050-00	Carpet Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	660.00	0.00	0.00	660.00
6065-00	Window Washing	0.00	0.00	0.00	0.00	900.00	900.00	0.00	0.00	1,950.00	0.00	0.00	3,950.00	7,700.00
6090-00	TOTAL JANITORIAL & CLEANING	13,613.46	13,121.83	13,212.36	12,962.93	15,092.33	15,470.90	13,384.01	13,585.50	15,271.05	15,232.08	13,334.09	16,881.10	171,161.64
6100-00	REPAIR & MAINTENANCE - RECOVERABLE													
6110-00	R/M - Elevator	2,714.51	330.00	0.00	2,302.01	0.00	0.00	2,384.51	0.00	0.00	2,301.99	192.50	27.50	10,253.02
6115-00	R/M - HVAC	6,162.65	4,612.44	6,069.85	4,386.80	5,684.96	3,409.21	5,119.63	3,576.40	6,860.74	4,929.25	5,266.62	6,326.95	62,405.50
6130-00	R/M - Roof	0.00	0.00	0.00	330.00	0.00	0.00	620.43	505.27	1,504.39	0.00	0.00	0.00	2,960.09
6135-00	R/M - Electrical & Lighting	2,296.61	569.46	2,339.25	685.47	0.00	0.00	1,539.77	0.00	715.00	165.00	247.50	55.00	8,613.06
6140-00	R/M - Doors & Locks	165.00	175.56	269.70	222.41	0.00	0.00	1,614.99	0.00	1,280.86	27.50	0.00	0.00	3,756.02
6142-00	R/M - Windows	55.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55.00
6145-00	R/M - Plumbing & Supplies	881.59	2,098.00	275.00	495.00	274.00	247.50	3,655.00	1,604.72	3,860.92	609.75	1,078.98	2,197.48	17,277.94
6190-00	TOTAL REPAIR & MAINT - RECOVERABLE	12,275.36	7,785.46	8,953.80	8,421.69	5,958.96	3,656.71	14,934.33	5,686.39	14,221.91	8,033.49	6,785.60	8,606.93	105,320.63
6200-00	GENERAL BUILDING													
6220-00	Security	2,173.00	720.00	720.00	857.50	720.00	720.00	747.50	720.00	720.00	720.00	720.00	720.00	10,258.00
6230-00	Fire System & Extinguisher	155.00	473.50	0.00	0.00	0.00	0.00	192.50	0.00	0.00	155.00	0.00	684.00	1,660.00
6240-00	Signage - Common	165.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	165.00
6290-00	TOTAL GENERAL BUILDING	2,493.00	1,193.50	720.00	857.50	720.00	720.00	940.00	720.00	720.00	875.00	720.00	1,404.00	12,083.00
6300-00	GROUNDS MAINT													
6305-00	Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	5,338.50	0.00	0.00	0.00	0.00	0.00	5,338.50
6310-00	Parking/Sidewalk Repairs	385.00	-385.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6320-00	Sweeping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	605.00	0.00	0.00	0.00	0.00	605.00
6325-00	Snow & Ice Removal	13,112.80	3,266.97	9,655.52	1,540.43	0.00	0.00	0.00	0.00	0.00	767.48	753.18	2,718.65	31,815.03
6330-00	Grounds Maintenance	3,248.84	6,221.18	4,116.51	3,788.52	0.00	505.33	2,418.81	433.99	4,803.88	5,366.97	2,975.42	2,507.50	36,386.95
6390-00	TOTAL GROUNDS MAINT	16,746.64	9,103.15	13,772.03	5,328.95	0.00	505.33	7,757.31	1,038.99	4,803.88	6,134.45	3,728.60	5,226.15	74,145.48
6400-00	UTILITIES - RECOVERABLE													
6460-00	Electricity	19,929.26	19,618.29	14,963.95	10,833.52	12,437.09	14,245.06	15,280.77	13,758.19	12,484.01	11,983.74	13,879.51	15,963.55	175,376.94
6465-00	Gas	1,177.04	881.02	564.12	187.02	54.09	36.45	38.19	36.48	43.87	88.09	287.25	444.82	3,838.44
6470-00	Water & Sewage	310.84	327.66	410.59	344.89	454.39	724.49	1,308.49	1,162.49	1,009.19	994.59	790.19	352.19	8,190.00
6475-00	Trash Removal	215.59	239.25	218.25	218.25	218.25	218.25	218.25	218.25	218.25	228.75	218.25	218.25	2,647.84
6490-00	TOTAL UTILITIES - RECOVERABLE	21,632.73	21,066.22	16,156.91	11,583.68	13,163.82	15,224.25	16,845.70	15,175.41	13,755.32	13,295.17	15,175.20	16,978.81	190,053.22
6500-00	ADMINISTRATIVE EXPENSES													
6510-00	Administrative Costs	0.00	0.00	0.00	4.50	0.00	0.00	0.00	0.00	10.51	13.03	0.00	0.00	28.04
6515-00	Administrative Fee	81.12	23.73	86.41	17.26	0.00	2.61	30.69	0.86	24.86	2.35	10.12	9.00	289.01
6530-00	Management Fee	6,595.00	6,602.00	6,576.00	8,252.00	13,198.00	6,523.00	7,105.00	7,184.00	7,102.00	7,100.00	7,100.00	4,279.00	87,616.00

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6540-00	Telephone/Cable	182.25	183.13	182.25	181.78	181.79	181.61	181.46	286.14	184.10	185.14	184.79	184.79	2,299.23
6570-00	Bank and Credit Card Fees	0.00	0.00	0.00	0.00	2,000.11	1,278.33	1,270.18	1,301.45	1,278.32	1,288.41	1,259.13	1,262.15	10,938.08
6590-00	TOTAL ADMIN EXPENSES	6,858.37	6,808.86	6,844.66	8,455.54	15,379.90	7,985.55	8,587.33	8,772.45	8,599.79	8,588.93	8,554.04	5,734.94	101,170.36
6600-00	TAXES AND INSURANCE - RECOVERABLE													
6610-00	Real Estate Taxes	19,523.52	19,523.52	19,523.52	19,523.52	19,523.52	19,523.52	19,523.52	19,523.52	19,523.52	19,523.52	19,523.52	19,523.52	234,282.24
6640-00	Insurance-Liability	4,245.18	4,245.18	4,245.18	4,245.18	4,245.12	6,445.94	6,445.94	6,445.94	6,445.94	6,445.94	6,445.94	6,445.94	66,347.42
6690-00	TOTAL TAXES AND INSURANCE- RECOVERA	23,768.70	23,768.70	23,768.70	23,768.70	23,768.64	25,969.46	25,969.46	25,969.46	25,969.46	25,969.46	25,969.46	25,969.46	300,629.66
6899-00	**TOTAL RECOVERABLE EXPENSES**	**97,388.26**	**82,847.72**	**83,428.46**	**71,378.99**	**74,083.65**	**69,532.20**	**88,418.14**	**70,948.20**	**83,341.41**	**78,128.58**	**74,266.99**	**80,801.39**	**954,563.99**
7000-00	*NON RECOVERABLE EXPENSES*													
7010-00	JANITORIAL & CLEANING													
7015-00	Janitorial	0.00	0.00	2,200.00	0.00	675.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,875.00
7090-00	TOTAL JANITORIAL & CLEANING	0.00	0.00	2,200.00	0.00	675.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,875.00
7300-00	GROUNDS MAINTENANCE													
7310-00	Parking Lot/Sidewalk Repairs	1,168.00	-1,168.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7341-00	Parking Lease	0.00	3,106.00	1,551.00	1,549.00	1,551.00	1,551.00	1,551.00	385.00	385.00	385.00	809.00	703.00	13,526.00
7390-00	TOTAL GROUNDS MAINT	1,168.00	1,938.00	1,551.00	1,549.00	1,551.00	1,551.00	1,551.00	385.00	385.00	385.00	809.00	703.00	13,526.00
7500-00	ADMINISTRATIVE EXPENSES													
7565-00	Accounting, Legal & Professional	357.50	0.00	227.50	0.00	565.00	0.00	325.00	100.00	0.00	1,906.00	0.00	5,000.00	8,481.00
7585-00	Bad Debt Expense	0.00	2,805.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,805.04
7590-00	TOTAL ADMIN EXPENSES	357.50	2,805.04	227.50	0.00	565.00	0.00	325.00	100.00	0.00	1,906.00	0.00	5,000.00	11,286.04
7899-00	**TOTAL NON RECOVERABLE EXPENSES**	**1,525.50**	**4,743.04**	**3,978.50**	**1,549.00**	**2,791.00**	**1,551.00**	**1,876.00**	**485.00**	**385.00**	**2,291.00**	**809.00**	**5,703.00**	**27,687.04**
7990-00	**TOTAL OPERATING EXPENSES**	**98,913.76**	**87,590.76**	**87,406.96**	**72,927.99**	**76,874.65**	**71,083.20**	**90,294.14**	**71,433.20**	**83,726.41**	**80,419.58**	**75,075.99**	**86,504.39**	**982,251.03**
7999-00	**NET OPERATING INCOME**	**32,976.33**	**44,448.00**	**44,113.37**	**92,111.36**	**187,092.30**	**59,386.35**	**51,808.31**	**72,250.08**	**58,305.04**	**61,578.62**	**66,925.02**	**2,696.64**	**773,691.42**
8000-00	DEPRECIATION EXPENSE													
8010-00	Depr Exp - Buildings	17,357.82	17,357.82	17,357.82	17,357.82	17,357.82	17,357.82	17,357.82	17,357.82	17,357.82	17,357.82	17,357.82	17,357.82	208,293.84
8020-00	Depr Exp - Building Improvements	8,913.71	8,913.71	8,938.47	8,938.47	8,938.47	9,562.47	10,022.77	9,998.61	9,998.61	10,313.11	10,317.83	10,473.71	115,329.94
8025-00	Depr Exp - Tenant Improvements	7,791.38	5,714.40	5,714.40	5,714.40	5,714.41	5,714.40	5,714.41	5,714.40	5,714.41	6,207.04	6,207.04	6,207.04	72,127.73
8099-00	**TOTAL DEPRECIATON**	**34,062.91**	**31,985.93**	**32,010.69**	**32,010.69**	**32,010.70**	**32,634.69**	**33,095.00**	**33,070.83**	**33,070.84**	**33,877.97**	**33,882.69**	**34,038.57**	**395,751.51**
8100-00	AMORTIZATION													
8110-00	Lease Commissions Amort	2,979.50	2,979.26	2,979.26	2,979.26	2,979.26	2,979.26	2,979.26	2,979.26	2,979.25	2,979.26	2,979.23	2,979.26	35,751.32
8199-00	**TOTAL AMORTIZATION**	**2,979.50**	**2,979.26**	**2,979.26**	**2,979.26**	**2,979.26**	**2,979.26**	**2,979.26**	**2,979.26**	**2,979.25**	**2,979.26**	**2,979.23**	**2,979.26**	**35,751.32**
8400-00	INTEREST EXPENSE													
8430-00	Interest - Mortgage Note	38,448.09	34,655.91	38,274.53	36,962.68	38,109.66	36,802.49	37,943.47	37,943.47	36,481.09	37,694.19	36,398.78	37,524.66	447,239.02
8435-00	Finance Charge-Amortization	1,761.32	1,761.32	1,761.32	1,761.32	1,761.32	1,761.32	1,761.32	1,761.32	1,761.32	1,761.32	1,761.32	1,761.32	21,135.84
8499-00	**TOTAL INTEREST EXPENSE**	**40,209.41**	**36,417.23**	**40,035.85**	**38,724.00**	**39,870.98**	**38,563.81**	**39,704.79**	**39,704.79**	**38,242.41**	**39,455.51**	**38,160.10**	**39,285.98**	**468,374.86**
9000-00	CORP GEN & ADMIN													
9460-10	Legal - Filing Fees	0.00	0.00	200.00	0.00	-200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9899-00	**TOTAL CORP GEN & ADMIN**	**0.00**	**0.00**	**200.00**	**0.00**	**-200.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
9990-00	**NET INCOME**	**-44,275.49**	**-26,934.42**	**-31,112.43**	**18,397.41**	**112,431.36**	**-14,791.41**	**-23,970.74**	**-3,504.80**	**-15,987.46**	**-14,734.12**	**-8,097.00**	**-73,607.17**	**-126,186.27**

Dakota Center (fargo)

Statement (12 months)

Period = Jan 2022-Dec 2022

Book = Accrual

		Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total
4003-00	TENANT RENTS													
4110-00	Rent - Office/Retail	96,626.58	98,306.44	98,306.44	98,587.44	98,587.44	100,305.01	100,305.01	100,305.01	100,305.01	100,305.01	98,587.44	100,555.46	1,191,082.29
4250-00	Straight Line Rent Adj	-529.99	-2,209.85	-2,209.85	-2,490.85	-2,490.73	-2,203.76	-2,203.76	-2,203.76	-1,088.07	-2,203.76	-2,203.76	-2,454.32	-24,492.46
4699-00	TOTAL TENANT RENTS	96,096.59	96,096.59	96,096.59	96,096.59	96,096.71	98,101.25	98,101.25	98,101.25	99,216.94	98,101.25	96,383.68	98,101.14	1,166,589.83
4700-00	RECOVERY REVENUE													
4710-00	CAM Estimates	44,181.56	44,181.56	44,181.56	44,181.56	44,181.56	44,181.56	44,181.56	44,181.56	44,181.56	44,181.56	44,181.56	44,181.56	530,178.72
4710-01	CAM Reconciliation	0.00	0.00	0.00	0.00	0.00	10,294.77	0.00	0.00	0.00	0.00	0.00	0.00	10,294.77
4799-00	TOTAL RECOVERY REVENUE	44,181.56	44,181.56	44,181.56	44,181.56	44,181.56	54,476.33	44,181.56	44,181.56	44,181.56	44,181.56	44,181.56	44,181.56	540,473.49
4900-00	OTHER OPERATING INCOME													
4920-00	Interest Income	0.00	4.65	4.20	4.65	4.50	4.91	4.91	4.96	4.65	4.80	4.96	30.37	77.56
4935-00	Parking Income	3,828.00	3,905.00	3,838.00	4,190.00	3,792.00	3,792.00	3,792.00	3,792.00	3,852.00	3,792.00	3,792.00	3,867.00	46,232.00
4945-00	Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	10.00
4990-00	TOTAL OTHER OPERATING INCOME	3,828.00	3,909.65	3,842.20	4,194.65	3,796.50	3,796.91	3,796.91	3,796.96	3,856.65	3,796.80	3,796.96	3,907.37	46,319.56
5999-00	**TOTAL REVENUE**	**144,106.15**	**144,187.80**	**144,120.35**	**144,472.80**	**144,074.77**	**156,374.49**	**146,079.72**	**146,079.77**	**147,255.15**	**146,079.61**	**144,362.20**	**146,190.07**	**1,753,382.88**
6000-00	*RECOVERABLE EXPENSES*													
6010-00	JANITORIAL & CLEANING													
6015-00	Janitorial	9,587.21	9,808.10	9,337.21	9,437.21	15,096.08	8,257.34	11,564.84	11,564.84	11,659.84	11,684.84	11,684.84	11,684.84	131,367.19
6020-00	Janitorial Supplies	1,352.34	228.29	55.13	294.52	1,644.24	1,176.39	1,234.89	1,420.94	927.79	-297.57	583.07	796.71	9,416.74
6030-00	Day Porter	0.00	2,340.00	780.00	780.00	780.00	780.00	780.00	780.00	780.00	-390.00	0.00	0.00	7,410.00
6065-00	Window Washing	0.00	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	4,400.00	0.00	0.00	4,700.00
6090-00	TOTAL JANITORIAL & CLEANING	10,939.55	12,376.39	10,172.34	10,511.73	17,520.32	10,513.73	13,579.73	13,765.78	13,367.63	15,397.27	12,267.91	12,481.55	152,893.93
6100-00	REPAIR & MAINTENANCE - RECOVERABLE													
6110-00	R/M - Elevator	2,306.88	275.00	0.00	2,256.88	0.00	55.00	2,256.88	412.50	550.00	2,366.88	0.00	0.00	10,480.02
6115-00	R/M - HVAC	2,642.44	251.05	6,688.65	1,562.05	1,183.42	110.00	0.00	5,336.61	5,694.09	9,585.64	6,185.06	12,245.36	51,484.37
6130-00	R/M - Roof	96.49	0.00	0.00	0.00	0.00	330.00	0.00	0.00	0.00	0.00	0.00	0.00	426.49
6135-00	R/M - Electrical & Lighting	2,093.38	2,759.19	0.00	0.00	852.50	0.00	1,360.74	685.00	1,410.00	876.84	495.00	408.20	10,940.85
6140-00	R/M - Doors & Locks	269.43	475.33	0.00	0.00	157.83	55.00	0.00	0.00	145.99	946.11	55.00	0.00	2,104.69
6142-00	R/M - Windows	2,564.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,564.54
6145-00	R/M - Plumbing & Supplies	239.00	5,212.75	0.00	0.00	268.05	0.00	0.00	0.00	0.00	467.00	704.00	334.75	7,225.55
6150-00	R/M - Flooring	25.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.25
6185-00	R/M - Misc	0.00	0.00	0.00	4.67	73.00	0.00	0.00	0.00	0.00	0.00	0.00	112.77	190.44
6190-00	TOTAL REPAIR & MAINT - RECOVERABLE	10,237.41	8,973.32	6,688.65	3,823.60	2,534.80	550.00	3,617.62	6,434.11	7,800.08	14,242.47	7,439.06	13,101.08	85,442.20
6200-00	GENERAL BUILDING													
6220-00	Security	2,839.00	1,453.00	1,453.00	1,453.00	1,838.00	1,453.00	1,453.00	1,453.00	743.25	743.25	1,453.00	33.50	16,368.00
6230-00	Fire System & Extinguisher	0.00	0.00	0.00	0.00	0.00	0.00	0.00	440.00	0.00	0.00	0.00	766.50	1,206.50
6235-00	Pest Control	160.00	0.00	95.00	0.00	0.00	0.00	0.00	190.00	0.00	0.00	0.00	0.00	445.00
6240-00	Signage - Common	0.00	0.00	0.00	0.00	0.00	196.88	0.00	716.00	0.00	0.00	0.00	0.00	912.88
6250-00	Small Tools & Supplies	0.00	0.00	0.00	0.00	2,143.24	0.00	0.00	0.00	299.19	0.00	0.00	0.00	2,442.43
6290-00	TOTAL GENERAL BUILDING	2,999.00	1,453.00	1,548.00	1,453.00	3,981.24	1,649.88	1,453.00	2,799.00	1,042.44	743.25	1,453.00	800.00	21,374.81
6300-00	GROUNDS MAINT													
6305-00	Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	2,117.50	0.00	0.00	0.00	0.00	0.00	2,117.50
6310-00	Parking/Sidewalk Repairs	350.00	350.00	350.00	350.00	350.00	385.00	385.00	1,155.00	385.00	385.00	385.00	385.00	5,215.00
6325-00	Snow & Ice Removal	11,027.46	3,856.29	1,213.78	1,348.79	82.50	840.00	0.00	0.00	0.00	0.00	0.00	3,530.16	21,898.98
6330-00	Grounds Maintenance	4,141.81	6,559.39	2,570.99	797.50	6,091.72	2,405.27	2,657.82	7,201.66	-123.12	2,953.95	1,512.50	1,780.44	38,549.93
6390-00	TOTAL GROUNDS MAINT	15,519.27	10,765.68	4,134.77	2,496.29	6,524.22	3,630.27	5,160.32	8,356.66	261.88	3,338.95	1,897.50	5,695.60	67,781.41
6400-00	UTILITIES - RECOVERABLE													
6460-00	Electricity	20,503.48	45,637.60	15,273.24	15,273.24	11,930.71	11,444.09	9,632.73	33,384.86	9,701.67	7,302.55	16,433.32	8,254.25	204,771.74
6465-00	Gas	858.91	2,367.14	428.12	428.12	343.94	173.16	-25.68	90.29	-311.15	106.40	476.85	1,344.85	6,280.95
6470-00	Water & Sewage	322.82	284.44	297.64	363.64	330.64	614.44	1,478.64	1,639.04	1,445.24	1,385.44	482.44	357.04	9,001.46
6475-00	Trash Removal	102.00	124.50	102.00	204.00	102.00	0.00	102.00	102.00	102.00	102.00	102.00	102.00	1,246.50
6490-00	TOTAL UTILITIES - RECOVERABLE	21,787.21	48,413.68	16,101.00	16,269.00	12,707.29	12,231.69	11,187.69	35,216.19	10,937.76	8,896.39	17,494.61	10,058.14	221,300.65
6500-00	ADMINISTRATIVE EXPENSES													
6515-00	Administrative Fee	232.85	127.73	14.27	14.27	149.43	27.69	36.01	374.11	7.44	87.57	70.36	163.41	1,305.14

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6530-00	Management Fee	7,227.00	7,320.00	7,317.00	7,224.00	7,204.00	7,929.00	7,414.00	7,304.00	7,307.00	7,304.00	7,304.00	7,309.00	88,163.00
6540-00	Telephone/Cable	180.78	180.52	180.63	180.45	181.29	180.58	183.60	183.78	182.73	181.75	181.88	181.72	2,179.71
6570-00	Bank and Credit Card Fees	72.59	72.58	101.74	72.60	72.54	43.75	0.00	0.00	0.00	0.00	0.00	0.00	435.80
6590-00	TOTAL ADMIN EXPENSES	7,713.22	7,700.83	7,613.64	7,491.32	7,607.26	8,181.02	7,633.61	7,861.89	7,497.17	7,573.32	7,556.24	7,654.13	92,083.65
6600-00	TAXES AND INSURANCE - RECOVERABLE													
6610-00	Real Estate Taxes	18,332.44	18,332.44	18,332.44	18,332.44	18,332.44	18,332.44	18,332.44	18,332.44	18,332.44	18,332.44	18,332.44	18,332.44	219,989.28
6640-00	Insurance-Liability	3,889.67	3,889.67	3,889.67	3,889.67	3,593.83	4,245.18	4,245.18	4,245.18	4,245.18	4,245.18	4,245.18	4,245.18	48,868.77
6690-00	TOTAL TAXES AND INSURANCE- RECOVERA	22,222.11	22,222.11	22,222.11	22,222.11	21,926.27	22,577.62	22,577.62	22,577.62	22,577.62	22,577.62	22,577.62	22,577.62	268,858.05
6899-00	**TOTAL RECOVERABLE EXPENSES**	**91,417.77**	**111,905.01**	**68,480.51**	**64,267.05**	**72,801.40**	**59,334.21**	**65,209.59**	**97,011.25**	**63,484.58**	**72,769.27**	**70,685.94**	**72,368.12**	**909,734.70**
7000-00	*NON RECOVERABLE EXPENSES*													
7300-00	GROUNDS MAINTENANCE													
7310-00	Parking Lot/Sidewalk Repairs	1,166.00	1,166.00	1,166.00	0.00	1,166.00	1,166.00	1,166.00	2,332.00	1,166.00	0.00	1,166.00	1,166.00	12,826.00
7390-00	TOTAL GROUNDS MAINT	1,166.00	1,166.00	1,166.00	0.00	1,166.00	1,166.00	1,166.00	2,332.00	1,166.00	0.00	1,166.00	1,166.00	12,826.00
7500-00	ADMINISTRATIVE EXPENSES													
7510-00	Administrative Costs	0.00	0.00	0.00	0.00	2,184.00	3,200.00	0.00	0.00	0.00	0.00	0.00	0.00	5,384.00
7565-00	Accounting, Legal & Professional	944.00	130.00	897.50	0.00	61.99	812.50	820.00	1,081.00	862.50	115.00	650.00	0.00	6,374.49
7590-00	TOTAL ADMIN EXPENSES	944.00	130.00	897.50	0.00	2,245.99	4,012.50	820.00	1,081.00	862.50	115.00	650.00	0.00	11,758.49
7899-00	**TOTAL NON RECOVERABLE EXPENSES**	**2,110.00**	**1,296.00**	**2,063.50**	**0.00**	**3,411.99**	**5,178.50**	**1,986.00**	**3,413.00**	**2,028.50**	**115.00**	**1,816.00**	**1,166.00**	**24,584.49**
7990-00	**TOTAL OPERATING EXPENSES**	**93,527.77**	**113,201.01**	**70,544.01**	**64,267.05**	**76,213.39**	**64,512.71**	**67,195.59**	**100,424.25**	**65,513.08**	**72,884.27**	**72,501.94**	**73,534.12**	**934,319.19**
7999-00	**NET OPERATING INCOME**	**50,578.38**	**30,986.79**	**73,576.34**	**80,205.75**	**67,861.38**	**91,861.78**	**78,884.13**	**45,655.52**	**81,742.07**	**73,195.34**	**71,860.26**	**72,655.95**	**819,063.69**
8000-00	DEPRECIATION EXPENSE													
8010-00	Depr Exp - Buildings	17,357.82	17,357.82	17,357.82	17,357.82	17,357.82	17,357.82	17,357.82	17,357.82	17,357.82	17,357.82	17,357.82	17,357.82	208,293.84
8020-00	Depr Exp - Building Improvements	6,324.24	6,324.23	6,324.24	6,324.23	6,324.24	6,324.23	6,397.81	6,455.74	8,777.27	8,910.59	8,910.60	8,913.71	86,311.13
8025-00	Depr Exp - Tenant Improvements	4,927.96	4,767.46	4,767.46	4,767.45	4,767.46	4,767.45	4,774.73	4,774.72	4,884.47	-6,190.49	4,897.29	24,557.82	66,463.78
8099-00	**TOTAL DEPRECIATON**	**28,610.02**	**28,449.51**	**28,449.52**	**28,449.50**	**28,449.52**	**28,449.50**	**28,530.36**	**28,588.28**	**31,019.56**	**20,077.92**	**31,165.71**	**50,829.35**	**361,068.75**
8100-00	AMORTIZATION													
8110-00	Lease Commissions Amort	3,836.69	3,836.67	3,836.69	3,836.67	3,836.69	3,956.95	3,956.98	4,062.87	4,062.91	4,062.87	4,062.91	4,062.83	47,411.73
8199-00	**TOTAL AMORTIZATION**	**3,836.69**	**3,836.67**	**3,836.69**	**3,836.67**	**3,836.69**	**3,956.95**	**3,956.98**	**4,062.87**	**4,062.91**	**4,062.87**	**4,062.91**	**4,062.83**	**47,411.73**
8400-00	INTEREST EXPENSE													
8430-00	Interest - Mortgage Note	39,407.23	35,525.77	39,241.13	37,901.92	39,084.04	37,749.28	38,925.69	38,848.59	37,520.50	38,688.35	37,364.79	38,526.82	458,784.11
8435-00	Finance Charge-Amortization	1,761.32	1,761.32	1,761.32	1,761.32	1,761.32	1,761.32	1,761.32	1,761.32	1,761.32	1,761.32	1,761.32	1,761.32	21,135.84
8499-00	**TOTAL INTEREST EXPENSE**	**41,168.55**	**37,287.09**	**41,002.45**	**39,663.24**	**40,845.36**	**39,510.60**	**40,687.01**	**40,609.91**	**39,281.82**	**40,449.67**	**39,126.11**	**40,288.14**	**479,919.95**
9990-00	**NET INCOME**	**-23,036.88**	**-38,586.48**	**287.68**	**8,256.34**	**-5,270.19**	**19,944.73**	**5,709.78**	**-27,605.54**	**7,377.78**	**8,604.88**	**-2,494.47**	**-22,524.37**	**-69,336.74**

Dakota Center (fargo)

Annual Statement

Period = Jan 2021-Dec 2021

Book = Accrual

		EOY
		Dec 2021
4003-00	TENANT RENTS	
4110-00	Rent - Office/Retail	1,162,371.61
4250-00	Straight Line Rent Adj	-53,098.45
4699-00	TOTAL TENANT RENTS	1,109,273.16
4700-00	RECOVERY REVENUE	
4710-00	CAM Estimates	580,428.00
4710-01	CAM Reconciliation	17,498.42
4799-00	TOTAL RECOVERY REVENUE	597,926.42
4900-00	OTHER OPERATING INCOME	
4915-00	Late Fees	565.60
4920-00	Interest Income	53.47
4935-00	Parking Income	46,100.28
4990-00	TOTAL OTHER OPERATING INCOME	46,719.35
5999-00	**TOTAL REVENUE**	**1,753,918.93**
6000-00	*RECOVERABLE EXPENSES*	
6010-00	JANITORIAL & CLEANING	
6015-00	Janitorial	107,123.62
6020-00	Janitorial Supplies	8,669.92
6030-00	Day Porter	10,140.00
6065-00	Window Washing	850.00
6090-00	TOTAL JANITORIAL & CLEANING	126,783.54
6100-00	REPAIR & MAINTENANCE - RECOVERABLE	
6110-00	R/M - Elevator	8,521.35
6115-00	R/M - HVAC	40,010.46
6130-00	R/M - Roof	1,729.51
6135-00	R/M - Electrical & Lighting	3,483.53
6140-00	R/M - Doors & Locks	8,659.26
6142-00	R/M - Windows	135.90
6145-00	R/M - Plumbing & Supplies	20,249.91
6185-00	R/M - Misc	17,901.18
6190-00	TOTAL REPAIR & MAINT - RECOVERABLE	100,691.10
6200-00	GENERAL BUILDING	
6220-00	Security	16,556.00
6230-00	Fire System & Extinguisher	2,509.25
6235-00	Pest Control	146.17
6240-00	Signage - Common	93.79
6250-00	Small Tools & Supplies	492.75
6290-00	TOTAL GENERAL BUILDING	19,797.96
6300-00	GROUNDS MAINT	
6305-00	Landscaping	6,051.75
6310-00	Parking/Sidewalk Repairs	5,386.30
6325-00	Snow & Ice Removal	3,946.46
6330-00	Grounds Maintenance	28,140.51

Dakota Center (fargo)

Annual Statement

Period = Jan 2021-Dec 2021

Book = Accrual

		EOY
		Dec 2021
6390-00	TOTAL GROUNDS MAINT	43,525.02
6400-00	UTILITIES - RECOVERABLE	
6460-00	Electricity	168,640.58
6465-00	Gas	2,185.07
6470-00	Water & Sewage	7,949.24
6475-00	Trash Removal	1,224.00
6490-00	TOTAL UTILITIES - RECOVERABLE	179,998.89
6500-00	ADMINISTRATIVE EXPENSES	
6510-00	Administrative Costs	248.10
6515-00	Administrative Fee	251.20
6530-00	Management Fee	87,693.00
6540-00	Telephone/Cable	2,187.06
6570-00	Bank and Credit Card Fees	806.97
6590-00	TOTAL ADMIN EXPENSES	91,186.33
6600-00	TAXES AND INSURANCE - RECOVERABLE	
6610-00	Real Estate Taxes	197,034.96
6640-00	Insurance-Liability	43,765.18
6690-00	TOTAL TAXES AND INSURANCE- RECOVERAI	240,800.14
6899-00	**TOTAL RECOVERABLE EXPENSES**	**802,782.98**
7000-00	*NON RECOVERABLE EXPENSES*	
7010-00	JANITORIAL & CLEANING	
7015-00	Janitorial	350.00
7090-00	TOTAL JANITORIAL & CLEANING	350.00
7100-00	REPAIR & MAINTENANCE	
7110-00	R/M - Elevator	848.96
7190-00	TOTAL REPAIR & MAINT	848.96
7300-00	GROUNDS MAINTENANCE	
7310-00	Parking Lot/Sidewalk Repairs	15,158.00
7390-00	TOTAL GROUNDS MAINT	15,158.00
7500-00	ADMINISTRATIVE EXPENSES	
7510-00	Administrative Costs	2,442.88
7565-00	Accounting, Legal & Professional	7,295.50
7590-00	TOTAL ADMIN EXPENSES	9,738.38
7899-00	**TOTAL NON RECOVERABLE EXPENSES**	**26,095.34**
7990-00	**TOTAL OPERATING EXPENSES**	**828,878.32**
7999-00	**NET OPERATING INCOME**	**925,040.61**
8000-00	DEPRECIATION EXPENSE	
8010-00	Depr Exp - Buildings	208,293.96
8020-00	Depr Exp - Building Improvements	75,632.04
8025-00	Depr Exp - Tenant Improvements	59,413.88
8099-00	**TOTAL DEPRECIATON**	**343,339.88**
8100-00	AMORTIZATION	
8110-00	Lease Commissions Amort	43,837.38

Dakota Center (fargo)

Annual Statement

Period = Jan 2021-Dec 2021

Book = Accrual

		EOY
		Dec 2021
8199-00	**TOTAL AMORTIZATION**	**43,837.38**
8400-00	INTEREST EXPENSE	
8430-00	Interest - Mortgage Note	469,788.77
8435-00	Finance Charge-Amortization	21,135.84
8499-00	**TOTAL INTEREST EXPENSE**	**490,924.61**
9990-00	**NET INCOME**	**46,938.74**

Dakota Center (fargo)

Annual Statement

Period = Jan 2020-Dec 2020

Book = Accrual

		EOY
		Dec 2020
4003-00	TENANT RENTS	
4110-00	Rent - Office/Retail	1,345,644.59
4250-00	Straight Line Rent Adj	-49,805.47
4699-00	TOTAL TENANT RENTS	1,295,839.12
4700-00	RECOVERY REVENUE	
4710-00	CAM Estimates	731,705.00
4710-01	CAM Reconciliation	-37,569.68
4799-00	TOTAL RECOVERY REVENUE	694,135.32
4900-00	OTHER OPERATING INCOME	
4915-00	Late Fees	2,667.40
4920-00	Interest Income	69.92
4935-00	Parking Income	47,733.00
4990-00	TOTAL OTHER OPERATING INCOME	50,470.32
5999-00	**TOTAL REVENUE**	**2,040,444.76**
6000-00	*RECOVERABLE EXPENSES*	
6010-00	JANITORIAL & CLEANING	
6015-00	Janitorial	104,929.97
6020-00	Janitorial Supplies	6,771.94
6030-00	Day Porter	10,580.00
6050-00	Carpet Cleaning	786.25
6065-00	Window Washing	2,949.55
6090-00	TOTAL JANITORIAL & CLEANING	126,017.71
6100-00	REPAIR & MAINTENANCE - RECOVERABLE	
6110-00	R/M - Elevator	12,830.46
6115-00	R/M - HVAC	50,310.00
6130-00	R/M - Roof	5,990.11
6135-00	R/M - Electrical & Lighting	10,844.45
6140-00	R/M - Doors & Locks	5,078.73
6142-00	R/M - Windows	32,054.02
6145-00	R/M - Plumbing & Supplies	7,868.37
6155-00	R/M - Painting & Wall Coverings	108.45
6185-00	R/M - Misc	893.11
6190-00	TOTAL REPAIR & MAINT - RECOVERABLE	125,977.70
6200-00	GENERAL BUILDING	
6220-00	Security	10,221.60
6230-00	Fire System & Extinguisher	3,697.60
6235-00	Pest Control	247.05
6250-00	Small Tools & Supplies	569.70
6290-00	TOTAL GENERAL BUILDING	14,735.95
6300-00	GROUNDS MAINT	
6305-00	Landscaping	2,665.50
6310-00	Parking/Sidewalk Repairs	7,463.75
6320-00	Sweeping	279.21

Dakota Center (fargo)

Annual Statement

Period = Jan 2020-Dec 2020

Book = Accrual

		EOY
		Dec 2020
6325-00	Snow & Ice Removal	9,566.78
6330-00	Grounds Maintenance	6,464.70
6390-00	TOTAL GROUNDS MAINT	26,439.94
6400-00	UTILITIES - RECOVERABLE	
6460-00	Electricity	150,811.49
6465-00	Gas	2,117.37
6470-00	Water & Sewage	7,485.72
6475-00	Trash Removal	3,000.53
6490-00	TOTAL UTILITIES - RECOVERABLE	163,415.11
6500-00	ADMINISTRATIVE EXPENSES	
6510-00	Administrative Costs	100.58
6530-00	Management Fee	104,272.00
6540-00	Telephone/Cable	2,694.39
6570-00	Bank and Credit Card Fees	722.91
6590-00	TOTAL ADMIN EXPENSES	107,789.88
6600-00	TAXES AND INSURANCE - RECOVERABLE	
6610-00	Real Estate Taxes	197,100.72
6610-02	Real Estate Taxes - Bldg	-65.84
6640-00	Insurance-Liability	38,787.43
6690-00	TOTAL TAXES AND INSURANCE- RECOVERAI	235,822.31
6899-00	**TOTAL RECOVERABLE EXPENSES**	**800,198.60**
7000-00	*NON RECOVERABLE EXPENSES*	
7100-00	REPAIR & MAINTENANCE	
7185-00	R/M - Miscellaneous	-20.00
7190-00	TOTAL REPAIR & MAINT	-20.00
7300-00	GROUNDS MAINTENANCE	
7310-00	Parking Lot/Sidewalk Repairs	13,347.00
7390-00	TOTAL GROUNDS MAINT	13,347.00
7500-00	ADMINISTRATIVE EXPENSES	
7510-00	Administrative Costs	962.30
7565-00	Accounting, Legal & Professional	2,061.99
7590-00	TOTAL ADMIN EXPENSES	3,024.29
7899-00	**TOTAL NON RECOVERABLE EXPENSES**	**16,351.29**
7990-00	**TOTAL OPERATING EXPENSES**	**816,549.89**
7999-00	**NET OPERATING INCOME**	**1,223,894.87**
8000-00	DEPRECIATION EXPENSE	
8010-00	Depr Exp - Buildings	208,294.00
8020-00	Depr Exp - Building Improvements	70,365.00
8025-00	Depr Exp - Tenant Improvements	57,308.00
8099-00	**TOTAL DEPRECIATON**	**335,967.00**
8100-00	AMORTIZATION	
8110-00	Lease Commissions Amort	50,033.50
8199-00	**TOTAL AMORTIZATION**	**50,033.50**

Dakota Center (fargo)

Annual Statement

Period = Jan 2020-Dec 2020

Book = Accrual

		EOY
		Dec 2020
8400-00	INTEREST EXPENSE	
8430-00	Interest - Mortgage Note	481,594.50
8435-00	Finance Charge-Amortization	18,645.12
8499-00	**TOTAL INTEREST EXPENSE**	**500,239.62**
9990-00	**NET INCOME**	**337,654.75**

Tenancy Schedule I

Property: fargo As of Date: 12/31/2024 By Property Notes : 1. * Future Active lease / Future Active Amendment 2. ** Pending Amendments 3. *** Past / Superseded Amendments

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy Years	Monthly Rent	Monthly Rent/Area	Annual Rent	Annual Rent/Area	Annual Rec./Area	Annual Misc/Area	Security Deposit Received	LOC Amount/ Bank Guarantee
Dakota Center (fargo)	**PH1**	**Common Area (t0001010)**	**Office Gross Lease**	**88.00**	**6/1/2016**			**8.58**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Amendment	Type	Status	From	To	Move In	Term	Area	Description	Notes
Original Lease		Activated	6/1/2016		6/1/2016		88.00		Common Area per Gary

Dakota Center (fargo)	**PH1-402, PH1-601**	**Fredrikson & Byron P.A. (t0000559)**	**Office Net Lease**	**17,191.00**	**1/1/2013**	**4/30/2033**	**244.00**	**12.00**	**20,772.46**	**1.21**	**249,269.52**	**14.50**	**7.75**	**1.40**	**0.00**	**0.00**

Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	rentcomm	Rent	PH1-402, PH1-601	Rentable	17,191.00	5/1/2023	4/30/2027	20,772.46	1.21	249,269.52	14.50	0.00	249,269.52
	rentcomm	Rent	PH1-402, PH1-601	Rentable	17,191.00	5/1/2027	4/30/2028	21,402.80	1.25	256,833.60	14.94	0.00	256,833.60
	rentcomm	Rent	PH1-402, PH1-601	Rentable	17,191.00	5/1/2028	4/30/2029	22,047.46	1.28	264,569.52	15.39	0.00	264,569.52
	rentcomm	Rent	PH1-402, PH1-601	Rentable	17,191.00	5/1/2029	4/30/2030	22,706.45	1.32	272,477.40	15.85	0.00	272,477.40
	rentcomm	Rent	PH1-402, PH1-601	Rentable	17,191.00	5/1/2030	4/30/2031	23,394.09	1.36	280,729.08	16.33	0.00	280,729.08
	rentcomm	Rent	PH1-402, PH1-601	Rentable	17,191.00	5/1/2031	4/30/2032	24,096.05	1.40	289,152.60	16.82	0.00	289,152.60
	rentcomm	Rent	PH1-402, PH1-601	Rentable	17,191.00	5/1/2032	4/30/2033	24,812.34	1.44	297,748.08	17.32	0.00	297,748.08

Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	camest	CAM	PH1-402, PH1-601	Rentable	17,191.00	1/1/2023	4/30/2033	11,101.40	0.65	133,216.80	7.75	0.00	133,216.80
	rentcomm	Rent	PH1-402, PH1-601	Rentable	17,191.00	5/1/2023	4/30/2027	20,772.46	1.21	249,269.52	14.50	0.00	249,269.52
	parking	Misc	PH1-402, PH1-601	Rentable	17,191.00	5/1/2024	4/30/2033	2,000.00	0.12	24,000.00	1.40	0.00	24,000.00
	rentcomm	Rent	PH1-402, PH1-601	Rentable	17,191.00	5/1/2027	4/30/2028	21,402.80	1.25	256,833.60	14.94	0.00	256,833.60
	rentcomm	Rent	PH1-402, PH1-601	Rentable	17,191.00	5/1/2028	4/30/2029	22,047.46	1.28	264,569.52	15.39	0.00	264,569.52
	rentcomm	Rent	PH1-402, PH1-601	Rentable	17,191.00	5/1/2029	4/30/2030	22,706.45	1.32	272,477.40	15.85	0.00	272,477.40
	rentcomm	Rent	PH1-402, PH1-601	Rentable	17,191.00	5/1/2030	4/30/2031	23,394.09	1.36	280,729.08	16.33	0.00	280,729.08
	rentcomm	Rent	PH1-402, PH1-601	Rentable	17,191.00	5/1/2031	4/30/2032	24,096.05	1.40	289,152.60	16.82	0.00	289,152.60
	rentcomm	Rent	PH1-402, PH1-601	Rentable	17,191.00	5/1/2032	4/30/2033	24,812.34	1.44	297,748.08	17.32	0.00	297,748.08

Amendment	Type	Status	From	To	Move In	Term	Area	Description	Notes
Renewal		Activated	1/1/2023	4/30/2033	1/1/2023	124.00	17,191.00	1st amendment	

Dakota Center (fargo)	**PH1-500, STORAGE**	**Greater Fargo Moorhead Economic Development Corporation (t0000444)**	**Office Net Lease**	**5,355.00**	**1/1/2013**	**12/31/2029**	**204.00**	**12.00**	**4,729.74**	**0.88**	**56,756.88**	**10.60**	**7.58**	**1.19**	**0.00**	**0.00**

Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	rentcomm	Rent	PH1-500	Rentable	5,235.00	1/1/2024	12/31/2024	4,729.74	0.90	56,756.88	10.84	0.00	56,756.88
	rentcomm	Rent	PH1-500	Rentable	5,235.00	1/1/2025	12/31/2025	4,824.33	0.92	57,891.96	11.06	0.00	57,891.96
	rentcomm	Rent	PH1-500	Rentable	5,235.00	1/1/2026	12/31/2026	4,920.82	0.94	59,049.84	11.28	0.00	59,049.84
	rentcomm	Rent	PH1-500	Rentable	5,235.00	1/1/2027	12/31/2027	5,019.24	0.96	60,230.88	11.51	0.00	60,230.88
	rentcomm	Rent	PH1-500	Rentable	5,235.00	1/1/2028	12/31/2028	5,119.62	0.98	61,435.44	11.74	0.00	61,435.44
	rentcomm	Rent	PH1-500	Rentable	5,235.00	1/1/2029	12/31/2029	5,222.01	1.00	62,664.12	11.97	0.00	62,664.12

Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	camest	CAM	PH1-500	Rentable	5,235.00	1/1/2023	12/31/2029	3,381.47	0.65	40,577.64	7.75	0.00	40,577.64
	storage	Misc	STORAGE	Rentable	120.00	7/1/2023	12/31/2029	130.00	1.08	1,560.00	13.00	0.00	1,560.00
	rentcomm	Rent	PH1-500	Rentable	5,235.00	1/1/2024	12/31/2024	4,729.74	0.90	56,756.88	10.84	0.00	56,756.88
	parking	Misc	PH1-500	Rentable	5,235.00	5/1/2024	12/31/2029	400.00	0.08	4,800.00	0.92	0.00	4,800.00
	rentcomm	Rent	PH1-500	Rentable	5,235.00	1/1/2025	12/31/2025	4,824.33	0.92	57,891.96	11.06	0.00	57,891.96
	rentcomm	Rent	PH1-500	Rentable	5,235.00	1/1/2026	12/31/2026	4,920.82	0.94	59,049.84	11.28	0.00	59,049.84
	rentcomm	Rent	PH1-500	Rentable	5,235.00	1/1/2027	12/31/2027	5,019.24	0.96	60,230.88	11.51	0.00	60,230.88
	rentcomm	Rent	PH1-500	Rentable	5,235.00	1/1/2028	12/31/2028	5,119.62	0.98	61,435.44	11.74	0.00	61,435.44
	rentcomm	Rent	PH1-500	Rentable	5,235.00	1/1/2029	12/31/2029	5,222.01	1.00	62,664.12	11.97	0.00	62,664.12

Amendment	Type	Status	From	To	Move In	Term	Area	Description	Notes
Renewal		Activated	1/1/2023	12/31/2029	1/1/2023	84.00	5,235.00	3rd Amendment	
Expansion		Activated	7/1/2023	12/31/2029	7/1/2023	78.00	120.00	4th amendment	

Dakota Center (fargo)	**PH1-502**	**Infonero Inc (t0001444)**	**Office Net Lease**	**1,358.00**	**12/1/2021**			**3.08**	**1,471.17**	**1.08**	**17,654.04**	**13.00**	**8.34**	**0.00**	**0.00**	**0.00**

Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	rentcomm	Rent	PH1-502	Rentable	1,358.00	2/1/2022	1/31/2025	1,471.17	1.08	17,654.04	13.00	0.00	17,654.04
	* rentcomm	Rent	PH1-502	Rentable	1,358.00	2/1/2025		1,471.17	1.08	17,654.04	13.00	0.00	17,654.04

Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	rentcomm	Rent	PH1-502	Rentable	1,358.00	2/1/2022	1/31/2025	1,471.17	1.08	17,654.04	13.00	0.00	17,654.04
	camest	CAM	PH1-502	Rentable	1,358.00	1/1/2023	1/31/2025	944.36	0.70	11,332.32	8.35	0.00	11,332.32
	* camest	CAM	PH1-502	Rentable	1,358.00	2/1/2025		944.36	0.70	11,332.32	8.35	0.00	11,332.32
	* rentcomm	Rent	PH1-502	Rentable	1,358.00	2/1/2025		1,471.17	1.08	17,654.04	13.00	0.00	17,654.04

Amendment	Type	Status	From	To	Move In	Term	Area	Description	Notes
Original Lease		Superseded	12/1/2021	1/31/2025	12/1/2021	38.00	1,358.00	Original lease	
* HoldOver		Activated	2/1/2025		2/1/2025				Per Gary on 01.31.25 working on renewal options with tenant. Want us to charge

Dakota Center (fargo)	**PH1-550**	**HDR Engineering, Inc. (t0000619)**	**Office Net Lease**	**4,738.00**	**5/16/2014**	**5/31/2025**	**133.00**	**10.67**	**6,040.95**	**1.27**	**72,491.40**	**15.30**	**7.75**	**1.06**	**0.00**	**0.00**

Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	rentcomm	Rent	PH1-550	Rentable	4,738.00	6/1/2024	5/31/2025	6,040.95	1.28	72,491.40	15.30	0.00	72,491.40

Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	camest	CAM	PH1-550	Rentable	4,738.00	1/1/2023	5/31/2025	3,060.44	0.65	36,725.28	7.75	0.00	36,725.28
	parking	Misc	PH1-550	Rentable	4,738.00	5/1/2024	5/31/2025	418.00	0.09	5,016.00	1.06	0.00	5,016.00
	rentcomm	Rent	PH1-550	Rentable	4,738.00	6/1/2024	5/31/2025	6,040.95	1.28	72,491.40	15.30	0.00	72,491.40

Amendment	Type	Status	From	To	Move In	Term	Area	Description	Notes
Renewal		Activated	6/1/2022	5/31/2025	6/1/2022	36.00	4,738.00	4th Amendment	

Tenancy Schedule I

Property: fargo As of Date: 12/31/2024 By Property Notes : 1. * Future Active lease / Future Active Amendment 2. ** Pending Amendments 3. *** Past / Superseded Amendments

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy Years	Monthly Rent	Monthly Rent/Area	Annual Rent	Annual Rent/Area	Annual Rec./Area	Annual Misc/Area	Security Deposit Received	LOC Amount/ Bank Guarantee
Dakota Center (fargo)	**PH1-600, PH1-604, PH1-605**	**Edgewood Properties Management, LLC (t0000850)**	**Office Net Lease**	**5,949.00**	**11/1/2015**	**1/31/2028**	**147.00**	**9.17**	**8,668.80**	**1.46**	**104,025.60**	**17.49**	**7.75**	**0.81**	**2,500.00**	**0.00**

Rent Steps

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	2/1/2024	1/31/2025	8,668.80	1.46	104,025.60	17.49	0.00	104,025.60
rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	2/1/2025	1/31/2026	8,894.19	1.50	106,730.28	17.94	0.00	106,730.28
rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	2/1/2026	1/31/2027	9,125.44	1.53	109,505.28	18.41	0.00	109,505.28
rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	2/1/2027	1/31/2028	9,362.70	1.57	112,352.40	18.89	0.00	112,352.40

Charge Schedules

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
camest	CAM	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	1/1/2023	1/31/2028	3,841.90	0.65	46,102.80	7.75	0.00	46,102.80
rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	2/1/2024	1/31/2025	8,668.80	1.46	104,025.60	17.49	0.00	104,025.60
parking	Misc	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	5/1/2024	1/31/2028	400.00	0.07	4,800.00	0.81	0.00	4,800.00
rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	2/1/2025	1/31/2026	8,894.19	1.50	106,730.28	17.94	0.00	106,730.28
rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	2/1/2026	1/31/2027	9,125.44	1.53	109,505.28	18.41	0.00	109,505.28
rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	2/1/2027	1/31/2028	9,362.70	1.57	112,352.40	18.89	0.00	112,352.40

Amendment

Type	Status	From	To	Move In	Term	Area	Description	Notes
Assignment	Activated	9/1/2019					From Christopher M. Kennelly	
Expansion	Activated	11/1/2020	1/31/2028	11/1/2020	87.00	5,949.00	Third Amendment	Parking: Effect. 5/1/20: on-site INCLS 682/acc/m

Dakota Center (fargo)	**PH1B-100**	**UBS Financial Services Inc. (t0000483)**	**Office Net Lease**	**4,285.00**	**1/1/2013**	**3/31/2028**	**183.00**	**12.00**	**5,645.49**	**1.32**	**67,745.88**	**15.81**	**7.75**	**0.00**	**0.00**	**0.00**

Rent Steps

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
rentcomm	Rent	PH1B-100	Rentable	4,285.00	1/1/2024	12/31/2024	5,645.49	1.32	67,745.88	15.81	0.00	67,745.88
rentcomm	Rent	PH1B-100	Rentable	4,285.00	1/1/2025	12/31/2025	5,759.75	1.34	69,117.00	16.13	0.00	69,117.00
rentcomm	Rent	PH1B-100	Rentable	4,285.00	1/1/2026	12/31/2026	5,874.02	1.37	70,488.24	16.45	0.00	70,488.24
rentcomm	Rent	PH1B-100	Rentable	4,285.00	1/1/2027	3/31/2028	5,991.86	1.40	71,902.32	16.78	0.00	71,902.32

Charge Schedules

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
camest	CAM	PH1B-100	Rentable	4,285.00	1/1/2023	3/31/2028	2,767.83	0.65	33,213.96	7.75	0.00	33,213.96
rentcomm	Rent	PH1B-100	Rentable	4,285.00	1/1/2024	12/31/2024	5,645.49	1.32	67,745.88	15.81	0.00	67,745.88
rentcomm	Rent	PH1B-100	Rentable	4,285.00	1/1/2025	12/31/2025	5,759.75	1.34	69,117.00	16.13	0.00	69,117.00
rentcomm	Rent	PH1B-100	Rentable	4,285.00	1/1/2026	12/31/2026	5,874.02	1.37	70,488.24	16.45	0.00	70,488.24
rentcomm	Rent	PH1B-100	Rentable	4,285.00	1/1/2027	3/31/2028	5,991.86	1.40	71,902.32	16.78	0.00	71,902.32

Amendment

Type	Status	From	To	Move In	Term	Area	Description	Notes
Renewal	Activated	1/1/2023	3/31/2028	1/1/2023	63.00	4,285.00	2nd Amend	

Dakota Center (fargo)	**PH1B-200**	**Alerus Financial (t0000456)**	**Office Net Lease**	**5,576.00**	**1/1/2013**	**12/31/2027**	**180.00**	**12.00**	**12,179.90**	**2.18**	**146,158.80**	**26.21**	**7.75**	**2.37**	**0.00**	**0.00**

Rent Steps

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
rentcomm	Rent	PH1B-200	Rentable	5,576.00	1/1/2024	12/31/2024	12,179.90	2.18	146,158.80	26.21	0.00	146,158.80
rentcomm	Rent	PH1B-200	Rentable	5,576.00	1/1/2025	12/31/2025	12,484.40	2.24	149,812.80	26.87	0.00	149,812.80
rentcomm	Rent	PH1B-200	Rentable	5,576.00	1/1/2026	12/31/2026	12,796.51	2.30	153,558.12	27.54	0.00	153,558.12
rentcomm	Rent	PH1B-200	Rentable	5,576.00	1/1/2027	12/31/2027	13,116.42	2.35	157,397.04	28.23	0.00	157,397.04

Charge Schedules

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
camest	CAM	PH1B-200	Rentable	5,576.00	1/1/2023	12/31/2027	3,601.74	0.65	43,220.88	7.75	0.00	43,220.88
rentcomm	Rent	PH1B-200	Rentable	5,576.00	1/1/2024	12/31/2024	12,179.90	2.18	146,158.80	26.21	0.00	146,158.80
parking	Misc	PH1B-200	Rentable	5,576.00	5/1/2024	12/31/2027	1,100.00	0.20	13,200.00	2.37	0.00	13,200.00
rentcomm	Rent	PH1B-200	Rentable	5,576.00	1/1/2025	12/31/2025	12,484.40	2.24	149,812.80	26.87	0.00	149,812.80
rentcomm	Rent	PH1B-200	Rentable	5,576.00	1/1/2026	12/31/2026	12,796.51	2.30	153,558.12	27.54	0.00	153,558.12
rentcomm	Rent	PH1B-200	Rentable	5,576.00	1/1/2027	12/31/2027	13,116.42	2.35	157,397.04	28.23	0.00	157,397.04

Amendment

Type	Status	From	To	Move In	Term	Area	Description	Notes
Renewal	Activated	1/1/2023	12/31/2027	1/1/2023	60.00	5,576.00	Parking Increase	

Dakota Center (fargo)	**PH2-100**	**Merrill Lynch (t000038S)**	**Office Net Lease**	**10,560.00**	**5/26/2011**	**11/30/2026**	**187.00**	**13.67**	**13,288.87**	**1.26**	**159,466.44**	**15.10**	**7.75**	**0.00**	**0.00**	**0.00**

Rent Steps

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
rentcomm	Rent	PH2-100	Rentable	10,560.00	12/1/2024	11/30/2025	13,288.87	1.26	159,466.44	15.10	0.00	159,466.44
rentcomm	Rent	PH2-100	Rentable	10,560.00	12/1/2025	11/30/2026	13,554.65	1.28	162,655.80	15.40	0.00	162,655.80

Charge Schedules

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
camest	CAM	PH2-100	Rentable	10,560.00	1/1/2023	11/30/2026	6,821.08	0.65	81,852.96	7.75	0.00	81,852.96
rentcomm	Rent	PH2-100	Rentable	10,560.00	12/1/2024	11/30/2025	13,288.87	1.26	159,466.44	15.10	0.00	159,466.44
rentcomm	Rent	PH2-100	Rentable	10,560.00	12/1/2025	11/30/2026	13,554.65	1.28	162,655.80	15.40	0.00	162,655.80

Amendment

Type	Status	From	To	Move In	Term	Area	Description	Notes
Renewal	Activated	12/1/2021	11/30/2026	12/1/2021	60.00	10,560.00	Eight Amendment	5% CAP on CAM and Mgmt Fees

Dakota Center (fargo)	**200NORTH**	VACANT		16,333.00												
Dakota Center (fargo)	**3RD-FLR**	VACANT		11,973.00												
Dakota Center (fargo)	**LWR-LVL**	VACANT		16,244.00												
Dakota Center (fargo)	**PH1-101**	VACANT		1,581.00												
Dakota Center (fargo)	**PH1-130**	VACANT		1,833.00												
Dakota Center (fargo)	**PH2-111**	VACANT		2,091.00												
Dakota Center (fargo)	**PH2-200**	VACANT		14,399.00												

Tenancy Schedule I

Property: fargo As of Date: 12/31/2024 By Property Notes : 1. * Future Active lease / Future Active Amendment 2. ** Pending Amendments 3. *** Past / Superseded Amendments

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy Years	Monthly Rent	Monthly Rent/Area	Annual Rent	Annual Rent/Area	Annual Rec./Area	Annual Misc/Area	Security Deposit Received	LOC Amount/ Bank Guarantee
Occupancy Summary		**Area**	**Percentage**													
Occupied Area		55,100.00	46.09													
Vacant Area		64,454.00	53.91													
Total		**119,554.00**	**100.00**													
Occupancy Summary		**Area**	**Percentage**													
Total Occupied Area		55,100.00	46.09													
Total Vacant Area		64,454.00	53.91													
Grand Total		**119,554.00**	**100.00**													

Tenancy Schedule I

Property: fargo As of Date: 12/31/2023 By Property Notes : 1. * Future Active lease / Future Active Amendment 2. ** Pending Amendments 3. *** Past / Superseded Amendments

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy Years	Monthly Rent	Monthly Rent/Area	Annual Rent	Annual Rent/Area	Annual Rec./Area	Annual Misc/Area	Security Deposit Received	LOC Amount/ Bank Guarantee
Dakota Center (fargo)	**PH1**	**Common Area (t0001010)**	**Office Gross Lease**	**88.00**	**6/1/2016**			**7.58**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Amendment	Type	Status	From	To	Move In	Term	Area	Description	Notes
Original Lease		Activated	6/1/2016		6/1/2016		88.00		Common Area per Gary

Dakota Center (fargo)	PH1-402, PH1-601	Fredrikson & Byron P.A. (t0000559)	Office Net Lease	17,191.00	1/1/2013	4/30/2033	244.00	11.00	20,772.46	1.21	249,269.52	14.50	7.75	1.12	0.00	0.00

Rent Steps

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
rentcomm	Rent	PH1-402, PH1-601	Rentable	17,191.00	5/1/2023	4/30/2027	20,772.46	1.21	249,269.52	14.50	0.00	249,269.52
rentcomm	Rent	PH1-402, PH1-601	Rentable	17,191.00	5/1/2027	4/30/2028	21,402.80	1.25	256,833.60	14.94	0.00	256,833.60
rentcomm	Rent	PH1-402, PH1-601	Rentable	17,191.00	5/1/2028	4/30/2029	22,047.46	1.28	264,569.52	15.39	0.00	264,569.52
rentcomm	Rent	PH1-402, PH1-601	Rentable	17,191.00	5/1/2029	4/30/2030	22,706.45	1.32	272,477.40	15.85	0.00	272,477.40
rentcomm	Rent	PH1-402, PH1-601	Rentable	17,191.00	5/1/2030	4/30/2031	23,394.09	1.36	280,729.08	16.33	0.00	280,729.08
rentcomm	Rent	PH1-402, PH1-601	Rentable	17,191.00	5/1/2031	4/30/2032	24,096.05	1.40	289,152.60	16.82	0.00	289,152.60
rentcomm	Rent	PH1-402, PH1-601	Rentable	17,191.00	5/1/2032	4/30/2033	24,812.34	1.44	297,748.08	17.32	0.00	297,748.08

Charge Schedules

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
camest	CAM	PH1-402, PH1-601	Rentable	17,191.00	1/1/2023	4/30/2033	11,101.40	0.65	133,216.80	7.75	0.00	133,216.80
parking	Misc	PH1-402, PH1-601	Rentable	17,191.00	1/1/2023	4/30/2024	1,600.00	0.09	19,200.00	1.12	0.00	19,200.00
rentcomm	Rent	PH1-402, PH1-601	Rentable	17,191.00	5/1/2023	4/30/2027	20,772.46	1.21	249,269.52	14.50	0.00	249,269.52
parking	Misc	PH1-402, PH1-601	Rentable	17,191.00	5/1/2024	4/30/2033	2,000.00	0.12	24,000.00	1.40	0.00	24,000.00
rentcomm	Rent	PH1-402, PH1-601	Rentable	17,191.00	5/1/2027	4/30/2028	21,402.80	1.25	256,833.60	14.94	0.00	256,833.60
rentcomm	Rent	PH1-402, PH1-601	Rentable	17,191.00	5/1/2028	4/30/2029	22,047.46	1.28	264,569.52	15.39	0.00	264,569.52
rentcomm	Rent	PH1-402, PH1-601	Rentable	17,191.00	5/1/2029	4/30/2030	22,706.45	1.32	272,477.40	15.85	0.00	272,477.40
rentcomm	Rent	PH1-402, PH1-601	Rentable	17,191.00	5/1/2030	4/30/2031	23,394.09	1.36	280,729.08	16.33	0.00	280,729.08
rentcomm	Rent	PH1-402, PH1-601	Rentable	17,191.00	5/1/2031	4/30/2032	24,096.05	1.40	289,152.60	16.82	0.00	289,152.60
rentcomm	Rent	PH1-402, PH1-601	Rentable	17,191.00	5/1/2032	4/30/2033	24,812.34	1.44	297,748.08	17.32	0.00	297,748.08

Amendment	Type	Status	From	To	Move In	Term	Area	Description	Notes
Renewal		Activated	1/1/2023	4/30/2033	1/1/2023	124.00	17,191.00	1st amendment	

Dakota Center (fargo)	PH1-500, STORAGE	Greater Fargo Moorhead Economic Development Corporation (t0000444)	Office Net Lease	5,355.00	1/1/2013	12/31/2029	204.00	11.00	4,637.00	0.87	55,644.00	10.39	7.58	1.03	0.00	0.00

Rent Steps

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
rentcomm	Rent	PH1-500	Rentable	5,235.00	1/1/2023	12/31/2023	4,637.00	0.89	55,644.00	10.63	0.00	55,644.00
rentcomm	Rent	PH1-500	Rentable	5,235.00	1/1/2024	12/31/2024	4,729.74	0.90	56,756.88	10.84	0.00	56,756.88
rentcomm	Rent	PH1-500	Rentable	5,235.00	1/1/2025	12/31/2025	4,824.33	0.92	57,891.96	11.06	0.00	57,891.96
rentcomm	Rent	PH1-500	Rentable	5,235.00	1/1/2026	12/31/2026	4,920.82	0.94	59,049.84	11.28	0.00	59,049.84
rentcomm	Rent	PH1-500	Rentable	5,235.00	1/1/2027	12/31/2027	5,019.24	0.96	60,230.88	11.51	0.00	60,230.88
rentcomm	Rent	PH1-500	Rentable	5,235.00	1/1/2028	12/31/2028	5,119.62	0.98	61,435.44	11.74	0.00	61,435.44
rentcomm	Rent	PH1-500	Rentable	5,235.00	1/1/2029	12/31/2029	5,222.01	1.00	62,664.12	11.97	0.00	62,664.12

Charge Schedules

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
camest	CAM	PH1-500	Rentable	5,235.00	1/1/2023	12/31/2029	3,381.47	0.65	40,577.64	7.75	0.00	40,577.64
parking	Misc	PH1-500	Rentable	5,235.00	1/1/2023	4/30/2024	328.00	0.06	3,936.00	0.75	0.00	3,936.00
rentcomm	Rent	PH1-500	Rentable	5,235.00	1/1/2023	12/31/2023	4,637.00	0.89	55,644.00	10.63	0.00	55,644.00
storage	Misc	STORAGE	Rentable	120.00	7/1/2023	12/31/2029	130.00	1.08	1,560.00	13.00	0.00	1,560.00
rentcomm	Rent	PH1-500	Rentable	5,235.00	1/1/2024	12/31/2024	4,729.74	0.90	56,756.88	10.84	0.00	56,756.88
parking	Misc	PH1-500	Rentable	5,235.00	5/1/2024	12/31/2029	400.00	0.08	4,800.00	0.92	0.00	4,800.00
rentcomm	Rent	PH1-500	Rentable	5,235.00	1/1/2025	12/31/2025	4,824.33	0.92	57,891.96	11.06	0.00	57,891.96
rentcomm	Rent	PH1-500	Rentable	5,235.00	1/1/2026	12/31/2026	4,920.82	0.94	59,049.84	11.28	0.00	59,049.84
rentcomm	Rent	PH1-500	Rentable	5,235.00	1/1/2027	12/31/2027	5,019.24	0.96	60,230.88	11.51	0.00	60,230.88
rentcomm	Rent	PH1-500	Rentable	5,235.00	1/1/2028	12/31/2028	5,119.62	0.98	61,435.44	11.74	0.00	61,435.44
rentcomm	Rent	PH1-500	Rentable	5,235.00	1/1/2029	12/31/2029	5,222.01	1.00	62,664.12	11.97	0.00	62,664.12

Amendment	Type	Status	From	To	Move In	Term	Area	Description	Notes
Renewal		Activated	1/1/2023	12/31/2029	1/1/2023	84.00	5,235.00	3rd Amendment	
Expansion		Activated	7/1/2023	12/31/2029	7/1/2023	78.00	120.00	4th amendment	

Dakota Center (fargo)	PH1-502	Infonero Inc (t0001444)	Office Net Lease	1,358.00	12/1/2021	1/31/2025	38.00	2.08	1,471.17	1.08	17,654.04	13.00	8.34	0.00	0.00	0.00

Rent Steps

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount

Tenancy Schedule I

Property: fargo As of Date: 12/31/2023 By Property Notes : 1. * Future Active lease / Future Active Amendment 2. ** Pending Amendments 3. *** Past / Superseded Amendments

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy	Monthly	Monthly	Annual	Annual	Annual	Annual	Security	LOC Amount/
								Years	Rent	Rent/Area	Rent	Rent/Area	Rec./Area	Misc/Area	Deposit	Bank Guarantee
															Received	
		rentcomm	Rent	PH1-502	Rentable	1,358.00	2/1/2022	1/31/2025	1,471.17	1.08	17,654.04	13.00	0.00	17,654.04		

Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	rentcomm	Rent	PH1-502	Rentable	1,358.00	2/1/2022	1/31/2025	1,471.17	1.08	17,654.04	13.00	0.00	17,654.04
	camest	CAM	PH1-502	Rentable	1,358.00	1/1/2023	1/31/2025	944.36	0.70	11,332.32	8.35	0.00	11,332.32

Amendment	Type	Status	From	To	Move In	Term	Area	Description	Notes
Original Lease		Activated	12/1/2021	1/31/2025	12/1/2021	38.00	1,358.00	Original lease	

Dakota Center (fargo)	**PH1-550**	**HDR Engineering, Inc. (t0000619)**	**Office Net Lease**	**4,738.00**	**5/16/2014**	**5/31/2025**	**133.00**	**9.67**	**5,863.28**	**1.24**	**70,359.36**	**14.85**	**7.75**	**1.71**	**0.00**	**0.00**

Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	rentcomm	Rent	PH1-550	Rentable	4,738.00	6/1/2023	5/31/2024	5,863.28	1.24	70,359.36	14.85	0.00	70,359.36
	rentcomm	Rent	PH1-550	Rentable	4,738.00	6/1/2024	5/31/2025	6,040.95	1.28	72,491.40	15.30	0.00	72,491.40

Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	parking	Misc	PH1-550	Rentable	4,738.00	6/1/2022	4/30/2024	676.00	0.14	8,112.00	1.71	0.00	8,112.00
	camest	CAM	PH1-550	Rentable	4,738.00	1/1/2023	5/31/2025	3,060.44	0.65	36,725.28	7.75	0.00	36,725.28
	rentcomm	Rent	PH1-550	Rentable	4,738.00	6/1/2023	5/31/2024	5,863.28	1.24	70,359.36	14.85	0.00	70,359.36
	parking	Misc	PH1-550	Rentable	4,738.00	5/1/2024	5/31/2025	418.00	0.09	5,016.00	1.06	0.00	5,016.00
	rentcomm	Rent	PH1-550	Rentable	4,738.00	6/1/2024	5/31/2025	6,040.95	1.28	72,491.40	15.30	0.00	72,491.40

Amendment	Type	Status	From	To	Move In	Term	Area	Description	Notes
Renewal		Activated	6/1/2022	5/31/2025	6/1/2022	36.00	4,738.00	4th Amendment	

Dakota Center (fargo)	**PH1-600, PH1-604, PH1-605**	**Edgewood Properties Management, LLC (t0000850)**	**Office Net Lease**	**5,949.00**	**11/1/2015**	**1/31/2028**	**147.00**	**8.17**	**8,449.13**	**1.42**	**101,389.56**	**17.04**	**7.75**	**0.83**	**2,500.00**	**0.00**

Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	2/1/2023	1/31/2024	8,449.13	1.42	101,389.56	17.04	0.00	101,389.56
	rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	2/1/2024	1/31/2025	8,668.80	1.46	104,025.60	17.49	0.00	104,025.60
	rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	2/1/2025	1/31/2026	8,894.19	1.50	106,730.28	17.94	0.00	106,730.28
	rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	2/1/2026	1/31/2027	9,125.44	1.53	109,505.28	18.41	0.00	109,505.28
	rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	2/1/2027	1/31/2028	9,362.70	1.57	112,352.40	18.89	0.00	112,352.40

Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	parking	Misc	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	12/1/2020	4/30/2024	410.00	0.07	4,920.00	0.83	0.00	4,920.00
	camest	CAM	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	1/1/2023	1/31/2028	3,841.90	0.65	46,102.80	7.75	0.00	46,102.80
	rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	2/1/2023	1/31/2024	8,449.13	1.42	101,389.56	17.04	0.00	101,389.56
	rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	2/1/2024	1/31/2025	8,668.80	1.46	104,025.60	17.49	0.00	104,025.60
	parking	Misc	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	5/1/2024	1/31/2028	400.00	0.07	4,800.00	0.81	0.00	4,800.00
	rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	2/1/2025	1/31/2026	8,894.19	1.50	106,730.28	17.94	0.00	106,730.28
	rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	2/1/2026	1/31/2027	9,125.44	1.53	109,505.28	18.41	0.00	109,505.28
	rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	2/1/2027	1/31/2028	9,362.70	1.57	112,352.40	18.89	0.00	112,352.40

Amendment	Type	Status	From	To	Move In	Term	Area	Description	Notes
Assignment		Activated	9/1/2019					From Christopher M. Kennelly	
Expansion		Activated	11/1/2020	1/31/2028	11/1/2020	87.00	5,949.00	Third Amendment	Parking: Effect. 3/1/20: on-site INCRS $82/spc/m

Dakota Center (fargo)	**PH1B-100**	**UBS Financial Services Inc., a Delaware Corporation (t0000483)**	**Office Net Lease**	**4,285.00**	**1/1/2013**	**3/31/2028**	**183.00**	**11.00**	**5,534.79**	**1.29**	**66,417.48**	**15.50**	**7.75**	**0.00**	**0.00**	**0.00**

Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	rentcomm	Rent	PH1B-100	Rentable	4,285.00	4/1/2023	12/31/2023	5,534.79	1.29	66,417.48	15.50	0.00	66,417.48
	rentcomm	Rent	PH1B-100	Rentable	4,285.00	1/1/2024	12/31/2024	5,645.49	1.32	67,745.88	15.81	0.00	67,745.88
	rentcomm	Rent	PH1B-100	Rentable	4,285.00	1/1/2025	12/31/2025	5,759.75	1.34	69,117.00	16.13	0.00	69,117.00
	rentcomm	Rent	PH1B-100	Rentable	4,285.00	1/1/2026	12/31/2026	5,874.02	1.37	70,488.24	16.45	0.00	70,488.24
	rentcomm	Rent	PH1B-100	Rentable	4,285.00	1/1/2027	3/31/2028	5,991.86	1.40	71,902.32	16.78	0.00	71,902.32

Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	camest	CAM	PH1B-100	Rentable	4,285.00	1/1/2023	3/31/2028	2,767.83	0.65	33,213.96	7.75	0.00	33,213.96
	rentcomm	Rent	PH1B-100	Rentable	4,285.00	4/1/2023	12/31/2023	5,534.79	1.29	66,417.48	15.50	0.00	66,417.48
	rentcomm	Rent	PH1B-100	Rentable	4,285.00	1/1/2024	12/31/2024	5,645.49	1.32	67,745.88	15.81	0.00	67,745.88
	rentcomm	Rent	PH1B-100	Rentable	4,285.00	1/1/2025	12/31/2025	5,759.75	1.34	69,117.00	16.13	0.00	69,117.00
	rentcomm	Rent	PH1B-100	Rentable	4,285.00	1/1/2026	12/31/2026	5,874.02	1.37	70,488.24	16.45	0.00	70,488.24

Tenancy Schedule I

Property: fargo As of Date: 12/31/2023 By Property Notes : 1. * Future Active lease / Future Active Amendment 2. ** Pending Amendments 3. *** Past / Superseded Amendments

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy Years	Monthly Rent	Monthly Rent/Area	Annual Rent	Annual Rent/Area	Annual Rec./Area	Annual Misc/Area	Security Deposit Received	LOC Amount/ Bank Guarantee
		rentcomm	Rent	PH1B-100	Rentable	4,285.00	1/1/2027	3/31/2028	5,991.86	1.40	71,902.32	16.78	0.00	71,902.32		

Amendment	Type	Status	From	To	Move In	Term	Area	Description	Notes
Renewal		Activated	1/1/2023	3/31/2028	1/1/2023	63.00	4,285.00	2nd Amend	

Dakota Center (fargo)	**PH1B-200**	**Alerus Financial (t0000456)**	**Office Net Lease**	**5,576.00**	**1/1/2013**	**12/31/2027**	**180.00**	**11.00**	**11,882.83**	**2.13**	**142,593.96**	**25.57**	**7.75**	**1.94**	**0.00**	**0.00**

Rent Steps

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
rentcomm	Rent	PH1B-200	Rentable	5,576.00	1/1/2023	12/31/2023	11,882.83	2.13	142,593.96	25.57	0.00	142,593.96
rentcomm	Rent	PH1B-200	Rentable	5,576.00	1/1/2024	12/31/2024	12,179.90	2.18	146,158.80	26.21	0.00	146,158.80
rentcomm	Rent	PH1B-200	Rentable	5,576.00	1/1/2025	12/31/2025	12,484.40	2.24	149,812.80	26.87	0.00	149,812.80
rentcomm	Rent	PH1B-200	Rentable	5,576.00	1/1/2026	12/31/2026	12,796.51	2.30	153,558.12	27.54	0.00	153,558.12
rentcomm	Rent	PH1B-200	Rentable	5,576.00	1/1/2027	12/31/2027	13,116.42	2.35	157,397.04	28.23	0.00	157,397.04

Charge Schedules

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
camest	CAM	PH1B-200	Rentable	5,576.00	1/1/2023	12/31/2027	3,601.74	0.65	43,220.88	7.75	0.00	43,220.88
parking	Misc	PH1B-200	Rentable	5,576.00	1/1/2023	4/30/2024	902.00	0.16	10,824.00	1.94	0.00	10,824.00
rentcomm	Rent	PH1B-200	Rentable	5,576.00	1/1/2023	12/31/2023	11,882.83	2.13	142,593.96	25.57	0.00	142,593.96
rentcomm	Rent	PH1B-200	Rentable	5,576.00	1/1/2024	12/31/2024	12,179.90	2.18	146,158.80	26.21	0.00	146,158.80
parking	Misc	PH1B-200	Rentable	5,576.00	5/1/2024	12/31/2027	1,100.00	0.20	13,200.00	2.37	0.00	13,200.00
rentcomm	Rent	PH1B-200	Rentable	5,576.00	1/1/2025	12/31/2025	12,484.40	2.24	149,812.80	26.87	0.00	149,812.80
rentcomm	Rent	PH1B-200	Rentable	5,576.00	1/1/2026	12/31/2026	12,796.51	2.30	153,558.12	27.54	0.00	153,558.12
rentcomm	Rent	PH1B-200	Rentable	5,576.00	1/1/2027	12/31/2027	13,116.42	2.35	157,397.04	28.23	0.00	157,397.04

Amendment	Type	Status	From	To	Move In	Term	Area	Description	Notes
Renewal		Activated	1/1/2023	12/31/2027	1/1/2023	60.00	5,576.00	Parking Increase	

Dakota Center (fargo)	**PH2-100**	**Merrill Lynch (t0000385)**	**Office Net Lease**	**10,560.00**	**5/26/2011**	**11/30/2026**	**187.00**	**12.67**	**13,028.30**	**1.23**	**156,339.60**	**14.80**	**7.75**	**0.00**	**0.00**	**0.00**

Rent Steps

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
rentcomm	Rent	PH2-100	Rentable	10,560.00	12/1/2023	11/30/2024	13,028.30	1.23	156,339.60	14.81	0.00	156,339.60
rentcomm	Rent	PH2-100	Rentable	10,560.00	12/1/2024	11/30/2025	13,288.87	1.26	159,466.44	15.10	0.00	159,466.44
rentcomm	Rent	PH2-100	Rentable	10,560.00	12/1/2025	11/30/2026	13,554.65	1.28	162,655.80	15.40	0.00	162,655.80

Charge Schedules

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
camest	CAM	PH2-100	Rentable	10,560.00	1/1/2023	11/30/2026	6,821.08	0.65	81,852.96	7.75	0.00	81,852.96
rentcomm	Rent	PH2-100	Rentable	10,560.00	12/1/2023	11/30/2024	13,028.30	1.23	156,339.60	14.81	0.00	156,339.60
rentcomm	Rent	PH2-100	Rentable	10,560.00	12/1/2024	11/30/2025	13,288.87	1.26	159,466.44	15.10	0.00	159,466.44
rentcomm	Rent	PH2-100	Rentable	10,560.00	12/1/2025	11/30/2026	13,554.65	1.28	162,655.80	15.40	0.00	162,655.80

Amendment	Type	Status	From	To	Move In	Term	Area	Description	Notes
Renewal		Activated	12/1/2021	11/30/2026	12/1/2021	60.00	10,560.00	Eight Amendment	5% CAP on CAM and Mgmt Fees

Dakota Center (fargo)	**PH2-200**	**Atos Restaurant Technology Services, LLC (t0000383)**	**Office Net Lease**	**14,399.00**	**5/26/2011**	**12/31/2023**	**152.00**	**12.67**	**17,821.88**	**1.24**	**213,862.56**	**14.85**	**7.75**	**0.00**	**0.00**	**0.00**

Rent Steps

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
rentcomm	Rent	PH2-200	Rentable	14,399.00	1/1/2023	12/31/2023	17,821.88	1.24	213,862.56	14.85	0.00	213,862.56

Charge Schedules

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
parking	Misc	PH2-200	Rentable	14,399.00	1/1/2021	12/31/2023	0.00	0.00	0.00	0.00	0.00	0.00
camest	CAM	PH2-200	Rentable	14,399.00	1/1/2023	12/31/2023	9,300.82	0.65	111,609.84	7.75	0.00	111,609.84
rentcomm	Rent	PH2-200	Rentable	14,399.00	1/1/2023	12/31/2023	17,821.88	1.24	213,862.56	14.85	0.00	213,862.56

Amendment	Type	Status	From	To	Move In	Term	Area	Description	Notes
Renewal		Activated	1/1/2021	12/31/2023	1/1/2021	36.00	14,399.00	7th Amendment	

Dakota Center (fargo)	**200NORTH**	VACANT		16,333.00
Dakota Center (fargo)	**3RD-FLR**	VACANT		11,973.00
Dakota Center (fargo)	**LWR-LVL**	VACANT		16,244.00
Dakota Center (fargo)	**PH1-101**	VACANT		1,581.00

Tenancy Schedule I

Property: fargo As of Date: 12/31/2023 By Property Notes : 1. * Future Active lease / Future Active Amendment 2. ** Pending Amendments 3. *** Past / Superseded Amendments

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy Years	Monthly Rent	Monthly Rent/Area	Annual Rent	Annual Rent/Area	Annual Rec./Area	Annual Misc/Area	Security Deposit Received	LOC Amount/ Bank Guarantee
Dakota Center (fargo)	**PH1-130**	VACANT		1,833.00												
Dakota Center (fargo)	**PH2-111**	VACANT		2,091.00												

Occupancy Summary	**Area**	**Percentage**
Occupied Area	69,499.00	58.13
Vacant Area	50,055.00	41.87
Total	**119,554.00**	**100.00**

Occupancy Summary	**Area**	**Percentage**
Total Occupied Area	69,499.00	58.13
Total Vacant Area	50,055.00	41.87
Grand Total	**119,554.00**	**100.00**

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Rent Roll

Property: fargo From Date: 12/31/2022 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Monthly Rent	Monthly Rent Per Area	Annual Rent	Annual Rent Per Area	Annual Rec. Per Area	Annual Misc Per Area	Security Deposit	LOC Amount/ Bank Guarantee
fargo - Dakota Center,Fargo															
Current Leases															
fargo	LWR-LVL	U.S. Bank National Association, a national banking association	Office Net Lease	16,244.00	1/1/2013	12/31/2022	120.00	11,655.26	0.72	139,863.12	8.61	6.91	0.00	0.00	0.00
fargo	PH1	Common Area	Office Gross Lease	88.00	6/1/2016		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
fargo	PH1-402, PH1-601	Fredrikson & Byron P.A.	Office Net Lease	17,191.00	1/1/2013	4/30/2033	244.00	19,583.25	1.14	234,999.00	13.67	6.91	1.03	0.00	0.00
fargo	PH1-500	Greater Fargo Moorhead Economic Development Corporation	Office Net Lease	5,235.00	1/1/2013		0.00	4,546.00	0.87	54,552.00	10.42	6.91	0.75	0.00	0.00
fargo	PH1-502	Infonero Inc	Office Net Lease	1,358.00	12/1/2021	1/31/2025	38.00	1,471.17	1.08	17,654.04	13.00	6.93	0.00	0.00	0.00
fargo	PH1-550	HDR Engineering, Inc.	Office Net Lease	4,738.00	5/16/2014	5/31/2025	133.00	5,693.50	1.20	68,322.00	14.42	4.68	1.71	0.00	0.00
fargo	PH1-600, PH1-604, PH1-605	Edgewood Properties Management, LLC	Office Net Lease	5,949.00	11/1/2015	1/31/2028	147.00	8,235.02	1.38	98,820.24	16.61	6.91	0.83	2,500.00	0.00
fargo	PH1B-100	UBS Financial Services Inc., a Delaware Corporation	Office Net Lease	4,285.00	1/1/2013	3/31/2028	183.00	7,702.61	1.80	92,431.32	21.57	8.93	0.00	0.00	0.00
fargo	PH1B-200	Alerus Financial	Office Net Lease	5,576.00	1/1/2013	12/31/2027	180.00	11,593.00	2.08	139,116.00	24.95	6.51	1.94	0.00	0.00
fargo	PH2-100	Merrill Lynch	Office Net Lease	10,560.00	5/26/2011	11/30/2026	187.00	12,772.85	1.21	153,274.20	14.51	7.78	0.00	0.00	0.00
fargo	PH2-200	Atos Restaurant Technology Services, LLC	Office Net Lease	14,399.00	5/26/2011	12/31/2023	152.00	17,302.80	1.20	207,633.60	14.42	8.03	0.00	0.00	0.00
fargo	200NORTH	VACANT		16,333.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
fargo	3RD-FLR	VACANT		11,973.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
fargo	PH1-101	VACANT		1,581.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
fargo	PH1-130	VACANT		1,833.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
fargo	PH2-111	VACANT		2,091.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
fargo	STORAGE	VACANT		0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Current				**119,434.00**				**100,555.46**	**0.84**	**1,206,665.52**	**10.10**	**5.13**	**0.38**	**2,500.00**	**0.00**

	Total Units	Total Area	Percentage	Monthly Rent	Annual Rent
Occupied	14.00	85,623.00	71.69	100,555.46	1,206,665.52
Vacant	6.00	33,811.00	28.31	0.00	0.00
Total	**20.00**	**119,434.00**		**100,555.46**	**1,206,665.52**

Tenancy Schedule I

Property: fargo As of Date: 12/31/2021 By Property Notes : 1. * Future Active lease / Future Active Amendment 2. ** Pending Amendments 3. *** Past / Superseded Amendments

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy Years	Monthly Rent	Monthly Rent/Area	Annual Rent	Annual Rent/Area	Annual Rec./Area	Annual Misc/Area	Security Deposit Received	LOC Amount/ Bank Guarantee
Dakota Center (fargo)	**PH1**	**Common Area (t0001010)**	**Office Gross Lease**	**88.00**	**6/1/2016**			**5.58**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Dakota Center (fargo)	**PH1-130**	**Doug Ketcham & Associates, Inc. (t0001048)**	**Office Gross Lease**	**1,833.00**	**11/1/2016**	**12/31/2021**	**62.00**	**5.17**	**1,575.71**	**0.86**	**18,908.52**	**10.32**	**0.00**	**0.00**	**0.00**	**0.00**

Rent Steps

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
rentcomm	Rent	PH1-130	Rentable	1,833.00	1/1/2021	12/31/2021	1,575.71	0.86	18,908.52	10.32	0.00	18,908.52

Charge Schedules

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
rentcomm	Rent	PH1-130	Rentable	1,833.00	1/1/2021	12/31/2021	1,575.71	0.86	18,908.52	10.32	0.00	18,908.52

Dakota Center (fargo)	**PH1-402, PH1-601**	**Fredrikson & Byron P.A. (t0000559)**	**Office Net Lease**	**17,191.00**	**1/1/2013**	**12/31/2022**	**120.00**	**9.00**	**19,583.25**	**1.14**	**234,999.00**	**13.67**	**6.55**	**1.03**	**0.00**	**0.00**

Rent Steps

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
rentcomm	Rent	PH1-402, PH1-601	Rentable	17,191.00	6/1/2020	12/31/2022	19,583.25	1.14	234,999.00	13.67	0.00	234,999.00

Charge Schedules

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
parking	Misc	PH1-402, PH1-601	Rentable	17,191.00	3/1/2020	12/31/2022	1,476.00	0.09	17,712.00	1.03	0.00	17,712.00
rentcomm	Rent	PH1-402, PH1-601	Rentable	17,191.00	6/1/2020	12/31/2022	19,583.25	1.14	234,999.00	13.67	0.00	234,999.00
camest	CAM	PH1-402, PH1-601	Rentable	17,191.00	1/1/2021	12/31/2021	9,379.00	0.55	112,548.00	6.55	0.00	112,548.00

Dakota Center (fargo)	**PH1-500**	**Greater Fargo Moorhead Economic Development Corporation (t0000444)**	**Office Net Lease**	**5,235.00**	**1/1/2013**	**12/31/2029**	**204.00**	**9.00**	**4,410.00**	**0.84**	**52,920.00**	**10.11**	**6.54**	**0.75**	**0.00**	**0.00**

Rent Steps

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
rentcomm	Rent	PH1-500	Rentable	5,235.00	1/1/2021	12/31/2021	4,410.00	0.84	52,920.00	10.11	0.00	52,920.00
rentcomm	Rent	PH1-500	Rentable	5,235.00	1/1/2022	12/31/2022	4,546.00	0.87	54,552.00	10.42	0.00	54,552.00

Charge Schedules

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
parking	Misc	PH1-500	Rentable	5,235.00	3/1/2020	12/31/2022	328.00	0.06	3,936.00	0.75	0.00	3,936.00
camest	CAM	PH1-500	Rentable	5,235.00	1/1/2021	12/31/2021	2,855.00	0.55	34,260.00	6.54	0.00	34,260.00
rentcomm	Rent	PH1-500	Rentable	5,235.00	1/1/2021	12/31/2021	4,410.00	0.84	52,920.00	10.11	0.00	52,920.00

Dakota Center (fargo)	**PH1-502**	**Infonero Inc (t0001444)**	**Office Net Lease**	**1,462.00**	**12/1/2021**	**1/31/2025**	**38.00**	**0.08**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Rent Steps

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
rentcomm	Rent	PH1-502	Rentable	1,358.00	12/1/2021	1/31/2022	0.00	0.00	0.00	0.00	0.00	0.00
rentcomm	Rent	PH1-502	Rentable	1,358.00	2/1/2022	1/31/2025	1,471.17	1.08	17,654.04	13.00	0.00	17,654.04

Charge Schedules

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
camest	CAM	PH1-502	Rentable	1,358.00	12/1/2021	12/31/2021	0.00	0.00	0.00	0.00	0.00	0.00
rentcomm	Rent	PH1-502	Rentable	1,358.00	12/1/2021	1/31/2022	0.00	0.00	0.00	0.00	0.00	0.00

Dakota Center (fargo)	**PH1-550**	**HDR Engineering, Inc. (t0000619)**	**Office Net Lease**	**3,407.00**	**5/16/2014**	**5/31/2025**	**133.00**	**7.67**	**3,975.93**	**1.17**	**47,711.16**	**14.00**	**6.51**	**2.38**	**0.00**	**0.00**

Rent Steps

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
rentcomm	Rent	PH1-550	Rentable	3,407.00	6/1/2021	5/31/2022	3,975.93	1.17	47,711.16	14.00	0.00	47,711.16

Charge Schedules

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
parking	Misc	PH1-550	Rentable	3,407.00	3/1/2020	5/31/2022	676.00	0.20	8,112.00	2.38	0.00	8,112.00
camest	CAM	PH1-550	Rentable	3,407.00	1/1/2021	12/31/2021	1,848.00	0.54	22,176.00	6.51	0.00	22,176.00
rentcomm	Rent	PH1-550	Rentable	3,407.00	6/1/2021	5/31/2022	3,975.93	1.17	47,711.16	14.00	0.00	47,711.16

Dakota Center (fargo)	**PH1-600, PH1-604, PH1-605**	**Edgewood Properties Management, LLC (t0000850)**	**Office Net Lease**	**5,949.00**	**11/1/2015**	**1/31/2028**	**147.00**	**6.17**	**8,026.33**	**1.35**	**96,315.96**	**16.19**	**6.55**	**0.83**	**2,500.00**	**0.00**

Rent Steps

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	2/1/2021	1/31/2022	8,026.33	1.35	96,315.96	16.19	0.00	96,315.96
rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	2/1/2022	1/31/2023	8,235.02	1.38	98,820.24	16.61	0.00	98,820.24
rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	2/1/2023	1/31/2024	8,449.13	1.42	101,389.56	17.04	0.00	101,389.56
rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	2/1/2024	1/31/2025	8,668.80	1.46	104,025.60	17.49	0.00	104,025.60
rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	2/1/2025	1/31/2026	8,894.19	1.50	106,730.28	17.94	0.00	106,730.28
rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	2/1/2026	1/31/2027	9,125.44	1.53	109,505.28	18.41	0.00	109,505.28
rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	2/1/2027	1/31/2028	9,362.70	1.57	112,352.40	18.89	0.00	112,352.40

Charge Schedules

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
parking	Misc	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	12/1/2020	1/31/2028	410.00	0.07	4,920.00	0.83	0.00	4,920.00
camest	CAM	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	1/1/2021	12/31/2021	3,246.00	0.55	38,952.00	6.55	0.00	38,952.00
rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	2/1/2021	1/31/2022	8,026.33	1.35	96,315.96	16.19	0.00	96,315.96

Dakota Center (fargo)	**PH1B-100**	**UBS Financial Services Inc., a Delaware Corporation (t0000483)**	**Office Net Lease**	**4,285.00**	**1/1/2013**	**3/31/2028**	**183.00**	**9.00**	**7,478.26**	**1.75**	**89,739.12**	**20.94**	**8.92**	**0.00**	**0.00**	**0.00**

Rent Steps

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
rentcomm	Rent	PH1B-100	Rentable	4,285.00	1/1/2021	12/31/2021	7,478.26	1.75	89,739.12	20.94	0.00	89,739.12
rentcomm	Rent	PH1B-100	Rentable	4,285.00	1/1/2022	12/31/2022	7,702.61	1.80	92,431.32	21.57	0.00	92,431.32

Charge Schedules

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
camest	CAM	PH1B-100	Rentable	4,285.00	1/1/2021	12/31/2021	3,185.00	0.74	38,220.00	8.92	0.00	38,220.00
rentcomm	Rent	PH1B-100	Rentable	4,285.00	1/1/2021	12/31/2021	7,478.26	1.75	89,739.12	20.94	0.00	89,739.12

Tenancy Schedule I

Property: fargo As of Date: 12/31/2021 By Property Notes : 1. * Future Active lease / Future Active Amendment 2. ** Pending Amendments 3. *** Past / Superseded Amendments

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy Years	Monthly Rent	Monthly Rent/Area	Annual Rent	Annual Rent/Area	Annual Rec./Area	Annual Misc/Area	Security Deposit Received	LOC Amount/ Bank Guarantee
Dakota Center (fargo)	**PH1B-150, PH2-BSMT**	**U.S. Bank National Association, a national banking association (t0000482)**	**Office Net Lease**	**16,244.00**	**1/1/2013**	**12/31/2022**	**120.00**	**9.00**	**11,315.79**	**0.70**	**135,789.48**	**8.36**	**6.55**	**0.00**	**0.00**	**0.00**

Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	rentcomm	Rent	PH1B-150, PH2-BSMT	Rentable	16,244.00	1/1/2021	12/31/2021	11,315.79	0.70	135,789.48	8.36	0.00	135,789.48
	rentcomm	Rent	PH1B-150, PH2-BSMT	Rentable	16,244.00	1/1/2022	12/31/2022	11,655.26	0.72	139,863.12	8.61	0.00	139,863.12

Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	camest	CAM	PH1B-150, PH2-BSMT	Rentable	16,244.00	1/1/2021	12/31/2021	8,865.00	0.55	106,380.00	6.55	0.00	106,380.00
	rentcomm	Rent	PH1B-150, PH2-BSMT	Rentable	16,244.00	1/1/2021	12/31/2021	11,315.79	0.70	135,789.48	8.36	0.00	135,789.48

Dakota Center (fargo)	**PH1B-200**	**Alerus Financial, (t0000456)**	**Office Net Lease**	**5,576.00**	**1/1/2013**	**12/31/2027**	**180.00**	**9.00**	**11,312.00**	**2.03**	**135,744.00**	**24.34**	**6.51**	**1.94**	**0.00**	**0.00**

Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	rentcomm	Rent	PH1B-200	Rentable	5,576.00	4/1/2021	3/31/2022	11,312.00	2.03	135,744.00	24.34	0.00	135,744.00
	rentcomm	Rent	PH1B-200	Rentable	5,576.00	4/1/2022	12/31/2022	11,593.00	2.08	139,116.00	24.95	0.00	139,116.00

Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	parking	Misc	PH1B-200	Rentable	5,576.00	3/1/2020	12/31/2022	902.00	0.16	10,824.00	1.94	0.00	10,824.00
	camest	CAM	PH1B-200	Rentable	5,576.00	1/1/2021	12/31/2021	3,025.00	0.54	36,300.00	6.51	0.00	36,300.00
	rentcomm	Rent	PH1B-200	Rentable	5,576.00	4/1/2021	3/31/2022	11,312.00	2.03	135,744.00	24.34	0.00	135,744.00

Dakota Center (fargo)	**PH2-100**	**Merrill Lynch (t0000385)**	**Office Net Lease**	**10,560.00**	**5/26/2011**	**11/30/2026**	**187.00**	**10.67**	**12,522.40**	**1.19**	**150,268.80**	**14.23**	**7.78**	**0.00**	**0.00**	**0.00**

Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	rentcomm	Rent	PH2-100	Rentable	10,560.00	12/1/2021	11/30/2022	12,522.40	1.19	150,268.80	14.23	0.00	150,268.80
	rentcomm	Rent	PH2-100	Rentable	10,560.00	12/1/2022	11/30/2023	12,772.85	1.21	153,274.20	14.52	0.00	153,274.20
	rentcomm	Rent	PH2-100	Rentable	10,560.00	12/1/2023	11/30/2024	13,028.30	1.23	156,339.60	14.81	0.00	156,339.60
	rentcomm	Rent	PH2-100	Rentable	10,560.00	12/1/2024	11/30/2025	13,288.87	1.26	159,466.44	15.10	0.00	159,466.44
	rentcomm	Rent	PH2-100	Rentable	10,560.00	12/1/2025	11/30/2026	13,554.65	1.28	162,655.80	15.40	0.00	162,655.80

Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	camest	CAM	PH2-100	Rentable	10,560.00	12/1/2021	12/31/2021	6,848.00	0.65	82,176.00	7.78	0.00	82,176.00
	rentcomm	Rent	PH2-100	Rentable	10,560.00	12/1/2021	11/30/2022	12,522.40	1.19	150,268.80	14.23	0.00	150,268.80

Dakota Center (fargo)	**PH2-200**	**Restaurant Technology Services LLC (t0000383)**	**Office Net Lease**	**14,399.00**	**5/26/2011**	**12/31/2023**	**152.00**	**10.67**	**16,798.83**	**1.17**	**201,585.96**	**14.00**	**7.60**	**0.00**	**0.00**	**0.00**

Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	rentcomm	Rent	PH2-200	Rentable	14,399.00	1/1/2021	12/31/2021	16,798.83	1.17	201,585.96	14.00	0.00	201,585.96
	rentcomm	Rent	PH2-200	Rentable	14,399.00	1/1/2022	12/31/2022	17,302.80	1.20	207,633.60	14.42	0.00	207,633.60
	rentcomm	Rent	PH2-200	Rentable	14,399.00	1/1/2023	12/31/2023	17,821.88	1.24	213,862.56	14.85	0.00	213,862.56

Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	camest	CAM	PH2-200	Rentable	14,399.00	1/1/2021	12/31/2021	9,118.00	0.63	109,416.00	7.60	0.00	109,416.00
	parking	Misc	PH2-200	Rentable	14,399.00	1/1/2021	12/31/2023	0.00	0.00	0.00	0.00	0.00	0.00
	rentcomm	Rent	PH2-200	Rentable	14,399.00	1/1/2021	12/31/2021	16,798.83	1.17	201,585.96	14.00	0.00	201,585.96

Dakota Center (fargo)	**200NORTH**	VACANT	16,333.00
Dakota Center (fargo)	**3RD-FLR**	VACANT	11,973.00
Dakota Center (fargo)	**CART**	VACANT	0.00
Dakota Center (fargo)	**PARK**	VACANT	0.00
Dakota Center (fargo)	**PH1-501**	VACANT	406.00
Dakota Center (fargo)	**PH1-505**	VACANT	925.00
Dakota Center (fargo)	**PH2-111**	VACANT	2,091.00

Occupancy Summary	**Area**	**Percentage**
Occupied Area	86,229.00	73.10
Vacant Area	31,728.00	26.90
Total	**117,957.00**	**100.00**

Occupancy Summary	**Area**	**Percentage**
Total Occupied Area	86,229.00	73.10
Total Vacant Area	31,728.00	26.90
Grand Total	**117,957.00**	**100.00**

Tenancy Schedule I

Property: fargo As of Date: 12/31/2020 By Property Notes : 1. * Future Active lease / Future Active Amendment 2. ** Pending Amendments 3. *** Past / Superseded Amendments

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy Years	Monthly Rent	Monthly Rent/Area	Annual Rent	Annual Rent/Area	Annual Rec./Area	Annual Misc/Area	Security Deposit Received	LOC Amount/ Bank Guarantee
Dakota Center (fargo)	**PH1**	**Common Area (t0001010)**	**Office Gross Lease**	**88.00**	**6/1/2016**			**4.58**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Dakota Center (fargo)	**PH1-130**	**Doug Ketcham & Associates, Inc. (t0001048)**	**Office Gross Lease**	**1,833.00**	**11/1/2016**	**12/31/2021**	**62.00**	**4.17**	**1,529.82**	**0.83**	**18,357.84**	**10.02**	**0.00**	**0.00**	**0.00**	**0.00**

Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	rentcomm	Rent	PH1-130	Rentable	1,833.00	1/1/2020	12/31/2020	1,529.82	0.84	18,357.84	10.02	0.00	18,357.84
	rentcomm	Rent	PH1-130	Rentable	1,833.00	1/1/2021	12/31/2021	1,575.71	0.86	18,908.52	10.32	0.00	18,908.52

Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	rentcomm	Rent	PH1-130	Rentable	1,833.00	1/1/2020	12/31/2020	1,529.82	0.84	18,357.84	10.02	0.00	18,357.84

Dakota Center (fargo)	PH1-402, PH1-601	Fredrikson & Byron P.A. (t0000559)	Office Net Lease	17,191.00	1/1/2013	12/31/2022	120.00	8.00	19,583.25	1.14	234,999.00	13.67	7.12	1.03	0.00	0.00

Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	rentcomm	Rent	PH1-402, PH1-601	Rentable	17,191.00	6/1/2020	12/31/2022	19,583.25	1.14	234,999.00	13.67	0.00	234,999.00

Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	camest	CAM	PH1-402, PH1-601	Rentable	17,191.00	1/1/2020	12/31/2020	10,200.00	0.59	122,400.00	7.12	0.00	122,400.00
	parking	Misc	PH1-402, PH1-601	Rentable	17,191.00	3/1/2020	12/31/2022	1,476.00	0.09	17,712.00	1.03	0.00	17,712.00
	rentcomm	Rent	PH1-402, PH1-601	Rentable	17,191.00	6/1/2020	12/31/2022	19,583.25	1.14	234,999.00	13.67	0.00	234,999.00

Dakota Center (fargo)	PH1-500	Greater Fargo Moorhead Economic Development Corporation (t0000444)	Office Net Lease	5,235.00	1/1/2013	12/31/2029	204.00	8.00	4,284.00	0.82	51,408.00	9.82	7.12	0.75	0.00	0.00

Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	rentcomm	Rent	PH1-500	Rentable	5,235.00	1/1/2020	12/31/2020	4,284.00	0.82	51,408.00	9.82	0.00	51,408.00
	rentcomm	Rent	PH1-500	Rentable	5,235.00	1/1/2021	12/31/2021	4,410.00	0.84	52,920.00	10.11	0.00	52,920.00
	rentcomm	Rent	PH1-500	Rentable	5,235.00	1/1/2022	12/31/2022	4,546.00	0.87	54,552.00	10.42	0.00	54,552.00

Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	camest	CAM	PH1-500	Rentable	5,235.00	1/1/2020	12/31/2020	3,105.00	0.59	37,260.00	7.12	0.00	37,260.00
	rentcomm	Rent	PH1-500	Rentable	5,235.00	1/1/2020	12/31/2020	4,284.00	0.82	51,408.00	9.82	0.00	51,408.00
	parking	Misc	PH1-500	Rentable	5,235.00	3/1/2020	12/31/2022	328.00	0.06	3,936.00	0.75	0.00	3,936.00

Dakota Center (fargo)	PH1-550	HDR Engineering, Inc. (t0000619)	Office Net Lease	3,407.00	5/16/2014	5/31/2025	133.00	6.67	3,860.13	1.13	46,321.56	13.60	7.01	2.38	0.00	0.00

Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	rentcomm	Rent	PH1-550	Rentable	3,407.00	6/1/2020	5/31/2021	3,860.13	1.13	46,321.56	13.60	0.00	46,321.56
	rentcomm	Rent	PH1-550	Rentable	3,407.00	6/1/2021	5/31/2022	3,975.93	1.17	47,711.16	14.00	0.00	47,711.16

Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	camest	CAM	PH1-550	Rentable	3,407.00	1/1/2020	12/31/2020	1,990.00	0.58	23,880.00	7.01	0.00	23,880.00
	parking	Misc	PH1-550	Rentable	3,407.00	3/1/2020	5/31/2022	676.00	0.20	8,112.00	2.38	0.00	8,112.00
	rentcomm	Rent	PH1-550	Rentable	3,407.00	6/1/2020	5/31/2021	3,860.13	1.13	46,321.56	13.60	0.00	46,321.56

Dakota Center (fargo)	PH1-600, PH1-604, PH1-605	Edgewood Properties Management, LLC (t0000850)	Office Net Lease	5,949.00	11/1/2015	1/31/2028	147.00	5.17	7,822.94	1.32	93,875.28	15.78	5.74	0.83	2,500.00	0.00

Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	11/1/2020	1/31/2021	7,822.94	1.32	93,875.28	15.78	0.00	93,875.28
	rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	2/1/2021	1/31/2022	8,026.33	1.35	96,315.96	16.19	0.00	96,315.96
	rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	2/1/2022	1/31/2023	8,235.02	1.38	98,820.24	16.61	0.00	98,820.24
	rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	2/1/2023	1/31/2024	8,449.13	1.42	101,389.56	17.04	0.00	101,389.56
	rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	2/1/2024	1/31/2025	8,668.80	1.46	104,025.60	17.49	0.00	104,025.60
	rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	2/1/2025	1/31/2026	8,894.19	1.50	106,730.28	17.94	0.00	106,730.28
	rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	2/1/2026	1/31/2027	9,125.44	1.53	109,505.28	18.41	0.00	109,505.28

Tenancy Schedule I

Property: fargo As of Date: 12/31/2020 By Property Notes : 1. * Future Active lease / Future Active Amendment 2. ** Pending Amendments 3. *** Past / Superseded Amendments

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy Years	Monthly Rent	Monthly Rent/Area	Annual Rent	Annual Rent/Area	Annual Rec./Area	Annual Misc/Area	Security Deposit Received	LOC Amount/ Bank Guarantee
		rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	2/1/2027	1/31/2028	9,362.70	1.57	112,352.40	18.89	0.00	112,352.40		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		camest	CAM	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	11/1/2020	12/31/2020	2,845.00	0.48	34,140.00	5.74	0.00	34,140.00		
		rentcomm	Rent	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	11/1/2020	1/31/2021	7,822.94	1.32	93,875.28	15.78	0.00	93,875.28		
		parking	Misc	PH1-600, PH1-604, PH1-605	Rentable	5,949.00	12/1/2020	1/31/2028	410.00	0.07	4,920.00	0.83	0.00	4,920.00		
Dakota Center (fargo)	**PH1B-100**	**UBS Financial Services Inc., a Delaware Corporation (t0000483)**	**Office Net Lease**	**4,285.00**	**1/1/2013**	**3/31/2028**	**183.00**	**8.00**	**7,260.45**	**1.69**	**87,125.40**	**20.33**	**9.61**	**0.00**	**0.00**	**0.00**
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		rentcomm	Rent	PH1B-100	Rentable	4,285.00	1/1/2020	12/31/2020	7,260.45	1.69	87,125.40	20.33	0.00	87,125.40		
		rentcomm	Rent	PH1B-100	Rentable	4,285.00	1/1/2021	12/31/2021	7,478.26	1.75	89,739.12	20.94	0.00	89,739.12		
		rentcomm	Rent	PH1B-100	Rentable	4,285.00	1/1/2022	12/31/2022	7,702.61	1.80	92,431.32	21.57	0.00	92,431.32		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		camest	CAM	PH1B-100	Rentable	4,285.00	1/1/2020	12/31/2020	3,430.00	0.80	41,160.00	9.61	0.00	41,160.00		
		rentcomm	Rent	PH1B-100	Rentable	4,285.00	1/1/2020	12/31/2020	7,260.45	1.69	87,125.40	20.33	0.00	87,125.40		
Dakota Center (fargo)	**PH1B-150, PH2-BSMT**	**U.S. Bank National Association, a national banking association (t0000482)**	**Office Net Lease**	**16,244.00**	**1/1/2013**	**12/31/2022**	**120.00**	**8.00**	**10,986.20**	**0.68**	**131,834.40**	**8.12**	**7.12**	**0.00**	**0.00**	**0.00**
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		rentcomm	Rent	PH1B-150, PH2-BSMT	Rentable	16,244.00	1/1/2020	12/31/2020	10,986.20	0.68	131,834.40	8.12	0.00	131,834.40		
		rentcomm	Rent	PH1B-150, PH2-BSMT	Rentable	16,244.00	1/1/2021	12/31/2021	11,315.79	0.70	135,789.48	8.36	0.00	135,789.48		
		rentcomm	Rent	PH1B-150, PH2-BSMT	Rentable	16,244.00	1/1/2022	12/31/2022	11,655.26	0.72	139,863.12	8.61	0.00	139,863.12		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		camest	CAM	PH1B-150, PH2-BSMT	Rentable	16,244.00	1/1/2020	12/31/2020	9,641.00	0.59	115,692.00	7.12	0.00	115,692.00		
		rentcomm	Rent	PH1B-150, PH2-BSMT	Rentable	16,244.00	1/1/2020	12/31/2020	10,986.20	0.68	131,834.40	8.12	0.00	131,834.40		
Dakota Center (fargo)	**PH1B-200**	**Alerus Financial, (t0000456)**	**Office Net Lease**	**5,576.00**	**1/1/2013**	**12/31/2027**	**180.00**	**8.00**	**11,036.00**	**1.98**	**132,432.00**	**23.75**	**7.01**	**1.94**	**0.00**	**0.00**
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		rentcomm	Rent	PH1B-200	Rentable	5,576.00	4/1/2020	3/31/2021	11,036.00	1.98	132,432.00	23.75	0.00	132,432.00		
		rentcomm	Rent	PH1B-200	Rentable	5,576.00	4/1/2021	3/31/2022	11,312.00	2.03	135,744.00	24.34	0.00	135,744.00		
		rentcomm	Rent	PH1B-200	Rentable	5,576.00	4/1/2022	12/31/2022	11,593.00	2.08	139,116.00	24.95	0.00	139,116.00		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		camest	CAM	PH1B-200	Rentable	5,576.00	1/1/2020	12/31/2020	3,258.00	0.58	39,096.00	7.01	0.00	39,096.00		
		parking	Misc	PH1B-200	Rentable	5,576.00	3/1/2020	12/31/2022	902.00	0.16	10,824.00	1.94	0.00	10,824.00		
		rentcomm	Rent	PH1B-200	Rentable	5,576.00	4/1/2020	3/31/2021	11,036.00	1.98	132,432.00	23.75	0.00	132,432.00		
Dakota Center (fargo)	**PH2-100**	**Merrill Lynch (t0000385)**	**Office Net Lease**	**10,560.00**	**5/26/2011**	**11/30/2026**	**187.00**	**9.67**	**12,522.40**	**1.19**	**150,268.80**	**14.23**	**7.62**	**0.00**	**0.00**	**0.00**
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		rentcomm	Rent	PH2-100	Rentable	10,560.00	12/1/2020	11/30/2021	12,522.40	1.19	150,268.80	14.23	0.00	150,268.80		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		camest	CAM	PH2-100	Rentable	10,560.00	1/1/2020	12/31/2020	6,705.00	0.64	80,460.00	7.62	0.00	80,460.00		
		rentcomm	Rent	PH2-100	Rentable	10,560.00	12/1/2020	11/30/2021	12,522.40	1.19	150,268.80	14.23	0.00	150,268.80		
Dakota Center (fargo)	**PH2-200**	**Restaurant Technology Services LLC (t0000383)**	**Office Net Lease**	**30,732.00**	**5/26/2011**	**12/31/2023**	**152.00**	**9.67**	**34,402.00**	**1.12**	**412,824.00**	**13.43**	**7.51**	**0.00**	**0.00**	**0.00**
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		rentcomm	Rent	PH2-200	Rentable	30,732.00	1/1/2020	12/31/2020	34,402.00	1.12	412,824.00	13.43	0.00	412,824.00		

Tenancy Schedule I

Property: fargo As of Date: 12/31/2020 By Property Notes : 1. * Future Active lease / Future Active Amendment 2. ** Pending Amendments 3. *** Past / Superseded Amendments

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy Years	Monthly Rent	Monthly Rent/Area	Annual Rent	Annual Rent/Area	Annual Rec./Area	Annual Misc/Area	Security Deposit Received	LOC Amount/ Bank Guarantee

Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	parking	Misc	PH2-200	Rentable	30,732.00	1/1/2019	12/31/2020	0.00	0.00	0.00	0.00	0.00	0.00
	camest	CAM	PH2-200	Rentable	30,732.00	1/1/2020	12/31/2020	19,242.00	0.63	230,904.00	7.51	0.00	230,904.00
	rentcomm	Rent	PH2-200	Rentable	30,732.00	1/1/2020	12/31/2020	34,402.00	1.12	412,824.00	13.43	0.00	412,824.00

Dakota Center (fargo)	**200NORTH**	VACANT														
					0.00											
Dakota Center (fargo)	**3RD-FLR**	VACANT														
					11,973.00											
Dakota Center (fargo)	**CART**	VACANT														
					0.00											
Dakota Center (fargo)	**PARK**	VACANT														
					0.00											
Dakota Center (fargo)	**PH1-501**	VACANT														
					406.00											
Dakota Center (fargo)	**PH1-502**	VACANT														
					1,462.00											
Dakota Center (fargo)	**PH1-505**	VACANT														
					821.00											
Dakota Center (fargo)	**PH2-111**	VACANT														
					2,091.00											

Occupancy Summary	**Area**	**Percentage**
Occupied Area	101,100.00	85.78
Vacant Area	16,753.00	14.22
Total	**117,853.00**	**100.00**

Occupancy Summary	**Area**	**Percentage**
Total Occupied Area	101,100.00	85.78
Total Vacant Area	16,753.00	14.22
Grand Total	**117,853.00**	**100.00**

< Back to Insights

WHAT IS THE RELATIONSHIP BETWEEN INTEREST RATES AND CAP RATES?

Share

Interest Rates vs. Cap Rates

The real estate market is a complex and ever-changing landscape influenced by various factors, with interest rates and cap rates playing a crucial role. Understanding the dynamic relationship between these two factors is essential for investors, developers, and industry professionals alike. In this article, we delve into the impact of interest rates on cap rates and explore the current trends shaping the market.

What are Interest Rates?

Interest rates refer to the price that borrowers pay to lenders for the use of money, determined by economic factors and influenced by central banks' monetary policies. It is a percentage charged on the principal amount of a loan or investment. In commercial real estate, interest rates are critical because they affect the cost of borrowing money to finance property acquisition, development, or renovation. A rise in interest rates can increase the cost of borrowing and reduce the demand for commercial real estate, leading to decreased property values and rental income. Conversely, a decrease in interest rates can boost demand and property values, making commercial real estate investments more attractive.

What are Cap Rates?

Cap rates, short for capitalization rates, are a popular metric used to evaluate the profitability of commercial real estate investments. It is defined as the ratio of net operating income to the property's value. Cap rates are calculated by dividing a property's net operating income (NOI) by its purchase price. The resulting percentage indicates the expected annual return on investment. Cap rates are an important factor in real estate investment decisions as they help investors determine the potential cash flow and profitability of a property. Higher cap rates offer greater returns but carry more risk, while lower cap rates indicate lower returns but also lower risk.

How do Interest Rates Affect Cap Rates?

Interest rates can have a significant impact on cap rates. When interest rates are high, cap rates tend to increase as well. This is because higher interest rates lead to higher borrowing costs, meaning that investors will require a higher return on their investment to compensate for the increased cost. Conversely, when interest rates are low, cap rates decrease since borrowing costs are lower.

Implications for Investors

The impact of interest rates on cap rates has important implications for real estate investors since increased borrowing costs can potentially reduce the affordability of real estate acquisitions. Investors must carefully analyze the relationship between interest and cap rates to determine optimal investment strategies. It is crucial to evaluate the potential risks and rewards associated with changes in interest rates and their influence on property valuations.

Recent Trends

The Urban Land Institute's Real Estate Economic Forecast sheds light on the current state of interest rates and cap rates. The forecast predicts that interest rates will continue to rise. As a result, cap rates are expected to follow suit and experience upward pressure. GlobeSt.com echoes these findings, indicating that interest rate hikes and cap rate expansion will peak later this year and decrease in 2024. This suggests that the current opportunity to acquire assets at lower prices may be short-lived.

Impact of Rising Interest Rates on Real Estate Pricing and Returns on Investments

The Urban Land Institute reports that real estate pricing, as an average across property types, is expected to experience an eight percent drop for the current year, followed by increases in 2024 and 2025. The ULI's forecast also predicts a negative return on direct real estate investments for this year, with positive returns projected for the following years. These fluctuations can be attributed to the influence of interest rates on property valuations.

Takeaways

The relationship between interest and cap rates is fundamental to the real estate market. As interest rates fluctuate, so do cap rates, influencing property valuations and investment decisions. By closely monitoring interest rate movements and evaluating their implications, investors and professionals can position themselves to capitalize on market opportunities and navigate the ever-changing real estate landscape.

Want to know more?

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OFFICE BUILDING FOR LEASE

DAKOTA CENTER

51 N Broadway, Fargo, ND 58102





OFFERING SUMMARY

Lease Rate:	$8.00 SF
CAM:	$7.75 SF
Building Size:	120,000 SF
Available Basement SF:	1,390 - 16,202 SF

PROPERTY OVERVIEW

Downtown Fargo's Class A office destination!

PROPERTY HIGHLIGHTS

- 4 individual spaces or one contiguous space available in basement level



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All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.

OFFICE BUILDING FOR LEASE

DAKOTA CENTER

51 N Broadway, Fargo, ND 58102





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SUITE 130 AT DAKOTA CENTER

JBC Commercial real estate



DAKOTA CENTER

51 N Broadway, Fargo, ND 58102



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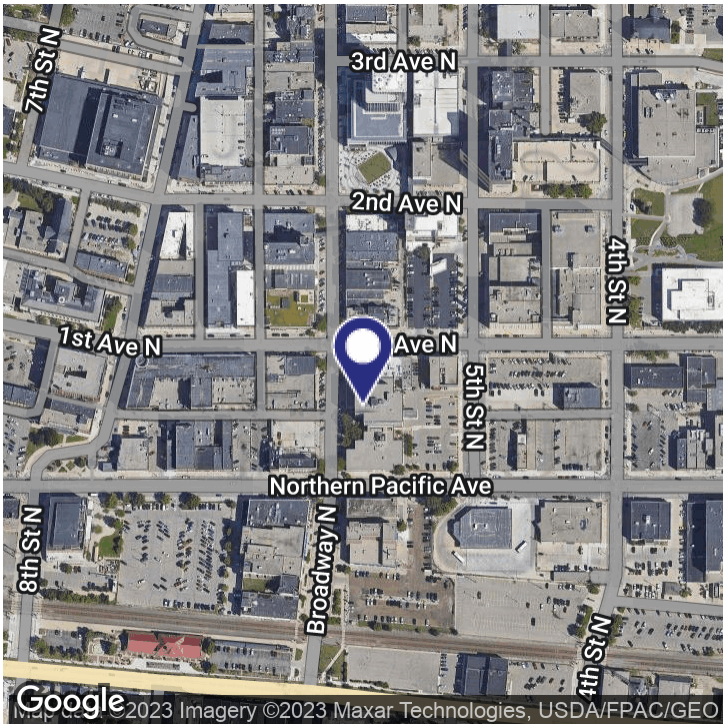
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SUITE 130 AT DAKOTA CENTER

DAKOTA CENTER

51 N Broadway, Fargo, ND 58102





OFFERING SUMMARY

Lease Rate:	$6.00 PSF $916.50 / month
CAM:	$7.75 PSF
Available SF:	1,833 SF

PROPERTY OVERVIEW

Downtown Fargo's Class A office destination!

PROPERTY HIGHLIGHTS

- Downtown office space at an affordable price point
- 3 offices, conference room, and eat-in kitchen



JIM BUUS
701.306.7093
jim.buus@jbccommercial.com



BRITTANEY VANDERHAGEN
701.306.9366
bvanderhagen@jbccommercial.com

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SUITE 130 AT DAKOTA CENTER

DAKOTA CENTER

51 N Broadway, Fargo, ND 58102











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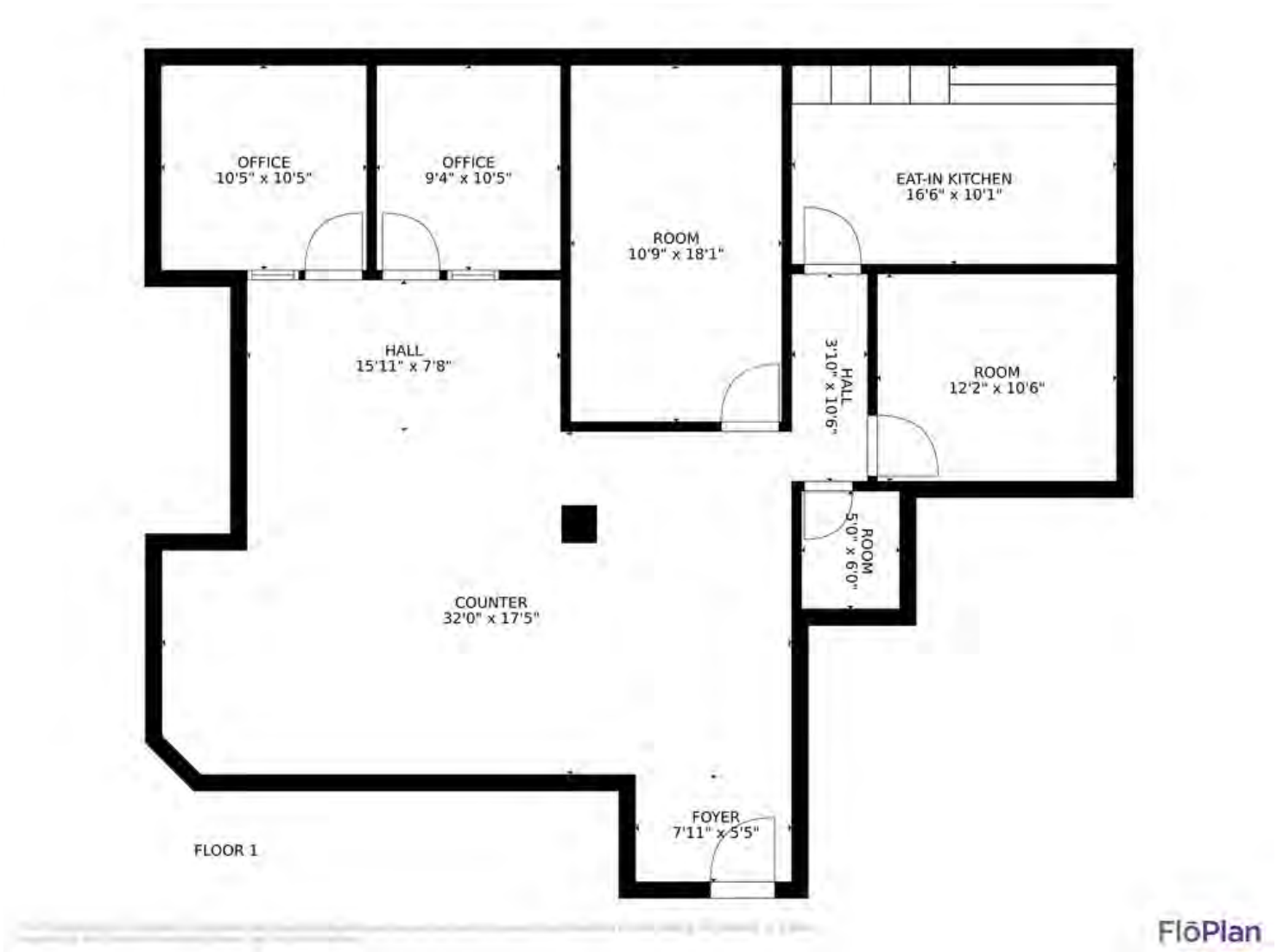
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SUITE 130 AT DAKOTA CENTER

DAKOTA CENTER

51 N Broadway, Fargo, ND 58102



SUITE 130



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SUITE 111 AT DAKOTA CENTER

JBC Commercial real estate



DAKOTA CENTER

51 N Broadway, Fargo, ND 58102



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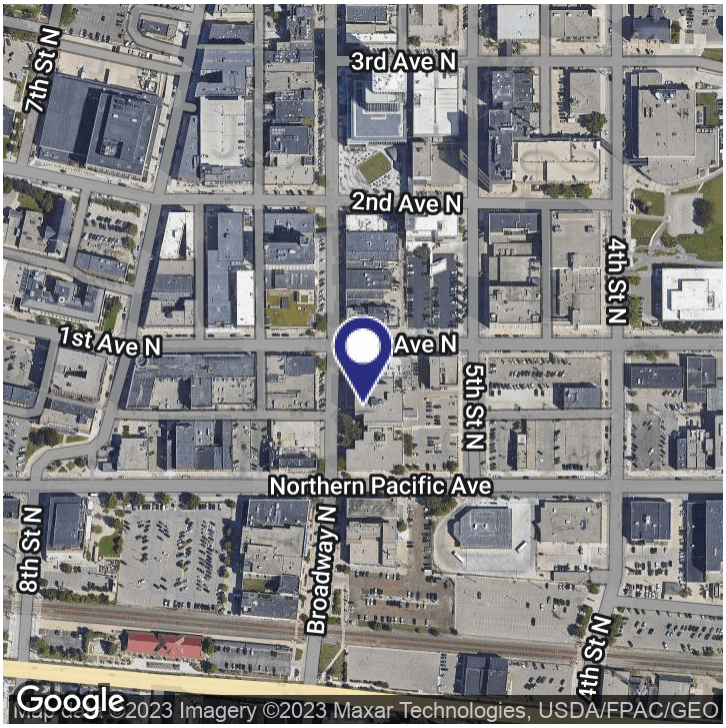
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SUITE 111 AT DAKOTA CENTER

DAKOTA CENTER

51 N Broadway, Fargo, ND 58102





OFFERING SUMMARY

Lease Rate:	$11.90 PSF $2,074 / month
CAM:	$7.75 PSF
Available SF:	2,091 SF

PROPERTY OVERVIEW

Downtown Fargo's Class A office destination!

PROPERTY HIGHLIGHTS

- Beautiful corner suite with floor to ceiling windows
- 6 offices and conference room
- Ground floor location
- Other tenants include Fredrikson & Byron Law, Edgewood REIT, Alerus Bank



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SUITE 111 AT DAKOTA CENTER

DAKOTA CENTER

51 N Broadway, Fargo, ND 58102










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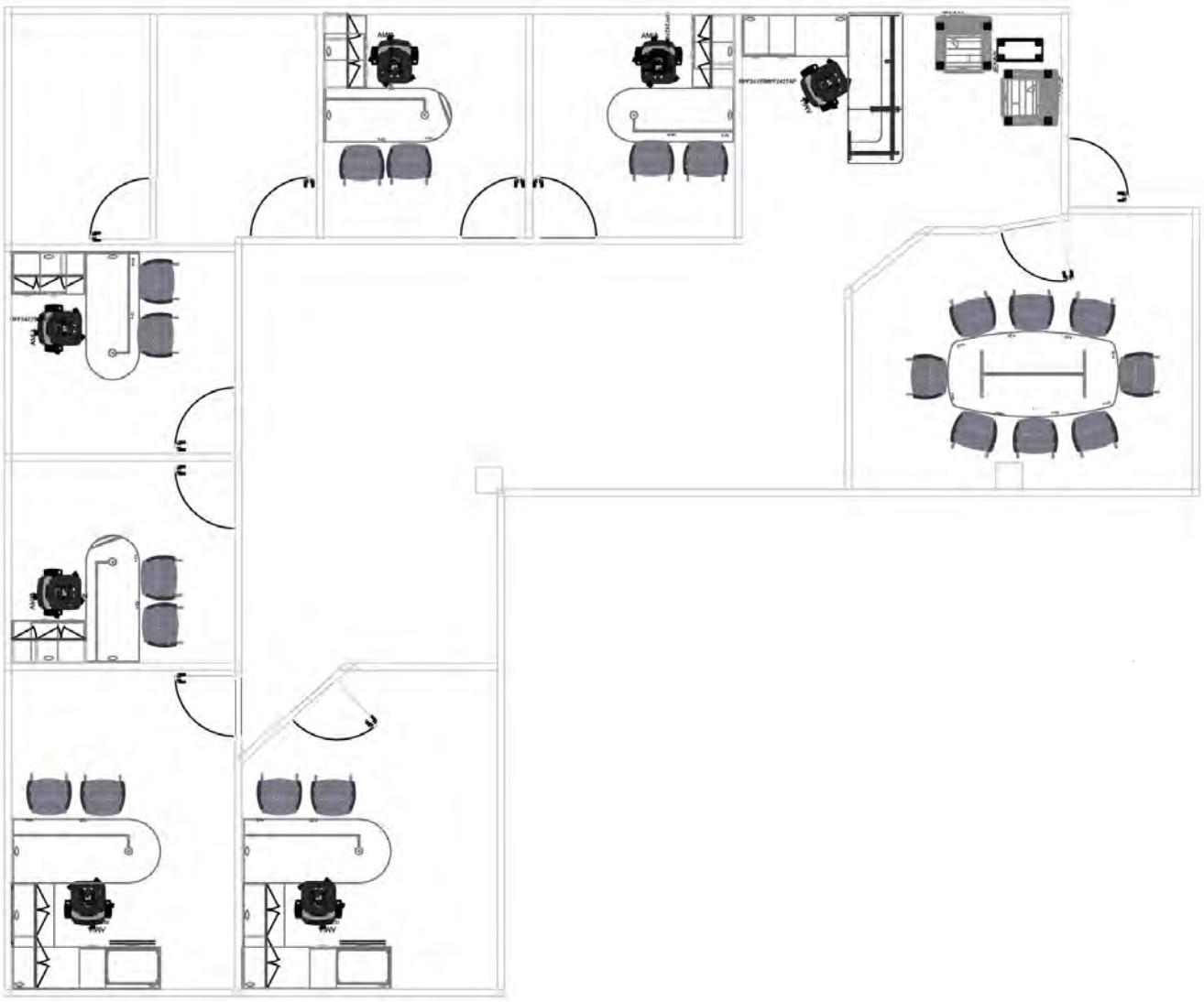
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OFFICE BUILDING FOR LEASE

DAKOTA CENTER

51 N Broadway, Fargo, ND 58102



Suite 111



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SUITE 200 AT DAKOTA CENTER

JBC Commercial real estate



DAKOTA CENTER

51 N Broadway, Fargo, ND 58102



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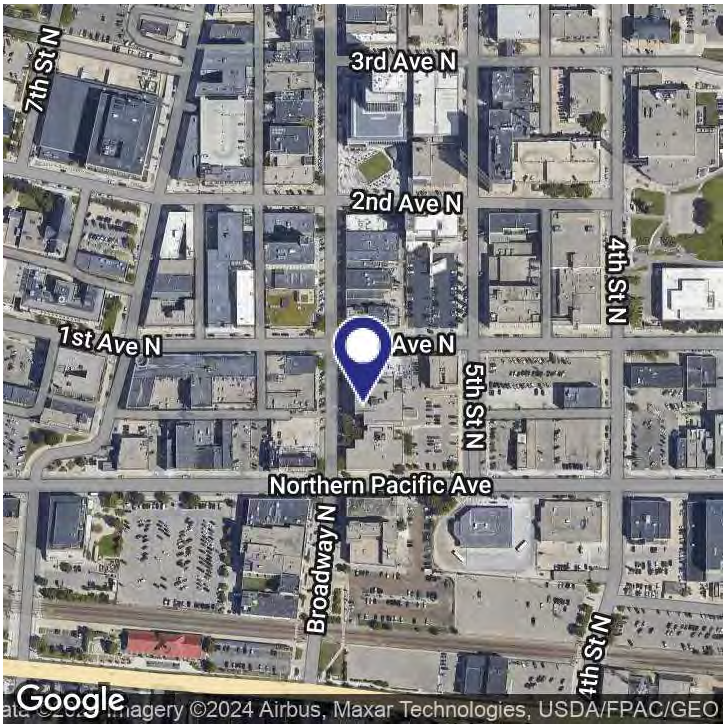
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SUITE 200 AT DAKOTA CENTER

DAKOTA CENTER

51 N Broadway, Fargo, ND 58102





OFFERING SUMMARY

Lease Rate:	$12.00 PSF
CAM:	$7.75 PSF
Available SF:	14,339 - 30,732 SF North Side- 16,333 SF South Side 14,399 SF

PROPERTY OVERVIEW

Dakota Center is Downtown Fargo's Class A office destination. Located in the heart of Downtown, this prime location provides easy access and street parking for your clients and employees. The second floor offers up to 30,732 square feet of office space available on one floor with potential for its own dedicated elevator and lobby. You won't find this anywhere else downtown.

Join other building premier tenants including Fredrikson & Byron Law, Edgewood REIT and Alerus Bank and make Dakota Center your office's next location today!



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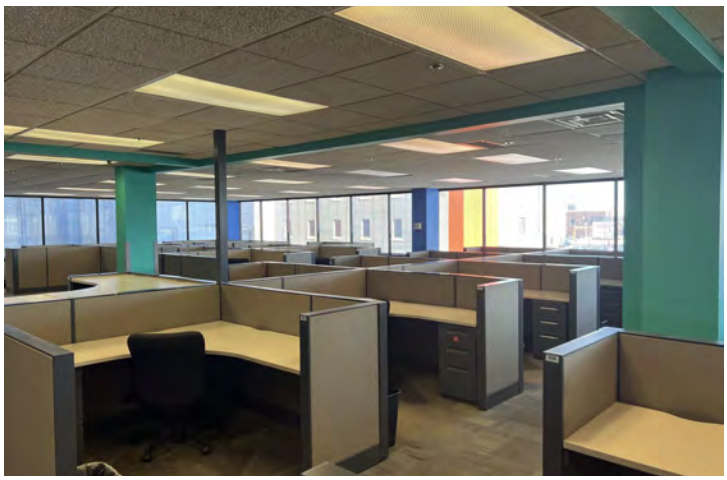
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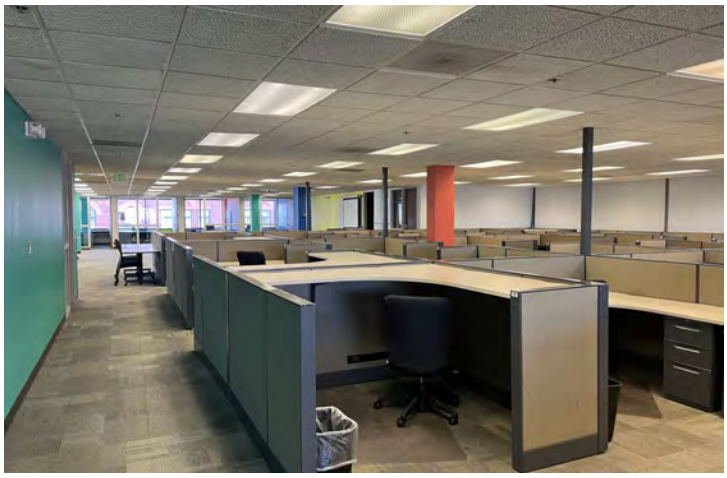
SUITE 200 AT DAKOTA CENTER

DAKOTA CENTER

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OFFICE BUILDING FOR LEASE

DAKOTA CENTER

51 N Broadway, Fargo, ND 58102





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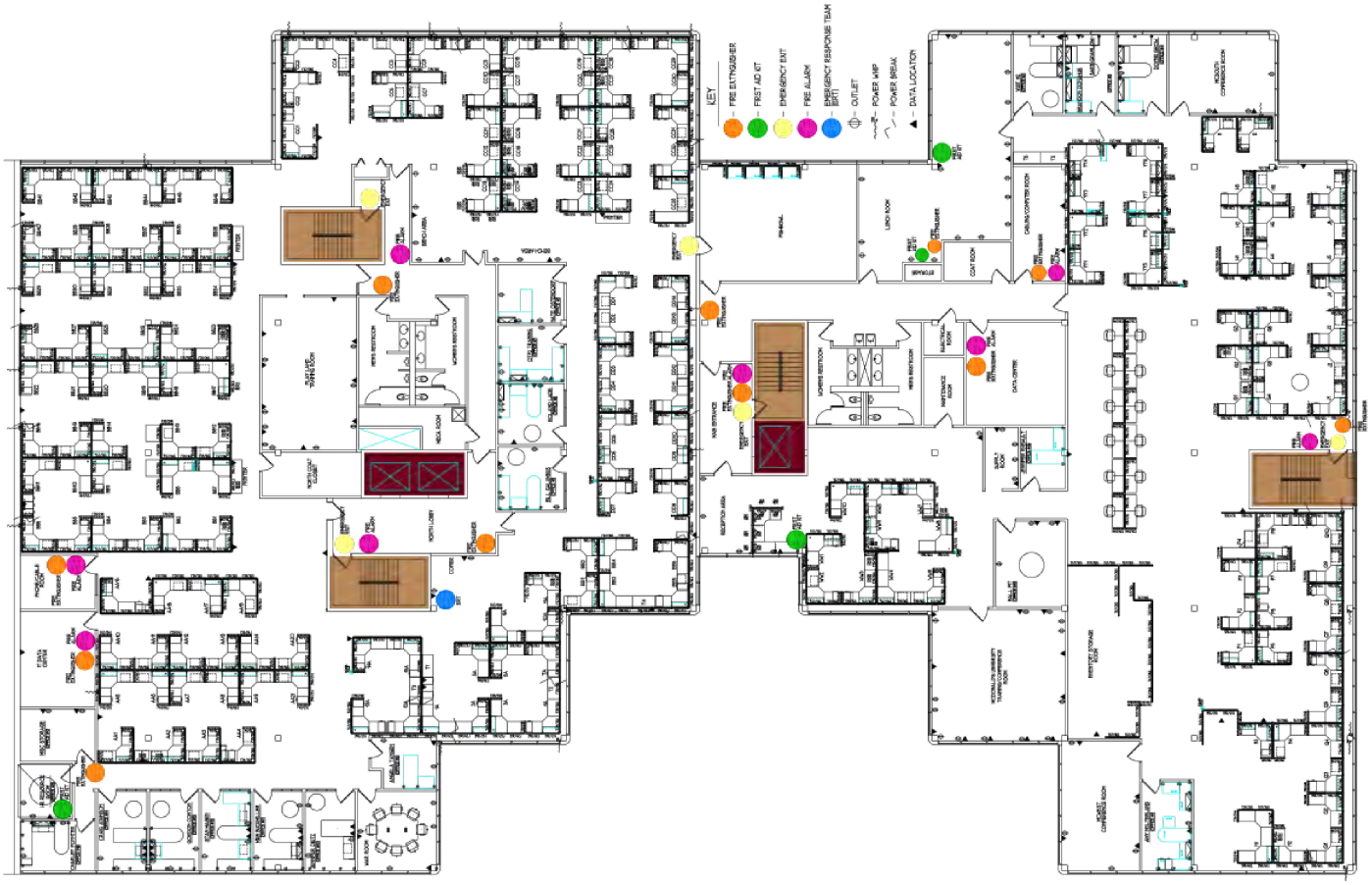
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SUITE 200 AT DAKOTA CENTER

DAKOTA CENTER

51 N Broadway, Fargo, ND 58102



Suite 200



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51 Broadway N - Dakota Center

Fargo, North Dakota 58102 (Cass County) - Downtown Fargo Submarket

Office

Property Summary

RBA (% Leased)	139,078 SF (65.3%)
Built	1981
Stories	6
Elevators	3 passenger
Typical Floor	19,926 SF
Tenancy	Multiple
Available	1,390 - 64,412 SF
Max Contiguous	30,732 SF
Asking Rent	$6.00 - 20.00 SF/Year/NNN
Parking Spaces	52 (0.43/1,000 SF)



Property Details

Land Area	1.58 AC (68,825 SF)	Building FAR	2.02
Owner Occupied	No	Zoning	DMU (Downtown Mixed Use)
Parcel	01-1520-00023-000		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E BSMT	-	Office	Direct	1,390 - 16,202	16,202	16,202	$8.00 TBD	30 Days	Negotiable
P 1	111	Office	Direct	2,091	2,091	2,091	$11.90 NNN	Vacant	Negotiable
P 1	130	Office	Direct	1,833	1,833	1,833	$6.00 NNN	Vacant	Negotiable
P 1	-	Office/Retail	Direct	1,581	1,581	1,581	$20.00 NNN	Vacant	5 - 15 Years
E 2	200	Office	Direct	14,339 - 30,732	30,732	30,732	$12.00 NNN	Vacant	Negotiable
P 3	300	Office	Direct	11,973	11,973	11,973	$12.00 NNN	Vacant	3 - 10 Years

Amenities

- Air Conditioning
- Central Heating
- Smoke Detector

Transportation

Parking Details	52 Surface Spaces; Ratio of 0.43/1,000 SF	
Traffic Volume	5,851 on 5th St N (2025); 6,031 on 1st Ave N (2025); 4,364 on N Broadway Dr (2025); 2,064 on Np Ave (2025); 6,124 on 5th St N (2025); 10,011 on N Broadway Dr (2018); 5,547 on 2nd Ave N (2025); 4,920 on 7th Ave N (2021); 2,142 on 2nd Ave N (2023); 4,759 on Np Ave (2025)	
Commuter Rail	Fargo Amtrak Station	6 min walk
Airport	Hector International	9 min drive
Walk Score ®	Walker's Paradise (95)	
Transit Score ®	Some Transit (43)	

Property Tax Resources

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51 Broadway N - Dakota Center

Fargo, North Dakota 58102 (Cass County) - Downtown Fargo Submarket

Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Fredrikson & Byron, P.A.	4	17,187	100	Jun 2021	-
Merrill	1	10,557	70	Dec 2001	-
Edgewood Real Estate Investment Trust	6	5,948	15	Feb 2013	Jan 2028
Infonero Inc	5	2,400	16	Jan 2022	-
UBS Group AG	1	2,000	8	Jun 2021	-

Showing 5 of 10 Tenants

Property Tax Resources

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Lease Comps Details

Lease Comps Report

1 1220 Main Ave - 1220 Professional Bldg

Fargo, ND 58103 - Downtown Fargo Submarket





LEASE

SF Leased:	850 SF
Sign Date:	Feb 2024
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor
Suite:	240

RENTS

Asking Rent:	$20.00/NNN

CONCESSIONS AND BUILDOUT

Buildout:	Standard Office
Buildout Status:	Full Build-Out
Space Condition:	Average

LEASE TERM

Start Date:	Mar 2024

TIME ON MARKET

Date On Market:	Dec 2022
Date Off Market:	Mar 2024
Months on Market:	15 Months

TIME VACANT

Date Occupied:	Mar 2024

LEASING REP

Goldmark Commercial Real Estate, Inc.
2000 S 44th St, Suite 102
Fargo, ND 58103
Nate Vollmuth (701) 893-3839

MARKET AT LEASE

Vacancy Rates	2024 Q1	YOY
Current Building	0.0%	0.0%
Submarket 2-4 Star	2.3%	-3.2%
Market Overall	3.2%	-2.3%

Same Store Asking Rent/SF	2024 Q1	YOY
Current Building	$23.69	2.2%
Submarket 2-4 Star	$19.80	2.8%
Market Overall	$19.96	2.9%

Submarket Leasing Activity	2024 Q1	YOY
12 Mo. Leased SF	175,007	415.3%
Months On Market	26.8	-1.2

PROPERTY

Property Type:	Office	Rentable Area:	18,665 SF
Status:	Built 1983	Stories:	2
Tenancy:	Multi	Floor Size:	9,332 SF
Class:	B	Vacancy at Lease:	0.0%
Parking:	18 Surface Spaces a...	Land Acres:	0.58

Property Tax Resources

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CoStar™

MAIN/UNIVERSITY OFFICE

1220 MAIN AVE, FARGO, ND 58102

GOLDMARK™
COMMERCIAL REAL ESTATE INC



OFFICE SUITE ON THE CORNER OF MAIN/UNIVERSITY

Space Available: 263 - 805 SF

Base Rent: $440 - $1,341 per month

Tenant Expenses: Electricity, Phone/Internet, Janitorial

Nate Vollmuth | 701.893.3839
nate@goldmark.com
Goldmark Commercial Real Estate
www.goldmarkcommercial.com

MAIN/UNIVERSITY OFFICE

1220 MAIN AVE, FARGO, ND 58102

GOLDMARK™
COMMERCIAL REAL ESTATE INC

SPACE AVAILABLE:

Suite 205 - 805 SF
Suite 240 - 263 SF

BASE RENT

Suite 205 - $1,341/month
Suite 240 - $440/month

TENANT EXPENSES

Electricity
Phone/Internet
Janitorial

*Tenants with businesses related to data mining or crypto currency will not be accepted.

PROPERTY DESCRIPTION:

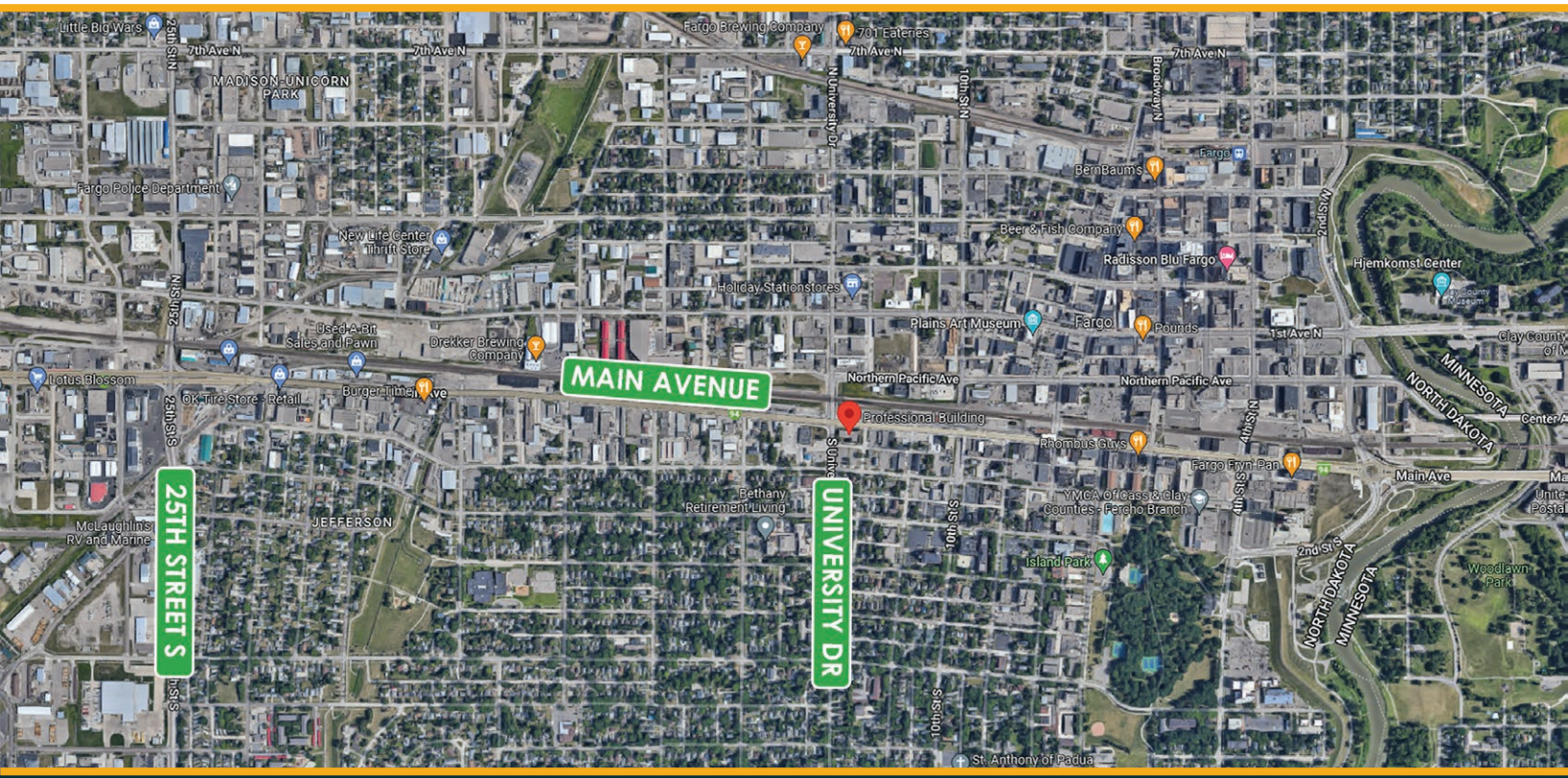
Second floor office space available for lease in the 1220 Professional Building. Located at the busy intersection of Main Ave and University Drive. Perfect for a professional office user with plenty of parking onsite and monument signage available.

Suite 205 features two large private offices, reception area, and workroom.

Suite 240 is a large single office.



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nate@goldmark.com

MAIN/UNIVERSITY OFFICE

1220 MAIN AVE, FARGO, ND 58102

GOLDMARK™
COMMERCIAL REAL ESTATE INC

SUITE 205















Nate Vollmuth | 701.893.3839

nate@goldmark.com

Lease Comps Details

Lease Comps Report

2 102 Broadway - Straus Clothing Building

Fargo, ND 58102 - Downtown Fargo Submarket





LEASE

SF Leased:	3,183 SF
Sign Date:	Jan 2024
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor

RENTS

Asking Rent:	$19.50/MG

LEASE TERM

Start Date:	Apr 2024

TIME ON MARKET

Date On Market:	May 2023
Date Off Market:	Jan 2024
Months on Market:	9 Months

TIME VACANT

Date Occupied:	Apr 2024

LEASING REP

Goldmark Commercial Real Estate, Inc.
2000 S 44th St, Suite 102
Fargo, ND 58103
Andy Westby (701) 239-5839

MARKET AT LEASE

Vacancy Rates	2024 Q1	YOY
Current Building	11.9%	11.9%
Submarket 2-4 Star	2.3%	-3.2%
Market Overall	3.2%	-2.3%

Same Store Asking Rent/SF	2024 Q1	YOY
Current Building	$19.72	2.7%
Submarket 2-4 Star	$19.80	2.8%
Market Overall	$19.96	2.9%

Submarket Leasing Activity	2024 Q1	YOY
12 Mo. Leased SF	175,007	415.3%
Months On Market	26.8	-1.2

PROPERTY

Property Type:	Office	Rentable Area:	26,639 SF
Status:	Built 1964	Stories:	2
Tenancy:	Multi	Floor Size:	14,965 SF
Class:	B	Vacancy at Lease:	11.9%
Construction:	Masonry	Land Acres:	1.00

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102 BROADWAY OFFICE

102 N. BROADWAY, 2ND FLOOR, FARGO, ND

GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR LEASE









PRIME 2ND FLOOR OFFICE SPACE ON BROADWAY

Space Available: 738 - 11,509 SF

Gross Lease Rate: $19.50 PSF

Andy Westby | 701.239.5839
andy.westby@goldmark.com
Goldmark Commercial Real Estate
www.goldmarkcommercial.com

102 BROADWAY OFFICE

102 N. BROADWAY, 2ND FLOOR, FARGO, ND

GOLDMARK™
COMMERCIAL REAL ESTATE INC

SIZE

Suite 1: 4,406 SF
Suite 2: LEASED
Suite 3: 6,365 SF
Suite 4: 738 SF
TOTAL: 11,509 SF

GROSS RENT

$19.50 PSF

TENANT EXPENSES

Phone/Internet
Janitorial

LANDLORD EXPENSES

Taxes/Specials
Building Insurance
Gas/Electricity
Sewer/Water/Garbage

SUITE 1

8 offices
7+ cubicles/open work spaces
Conference room
Kitchenette

SUITE 3

15 offices
Large open working space
2 conference rooms
Kitchenette

SUITE 4

Open working space

PROPERTY DESCRIPTION:

The 2nd floor of 102 Broadway is available for lease offering first class office space with an unbeatable downtown Fargo location!

Located on the corner of Broadway and 1st Ave (above Halberstadt's), this building features an amazing rooftop patio with heat, air and electricity included! New, high-end furniture is available to tenants for a truly turn-key office space, with available parking in the building's underground parking area or less than a block away in the Roberts Ramp.

One to three tenants could be accommodated in this great space with a central executive conference room available in the atrium between the various suites. The remaining larger suites each feature multiple offices, kitchenettes and open working space.

This is must see space in the heart of Fargo's beautiful downtown!

FEATURES:

- Excellent Downtown location directly off Broadway & 1st Ave N
- Rooftop patio
- Rent includes heat, air, electricity, s/w/g
- Connected underground parking available
- Nearby parking in Roberts Ramp
- Custom furniture available for turn-key space
- 24x7 Secured access



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102 BROADWAY OFFICE

102 N. BROADWAY, 2ND FLOOR, FARGO, ND

GOLDMARK™
COMMERCIAL REAL ESTATE INC

INTERIOR PHOTOS













Andy Westby | 701.239.5839

andy.westby@goldmark.com

Lease Comps Details

Lease Comps Report

3 325 7th St S - Parkside Office Building

Fargo, ND 58103 - Downtown Fargo Submarket





LEASE

SF Leased:	2,530 SF
Sign Date:	Feb 2023
Space Use:	Office
Lease Type:	Direct
Floor:	3rd Floor
Suite:	300

LEASE TERM

Start Date:	Mar 2023

TIME ON MARKET

Date On Market:	Oct 2022
Date Off Market:	Feb 2023
Months on Market:	4 Months

LEASING REP

CORE Property Group
1330 Page Dr S, Suite 200
Fargo, ND 58103-3500
Jeremy Horst (701) 212-4107

RENTS

Asking Rent:	$14.00/NNN

CONCESSIONS AND BUILDOUT

Buildout Status:	Full Build-Out
Space Condition:	Average

TIME VACANT

Date Vacated:	Oct 2022
Date Occupied:	Mar 2023
Months Vacant:	5 Months

MARKET AT LEASE

Vacancy Rates	2023 Q1	YOY
Current Building	0.0%	0.0%
Submarket 2-4 Star	5.5%	-0.9%
Market Overall	5.5%	1.8%

Same Store Asking Rent/SF	2023 Q1	YOY
Current Building	$18.38	4.4%
Submarket 2-4 Star	$19.26	3.5%
Market Overall	$19.40	3.8%

Submarket Leasing Activity	2023 Q1	YOY
12 Mo. Leased SF	33,960	150.5%
Months On Market	28.0	5.4

PROPERTY

Property Type:	Office
Status:	Built 1955
Tenancy:	Multi
Class:	B
Rentable Area:	6,930 SF
Stories:	3
Floor Size:	2,530 SF
Vacancy at Lease:	0.0%
Land Acres:	0.38

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PARKSIDE OFFICE BUILDING

325 7TH STREET SOUTH, FARGO, ND 58102

Professional Modern Office Space for Lease



Located in the heart of Downtown Fargo. On-site parking and overlooks Island Park!



Jeremy Horst
701.893.2804
Jeremy.Horst@goldmark.com

GOLDMARK™
COMMERCIAL REAL ESTATE INC

1711 Gold Drive South, Suite 130
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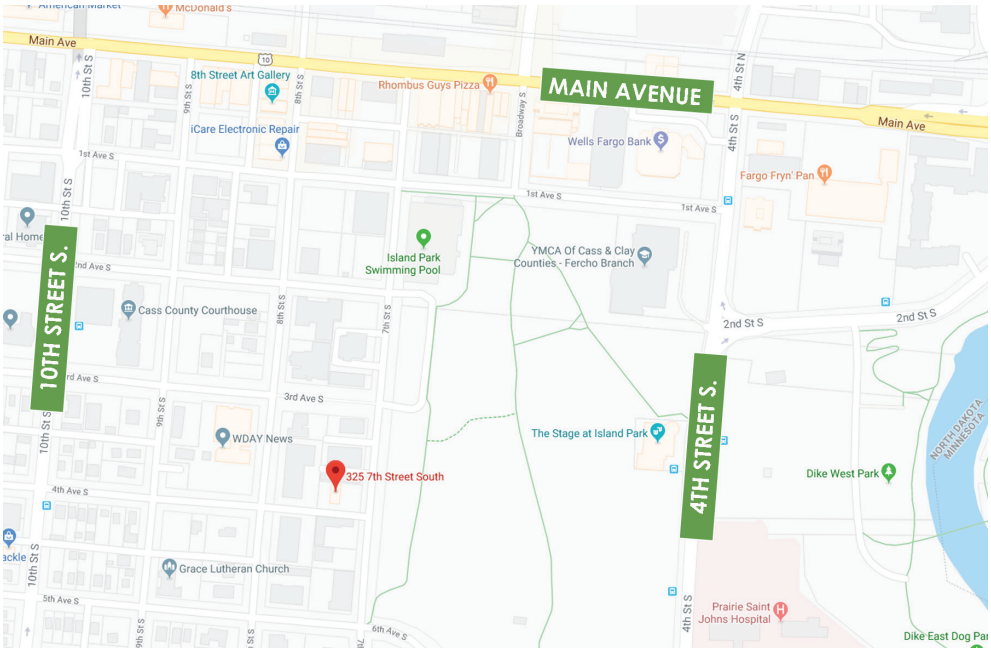
FOR LEASE

PARKSIDE OFFICE BUILDING

325 7TH STREET SOUTH, FARGO, ND 58102

Property Overview:
The Parkside Office Building offers modern office suites with character in the heart of downtown Fargo. There's plenty of creative space for your organization, abundant on-site parking, grand views of Island Park, and natural light throughout all three floors. There are several restaurants nearby and exercise at the YMCA only one block away.

Suite 100 has 3-4 offices, a conference room, reception area break area, private bathroom and more! There is additional storage space available as well.





Property Details

Main Floor Space Available:
Suite 100 - 1,692 RSF
(Available April 1, 2020)

Rent:
$2,400/month

Tenant Expenses:
Utilities
Internet/Phone
Janitorial

Neighboring Businesses:
Downtown Fargo
Rhombus Guys Pizza
YMCA
Island Park
Bike and running paths
Rustica Restaurant

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COMMERCIAL REAL ESTATE INC

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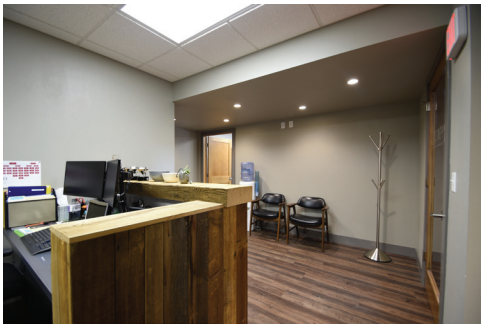
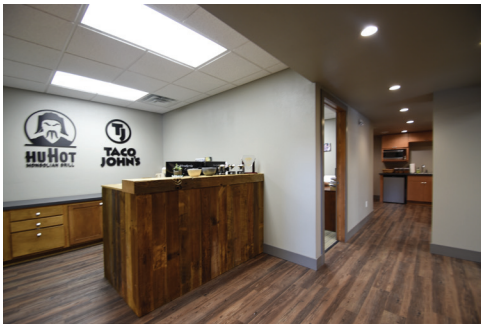
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PARKSIDE OFFICE BUILDING

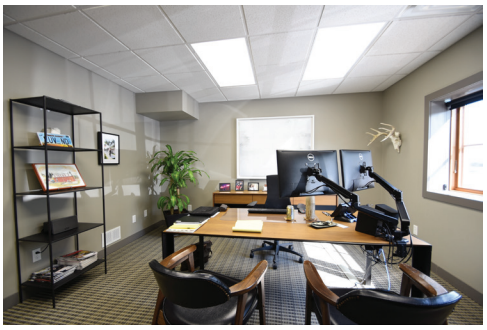
325 7TH STREET SOUTH, FARGO, ND 58102








Lease Comps Details

Lease Comps Report

4 502 N First Ave - Exchange Building

Fargo, ND 58102 - Downtown Fargo Submarket





MARKET AT LEASE

Vacancy Rates	2022 Q2	YOY
Current Building	0.0%	-48.9%
Submarket 2-4 Star	4.3%	-2.8%
Market Overall	2.6%	-1.8%

Same Store Asking Rent/SF	2022 Q2	YOY
Current Building	$16.44	3.9%
Submarket 2-4 Star	$18.74	3.3%
Market Overall	$18.83	3.4%

Submarket Leasing Activity	2022 Q2	YOY
12 Mo. Leased SF	23,889	-26.7%
Months On Market	25.1	11.3

LEASE

SF Leased:	9,784 SF
Sign Date:	Jun 2022
Space Use:	Office
Lease Type:	Direct
Floor:	2, 3 Floor
Suite:	A, C

LEASE TERM

Start Date:	Jun 2022

TIME ON MARKET

Date On Market:	Apr 2016
Date Off Market:	Jun 2022
Months on Market:	74 Months

LEASING REP

Kilbourne Group
210 Broadway N, Suite 300
Fargo, ND 58102-4772
Mike Peschel (701) 866-9772

RENTS

Asking Rent:	$11.00-$12.00/NNN

CONCESSIONS AND BUILDOUT

Buildout:	Standard Office
Buildout Status:	Full Build-Out

TIME VACANT

Date Vacated:	Apr 2016
Date Occupied:	Jun 2022
Months Vacant:	74 Months

PROPERTY

Property Type:	Office
Status:	Built 1902
Tenancy:	Multi
Class:	B
Construction:	Masonry
Parking:	9 Surface Spaces ar…
Rentable Area:	20,000 SF
Stories:	3
Floor Size:	6,666 SF
Vacancy at Lease:	0.0%
Land Acres:	0.24

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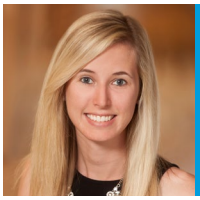
OFFICE SPACE FOR LEASE IN DOWNTOWN FARGO

Exchange Building | 502 1st Ave N, Fargo, ND 58102









Claire Smith
Commercial Agent
701.289.7000
claire@kilbournegroup.com

Kilbourne Commercial Real Estate
210 Broadway
Suite 300
Fargo, ND 58102

kcr KILBOURNE COMMERCIAL REAL ESTATE



Specifications

- Commercial office space
- Parking and storage available
- $4.00 CAM

Total Space Available

First Floor

- $11/SF base rent
- 6,191 max contiguous SF
- 1,174 min divisible SF

Second Floor

- $12/SF base rent
- 6,637 max contiguous SF
- 1,523 min divisible SF

Description

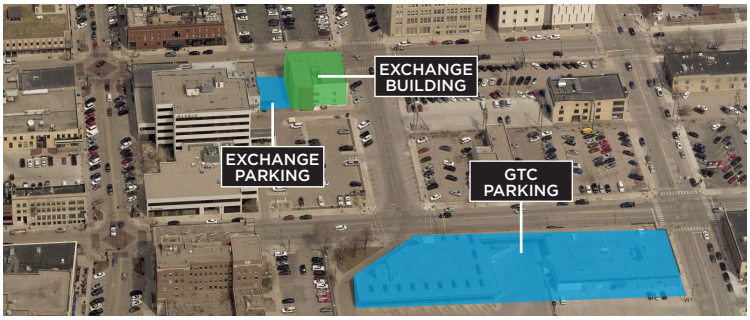
Formerly known as the Gibb Building, the Exchange Building is a historic office building in downtown Fargo, currently home to multilevel office space. The Exchange Building has a WalkScore® of 95, meaning daily errands from this building do not require a car. The building is within close proximity to restaurants, coffee shops, and unique retail stores.

History

Originally called the Telephone Building, 502 North 1st Avenue was built in 1902 with an addition in 1982. In the 1930s, this building was the headquarters of the Chamber of Commerce of Fargo, Commercial Welfare Association of Fargo, Community Chest, Commons' Club, Exchange Club, Fargo Aeronautic Club, Fargo Business Woman's Club, Kiwanis Club, Lions' Club, North Dakota State Fair Association, and Rotary Club.

Parking

12 off street parking spaces on site. Additional parking is available at the GTC lot, one block away.



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Claire Smith Commercial Agent
701.289.7000 | claire@kilbournegroup.com

Kilbourne Commercial Real Estate
210 Broadway, Suite 300 | Fargo, ND 58102

Lease Comps Details

Lease Comps Report

5 201 5th St N - Raddisson Blu Tower

Fargo, ND 58102 - Downtown Fargo Submarket





LEASE

SF Leased:	7,442 SF
Sign Date:	Mar 2022
Space Use:	Office
Lease Type:	Direct
Floor:	16th Floor

LEASE TERM

Start Date:	May 2022

TIME ON MARKET

Date On Market:	Jan 2022
Date Off Market:	Mar 2022
Months on Market:	3 Months

LEASING REP

Goldmark Commercial Real Estate, Inc.
2000 S 44th St, Suite 102
Fargo, ND 58103
Andy Westby (701) 239-5839

RENTS

Asking Rent:	$15.00/MG

CONCESSIONS AND BUILDOUT

Buildout:	Standard Office
Buildout Status:	Partial Build-Out
Space Condition:	Average

TIME VACANT

Date Occupied:	May 2022

PROPERTY

Property Type:	Office
Status:	Built 1984
Tenancy:	Multi
Class:	A

Rentable Area:	22,326 SF
Stories:	16
Floor Size:	1,395 SF
Vacancy at Lease:	0.0%
Land Acres:	0.37

MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 3-5 Star	6.0%	↑ 0.4%
Market Overall	3.7%	↓ -0.8%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	$20.01	↓ -1.0%
Submarket 3-5 Star	$20.13	↑ 1.3%
Market Overall	$18.69	↑ 2.6%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	13,558	↓ -58.4%
Months On Market	22.6	↑ 11.9

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RADISSON BLU TOWER (15TH/16TH)

201 5TH ST. N, FARGO, ND 58102

GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR LEASE



UNRIVALED VIEWS & OFFICE SPACE IN DOWNTOWN FARGO

4,000 SF - 14,884 SF

BASE RENT : $15.00 PSF CAM: $5.27 PSF

Andy Westby | 701.239.5839
andy.westby@goldmark.com
Goldmark Commercial Real Estate
www.goldmarkcommercial.com

RADISSON BLU TOWER (15TH/16TH)

201 5TH ST. N, FARGO, ND 58102

GOLDMARK™
COMMERCIAL REAL ESTATE INC

SPACE AVAILABLE

15th: 4,000 - 7,442 SF
16th: 4,000 - 7,442 SF
Total: 14,884 SF

BASE RENT

$15.00 PSF

CAM

$5.27 PSF

CAM EXPENSES

Heating/Cooling
Electricity
Water/Sewer/Garbage
Elevator & Engineering Fee
Chiller & HVAC repairs

TIA

Negotiable

VIDEO TOUR

Tour the 15th & 16th Floors here

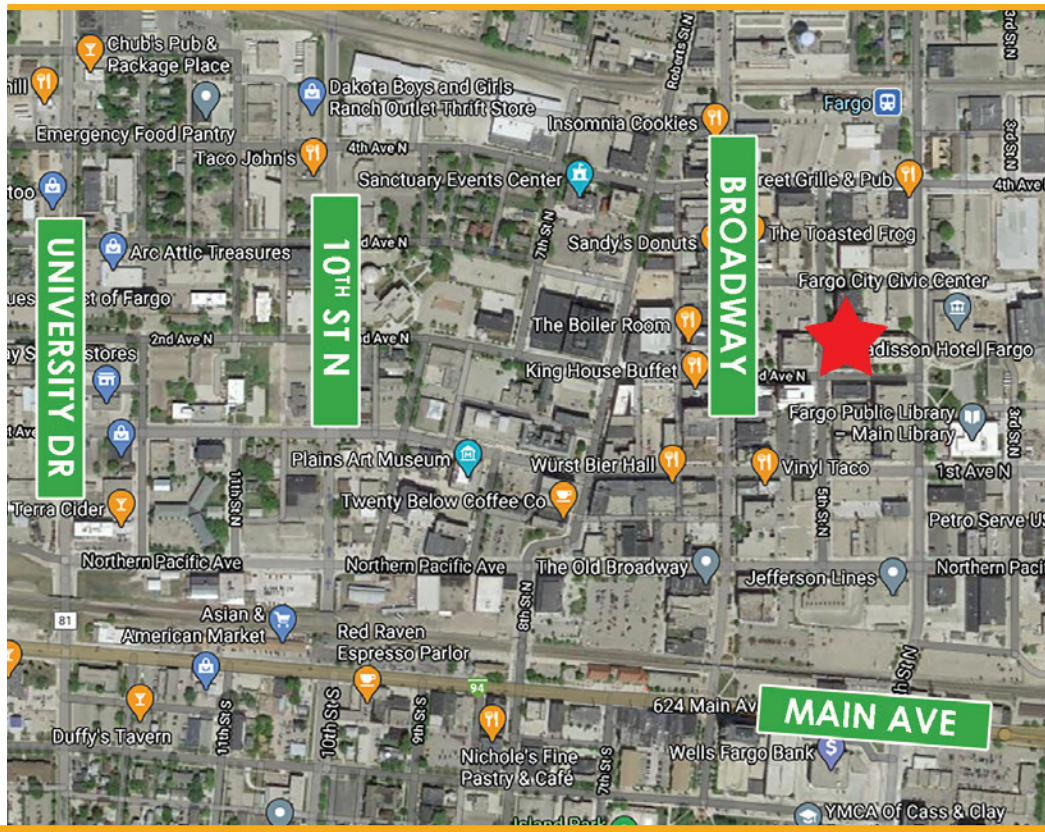
PROPERTY DESCRIPTION:

With sweeping floor-to-ceiling views of the entire Fargo-Moorhead Region, this is a rare opportunity to lease the entire 15th or 16th floor of the Radisson Tower in the heart of Downtown Fargo. Space is also subdivisible. No other building in Fargo offers the amenities, views, and opportunities this property can. Abundant natural light pours into this space with amazing windows in nearly all directions. Tenants can leverage the beautifully renovated meeting rooms, restaurant, bars, and attached parking garage of the Radisson property. This is a must see, one-of-a kind property that will provide tenants a first-class image and space to match!

SITE FEATURES:

- Central downtown Fargo location
- Sweeping view of FM region
- Abundant natural light with floor-to-ceiling windows
- Attached parking garage (city owned)
- Beautiful commons areas & over 5,000 SF of event space
- Fitness center, catering, bar/lounge, pacakge services on site

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.



Andy Westby | 701.239.5839
andy.westby@goldmark.com

RADISSON BLU TOWER (15TH/16TH)

201 5TH ST. N, FARGO, ND 58102

GOLDMARK™
COMMERCIAL REAL ESTATE INC

VIEWS









Andy Westby | 701.239.5839

andy.westby@goldmark.com

RADISSON BLU TOWER (15TH/16TH)

201 5TH ST. N, FARGO, ND 58102

GOLDMARK™
COMMERCIAL REAL ESTATE INC

INTERIOR PHOTOS









RADISSON BLU TOWER (15TH/16TH)

201 5TH ST. N, FARGO, ND 58102

GOLDMARK™
COMMERCIAL REAL ESTATE INC

COMMON AREAS

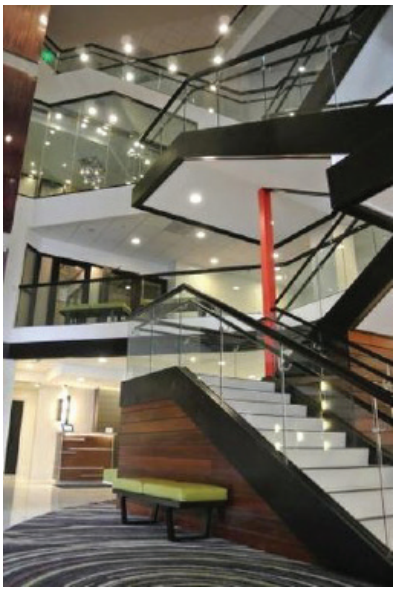














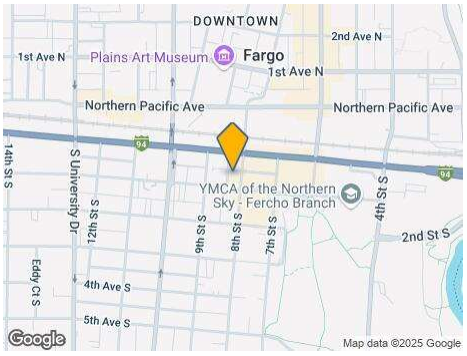
Lease Comps Details

Lease Comps Report

1 17 8th St S

Fargo, ND 58103 - Downtown Fargo Submarket





TENANT

Tenant Name:	Nicholes Fine Pastry

LEASE

SF Leased:	1,900 SF
Sign Date:	Dec 2024
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor

RENTS

Asking Rent:	$15.25/MG

CONCESSIONS AND BUILDOUT

Buildout:	Standard Retail
Buildout Status:	Full Build-Out
Space Condition:	Excellent

LEASE TERM

Start Date:	Jan 2025
Expiration Date:	Jan 2029
Lease Term:	4 Years

TIME ON MARKET

Date On Market:	Dec 2023
Date Off Market:	Dec 2024
Months on Market:	12 Months

TIME VACANT

Date Vacated:	Jan 2024
Date Occupied:	Jan 2025
Months Vacant:	12 Months

MARKET AT LEASE

Vacancy Rates	2024 Q4	YOY
Current Building	25.8%	▲ 25.8%
Submarket 2-4 Star	4.6%	▼ -0.4%
Market Overall	2.1%	▼ -1.1%

Same Store Asking Rent/SF	2024 Q4	YOY
Current Building	$16.99	▼ -1.4%
Submarket 2-4 Star	$18.83	▲ 7.8%
Market Overall	$16.98	▲ 2.3%

Submarket Leasing Activity	2024 Q4	YOY
12 Mo. Leased SF	17,100	▲ 10.0%
Months On Market	9.3	▼ -5.3

LEASING REP

Baumbach Real Estate
920 6th Ave, Suite A
Fargo, ND 58102-4483
Jordell Baumbach (701) 541-1541

PROPERTY

Property Type:	Retail
Status:	Built 1894
Tenancy:	-
Class:	-
Construction:	Wood Frame
Parking:	81 Surface Spaces a...
Rentable Area:	7,360 SF
Stories:	1
Floor Size:	7,360 SF
Ceiling Height:	15'
Vacancy at Lease:	25.8%
Land Acres:	0.11

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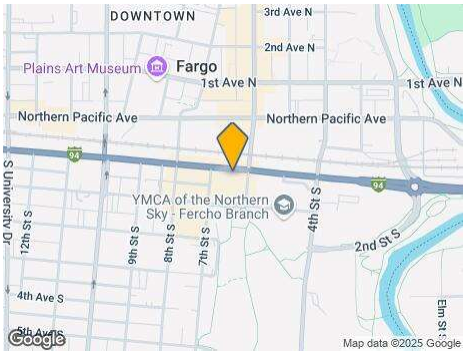
Lease Comps Details

Lease Comps Report

2 608 Main Ave

Fargo, ND 58103 - Downtown Fargo Submarket





LEASE

SF Leased:	5,400 SF
Sign Date:	May 2024
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor

LEASE TERM

Start Date:	Jun 2024
Expiration Date:	Jun 2026
Lease Term:	2 Years

TIME ON MARKET

Date On Market:	Dec 2023
Date Off Market:	May 2024
Months on Market:	6 Months

LEASING REP

Baumbach Real Estate
920 6th Ave, Suite A
Fargo, ND 58102-4483
Jordell Baumbach (701) 541-1541

RENTS

Asking Rent:	$15.00

CONCESSIONS AND BUILDOUT

Buildout:	Standard Retail
Buildout Status:	Full Build-Out
Space Condition:	Excellent

TIME VACANT

Date Vacated:	Jan 2024
Date Occupied:	Jun 2024
Months Vacant:	5 Months

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	0.0%	0.0%
Submarket 2-4 Star	5.4%	0.0%
Market Overall	2.7%	-0.5%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	$14.42	3.6%
Submarket 2-4 Star	$17.61	0.9%
Market Overall	$16.85	3.1%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	10,400	-67.5%
Months On Market	6.5	-2.5

PROPERTY

Property Type:	Retail
Status:	Built 1894
Tenancy:	Multi
Class:	B
Parking:	4 Reserved Spaces…
Rentable Area:	10,000 SF
Stories:	2
Floor Size:	5,000 SF
Ceiling Height:	15'
Vacancy at Lease:	0.0%
Land Acres:	0.16

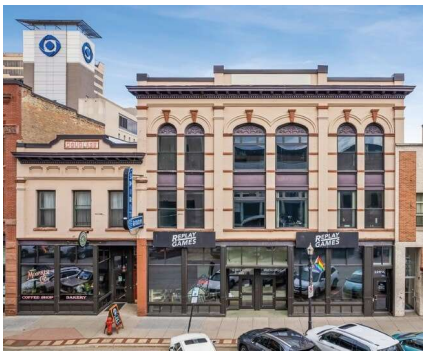
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Lease Comps Details

Lease Comps Report

3 109 Broadway N - Hancock Building

Fargo, ND 58102 - Downtown Fargo Submarket





LEASE

SF Leased:	7,243 SF
Sign Date:	Jul 2022
Space Use:	Office/Retail
Lease Type:	Direct
Floor:	1, 2 Floor
Suite:	100, 202

RENTS

Asking Rent:	$12.00-$18.00/NNN

LEASE TERM

Start Date:	Sep 2022

TIME ON MARKET

Date On Market:	Jun 2020
Date Off Market:	Jul 2022
Months on Market:	26 Months

TIME VACANT

Date Vacated:	Jun 2020
Date Occupied:	Sep 2022
Months Vacant:	27 Months

LEASING REP

Kilbourne Group
210 Broadway N, Suite 300
Fargo, ND 58102-4772
Mike Peschel (701) 866-9772

PROPERTY

Property Type:	Office
Status:	Built 1903
Tenancy:	Multi
Class:	B

Rentable Area:	53,000 SF
Stories:	3
Floor Size:	17,620 SF
Vacancy at Lease:	13.6%
Land Acres:	1.26

MARKET AT LEASE

Vacancy Rates	2022 Q3	YOY
Current Building	13.6%	-13.7%
Submarket 2-4 Star	3.3%	-3.6%
Market Overall	3.7%	-0.6%

Same Store Asking Rent/SF	2022 Q3	YOY
Current Building	$21.53	2.4%
Submarket 2-4 Star	$18.95	3.7%
Market Overall	$19.03	3.8%

Submarket Leasing Activity	2022 Q3	YOY
12 Mo. Leased SF	33,673	1,052.4%
Months On Market	27.6	10.8

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FOR SALE OR LEASE

109 & 113 Broadway North, Fargo, ND 58102
MLS #24-363 & 24-378



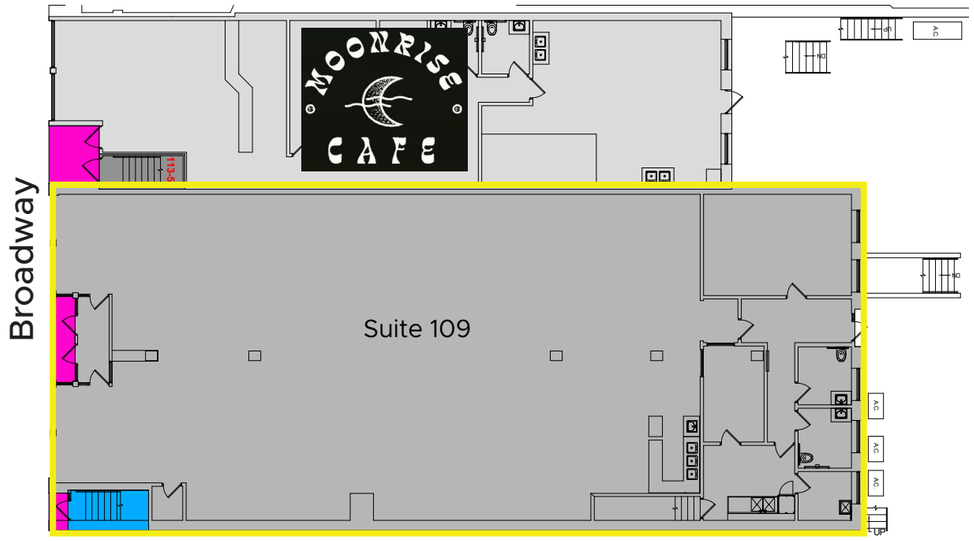
PROPERTY RESOURCES GROUP
www.PropertyResourcesGroup.com
4609 33rd Ave S. Suite 400, Fargo, ND 58104

MATT OLSON
CCIM, SIOR, REALTOR®
701.499.3921
matt@prgcommercial.com

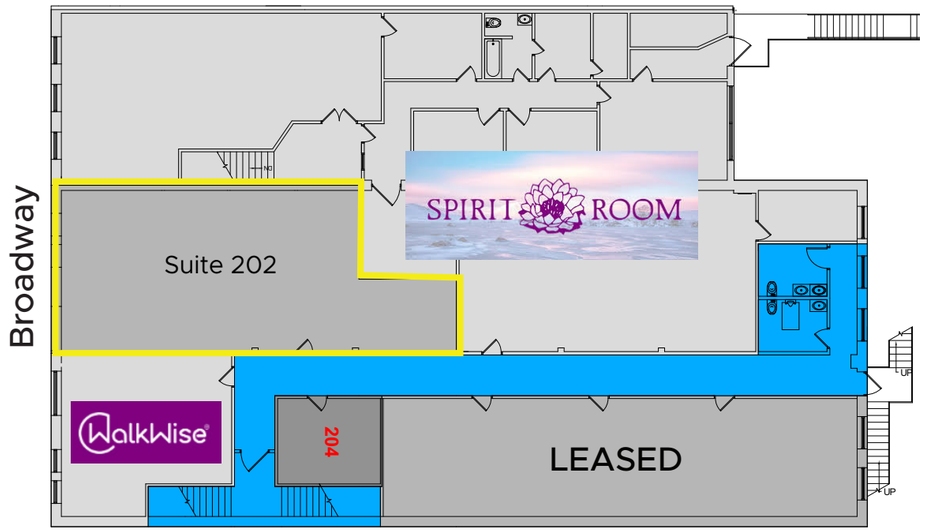
JUSTIN GUSTOFSON
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701-499-3875
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All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.

Floor Plan: First Floor



Floor Plan: Second Floor





Property Description:
The Hancock/Douglass Building is located on Broadway across from the iconic Black Building in the heart of downtown Fargo. There is currently retail space available on the ground floor and office space available on the 2nd and 3rd floors. Neighboring businesses include Silver Lining Creamery, Replay Games, and Third Drop Coffee. This location is considered a Walker's Paradise, with a Walkscore® of 96 and BikeScore® of 94.
**Opportunity Zone tax benefits may apply.*

Year Built:	1903
Building Size:	28,450 SF
Parcels:	01-1520-00780-000 01-1520-00770-000
Available Spaces:	Suite 109 - 5,871 SF Suite 202 - 1,285 SF Suite 301 - 5,948 SF
Consolidated Taxes:	$39,831.89
2023 Specials Installment:	$3,761.99
Estimated Specials Balance:	$7,405.36

Purchase Price:	$1,850,000
Lease Rate:	$15.00 SF (Suite 109) $14.00 SF (Suite 202) $10.00 SF (Suite 301)
Estimated CAM:	$4.00 SF (Includes Utilities)
Taxes:	Included in CAM
Snow Removal:	Included in CAM
Heat:	Included in CAM
SWG:	Included in CAM
Phone/Internet:	Paid by Tenant
Janitorial:	Paid by Tenant

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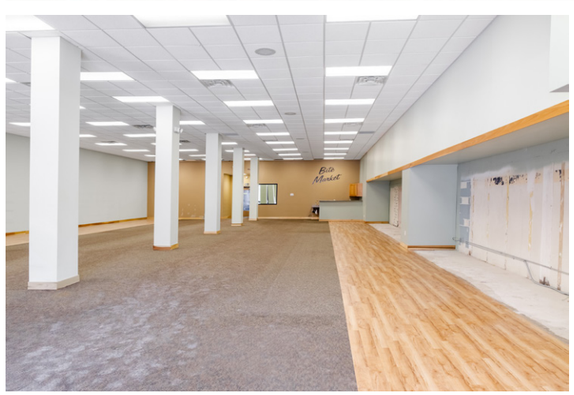
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Suite 109









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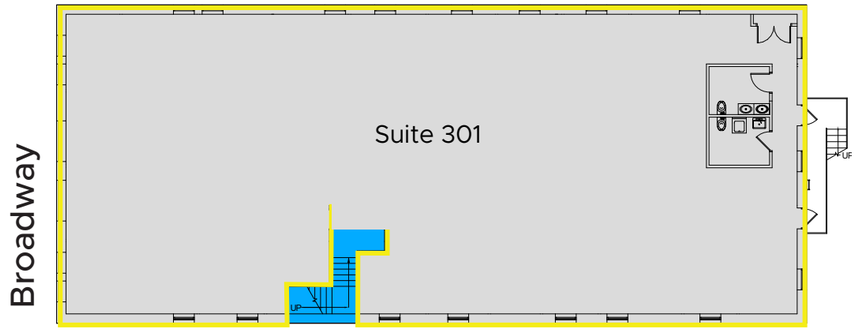
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Suite 202

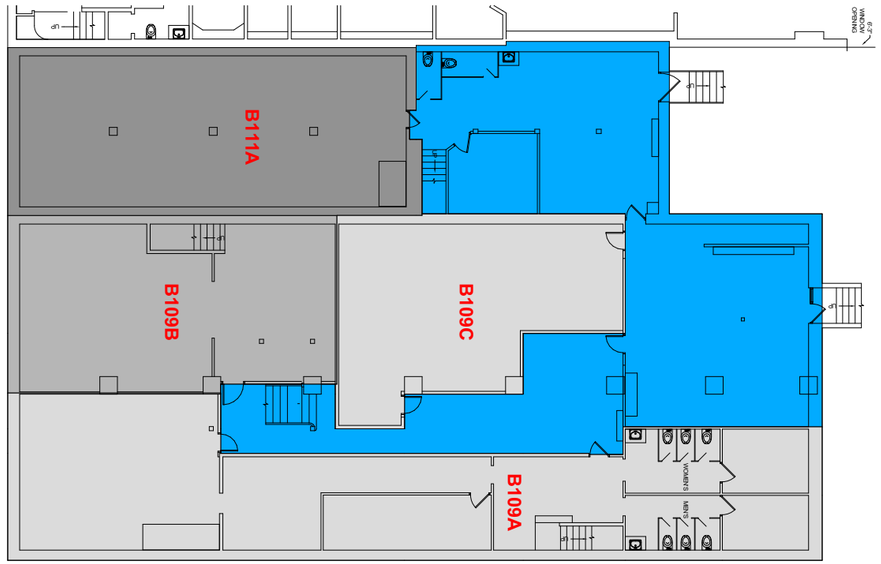




Floor Plan: Third Floor



Floor Plan: B1



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Public Parking
First 2 Hours Free
Free Nights & Weekends

KEY METRO DEMOGRAPHICS

263,000 metro-area residents

17.5% population growth in 10 years

23,000 new jobs in 10 years

2.4% unemployment rate

31% Fargo residents aged 18-34

30,000 college students attending area universities

65% young adults from the area who stay in Fargo-Moorhead for work

43% people in the metro with a Bachelor's degree or higher

MULTIFAMILY MARKET

5,000 new residents in the metro area per year

35% annual income increase for renters in 10 years

2X number of renters with an income of $75,000-$100,000 compared to 2013

45,000 multifamily units across the metro area

2,700 market-rate units in the downtown core

1,400 new multifamily units added to the metro area per year

200 new multifamily units in core neighborhoods per year

$1 BILLION average annual value of building permits issued 2018-2022

DOWNTOWN RESIDENTS

4,100 people living downtown

47% family households

31 average age

49% female residents

51% male residents

50% household with pets

5,000 new residents by 2032

Sources:
Fargo-Moorhead Regional Housing Needs Analysis and Strategies, FM MetroCOG, July 2023
North Dakota Job Service
Building Industry Association of the Red River Valley
U.S. Census Bureau

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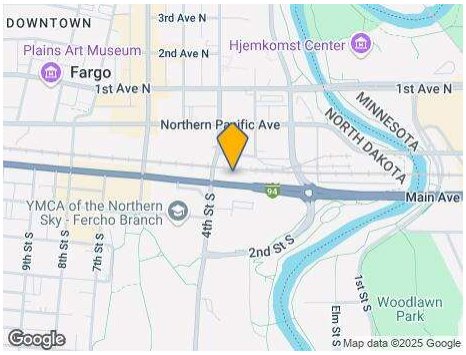
Lease Comps Details

Lease Comps Report

4 310 Main Ave

Fargo, ND 58103 - Downtown Fargo Submarket





LEASE

SF Leased:	2,889 SF
Sign Date:	Mar 2022
Space Use:	Office/Retail
Lease Type:	Direct
Floor:	1st Floor

LEASE TERM

Start Date:	Jul 2022

RENTS

Asking Rent:	$25.00/NNN

CONCESSIONS AND BUILDOUT

Buildout Status:	Shell Space
Space Condition:	Excellent

TIME ON MARKET

Date On Market:	May 2020
Date Off Market:	Apr 2022
Months on Market:	23 Months

TIME VACANT

Date Vacated:	May 2020
Date Occupied:	Jul 2022
Months Vacant:	26 Months

LEASING REP

EPIC Companies
745 31st Ave E, Suite 105
West Fargo, ND 58078-8326
Zach Frappier (701) 388-6919

MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY
Current Building	73.8%	-
Submarket 2-4 Star	6.4%	-0.2%
Market Overall	3.7%	-0.8%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	$23.22	1.6%
Submarket 2-4 Star	$18.61	2.5%
Market Overall	$18.69	2.6%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	13,558	-58.4%
Months On Market	22.6	11.9

PROPERTY

Property Type:	Office	Rentable Area:	13,000 SF
Status:	Built May 2021	Stories:	5
Tenancy:	Multi	Floor Size:	13,000 SF
Class:	B	Vacancy at Lease:	73.8%
Construction:	Reinforced Concrete	Land Acres:	0.30

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Gateway
Fargo, ND



COMMERCIAL SPACE AVAILABLE

ADDRESS
310 Main Avenue, Fargo, ND 58103

PROPERTY DETAILS

Lease Rate	$25/SF
CAM	$6.50/SF
Total Space	15,000+ SF
Space Available	±6,500 SF
Lease Term	5 Years
Year Built	2021
Style	Office/Retail
Built Out As	Shell Space
Fit-up Allowance	$25/SF

Subdivided space available. Details and rates are subject to change at any time. Contact for more information.



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Gateway

310 Main Avenue, Fargo, ND 58103

NEIGHBORHOOD FEATURES

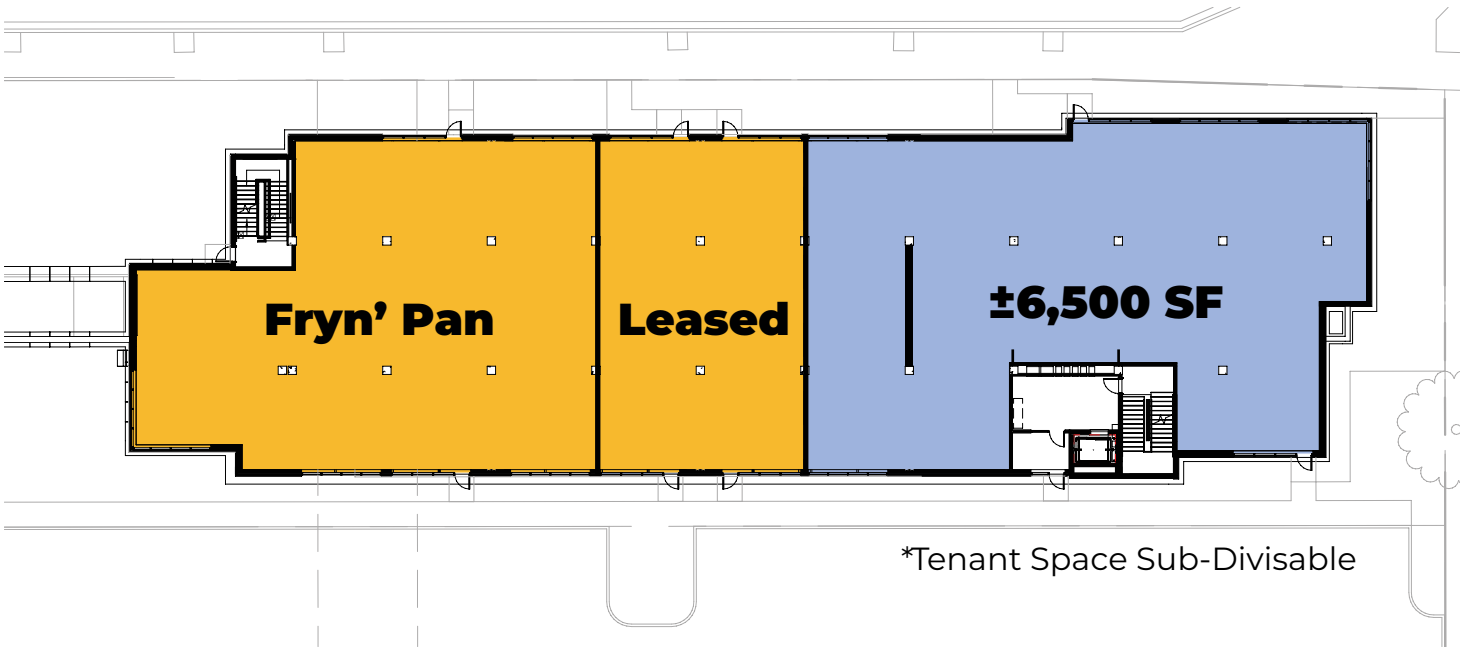
Population (No. of People)		
.5 mile	1 mile	3 miles
2,715	13,999	90,342

Business (No. of Businesses)		
.5 mile	1 mile	3 miles
762	11,532	4,818

Employees (No. of Employees)		
.5 mile	1 mile	3 miles
8,813	24,849	76,948

Source: ESRI Business Analysis





*Tenant Space Sub-Divisable

Gateway
Project Overview
310 Main Avenue, Fargo, ND 58103



PHASE I - Gateway North

OVERVIEW

This high-traffic street is known as Gateway Center because it connects Fargo and Moorhead with a prime location just past the river.

Gateway, phase I, was completed in Fall 2021. The building is 5-stories tall with a built-in customer base. The Arch, phase II, began construction in July 2021. Surrounded by patrons, this prominent location will be sure to benefit any type of business whether retail, office, customer service, and more.

WALK SCORE

76

310 Main Avenue has a Walk Score of 76 out of 100. This location is **Very Walkable,** most errands can be accomplished on foot.

This location is in Fargo. Nearby parks include Liberty Park, Island Park and Dike East Park.

Source: Walkscore.com


PHASE II - The Arch (Gateway East)



Zach Frappier
Director of Realty
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COMMERCIAL REAL ESTATE REPORT Q3 2024

Fargo, ND-MN Metro Area

Select a Metro Area
Fargo, ND-MN Metro Area

Demographics and Economy

Demographics

1.5% population growth (2023) ***U.S.: 0.5%***	**42.7%** share of renters (2023) ***U.S.: 34.7%***	**4.1%** renter household formation (2023) ***U.S.: 1.0%***	Net Migration **2,898** (2023) / **2,290** (2022)

Economy

8.4% GDP growth (2023) ***U.S.: 6.6%***	**2,200** 12-month job creation (October 2024)	**1.4%** 1-year job growth (October 2024) ***U.S.: 1.4%***	**0.4%** 1-year wage growth (October 2024) ***U.S.: 3.7%***
$57,500 Average wage per year (October 2024) ***U.S.: $63,100***	**2.3%** unemployment rate (October 2024) ***U.S.: 4.1%***	**10.2%** share of workers teleworking (2023) ***U.S.: 13.8%***	International Migration **1,240** (2023) / **757** (2022)

Commercial Real Estate by Sector

1. Office

Demand for office space is **stronger than nationwide** as this area has a faster absorption of office space. As a result, rent prices rose faster than nationwide and vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Mo	Market Rent Growth 12 Mo	Market Rent/SF	Vacancy Rate
2024 Q3	-12,989	275,186	1.8%	$20	3.4%
2023 Q3	130,036	-60,887	2.9%	$20	5.3%

	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Total Sales Volume	Market Cap Rate
2024 Q3	11,176,938	0	68,033	$6.48M	11.5%
2023 Q3	11,108,905	84,371	99,571	$1.04M	10.6%

2. Multifamily

Demand for multifamily space is **weaker than nationwide** as this area has a slower absorption of multifamily space. Despite weaker conditions, rent prices rose faster than nationwide and vacancy rate is lower in this area.

	Absorption Units	Absorption Units 12 Months	Market Asking Rent Growth 12 Months	Market Asking Rent/Unit	Market Effective Rent/Unit	Vacancy Rate
2024 Q3	159	500	1.5%	$1,046	$1,039	6.4%
2023 Q3	347	781	5.5%	$1,031	$1,026	5.8%

	Inventory Units	Net Delivered Units	Net Delivered Units 12 Mo	Market Cap Rate
2024 Q3	38,518	145	787	8.9%
2023 Q3	37,731	452	1,321	8.6%

3. Retail

Demand for retail space is **stronger than nationwide** as this area has a faster absorption of retail space. As a result, rent prices rose faster than nationwide and vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
2024 Q3	37,425	174,353	2.5%	$17	2.6%
2023 Q3	12,468	58,967	3.0%	$17	3.6%

	Inventory SF	Market Cap Rate	Total Sales Volume	Transaction Sale Price/SF
2024 Q3	15,635,991	8.6%	$2.53M	$547
2023 Q3	15,603,535	8.6%	$5.35M	$166

4. Industrial

Demand for industrial space is **stronger than nationwide** as this area has a faster absorption of industrial space. As a result, rent prices rose faster than nationwide abd vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
2024 Q3	186,559	564,032	3.3%	$9	3.6%
2023 Q3	522,582	1,599,668	6.1%	$9	2.5%

	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Market Cap Rate	Total Sales Volume
2024 Q3	21,256,325	123,801	824,905	11.1%	$2.24M
2023 Q3	20,431,420	13,300	1,298,504	10.4%	$2.20M

Sources: NAR analysis on data from the U.S. Census Bureau, U.S. Bureau of Labor Statistics, Bureau of Economic Analysis, CoStar

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INTRODUCTION:

It is time for a look back at what 2024 brought for the commercial real estate market in the Fargo-Moorhead metro! Here are the highlights and key themes we observed while analyzing the 2024 leasing results in the FM metro:

- **Office:** Despite a consistent number of signed leases, average deal size fell considerably, and inventory rose year-over-year (YOY). Not surprisingly, prices have stagnated a bit and even slightly regressed. Are brighter days ahead? We think so.
- **Retail**: Retail ended 2024 with a very strong Q4 and sits in remarkable shape overall heading into 2025. Case in point: Metro-wide vacancy landed just below 4% to end the year.
- **Industrial:** Leasing activity boomed in 2024, with over 671k SF leased across 68 deals. The good times in the industrial market aren't over yet.

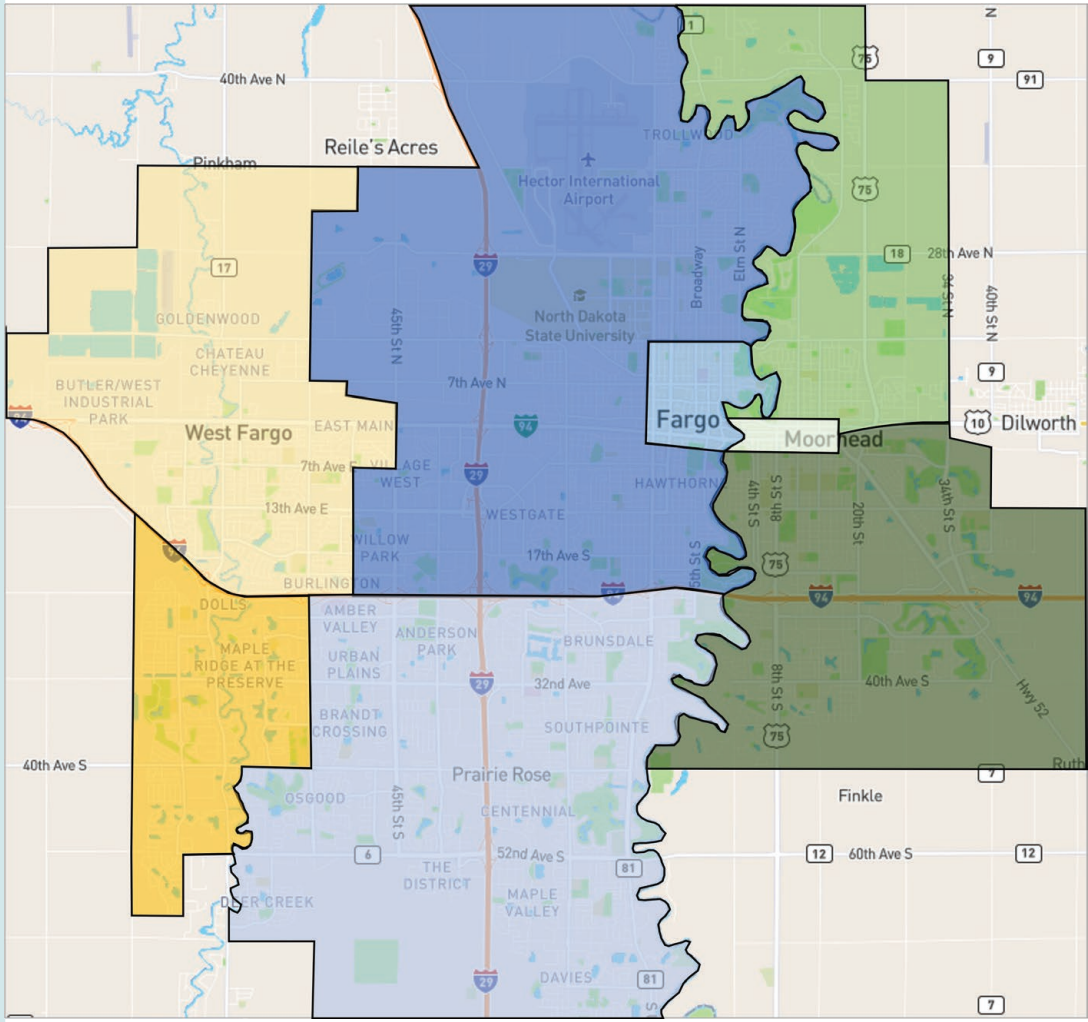
Report Overview:
This report takes a deep dive into the Q4 and full 2024 results for the office, industrial and retail sectors for the following markets:

Metro: Data combined from Fargo, West Fargo, and Moorhead

Fargo submarkets:
- South of I-94
- North of I-94 (excluding downtown)
- Downtown (1st Ave S to 12th Ave N, University Dr to the river)

West Fargo submarkets:
- South of I-94
- North of I-94

Moorhead submarkets:
- South of Main (excluding downtown)
- North of Main (excluding downtown)
- Downtown (1st Ave S to 1st Ave N, 17th St to the river)



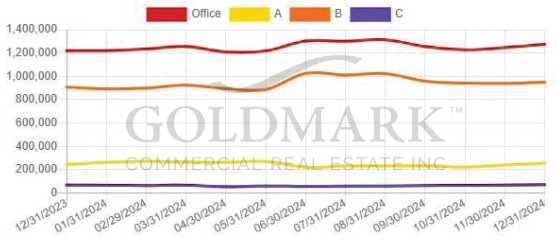
Read on for a summary of the key market statistics we track daily across publicly listed properties for lease in the Fargo/West Fargo/Moorhead metro. Remember that this report's data includes only those properties that are marketed on the FM Metro's Multiple Listing Service, while direct owner-advertised/owner-leased properties are excluded.

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OFFICE VACANCY - METRO

	METRO	FGO	WFGO	MHD
Q4-24	10.0%	10.8%	7.7%	4.8%
Q3-24	9.9%	10.4%	9.4%	5.2%
Q2-24	10.2%	11.1%	8.4%	4.2%
Q1-24	9.8%	10.5%	7.5%	5.7%
Q4-23	9.6%	10.3%	6.9%	6.0%

TOTAL INVENTORY FOR LEASE (SF)



OFFICE MARKET DATA - METRO	As of 12/31/2024	QOQ - 9/30/2024	YOY - 12/31/2023
Total Office Inventory for Lease	1,275,337 SF	1,255,727 SF ↑ 1.6 %	1,219,347 SF ↑ 4.6 %
MEDIAN Days on Market	319 Days	287 Days ↑ 11.1 %	242 Days ↑ 31.8 %
Number of Office Listings	216	219 ↓ 4.8 %	230 ↓ 6.1 %
Average Asking Rent (base+CAM - all classes)	$18.14 PSF	$18.29 PSF ↓ 0.8 %	$18.38 PSF ↓ 1.3 %
2025 Prediction: More local workers return to the office, and inventory drops for the first time since 2022.			

Summary: Despite previous optimism, our data shows that recovery in the office sector has not arrived yet. Last year, we anticipated office inventory would decline by year-end, but instead, it increased nearly 2% quarter-over-quarter (QOQ) and almost 5% year-over-year (YOY). While the number of office leases signed in 2024 (112) aligns with previous years, the size of the leases is the cause for concern. In Q4, the average lease size was just 1,765 SF, closing 2024 with an overall average of 1,960 SF—the smallest since we began tracking this in 2019. All office classes have been affected, including Class A, which has historically outperformed the market. In 2024, the average Class A lease size was 3,350 SF, down significantly from the 8,000+ SF average over the prior four years. On a positive note, Q4 saw 60k SF leased—the highest of any quarter in 2024—and recorded 34 leases, the most signed in a single quarter this year. Additionally, net absorption returned to positive territory (+40k SF) to close out the year after prolonged negative trends in 2023 and early 2024. After two years of rising inventory, could 2025 finally bring a decline in vacancy? We believe it will.

OFFICE VACANCY - FARGO

	CITY	S I-94	N I-94	D.T.
Q4-24	10.8%	8.8%	12.8%	11.2%
Q3-24	10.4%	7.8%	13.1%	10.6%
Q2-24	11.1%	8.3%	12.8%	13.4%
Q1-24	10.5%	7.1%	11.6%	15.5%
Q4-23	10.3%	6.2%	12.4%	14.8%

OFFICE MARKET DATA - FARGO	As of 12/31/2024	QOQ - 9/30/2024	YOY - 12/31/2023
Total Office Inventory for Lease	1,122,111 SF	1,081,216 SF ↑ 3.8 %	1,073,709 SF ↑ 4.5 %
Class A Inventory For Lease	185,399 SF	150,452 SF ↑ 23.2 %	192,020 SF ↓ 3.5 %
Class B Inventory For Lease	873,538 SF	868,522 SF ↑ 0.6 %	819,186 SF ↑ 6.6 %
Class C Inventory For Lease	63,174 SF	62,242 SF ↑ 1.5 %	62,503 SF ↑ 1.1 %
MEDIAN Days on Market (All Office)	320 Days	287 Days ↑ 11.5 %	256 Days ↑ 25.0 %
Number of Office Listings	189	184 ↑ 2.7 %	189 ↔ 0.0 %
Average Asking Rent (base + CAM-all classes)	$17.66 PSF	$17.70 PSF ↓ 0.2 %	$17.89 PSF ↓ 1.3 %

OFFICE VACANCY - WEST FARGO

	CITY	S I-94	N I-94
Q4-24	7.7%	13.1%	2.9%
Q3-24	9.4%	16.1%	3.8%
Q2-24	8.4%	14.2%	3.6%
Q1-24	7.5%	12.3%	3.5%
Q4-23	6.9%	12.3%	2.6%

OFFICE MARKET DATA - WEST FARGO	As of 12/31/2024	QOQ - 9/30/2024	YOY - 12/31/2023
Total Office Inventory for Lease	102,439 SF	119,034 SF ↓ 13.9 %	83,718 SF ↑ 22.4 %
Class A Inventory For Lease	57,078 SF	68,932 SF ↓ 17.2 %	50,307 SF ↑ 13.5 %
Class B Inventory For Lease	38,967 SF	50,102 SF ↓ 22.2 %	33,411 SF ↑ 16.6 %
Class C Inventory For Lease	6,394 SF	0 SF ↑ 100 %	0 SF ↑ 100 %
MEDIAN Days on Market (All Office)	233 Days	241 Days ↓ 3.3 %	442 Days ↓ 47.3 %
Number of Office Listings	20	24 ↓ 16.7 %	18 ↑ 11.1 %
Average Asking Rent (base + CAM-all classes)	$22.72 PSF	$23.74 PSF ↓ 4.3 %	$24.56 PSF ↓ 7.5 %

OFFICE VACANCY - MOORHEAD

	CITY	S-MAIN	N-MAIN	D.T.
Q4-24	4.8%	6.2%	1.6%	4.0%
Q3-24	5.2%	6.7%	1.6%	4.8%
Q2-24	4.2%	6.4%	3.0%	0.3%
Q1-24	5.7%	6.7%	3.0%	5.8%
Q4-23	6.0%	7.4%	3.5%	4.9%

OFFICE MARKET DATA - MOORHEAD	As of 12/31/2024	QOQ - 9/30/2024	YOY - 12/31/2023
Total Office Inventory for Lease	50,787 SF	55,477 SF ↓ 8.5 %	61,920 SF ↓ 18.0 %
Class A Inventory For Lease	12,734 SF	14,019 SF ↓ 9.2 %	1,985 SF ↑ 542 %
Class B Inventory For Lease	36,325 SF	39,610 SF ↓ 8.3 %	54,647 SF ↓ 33.5 %
Class C Inventory For Lease	1,728 SF	1,848 SF ↓ 6.5 %	5,288 SF ↓ 67.3 %
MEDIAN Days on Market (All Office)	383 Days	396 Days ↓ 3.3 %	191 Days ↑ 101 %
Number of Office Listings	7	11 ↓ 36.4 %	23 ↓ 69.6 %
Average Asking Rent (base + CAM-all classes)	$17.79 PSF	$16.27 PSF ↑ 9.3 %	$17.52PSF ↑ 1.5 %

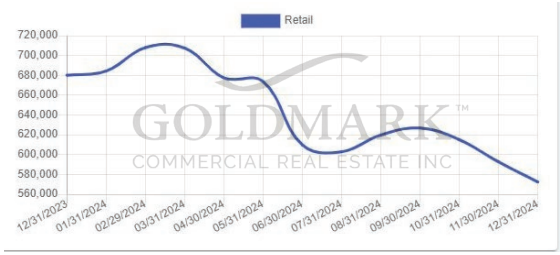
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RETAIL

RETAIL VACANCY - METRO

	METRO	FGO	WFGO	MHD
Q4-24	4.0%	4.7%	2.0%	2.7%
Q3-24	4.4%	5.2%	2.1%	2.7%
Q2-24	4.3%	5.0%	2.2%	2.8%
Q1-24	4.9%	5.2%	2.9%	5.4%
Q4-23	4.8%	5.1%	1.9%	6.0%

TOTAL INVENTORY FOR LEASE (SF)



RETAIL MARKET DATA - METRO	As of 12/31/2024	QOQ - 9/30/2024	YOY - 12/31/2023
Total Retail Inventory for Lease	572,353 SF	626,854 SF ↓ 8.7 %	680,100 SF ↓ 15.8 %
MEDIAN Days on Market	344 Days	419 Days ↓ 17.9 %	390 Days ↓ 11.8 %
Number of Retail Listings	131	130 ↑ 0.8 %	126 ↑ 4.0 %
Average Asking Rent (base+CAM)	$23.60 PSF	$23.40 PSF ↑ 0.8 %	$22.91 PSF ↑ 3.0 %

2025 Prediction: Permits for new retail in 2024 were down big. Expect tight supply to hold vacancy rates below 4% through 2025.

Summary: Our prediction for the local retail sector in 2024—declining inventory paired with modest price growth—was spot on with the market results. The real surprise was the pace of the inventory decline, with metro-wide retail vacancy ending 2024 at 3.97%, the lowest since we started tracking in 2019. Both West Fargo and Moorhead ended 2024 under 3% (2.0% and 2.7% respectively), while Fargo clocked in a bit higher at 4.7%. Yes, higher vacancy pockets remain, such as Downtown Fargo and new construction retail in areas of South Fargo. However, the overall retail market is doing remarkably well. After Q3's slow leasing activity, it seems pent-up demand was released in Q4 with over 72k SF leased across 15 deals. That is an average of over 4,800 SF per lease—the highest quarterly average on record since 2019. That 72k SF also marks the second-highest quarterly leasing total in our dataset. Finally, net absorption finished strong at +133k SF for the year, and the steady pace of lease transactions since early 2021 has helped underscore the market's health. While the office and industrial sectors have had most of the headlines for different reasons, our retail market is showing it shouldn't be overlooked as a robust asset class in our metro.

*Note: West Acres Mall vacancy is not reflected in this data.

RETAIL VACANCY - FARGO

	CITY	S I-94	N I-94	D.T.
Q4-24	4.7%	5.7%	3.0%	13.8%
Q3-24	5.2%	5.7%	3.8%	13.8%
Q2-24	5.0%	5.3%	4.0%	12.2%
Q1-24	5.2%	5.9%	3.7%	14.8%
Q4-23	5.1%	6.8%	3.2%	13.7%

RETAIL MARKET DATA - FARGO	As of 12/31/2024	QOQ - 9/30/2024	YOY - 12/31/2023
Total Retail Inventory for Lease	471,837 SF	523,980 SF ↓ 10.0 %	506,911 SF ↓ 6.9 %
MEDIAN Days on Market (All Office)	364 Days	426 Days ↓ 14.6 %	433 Days ↓ 15.9 %
Number of Retail Listings	109	109 ↔ 0.0 %	104 ↑ 4.8 %
Average Asking Rent (base + CAM)	$23.43 PSF	$22.96 PSF ↑ 2.1 %	$22.97 PSF ↑ 2.0 %

RETAIL VACANCY - WEST FARGO

	CITY	S I-94	N I-94
Q4-24	2.0%	4.7%	0.5%
Q3-24	2.1%	4.6%	0.6%
Q2-24	2.2%	5.0%	0.7%
Q1-24	2.9%	6.1%	1.0%
Q4-23	1.9%	4.1%	0.7%

RETAIL MARKET DATA - WEST FARGO	As of 12/31/2024	QOQ - 9/30/2024	YOY - 12/31/2023
Total Retail Inventory for Lease	40,181 SF	40,788 SF ↓ 1.5 %	37,772 SF ↑ 6.4 %
MEDIAN Days on Market (All Office)	186 Days	252 Days ↓ 26.2 %	362 Days ↓ 48.6 %
Number of Retail Listings	11	11 ↔ 0.0 %	9 ↑ 22.2 %
Average Asking Rent (base + CAM)	$27.64 PSF	$26.64 PSF ↓ 13.4 %	$25.41 PSF ↑ 8.8 %

RETAIL VACANCY - MOORHEAD

	CITY	S-MAIN	N-MAIN	D.T.
Q4-24	2.7%	2.9%	3.0%	1.4%
Q3-24	2.7%	3.8%	3.0%	0.8%
Q2-24	2.8%	3.8%	3.3%	0.7%
Q1-24	5.4%	10.3%	3.3%	1.0%
Q4-23	6.0%	10.0%	5.8%	1.3%

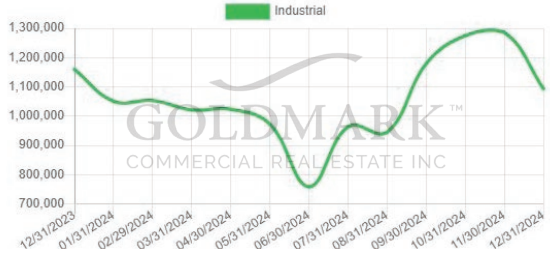
RETAIL MARKET DATA - MOORHEAD	As of 12/31/2024	QOQ - 9/30/2024	YOY - 12/31/2023
Total Retail Inventory for Lease	60,335 SF	62,086 SF ↓ 2.8 %	135,417 SF ↓ 55.5 %
MEDIAN Days on Market (All Office)	251 Days	300 Days ↓ 16.3 %	334 Days ↓ 24.9 %
Number of Retail Listings	11	10 ↑ 10.0 %	13 ↓ 15.4 %
Average Asking Rent (base + CAM)	$21.20 PSF	$24.65 PSF ↑ 1.6 %	$20.67 PSF ↑ 2.6 %

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INDUSTRIAL VACANCY - METRO

	METRO	FGO	WFGO	MHD
Q4-24	2.9%	3.8%	0.4%	1.3%
Q3-24	3.4%	3.9%	1.2%	1.3%
Q2-24	2.0%	2.6%	0.4%	0.9%
Q1-24	2.6%	3.2%	1.0%	2.1%
Q4-23	3.1%	4.1%	0.9%	1.0%

TOTAL INVENTORY FOR LEASE (SF)



INDUSTRIAL MARKET DATA - METRO	As of 12/31/2024	QOQ - 9/30/2024	YOY - 12/31/2023
Total Industrial Inventory for Lease	1,093,452 SF	1,179,414 SF ↓ 7.3 %	1,159,441 SF ↓ 5.7 %
MEDIAN Days on Market	166 Days	133 Days ↑ 24.8 %	190 Days ↓ 12.6 %
Number of Industrial Listings	80	75 ↑ 6.7 %	38 ↑ 111 %
Average Asking Rent (base+CAM)	$10.12 PSF	$9.94 PSF ↑ 1.8 %	$9.50 PSF ↑ 6.5 %
2025 Prediction: Wash-rinse-repeat. 2025 will look an awful lot like 2024 we believe. Inventory goes lower, prices stay strong.			

Summary: Our 2024 industrial forecast—declining inventory paired with rising prices—aligned closely with reality. After vacancy rates climbed in 2023, inventory fell in 2024 by 4.4% in Fargo and over 50% in West Fargo. Moorhead's inventory rose by 45%, but its vacancy rate remains exceptionally low at 1.3%, second only to West Fargo's 0.4%.While the double-digit rent growth of 2022 and 2023 eased in 2024, asking rents still increased by a healthy 6.5% YOY. With substantial new inventory coming online, the market set a record for space leased in our data going back to 2019, with over 670k SF leased across 68 deals. Of this, 265k SF was leased in Q4 alone—the second-highest quarterly total since 2019. These results were bolstered by two significant deals that were nice bookends to 2024: 100k SF leased early in the year and 200k SF in Q4. The average lease size for 2024 was just under 9,900 SF, slightly below 2023's 10,800 SF, but the total number of deals surged, with 68 leases in 2024 compared to 40 in 2023. Overall, the industrial market remains strong. With new industrial construction permits slowing in 2024, we anticipate continued stability heading into 2025.

INDUSTRIAL VACANCY - FARGO

	CITY	S I-94	N I-94	D.T.
Q4-24	3.8%	4.9%	2.8%	6.3%
Q3-24	3.9%	3.9%	3.1%	1.5%
Q2-24	2.6%	4.3%	2.4%	1.5%
Q1-24	3.2%	3.5%	3.2%	1.5%
Q4-23	4.1%	4.1%	4.1%	1.6%

INDUSTRIAL MARKET DATA - FARGO	As of 12/31/2024	QOQ - 9/30/2024	YOY - 12/31/2023
Total Industrial Inventory for Lease	1,005,298 SF	1,032,750 SF ↓ 2.7 %	1,051,708 SF ↓ 4.4 %
MEDIAN Days on Market (All Office)	236 Days	166 Days ↑ 42.2 %	200 Days ↑ 18.0 %
Number of Industrial Listings	46	39 ↑ 18.0 %	26 ↑ 76.9 %
Average Asking Rent (base + CAM)	$10.25 PSF	$10.37 PSF ↓ 1.1 %	$9.10 PSF ↑ 12.7 %

INDUSTRIAL VACANCY - WEST FARGO

	CITY	S I-94	N I-94
Q4-24	0.4%	1.4%	0.4%
Q3-24	1.2%	1.4%	1.2%
Q2-24	0.4%	1.4%	0.4%
Q1-24	1.0%	1.4%	1.0%
Q4-23	0.9%	1.4%	0.9%

INDUSTRIAL MARKET DATA - WEST FARGO	As of 12/31/2024	QOQ - 9/30/2024	YOY - 12/31/2023
Total Industrial Inventory for Lease	35,060 SF	95,740 SF ↓ 63.4 %	71,201 SF ↓ 50.8 %
MEDIAN Days on Market (All Office)	55 Days	80 Days ↓ 31.3 %	131 Days ↓ 58.0 %
Number of Industrial Listings	10	11 ↓ 9.1 %	7 ↑ 42.9 %
Average Asking Rent (base + CAM)	$10.21 PSF	$9.39 PSF ↑ 8.8 %	$9.04 PSF ↑ 12.9 %

INDUSTRIAL VACANCY - MOORHEAD

	CITY	S-MAIN	N-MAIN	D.T.
Q4-24	1.3%	1.4%	1.2%	NA
Q3-24	1.3%	1.3%	1.3%	NA
Q2-24	0.9%	1.1%	0.5%	NA
Q1-24	2.1%	3.0%	0.7%	NA
Q4-23	1.0%	1.6%	NA	NA

INDUSTRIAL MARKET DATA - MOORHEAD	As of 12/31/2024	QOQ - 9/30/2024	YOY - 12/31/2023
Total Industrial Inventory for Lease	53,094 SF	50,924 SF ↑ 4.3 %	36,532 SF ↑ 45.3 %
MEDIAN Days on Market (All Office)	110 Days	90 Days ↑ 22.2 %	55 Days ↑ 100 %
Number of Industrial Listings	24	25 ↓ 4.0 %	5 ↑ 380 %
Average Asking Rent (base + CAM)	$9.82 PSF	$9.50 PSF ↑ 3.4 %	$12.24 PSF ↓ 19.8 %

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Our long standing success continues to this day, with a team of expert agents that consistently lead the market in transaction volume and
Client satisfaction.

FM Metro CRE Market Experience:

2020 – Present

- Completed over 625 commercial real estate deals
- Contracted, leased or sold over $415 million in commercial real estate transactions
- Leased over 2 million SF of commercial space
- Sold over $145 million of commercial & agricultural land



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CASH FLOW

ANALYSIS INFORMATION	
Analysis Start Date	3/1/2024
Property Size (SF)	119,554
Hold Period	5 Years
In-Place Occupancy	46.0%

CAPITALIZATION RATE	
In-Place Cap Rate	4.5%
Year 1 Cap Rate	4.8%

DEBT YIELD & CONSTANT	
Debt Yield (Tranche A)	8.78%
Total Debt Yield	8.78%
Debt Constant (Tranche A)	3.86%
Debt Constant (Tranche B)	--
Blended Debt Constant	3.86%
Blended Cost of Capital	1.00%

DEBT SERVICE COVERAGE RATIO	
Avg. DSC Ratio (NOI)	2.16
Avg. DSC Ratio (CF)	0.96

BASIS		$/SF
Purchase Price	$10,500,000	$87.83
Acquisition Costs	$105,000	$0.88
Acquisition Costs %	1.00%	
Initial Loan Fees	$57,750	$0.48
INITIAL BASIS	$10,662,750	$89.19
Tenant Improvements	$2,597,771	$21.73
Leasing Commissions	$451,672	$3.78
Other CapEx	$296,762	$2.48
NOI Shortage(s)	$0	$0.00
ALL-IN BASIS	$14,008,955	$117.18

TERMINAL YIELD ON COST		$/SF
Terminal NOI	$1,718,191	$14.37
Yield On Cost	12.3%	

DEBT ASSUMPTIONS	TRANCHE A	TRANCHE B
Loan Funding Date	3/1/2024	--
Loan Funding Amount	$5,775,000	$0
Equity Requirement	$4,725,000	$0
Loan-To-Value (LTV)	55%	--
Term (Months)	60	--
Interest Rate	SOFR + 400	--
Interest Only Period (Months)	12	--
Amortization (Months)	360	--
Loan Origination Fee	1.00%	--
Exit Loan Fee	0.00%	--
Total Loan Amount	$7,313,489	--
Total Loan-To-Cost (LTC)	52%	--
Loan Repayment Amount	$7,027,077	--

"GOOD NEWS" FUNDING	TRANCHE A	TRANCHE B
"Good News" Period (Months)	24	--
TI Funding %	55%	--
Commission Funding %	55%	--
Other Capital Funding %	55%	--
Total "Good News" Funded	$1,538,489	--

INTERNAL RATE OF RETURN (IRR)	
Unleveraged IRR	16.0%
Leveraged IRR	23.0%

CASH YIELD	
Avg. Unleveraged Cash Yield	5.6%
Avg. Leveraged Cash Yield	6.6%

YIELD ON COST	
Avg. Unleveraged Yield On Cost	9.4%

EQUITY MULTIPLE	
Contributions	$5,667,677
Distributions	$14,773,132
Equity Multiple	2.61

VALUATION CONCLUSIONS		
Cash Flow NPV	$1,363,295	12.9%
Residual NPV	$9,241,705	87.1%
Total NPV	$10,605,000	100.0%

	IN-PLACE Mar-2024	$/SF	PURCHASE ACTIVITY	YEAR 1 Feb-2025	YEAR 2 Feb-2026	YEAR 3 Feb-2027	YEAR 4 Feb-2028	YEAR 5 Feb-2029	YEAR 6 Feb-2030	YEAR 7 Feb-2031	YEAR 8 Feb-2032	YEAR 9 Feb-2033	YEAR 10 Feb-2034	YEAR 11 Feb-2035	YEAR 12 Feb-2036
Purchase Price			($10,500,000)												
Acquisition Costs			($105,000)												
Effective Gross Revenue	$1,299,876	$10.87		$1,336,253	$1,930,851	$2,467,000	$2,517,005	$2,526,041	$2,691,603	$2,738,213	$2,886,573	$2,561,011	$2,659,999	$3,143,267	$3,138,094
Operating Expenses	($593,156)	($4.96)		($594,251)	($625,943)	($656,227)	($672,283)	($687,473)	($707,531)	($724,806)	($745,323)	($752,024)	($771,874)	($803,673)	($821,253)
Real Estate Taxes	($235,000)	($1.97)		($235,000)	($240,875)	($246,897)	($253,069)	($259,396)	($265,881)	($272,528)	($279,341)	($286,325)	($293,483)	($300,820)	($308,340)
NET OPERATING INCOME	**$471,720**	**$3.95**		**$507,002**	**$1,064,033**	**$1,563,876**	**$1,591,653**	**$1,579,171**	**$1,718,191**	**$1,740,880**	**$1,861,909**	**$1,522,662**	**$1,594,643**	**$2,038,774**	**$2,008,501**
Tenant Improvements				($774,510)	($1,430,756)	($152,551)	$0	($239,955)	($24,595)	($230,433)	($64,136)	($892,351)	($566,689)	$0	($203,757)
Leasing Commissions				($118,836)	($234,336)	($33,381)	$0	($65,118)	($5,382)	($50,423)	($14,034)	($195,265)	($138,272)	$0	($44,586)
Other Capital Expenditures				($117,933)	($120,881)	($18,841)	($19,312)	($19,795)	($20,290)	($20,797)	($21,317)	($21,850)	($22,396)	($22,956)	($23,530)
TOTAL CAPITAL COSTS				($1,011,279)	($1,785,973)	($204,773)	($19,312)	($324,868)	($50,267)	($301,653)	($99,487)	($1,109,465)	($727,357)	($22,956)	($271,873)
CASH FLOW BEFORE DEBT SERVICE				**($504,277)**	**($721,939)**	**$1,359,103**	**$1,572,341**	**$1,254,303**	**$1,667,924**	**$1,439,227**	**$1,762,423**	**$413,197**	**$867,287**	**$2,015,818**	**$1,736,627**
ANNUAL DEBT SERVICE				($516,606)	($575,593)	($594,367)	($593,334)	($595,500)	$0	$0	$0	$0	$0	$0	$0
Debt Service Coverage Ratio (NOI)				0.98	1.85	2.63	2.68	2.65	--	--	--	--	--	--	--
Debt Service Coverage Ratio (CF)				(0.98)	(1.25)	2.29	2.65	2.11	--	--	--	--	--	--	--
"GOOD NEWS" FUNDING				$556,204	$982,285	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
CASH FLOW AFTER DEBT SERVICE				**($464,680)**	**($315,248)**	**$764,735**	**$979,007**	**$658,803**	**$1,667,924**	**$1,439,227**	**$1,762,423**	**$413,197**	**$867,287**	**$2,015,818**	**$1,736,627**
Loan Funding			$5,775,000												
Loan Origination Fees			($57,750)												
Cash Flow Reserves				$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cash Flow Reserves Funding				$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Loan Maturity								($7,027,077)							
Exit Loan Fee							($17,958)	($17,770)							
Residual Sale Price								$19,636,465							
Disposition Costs								($203,072)							
EQUITY CONTRIBUTIONS / DISTRIBUTIONS			($4,887,750)	**($464,680)**	**($315,248)**	**$764,735**	**$961,048**	**$13,047,348**	**$1,667,924**	**$1,439,227**	**$1,762,423**	**$413,197**	**$867,287**	**$2,015,818**	**$1,736,627**
Cash Yield - Unleveraged				-4.8%	-6.8%	12.8%	14.8%	11.8%							
Cash Yield - Leveraged				-9.5%	-6.4%	15.6%	20.0%	13.5%							
Yield On Cost - Unleveraged				4.4%	7.9%	11.5%	11.7%	11.3%							
Avg. Physical Occupancy		77.8%		49.2%	77.1%	87.4%	87.7%	87.8%	87.9%						

1 502 N First Ave - Exchange Building

Fargo, North Dakota 58102 (Cass County) - Downtown Fargo Submarket

★★★☆☆

Office

Property Summary

RBA (% Leased)	20,000 SF (100%)
Built	1902
Stories	3
Typical Floor	6,666 SF
Tenancy	Multiple
Available	4,775 - 10,215 SF
Max Contiguous	5,440 SF
Asking Rent	$13.50 - 17.50 SF/Year/TBD
Parking Spaces	9 (0.45/1,000 SF)



Property Details

Land Area	0.24 AC (10,454 SF)	Building FAR	1.91
Owner Occupied	No	Zoning	DMU
Parcel	01-1520-00120-000		

For Lease Summary

Number of Spaces	2	Smallest Space	4,775 SF
Max Contiguous	5,440 SF	Vacant	0 SF
% Leased	100%	Asking Rent	$13.50 - 17.50 SF/Year
Service Type	TBD	Office Available	10,215 SF

Amenities

- Air Conditioning
- Central Heating
- Natural Light
- Smoke Detector

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	101	Office	Direct	5,440	5,440	5,440	$17.50 TBD	30 Days	Negotiable
P 2	201	Office	Direct	4,775	4,775	4,775	$13.50 TBD	30 Days	Negotiable

Previous Sale

Sale Date	2/27/2015	Sale Price	$1,125,000 ($56.25/SF)
Comp ID	3254911	Sale Type	Investment
Comp Status	Research Complete		

Transportation

Parking Details	9 Surface Spaces; Ratio of 0.45/1,000 SF	
Traffic Volume	5,851 on 5th St N (2025); 2,064 on Np Ave (2025); 2,142 on 2nd Ave N (2023); 6,031 on 1st Ave N (2025); 2,108 on 2nd Ave N (2025); 4,364 on N Broadway Dr (2025); 6,124 on 5th St N (2025); 4,920 on 7th Ave N (2021); 5,547 on 2nd Ave N (2025); 6,406 on 1st Ave N (2025)	
Commuter Rail	Fargo Amtrak Station	6 min walk
Airport	Hector International	9 min drive

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1 502 N First Ave - Exchange Building

Fargo, North Dakota 58102 (Cass County) - Downtown Fargo Submarket

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Office

Transportation (Continued)

Walk Score ®	Walker's Paradise (95)
Transit Score ®	Some Transit (43)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Replay Games	1	4,194	5	Apr 2018	-
Three Affiliated Tribes	2	1,649	2	Jun 2019	-
Narrative	3	1,050	5	Jul 2016	-
Fargo Monthly	3	800	30	Nov 2017	-
Fargo-Moorhead Area Foundation	2	500	6	Oct 2022	-

Showing 5 of 5 Tenants

Contact Details

Primary Leasing Company

Goldmark Commercial Real Estate, Inc.
2000 44th St, Suite 102
Fargo, ND 58103 USA
(701) 235-2900
www.goldmarkcommercial.com

Aaron Hill
Commercial Agent
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Recorded Owner

DFI Telephone Building LLC
210 Broadway N, Suite 300
Fargo, ND 58102 USA
www.kilbournegroup.com

True Owner

Kilbourne Group
210 Broadway N, Suite 300
Fargo, ND 58102 USA
(701) 237-2279
www.kilbournegroup.com

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2 1042 E 14th Ave

West Fargo, North Dakota 58078 (Cass County) - Fargo Submarket

★★☆☆☆

Office

Property Summary

RBA (% Leased)	23,560 SF (100%)
Built	1979
Stories	2
Typical Floor	11,780 SF
Tenancy	Multiple
Available	600 - 2,240 SF
Max Contiguous	857 SF
Asking Rent	$13.00 SF/Year/NNN
Parking Spaces	50 (2.12/1,000 SF)



Property Details

Land Area	1.97 AC (85,813 SF)	Building FAR	0.27
Owner Occupied	No	Zoning	C
Parcel	02-2960-00035-000		

For Lease Summary

Number of Spaces	3	Smallest Space	600 SF
Max Contiguous	857 SF	Vacant	0 SF
% Leased	100%	Asking Rent	$13.00 SF/Year
Service Type	Triple Net	CAM	$4.00/SF
Office Available	2,240 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 2	206A	Office	Direct	857	857	857	$13.00 NNN	30 Days	Negotiable
P 2	206B	Office	Direct	783	783	783	$13.00 NNN	30 Days	Negotiable
P 2	209	Office	Direct	600	600	600	$13.00 NNN	30 Days	Negotiable

Previous Sale

Sale Date	12/29/2023	Sale Price	$1,399,900 ($59.42/SF)
Comp ID	6626632	Sale Type	Investment
Comp Status	Research Complete		

Transportation

Parking Details	50 Surface Spaces; Ratio of 2.12/1,000 SF	
Traffic Volume	11,851 on 9th St E (2025); 14,585 on 6th St E (2021); 1,695 on 9th St E (2025); 15,329 on 13th Ave E (2025); 14,654 on 13th Ave E (2024); 10,593 on 13th Ave E (2025); 11,190 on 19th Ave E (2021); 13,114 on 9th St E (2025); 11,720 on 9th St E (2021); 1,832 on 13th Ave E (2025)	
Commuter Rail	Fargo Amtrak Station	13 min drive
Airport	Hector International	17 min drive

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2 1042 E 14th Ave

West Fargo, North Dakota 58078 (Cass County) - Fargo Submarket

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Office

Transportation (Continued)

Walk Score ®	Very Walkable (72)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Multi Technical Publication Services	2	3,000	25	Oct 2009	-
The YMCA	1	1,950	20	Apr 2016	-
Holiness in Christ Ministries	2	840	-	Sep 2017	-
F M Counselor	Unk	450	3	Sep 2016	-
F E D Resource	2	300	2	Jul 2016	-

Showing 5 of 8 Tenants

Contact Details

Primary Leasing Company

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www.propertyresources-mgroup.co

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Tyler Brandt Commercial Agent	tyler@prgcommercial.com	(701) 499-3905

Recorded Owner

Aardvark Investments Llc

True Owner

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Tyler Brandt Commercial Agent	tyler@prgcommercial.com	(701) 499-3905

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3 1100 32nd Ave S

Moorhead, Minnesota 56560 (Clay County) - Fargo Submarket

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Office

Property Summary

RBA	25,000 SF
Built	1980
Stories	2
Typical Floor	12,500 SF
Tenancy	Multiple
Asking Rent	Withheld
Parking Spaces	69 (2.76/1,000 SF)



Property Details

Land Area	3.78 AC (164,657 SF)	Building FAR	0.15
Owner Occupied	No	Zoning	c
Parcel	58-060-5040		

Previous Sale

Sale Date	7/16/2024	Sale Price	$1,820,000 ($72.8/SF)
Comp ID	6787969	Sale Type	Investment
Comp Status	Research Complete		

Transportation

Parking Details	69 Surface Spaces; Ratio of 2.76/1,000 SF	
Traffic Volume	3,257 on 9th St S (2025); 8,454 on 9th St S (2025); 3,931 on 30th Ave S (2025); 3,876 on 30th Ave S (2024); 3,720 on Belsly Blvd (2025); 8,470 on 9th St S (2022); 9,089 on 9th St S (2025); 9,173 on 9th St S (2023); 3,325 on 9th St S (2025); 16,273 on 32nd Ave S (2025)	
Commuter Rail	Fargo Amtrak Station	9 min drive
Airport	Hector International	17 min drive
Walk Score ®	Somewhat Walkable (59)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Little Discoveries Learning Center	1	12,000	-	Aug 2017	-
Karissa Schmoll Counseling	2	1,800	12	Sep 2016	-
Icon Systems Inc	2	750	5	Jul 2016	-
Alternative Corrections	1	500	2	Oct 2024	-
Game Changer Sports Cards	1	500	-	Oct 2023	-

Showing 5 of 8 Tenants

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3 1100 32nd Ave S

Moorhead, Minnesota 56560 (Clay County) - Fargo Submarket

★★☆☆☆

Office

Contact Details

Primary Leasing Company

JM Partnership 1100 32nd Ave S Moorhead, MN 56560 USA (701) 205-6155	**Mikel Magnell**	mwmagnell@gmail.com	(701) 205-6155

Recorded Owner

JM Partnership LLC
10049 28th Ave N
Glyndon, MN 56547 USA
(701) 205-6155

True Owner

JM Partnership LLC 10049 28th Ave N Glyndon, MN 56547 USA (701) 205-6155	**Mikel Magnell**	Info@jmpartnershipfm.com	(218) 443-8319

Property Manager

Bella Properties 1100 32nd Ave S, Suite A Moorhead, MN 56560 USA (218) 284-2020 bellaliving.com	**Jeannie Baskerville**	jbaskrvill@aol.com	(701) 730-3258

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4 401 DeMers Ave - Corporate Center

Grand Forks, North Dakota 58201 (Grand Forks County) - Downtown Grand Forks…

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Office

Property Summary

RBA	94,820 SF
Built	1999
Stories	5
Typical Floor	16,688 SF
Tenancy	Multiple
Asking Rent	Withheld



Property Details

Land Area	0.51 AC (22,216 SF)	Building FAR	4.27
Owner Occupied	No	Zoning	Commercial
Parcel	44000100269001		

Previous Sale

Sale Date	9/28/2023	Sale Price	Withheld
Comp ID	6546273	Comp Status	Public Record

Transportation

Traffic Volume	14,290 on S 4th St (2025); 13,037 on N 4th St (2024); 13,782 on S 4th St (2024); 10,672 on 1st Ave N (2025); 1,952 on Demers Ave (2025); 11,261 on Demers Ave (2025); 5,047 on Kittson Ave (2024); 4,569 on Kittson Ave (2025); 12,678 on S 3rd St (2025); 1,360 on S 5th St (2025)	
Commuter Rail	Grand Forks Amtrak Station	8 min drive
Airport	Grand Forks International	12 min drive
Walk Score ®	Very Walkable (74)	
Transit Score ®	Some Transit (31)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Alerus	1–2	27,964	111	Jan 1999	-
Brady Martz and Associates	3–4	25,964	85	Jan 1999	-
Camrud, Maddock, Olson & Larson	5	18,964	19	Jan 1999	-

Showing 3 of 3 Tenants

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4

401 DeMers Ave - Corporate Center

Grand Forks, North Dakota 58201 (Grand Forks County) - Downtown Grand Forks…

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Office

Contact Details

Recorded Owner

Adesina Samson Fadairo

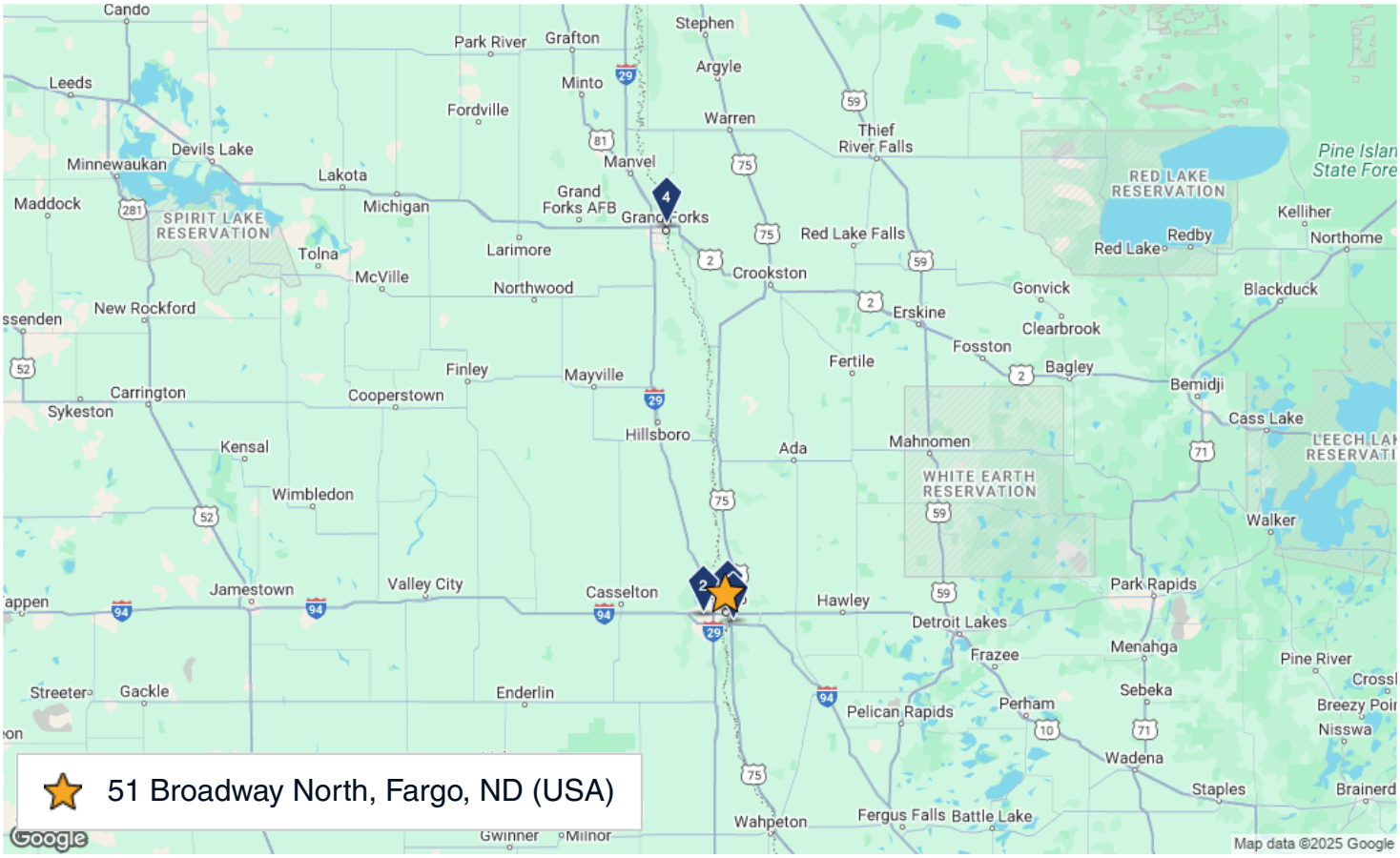
Fadairo Omolara Omodele

Architect

Jlg Architects
124 3rd St N, Suite 300
Grand Forks, ND 58201 USA
(701) 746-1727
jlgarchitects.com

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Property Map & List Report



Property Summary Statistics

Property Attributes	Low	Average	Median	High
Building SF	20,000 SF	40,845 SF	24,280 SF	94,820 SF
Year Built	1902	1965	1980	1999
Stories	2	3	3	5
Typical Floor SF	6,666 SF	11,909 SF	12,140 SF	16,688 SF
Available SF	2,240 SF	6,228 SF	6,228 SF	10,215 SF
Asking Rent Per SF/YR	$13.00	$15.16	$14.25	$17.50
Availability %	9.5%	7.6%	18.4%	27.3%
Vacancy %	0.0%	0.0%	0.0%	0.0%
Asking Price Per SF	-	-	-	-
Cap Rate	-	-	-	-
Star Rating	★★☆☆☆ 2	★★☆☆☆ 2.5	★★☆☆☆ 2.5	★★★☆☆ 3

Property List

	Property Name/ Address	Type	Built/ Renovated	Size (% Leased)	SF Available	Asking Rent	Asking Price (Cap Rate)
1	Exchange Building 502 N First Ave	Office ★★★☆☆	1902	20,000 SF (100%)	4,775 - 10,215	$13.50 - 17.50 SF/Year/TBD	Not For Sale

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Property List (Continued)

	Property Name/ Address	Type	Built/ Renovated	Size (% Leased)	SF Available	Asking Rent	Asking Price (Cap Rate)
	Fargo, North Dakota 58102						
2	1042 E 14th Ave West Fargo, North Dakota…	Office ★★☆☆☆	1979	23,560 SF (100%)	600 - 2,240	$13.00 SF/Year/NNN	Not For Sale
3	1100 32nd Ave S Moorhead, Minnesota 56…	Office ★★☆☆☆	1980	25,000 SF	-	Withheld	Not For Sale
4	Corporate Center 401 DeMers Ave Grand Forks, North Dakota..	Office ★★★☆☆	1999	94,820 SF	-	Withheld	Not For Sale

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1 520 Main Ave - Bank of the West Tower

Fargo, North Dakota 58103 (Cass County) - Downtown Fargo Submarket

★★☆☆☆

Office

Property Summary

RBA	203,105 SF
Built	1972
Stories	12
Typical Floor	8,600 SF
Tenancy	Single
Asking Rent	Withheld
Parking Spaces	510 (4.82/1,000 SF)



Property Details

Land Area	1.72 AC (74,923 SF)	Building FAR	2.71
Owner Occupied	Yes	Zoning	C
Parcel	01-2112-00090-060		

Previous Sale

Sale Date	7/27/2021	Sale Price	Withheld
Comp ID	5644118	Comp Status	Research Complete
Sale Conditions	Entity Buy/Membership Interests		

Transportation

Parking Details	400 Surface Spaces @ $50.00/month; 110 Covered Spaces @ $75.00/month; Ratio of 4.82/1,000 SF	
Traffic Volume	931 on I- 94 Bus (2025); 18,990 on 7th St S (2025); 17,162 on 7th St S (2025); 16,851 on 6th St S (2025); 4,284 on 4th St S (2025); 4,825 on Np Ave (2023); 5,626 on 2nd Ave N (2023); 4,759 on Np Ave (2025); 1,443 on 1st Ave S (2025); 7,330 on I- 94 Bus (2025)	
Commuter Rail	Fargo Amtrak Station	10 min walk
Airport	Hector International	9 min drive
Walk Score ®	Walker's Paradise (93)	
Transit Score ®	Some Transit (43)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Bell Bank	1–12	136,350	492	Jun 2024	-

Showing 1 of 1 Tenants

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1 520 Main Ave - Bank of the West Tower

Fargo, North Dakota 58103 (Cass County) - Downtown Fargo Submarket

★★☆☆☆

Office

Contact Details

Primary Leasing Company

Goldmark Commercial Real Estate, Inc.
2000 44th St, Suite 102
Fargo, ND 58103 USA
(701) 235-2900
www.goldmarkcommercial.com

Recorded Owner

Bell Bk
320 32nd Ave
West Fargo, ND 58078 USA
(701) 866-1006

True Owner

Epic Management - Boulevard Square 3140 Bluestem Dr West Fargo, ND 58078 USA (701) 866-1006 epiccompaniesnd.com	**Todd Berning** President	toddberning@gmail.com	(701) 740-0237

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1 520 Main Ave - Bank of the West Tower

Fargo, ND 58103 (Cass County) - Downtown Fargo Submarket

★★☆☆☆ Office

Sale Summary

Sold	7/27/2021
Sale Price	Not Disclosed
RBA (% Leased)	203,105 SF (100%)
Built	1972
Land Area	1.72 AC/74,923 SF
Sale Comp Status	Research Complete
Sale Comp ID	5644118
Parcel Numbers	01-2112-00090-010 +3
Sale Conditions	Entity Buy/Membership Interests



Contacts

Type	Name	Location	Phone
Recorded Buyer	Bell Bk	West Fargo, ND 58078	(701) 866-1006
True Buyer	Epic Management - Boulevard Square	West Fargo, ND 58078	(701) 866-1006
Contacts	Todd Berning (701) 740-0237		
Recorded Seller	Bank of Montreal	Fargo, ND 58124	(701) 293-2200
True Seller	Bank of Montreal	Fargo, ND 58124	(701) 293-2200
Contacts	Brent Srejama (701) 293-2200		

Transaction Details

Sale Date	7/27/2021	Sale Price	Not Disclosed
Hold Period	9 Months	Recording Date	7/28/2021
Zoning	C	% Improved	80.12%
Document Number	000001640367		
Sale Conditions	Entity Buy/Membership Interests		
Parcel Number	01-2112-00090-060		

Transaction Notes

On August 18, 2021 the 105,890 SF office at 520 Main Ave in Fargo, ND was sold for an undisclosed amount. This was an off-market deal between the buyer and seller. The property is located on 1.7 acres of land and currently zoned commercial. Recorded documents were not available at time of publication.

All information on this comparable is based on public documents.

Assessment At Sale

Assessed Year	Total Assessed	Improved Assessed	Land Assessed	% Improved	Tax Amount
2021	$5,213,800	$4,177,300	$1,036,500	80.12%	$315,318.88

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
7/27/2021	Not Disclosed	Individual Property	Epic Management - Boulevard Square	Bank of Montreal

Property Tax Resources

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1 520 Main Ave - Bank of the West Tower

Fargo, ND 58103 (Cass County) - Downtown Fargo Submarket

★★☆☆☆ Office

Sale History (Continued)

Sale Date	Price	Sale Type	Buyer	Seller
10/7/2020	Not Disclosed	Individual Property*	City of Fargo	Wells Fargo & Company

*Non-arms Length Sale Comp

Tenants at Sale

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Medical Practice Consultants Inc	Unk	1,200	6	Sep 2013	-
Gary Cavett & Company	7	900	6	-	-
HUB International	8	-	1	-	-
Bank of Montreal	Unk	-	2	-	-
Nai North Central	7	-	-	-	-

Showing 5 of 5 Tenants

Property Details

Tenancy	Single	Owner Occupied	Yes
Stories	12	Typical Floor	8,600 SF
Class	B	Building FAR	2.71
Parking Spaces	400 Surface Spaces @ $50/month; 110 Covered Spaces @ $75/month; Ratio of 4.82/1,000 SF		

Property Tax Resources

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1 520 Main Ave - Bank of the West Tower

Fargo, ND 58103 (Cass County) - Downtown Fargo Submarket

★★☆☆☆

Office



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2 3350 38th Ave S

Fargo, North Dakota 58104 (Cass County) - Stone Bridge Submarket

★★★☆☆

Office

Property Summary

RBA	41,686 SF
Built	2003
Stories	2
Typical Floor	20,843 SF
Tenancy	Single
Asking Rent	Withheld



Property Details

Land Area	5.17 AC (225,233 SF)	Building FAR	0.19
Owner Occupied	No	Zoning	GC
Parcel	01-6990-00301-000		

Previous Sale

Sale Date	12/26/2007	Sale Price	$6,350,000 ($152.33/SF)
Comp ID	4682449	Sale Type	Owner User
Comp Status	Research Complete		

Transportation

Traffic Volume	1,786 on 36th St S (2025); 5,905 on 38th Ave SW (2025); 4,688 on 40th Ave S (2024); 8,051 on 36th St S (2025); 4,488 on 40th Ave S (2025); 3,373 on 41st Ave S (2025); 3,542 on 41st Ave S (2025); 2,350 on 40th Ave S (2021); 2,380 on 40th Ave S (2025); 5,740 on 32nd St S (2025)	
Commuter Rail	Fargo Amtrak Station	14 min drive
Airport	Hector International	18 min drive
Walk Score ®	Car-Dependent (15)	
Transit Score ®	Minimal Transit (15)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ulteig	1–2	41,686	277	Jul 2008	-

Showing 1 of 1 Tenants

Contact Details

True Owner

Christianson Companies
4609 33rd Ave S, Suite 400
Fargo, ND 58104 USA
(701) 281-9500
christiansoncompanies.com

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3 4321 20th Ave S

Fargo, North Dakota 58103 (Cass County) - West Acres Submarket

★★★☆☆

Office

Property Summary

RBA	92,000 SF
Built	1997
Stories	2
Typical Floor	46,000 SF
Tenancy	Multiple
Asking Rent	Withheld
Parking Spaces	500 (5.43/1,000 SF)



Property Details

Land Area	4.75 AC (206,910 SF)	Building FAR	0.44
Owner Occupied	No	Parcel	01-0512-00050-000

Previous Sale

Sale Date	2/18/2013	Sale Price	$2,701,943 ($29.37/SF)
Comp ID	2710838	Sale Type	Investment
Comp Status	Research Complete	Sale Conditions	Investment Triple Net

Transportation

Parking Details	500 Surface Spaces; Ratio of 5.43/1,000 SF	
Traffic Volume	3,850 on 20th Ave S (2025); 48,871 on 42nd St (2025); 14,287 on 19th Ave S (2024); 14,156 on 19th Ave S (2025); 65,170 on 45th St S (2021); 1,668 on 42nd St S (2025); 2,429 on 42nd St S (2025); 13,050 on 20th Ave S (2021); 12,870 on Not Available (2020); 1,160 on 45th St S (2021)	
Commuter Rail	Fargo Amtrak Station	12 min drive
Airport	Hector International	16 min drive
Walk Score ®	Car-Dependent (42)	
Transit Score ®	Some Transit (26)	

Contact Details

Recorded Owner

Comstock Land Company, LLC
3102 26th Ave
Fargo, ND 58103 USA

True Owner

Kjos Investments
2852 Thunder Rd
Fargo, ND 58104 USA
(701) 277-9333
kjosinvestments.com

Monte Kjos
Owner

monte@comstockland.com

(701) 277-9333 X2

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4 1701 38th St S

Fargo, North Dakota 58103 (Cass County) - West Acres Submarket

★★★☆☆

Office

Property Summary

RBA (% Leased)	28,734 SF (100%)
Built	1974
Stories	2
Typical Floor	14,367 SF
Tenancy	Single
Available	11,542 - 27,558 SF
Max Contiguous	16,016 SF
Asking Rent	$14.00 SF/Year/NNN
Parking Spaces	110 (3.83/1,000 SF)



Property Details

Land Area	3.68 AC (160,301 SF)	Building FAR	0.18
Owner Occupied	No	Zoning	GC
Parcel	01-3800-00016-000		

For Lease Summary

Number of Spaces	2	Smallest Space	11,542 SF
Max Contiguous	16,016 SF	Vacant	0 SF
% Leased	100%	Asking Rent	$14.00 SF/Year
Service Type	Triple Net	CAM	$6.50/SF
Office Available	27,558 SF		

Amenities

- Air Conditioning
- Reception
- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office	Direct	11,542	11,542	11,542	$14.00 NNN	30 Days	Negotiable
E 2	-	Office	Direct	16,016	16,016	16,016	$14.00 NNN	30 Days	Negotiable

Previous Sale

Sale Date	7/27/2022	Sale Price	$3,550,000 ($123.55/SF)
Comp ID	6103730	Sale Type	Investment
Comp Status	Research Complete		

Transportation

Parking Details	110 Surface Spaces; Ratio of 3.83/1,000 SF
Traffic Volume	1,904 on 17th Ave S (2018); 11,421 on 39th St S (2025); 75,265 on 17th Ave S (2021); 62,788 on 17th Ave S (2025); 11,069 on I- 29 (2025); 1,211 on 35th St S (2025); 10,206 on 34th St S (2025); 4,305 on 17th Ave S (2025); 3,707 on 13th Ave S (2025); 1,574 on 17th Ave S (2025)
Commuter Rail	Fargo Amtrak Station — 10 min drive

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4 1701 38th St S

Fargo, North Dakota 58103 (Cass County) - West Acres Submarket

★★★☆☆

Office

Transportation (Continued)

Airport	Hector International	14 min drive
Walk Score ®	Car-Dependent (43)	
Transit Score ®	Some Transit (29)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
CORE Property Group	1–2	28,734	100	Dec 2024	-

Showing 1 of 1 Tenants

Contact Details

Leasing Company

Goldmark Commercial Real Estate, Inc.
2000 44th St, Suite 102
Fargo, ND 58103 USA
(701) 235-2900
www.goldmarkcommercial.com

Patrick Vesey
Senior Commercial Agent
Patrick.Vesey@goldmark.com
(701) 866-7615

Recorded Owner

1701 Office Llc
2000 44th St S
Fargo, ND 58103 USA
www.sretrust.com

True Owner

Sterling Management, LLC
4340 18th Ave S, Suite 200
Fargo, ND 58103 USA
(701) 353-2720
www.sretrust.com

Property Tax Resources

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Staff Report for 2025 State Board of Equalization

File No.: 2025-CASS-WEST FARGO-NETREIT WEST FARGO, LLC - 617 13TH ST NE

Prepared By: PROPERTY TAX DIVISION

County or City: CITY OF WEST FARGO

Appellant: NETREIT WEST FARGO, LLC

Type of Appeal: COMMERCIAL VALUE

Appeal Issue: NetREIT West Fargo, LLC, represented by Ms. Jennifer Carruth, Property Tax Resources, LLC is appealing the combined commercial value of $1,261,500 on parcels 02-2054-00080-000 and 02-2056-00030-000 located at 617 13th Street NE, West Fargo, ND and 625 13th Street NE, West Fargo, ND.

Analysis:

Summary of Findings:

Proposal for Board Review:

Appellant Information – State Board of Equalization

County or City: Cass County
Appellant: NetREIT West Fargo LLC
Type of Appeal: Commercial

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, 2025, and is subject to open records. Please provide one questionnaire per property.

Please email or mail any supporting documentation to:
propertytax@nd.gov
or
The Office of State Tax Commissioner, Attn: Property Tax,
600 E Boulevard Ave., Bismarck, ND 58505-0599

Information for Property Referenced in Appeal:

Address: 617 13 St NE
Township Name: West Fargo
County: Cass County
Parcel ID: 02-2054-00080-000
Legal Description: Lot 1 Blk 2 Sterling Industrial Park 2nd

Appellant Contact Information:

Appellant Name: Jennifer Carruth – Agent for the Owner
Address: P.O. Box 130639, Carlsbad, CA 92013
Phone Number: (760) 431-3810
Email Address: jennifer.carruth@ptaxresources.com

Answer the questions below that apply to the appeal:

Are you the owner of the property of this appeal? ☐ Yes ☒ No
**** Agent for the owner ****

Did you receive a notice of increase letter from the city/township? (choose all that apply)
☒ Prior to ☐ After Township/City Equalization Meeting
☒ Prior to ☐ After County Equalization Meeting
☐ No Notification Received

At which meeting(s) did you appeal your assessment? (choose all that apply)
☒ Township/City ☒ County ☐ N/A

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

Has a recent appraisal been completed on the property?

☒ Yes (if yes, please attach) ☐ No

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

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

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

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

Appeal Process:

1.) Appellant notifies the Property Tax Division of intent to appeal.

2.) Submit this form and all applicable documentation to propertytax@nd.gov by the date specified above.

3.) The State Board of Equalization meets on the second Tuesday in August to examine and compare the returns of the assessment of taxable property as submitted by North Dakota counties. This is locally assessed property. The board equalizes the property so that all assessments of similar taxable property are uniform and equal throughout the state. During this meeting, tax directors or other representatives from a county will speak, along with city representatives, and individual taxpayers.

4.) After the State Board meeting, your case will be assigned, and staff will reach out to schedule an onsite review of the property (when deemed applicable). While an interior inspection of the property is not required, interior reviews may affect the consideration of value. If denied an interior review, we will assess from the exterior only. Staff will not be allowed to enter the property without the owner or a representative present.

5.) Generally, by the first Thursday of October, the property tax division staff will present their findings to the State Board of Equalization with a recommendation. The board deliberates and votes. You can attend this meeting; however, public comments are not accepted.

Appellant Information – State Board of Equalization

County or City: Cass County
Appellant: NetREIT West Fargo LLC
Type of Appeal: Commercial

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, 2025, and is subject to open records. Please provide one questionnaire per property.

Please email or mail any supporting documentation to:
propertytax@nd.gov
or
The Office of State Tax Commissioner, Attn: Property Tax,
600 E Boulevard Ave., Bismarck, ND 58505-0599

Information for Property Referenced in Appeal:

Address: 625 13 St NE
Township Name: West Fargo
County: Cass County
Parcel ID: 02-2056-00030-000
Legal Description: Lot 3 Blk 1 Sterling Industrial Park 3rd

Appellant Contact Information:

Appellant Name: Jennifer Carruth – Agent for the Owner
Address: P.O. Box 130639, Carlsbad, CA 92013
Phone Number: (760) 431-3810
Email Address: jennifer.carruth@ptaxresources.com

Answer the questions below that apply to the appeal:

Are you the owner of the property of this appeal? ☐ Yes ☒ No
**** Agent for the owner ****

Did you receive a notice of increase letter from the city/township? (choose all that apply)
☒ Prior to ☐ After Township/City Equalization Meeting
☒ Prior to ☐ After County Equalization Meeting
☐ No Notification Received

At which meeting(s) did you appeal your assessment? (choose all that apply)
☒ Township/City ☒ County ☐ N/A

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

Has a recent appraisal been completed on the property?

☒ Yes (if yes, please attach) ☐ No

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

☐ Factual error, that is, a data collection or clerical error.
☒ Equity and uniformity claim of discriminatory level of assessment.
☒ Belief that the valuation is inaccurate.
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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.

2/1/2025 Assessment Appeal

617 & 625 13th Street NE, West Fargo, ND 58078
Parcel(s) 02-2054-00080-000 & 02-2056-00030-000

Scheduled for Hearing:
June 2, 2025

Prepared For:
County Board of Equalization
Cass County, North Dakota

Prepared By:
Property Tax Resources, Agent for the Applicant
NetREIT West Fargo, LLC, Applicant



Property Tax Resources

5857 Owens Ave, Suite 329
Carlsbad, CA 92008
www.ptaxresources.com

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Salient Facts

Parcel:	02-2054-00080-000 & 02-2056-00030-000
Agent:	Jennifer Carruth, Property Tax Resources, LLC
Applicant:	NetREIT West Fargo, LLC
Lien Date:	2/1/2025
2025 Assessed Value:	$1,261,500 ($84.10/SF)
Applicants' Opinion of Value:	$909,280 ($60.62/SF)

Property Description

Property Name:	13th Street Industrial
Property Address:	617 & 625 13th Street NE, West Fargo, ND 58078
Property Type:	2-Star, Class C Industrial Warehouse
Year Built	2001
Occupancy as of Lien Date:	91.7% as of 12/31/2024
Rentable Square Feet:	15,000 sq-ft.
Zoning:	Industrial (M) - Heavy Industrial

Parcel Map & Location Aerial

Subject Parcel Map & Aerial

Parcel # 02-2054-00080-000 & 02-2056-00030-000





Looking North



Looking West



Looking South



Looking East

Subject Photos


View of 625 and 617 13th St NE from 13th St NE


Parking Area between 617 and 625 13th St NE

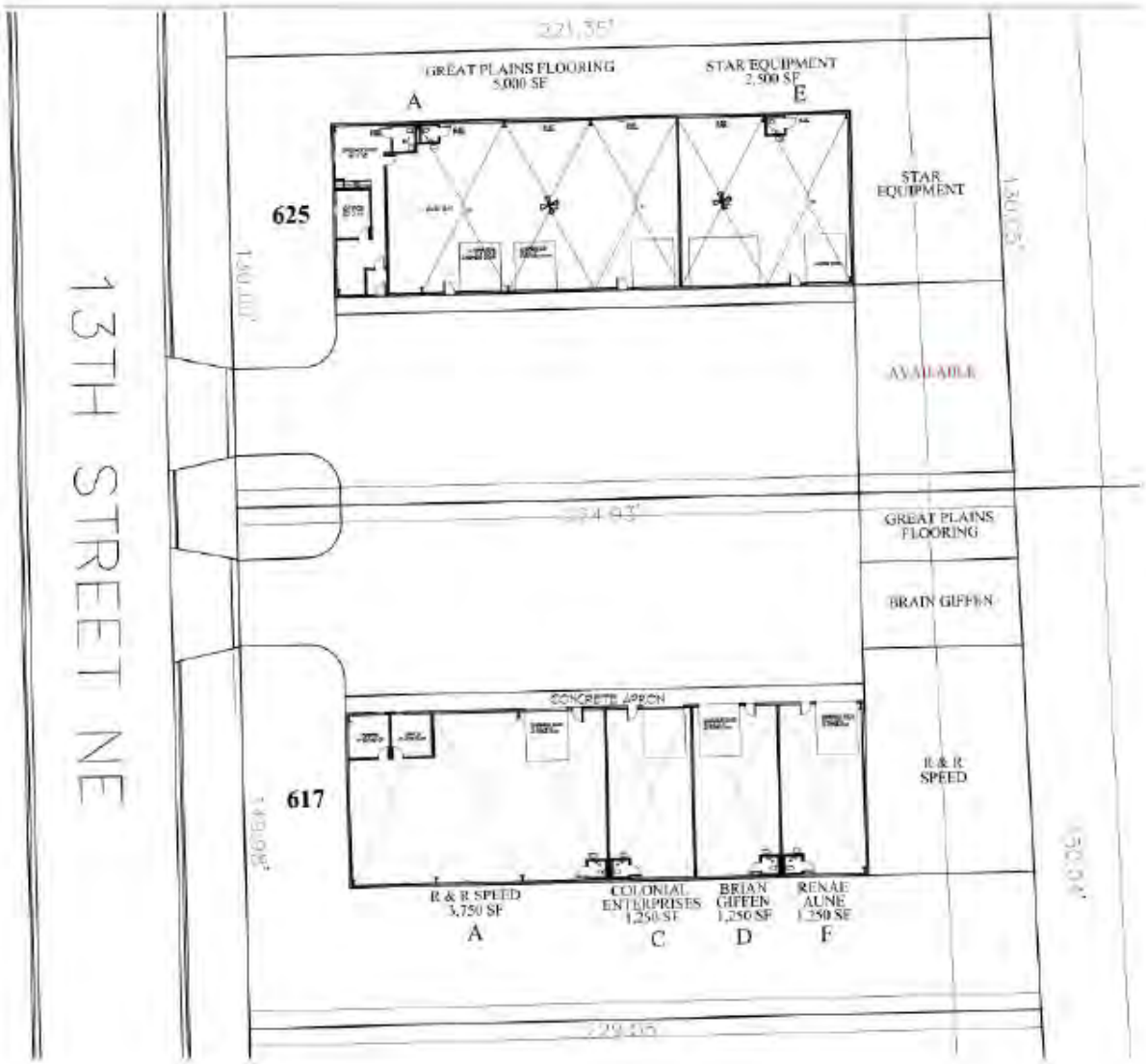

North and West Elevations - 617 13th St NE


West and South Elevations - 625 13th St NE


South Elevation - 625 13th St NE


Warehouse Area - 625 13th St NE

Site Plan


13TH STREET NE
GREAT PLAINS FLOORING
5,000 SF
A
STAR EQUIPMENT
2,500 SF
E
625
STAR EQUIPMENT
AVAILABLE
GREAT PLAINS FLOORING
BRAIN GIFFEN
CONCRETE APRON
617
R & R SPEED
R & R SPEED
3,750 SF
A
COLONIAL ENTERPRISES
1,250 SF
C
BRIAN GIFFEN
1,250 SF
D
RENAE AUNE
1,250 SF
F

General Information / Pertinent Facts

13th Street Industrial comprises two single-story industrial warehouse buildings located at 617 & 625 13th Street NE in West Fargo, ND, with a total area of 15,000 square feet. Constructed in 2004, these metal frame buildings with gabled roofs are in average quality and condition. They are situated on two parcels of land, measuring 0.7818 acres and 0.6656 acres, respectively. The property offers 7 Drive in doors, a clear height of 14 feet and adequate parking at a ratio of 3.0 spaces per 1,000 square feet, totaling 45 parking spaces.

Declining Performance Metrics

The subject property has experienced several performance declines that warrant a reassessment of its property tax valuation. Given these declining performance metrics, it is evident that the property's current assessed value may not accurately represent its true market value. Therefore, a property tax appeal is justified to ensure a fair and equitable assessment.

- **Occupancy Rate:** As of December 31, 2024, the property is operating below stabilized occupancy levels, with an occupancy rate of 91.67%. This indicates a vacancy issue that impacts the property's revenue potential.

- **Net Operating Income (NOI):** There has been a 4.7% decline in NOI from year-end 2023 to year-end 2024. This reduction in income reflects the property's decreased financial performance.

- **Implied Capitalization Rate:** The property's implied cap rate is currently 5.03%, which is below the market cap rates. This suggests that the property's value is overstated, as the lower cap rate does not accurately reflect the current market conditions and the property's financial health.

Subject Performance Metrics from 2022 to 2024

Assessed Value	2023	2024	2025
Assessed Value	1,151,400	1,199,800	1,261,500
Yr/Yr Change		4.2%	5.1%
Occupancy Trends	**YE 22**	**YE 23**	**YE 24**
Occupied SF	15,000	15,000	13,750
Vacant SF	0	0	1,250
Total SF	15,000	15,000	15,000
Total Vacancy	0.00%	0.00%	8.33%
Yr/Yr Change		0.00%	-8.33%
Income & Expense Trend	**YE 22**	**YE 23**	**YE 24**
Total Income	$93,614	$106,433	$99,920
Total Expenses	$36,080	$39,905	$36,525
NOI	$57,534	$66,527	$63,396
Yr/Yr Change		15.6%	-4.7%
Implied Cap Rate	**5.00%**	**5.54%**	**5.03%**
Expense Recovery	**YE 22**	**YE 23**	**YE 24**
Recovered Expenses	$897	$6,858	$4,063
Total Expenses	$36,080	$39,905	$36,525
Unrecovered Expenses	$35,183	$33,047	$32,461
Percent Recovered	2%	17%	11%

See Addenda A-1a through c: Income & Expense YE-2022 through YE-2024, A2a through Rent Roll YE 2022 through 2024

Market Fundamentals

Rising Interest Rates

As represented by institutions, such as the Chartered Financial Analyst Institute (CFA) and JPMorgan, and real estate investment companies like Matthews, there is a correlation between rising interest rates and overall capitalization rates. Since March 2022, the Federal Reserve Bank began increasing the borrowing rate due to high inflation. The historical increase in borrowing rates is represented below:

Interest Rate Changes from March 2022 through December 2024

Meeting date	Rate change	Target range
March 15-16, 2022	+25 basis points	0.25-0.5 percent
May 3-4, 2022	+50 basis points	0.75-1 percent
June 14-15, 2022	+75 basis points	1.50-1.75 percent
July 26-27, 2022	+75 basis points	2.25-2.5 percent
Sept. 20-21, 2022	+75 basis points	3-3.25 percent
Nov. 1-2, 2022	+75 basis points	3.75-4 percent
Dec. 13-14, 2022	+50 basis points	4.25-4.5 percent
Jan. 31-Feb. 1, 2023	+25 basis points	4.5-4.75 percent
March 21-22, 2023	+25 basis points	4.75-5 percent
May 2-3, 2023	+25 basis points	5-5.25 percent
July 25-26, 2023	+25 basis points	5.25-5.5 percent
September 19, 2024	-25 basis points	4.75-5.00 percent
November 8, 2024	-25 basis points	4.50-4.75 percent
December 19, 2024	-25 basis points	4.25-4.50 percent

Source: https://www.federalreserve.gov/monetarypolicy/openmarket.html

As interest rates rose, capitalization rates followed due to the rising cost of debt and to maintain similar investment returns. Matthews explains the correlation between interest rates and capitalization rates below.

"Interest rates can have a significant impact on cap rates. When interest rates are high, cap rates tend to increase as well. This is because higher interest rates lead to higher borrowing costs, meaning that investors will require a higher return on their investment to compensate for the increased cost. Conversely, when interest rates are low, cap rates decrease since borrowing costs are lower."

Source July 10, 2023, What is the Relationship Between Interest Rates and Cap Rates? Matthews

See Addenda A-3 Mathews Cap Rate & Interest Rate Relationships

Therefore, as capitalization rates begin to rise, values begin to fall accordingly so investors can maintain returns.

Third-Party Commissioned Appraisal

On June 11, 2024, a third-party commissioned appraisal was conducted by Newmark Valuation & Advisory, placing the fair-market value of the subject property at $1,000,000 ($66.67/SF). This appraisal was part of a broader valuation that included two other industrial properties. However, for the purposes of this appeal, the information pertaining to the other properties has been redacted to focus solely on the appraisal of the subject property.

The appraisal was carried out by a certified appraiser, ensuring an objective and professional assessment of the property's value. The methodology used in the appraisal included a thorough analysis of comparable sales, income potential, and market conditions, providing a comprehensive and accurate valuation.

This third-party appraisal supports the argument that the fair-market value of the property is $1,000,000 ($66.67/SF), which should be considered in the property tax assessment to ensure a fair and equitable valuation.

Based on the analysis contained in the following report, the opinion of value for the subject is:

Value Conclusions

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
[redacted]	[redacted]	[redacted]	[redacted]
Market Value "As Is" - 617, 625 13th St NE	Leased Fee	5/2/2024	$1,000,000
[redacted]		[redacted]	[redacted]
Insurable Replacement Cost - 617, 625 13th St NE		5/2/2024	$1,000,000

Compiled by Newmark

Please see Addenda A-5 for Final Appraisal June 11, 2024-13th Street redacted

Income Approach

In the marketplace, typical investors often rely on the Income Approach to Value when assessing income-producing properties. This method is favored because it directly correlates the property's value with its ability to generate income. By focusing on the expected income streams, investors can make informed decisions about the property's potential profitability and long-term viability. Therefore, primary weight was placed on the Income Approach for valuing the subject.

DIRECT CAPITALIZATION MODEL

A Modified Gross Direct Capitalization Model for a multitenant industrial property involves valuing the property based on its net operating income (NOI), where tenants pay a modified-service gross lease rate that includes property taxes, insurance, and maintenance expenses. In this model, the landlord covers all operating expenses and the tenants are responsible for utilities, resulting in a stabilized NOI that reflects the property's true earning potential after accounting for these costs. The property's value is then determined by dividing the stabilized NOI by an appropriate capitalization rate, which considers market conditions and the property's risk profile. This approach considers the expected income the property can generate, providing a more appropriate valuation in the absence of relevant sales data. Additionally, incorporating a cost to reach stabilization in the Income Approach is crucial, as it accounts for the expenses and time required to achieve full occupancy, ensuring a more precise valuation of the property's future income potential. This method will offer a comprehensive and realistic assessment, reflecting the true market value of the property.

DETERMINATION OF MARKET RENT FOR POTENTIAL GROSS INCOME

For most income-producing properties, income is primarily derived from rent. Market rent represents the prevailing rental rate for comparable properties in the area and is typically estimated using the current asking rent for the subject, recently negotiated rents for both the subject property and equivalent properties and available market data. Market rent was concluded at $7.50/SF Modified Gross giving primary weight to the recently signed leases at the Subject.

RECENTLY SIGNED LEASE(S)

The following are recently signed leases at the subject property, providing valuable insight into the achievable market rent, Modified Gross Lease Rates range from $6.89/SF to $7.50/SG, averaging $7.27/SF Modified Gross. Recently signed leases at the Subject are the best indicator of fair-market rent.

Recently Signed Subject Leases 2022 through 2024

Tenant Name	Lease Start	Lease End	Term	Square Feet	Total Annual Rent	Ann Rent/Sq.Ft	Total Cost Recovery/Ann	Equiv Rent/Ann
Robert Stephens	3/21/22	3/31/25	3.0	1,250	$8,837	$7.07	$0.36	$7.43
Rick Randall Construction, LLC	4/1/23	3/31/26	3.0	5,000	$33,600	$6.72	$0.17	$6.89
Orange Property Management LLC	8/15/24	8/31/27	3.0	2,500	$18,750	$7.50	$0.00	$7.50

Please see Addenda A2a through Rent Roll YE 2022 through 2024

VACANCY AND COLLECTION LOSS

Vacancy at the subject as of 12/31/2024 was 8.3%. A static 3% vacancy & collection loss was utilized for this analysis.

Vacancy Statistics

Mkt Source:	Market:	Region/Type:	Bldg Class:	4Q22	4Q23	4Q24
CoStar Market Analytics	North Dakota	Fargo	Industrial	5.1%	3.5%	3.5%
CoStar Market Analytics	North Dakota	Fargo	Ind. Logistics	5.4%	3.3%	4.0%
NAR Commercial	North Dakota	Fargo Metro	Industrial	5.1%	3.3%	2.2%
AVERAGE				5.2%	3.4%	3.2%

OPERATING EXPENSES

Lease structures in the market are primarily triple net. However, at the subject property all leases are on modified gross terms with the landlord paying all expenses except utilities, which are each tenant's responsibility. In the Fargo market it is common for small bay industrial properties to be on gross terms while large bay or single tenant industrial properties are almost always on triple net terms. For this analysis, a 17% expense ratio of the Effective Gross Income (EGI) was utilized, equating to $1.24/SF (Net of Real Estate Taxes), Actual YE -2024 Expenses were $1.25/SF (Net of Real Estate Taxes). This expense ratio ensures that the landlord covers all operating expenses, maintaining a stable and predictable income stream. By accurately accounting for these expenses, the analysis provides a realistic and comprehensive view of the property's financial performance, supporting a fair and equitable property tax assessment.

EXPENSES	YE 2022		YE 2023		YE 2024	
	Total	PSF	Total	PSF	Total	PSF
Repairs & Maintenance	1,040.00	0.07	-	-	96.56	0.01
General Building	-	-	-	-	100.00	0.01
Grounds Maintenance	7,336.50	0.49	8,737.20	0.58	7,158.53	0.48
Utilities	1,715.00	0.11	2,390.40	0.16	1,836.20	0.12
Administration	4,771.00	0.32	5,799.36	0.39	6,048.27	0.40
Real Estate Taxes	16,924.58	1.13	16,322.12	1.09	17,805.60	1.19
Insurance	4,601.18	0.31	6,053.79	0.40	2,758.68	0.18
Non Recoverable (Less Bad Debt)	731.39	0.05	602.50	0.04	917.28	0.06
TOTAL OPERATING EXPENSE	36,079.65	2.41	39,905.37	2.66	36,524.56	2.43

See Addenda A-1a through c: Income & Expense YE-2022 through YE-202

CAPITILIZATION RATE

A capitalization rate, or cap rate, is a key metric used in real estate to evaluate the potential return on an investment property. In direct capitalization, the cap rate is applied to the property's net operating income (NOI) to estimate its value. Essentially, the cap rate represents the ratio between the NOI and the property's current market value or purchase price. It reflects the investor's expected rate of return, considering the property's income-generating potential and associated risks. Higher cap rates typically indicate higher risk and potentially higher returns, while lower cap rates suggest lower risk and more stable income streams. This method is widely used for its simplicity and effectiveness in valuing income-producing properties.

CONCLUDED CAPITILIZATION RATE

Based on the available market data, a very conservative capitalization rate of 8.5% was concluded for this analysis. Because an investor will have to pay property taxes based on the taxable value of the subject, the income stream should be sufficient to allow for the payment of the annual property tax. When the fair-market value is to be used to arrive at an assessed value, the capitalization rate is to include a property tax component. The property tax rate utilized was 1.46%, bringing the total capitalization rate to 9.96%.

COMPARABLE SALES

Eight (8) comparables market sales were identified as sold between 1Q-2023 and 1Q-2025. The sales reviewed reported retail capitalization rates ranging from 7.5% to 9.85%, with an average of 8.53%.

CoStar Cap Rates

Property Address	Property City	Submarket Name	State	Property Type	Building Class	Square Feet	NOI/SF	Sale Date	Actual Cap Rate
7447 Dresser Dr NE	Rochester	Rochester	MN	Industrial	C	13,000	$12.92	4/30/2024	8.00%
7548 Industrial Park Rd	Baxter	Minnesota Central Area	MN	Industrial	C	9,180	$10.46	1/26/2023	9.85%
1232 Willow St	Faribault	Minnesota South Area	MN	Industrial	C	9,524	$4.04	6/11/2024	7.70%
860 35th Ave E	Dickinson	North Dakota Area	ND	Industrial	C	13,246	$13.59	2/23/2023	9.48%
309-403 40th Ave NE	Minot	Northeast Minot	ND	Industrial	B	21,760	$16.48	4/17/2024	9.00%
910 Yegen Rd	Bismarck	East Bismarck	ND	Industrial	B	17,442	$9.32	3/1/2025	7.50%
724 Oakwood Rd	Watertown	South Dakota Area	SD	Industrial	C	20,000	$5.60	2/13/2023	8.00%
3810 McIntyre Ave	Eau Claire	Eau Claire/Menomonie	WI	Industrial	C	20,000	$6.74	6/6/2023	8.74%

Source: *CoStar Sale Comparable Database*

Criteria:

Located with 300-mile radius of Subject

Industrial buildings 5,000 to 25,000 sq-ft

Sold from 1/1/2023 forward

Stabilized occupancy, multi/single tenant occupancy

Excluded bulk portfolio sales, development sales sold for land value, owner-user sales

Minimum	7.50%
Maximim	9.85%
Average	8.53%
Weighted Average	8.58%
Indicated NOI/SF	$10.07

See Addenda A-3 CoStar Cap Rate Comparables for details on each property & sale

THIRD-PARTY MARKET DATA

NAR Commercial: NAR Commercial reports average capitalization rates for Industrial in Fargo to be 11.1% as of 3Q-2024.

4. Industrial

Demand for industrial space is **stronger than nationwide** as this area has a faster absorption of industrial space. As a result, rent prices rose faster than nationwide abd vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
2024 Q3	186,559	564,032	3.3%	$9	3.6%
2023 Q3	522,582	1,599,668	6.1%	$9	2.5%
	Inventory SF	**Net Delivered SF**	**Net Delivered SF 12 Months**	**Market Cap Rate**	**Total Sales Volume**
2024 Q3	21,256,325	123,801	824,905	11.1%	$2.24M
2023 Q3	20,431,420	13,300	1,298,504	10.4%	$2.20M

Sources: NAR analysis on data from the U.S. Census Bureau, U.S. Bureau of Labor Statistics, Bureau of Economic Analysis, CoStar

See Addenda A-4 NAR Realtor Fargo Market Report Q3 2024

CoStar Market Analytics: CoStar Market Analytics reports average capitalization rates for Industrial & Logistics in West Fargo/Fargo to be 10.8% as of year-end 2024.

Fargo/West Fargo Industrial Market Cap Rates



Source: CoStar Market Analytics – Historical Market Cap Rates Fargo Industrial

Direct Capitalization Analysis

DIRECT CAPITALIZATION ANALYSIS			
REVENUES	**Per Sq. Ft.**	**Total SF**	**Annually**
Industrial	$7.50	15,000	$112,500
Total	$7.50	15,000	$112,500
	Percent		
Less Vacancy & Collection Loss @	3.00%		($3,375)
Effective Gross Rental Revenues			$109,125
Effective Gross Income	$7.28		$109,125
EXPENSES (annual)	**Percent**		
Expenses (Net of Real Estate Taxes)	17.0%	$1.24	$18,551
NET OPERATING INCOME	**Per Sq. Ft.**		
	$6.04		$90,574
Capitalization Rate			8.50%
Tax Rate			1.46%
Total Capitalization Rate			9.96%
FAIR MARKET VALUE-Before Deductions for Lease-Up Costs			**$909,275**
Per Sq. Ft.:			$60.62
FAIR MARKET VALUE			**$909,275**
ROUNDED VALUE			**$909,280**
Per Sq. Ft.:			$60.62

Comparative Sales Approach

Per the **North Dakota Property Tax Valuation Concepts – Residential and Commercial Property** guidelines for the 'Sales as Basis of Valuation', *"To use the sales comparison method to estimate market value, the assessor must have information about an adequate number of properties that have recently sold."*

Sales as a Basis of Valuation

The sales comparison method is one of the more accurate methods of estimating market value. This method involves comparing the property being appraised to similar properties that have recently sold and reflects the actions of buyers and sellers in the real estate market. A buyer or seller usually examines other available properties before negotiating a final purchase price.

To use the sales comparison method to estimate market value, the assessor must have information about an adequate number of properties that have recently sold. The properties must be reasonably similar in physical characteristics and location. The county director of tax equalization can help the assessor obtain information about sales transactions from Statements of Real Estate Full Consideration completed for the sales ratio study. The assessor is cautioned to comply with the secrecy provisions which require that the names of the grantee (buyer) and grantor (seller) be kept confidential.

The assessor must consider and adjust for differences that exist between the property that sold (the comparable) and the property that is being valued (the subject). The three main comparison points to adjust are: (1) time (How recent is the sale?); (2) location (How close is the comparable to the subject property?); and (3) physical characteristics (How similar is the comparable to the subject property in size, shape and components?). After the assessor makes adjustments to the price paid for the comparable property to reflect those differences, the adjusted price is an indication of the value of the subject property.

Source: https://www.tax.nd.gov/sites/www/files/documents/guidelines/property-tax/conceptsresidentialcommercialproperty.pdf

COMPARABLE SALES

As a check for reasonableness to the Income Approach, we surveyed the surrounding area for a basis of sale comparables and identified the following sales which provide a useful benchmark for valuing similar properties, highlighting the potential market value based on size, property type/quality, occupancy type (multi-tenant), stabilized leased status, and location. By considering such comparable sales, we can gain insights into the property's potential value, even in the absence of directly relevant local data. ***Note: Differences necessitate adjustments to ensure a fair comparison between the properties.***

The unadjusted sale prices of these properties range from $42.74/SF to $81.03/SF, averaging $60.14/SF, indicating an unadjusted fair-market value of $902,087.

COMPARABLE SALES (APPLICANT)

PARCEL	ADDRESS	YR BUILT	FRAME	BLDG SQ FT	SALES DATE	SALES PRICE	$ PER SQ FT
02-3000-00555-000	1905 MAIN AVE E	1977	Metal Shop - Steel Frame	21,600	7/31/2023	$ 1,200,000	$ 55.56
02-0036-00010-000	460 7th Ave NE	1999	Metal Shop - Steel Frame	36,560	5/1/2024	$ 1,562,500	$ 42.74
02-0030-00080-000	201 15 ST NW	2017	Metal Shop Post Frame	23,464	8/8/2022	$ 1,300,000	$ 55.40
02-0030-00090-000	1450 MAIN AVE W	2024	Metal Shop - Steel Frame	18,150	8/8/2022	$ 1,200,000	$ 66.12
02-3000-00555-000	1905 MAIN AVE E	1977	Metal Shop - Steel Frame	21,600	7/31/2023	$ 1,200,000	$ 55.56
02-3050-04366-030	200 7 AVE NW	2006	Metal - Regid Steel Frame	27,101	3/11/2025	$ 1,750,000	$ 64.57
02-2057-00150-000	625 16TH ST NE	2008	Metal Shop - Steel Frame	11,250	5/27/2022	$ 911,608	$ 81.03

MIN	1977	MIN	11,250	MIN	$ 42.74
MAX	2024	MAX	36,560	MAX	$ 81.03
AVERAGE	2001	AVERAGE	22,818	AVERAGE	$ 60.14

SUBJECT	ADDRESS	YR BUILT	FRAME	BLDG SQ FT	SALES DATE	SALES PRICE	$ PER SQ FT
02-2054-00080-000	617 13 ST NE	2004	Metal Shop - Steel Frame	7,500			$ 451,043
02-2056-00030-000	625 13 ST NE	2004	Metal Shop - Steel Frame	7,500			$ 451,043
						Indicated Fair Market Value	$ 902,087

Reconciliation of Values & Conclusion

Reconciliation of Values

While a Comparative Sales Approach was performed, it is constrained by the lack of truly relevant sales, property-level rent rolls and financials, which are essential for making precise adjustments. The Income Approach is deemed the most suitable method for valuing the subject property, given its income-producing nature. With adequate information available to perform a Direct Capitalization Analysis, this approach is most preferred and accurate from an investor standpoint in representation of fair-market value of a non-stabilized property. In reconciling the three values, we have concluded the following fair-market value as of the lien date:

Approaches to Value	Value Indication
Direct Capitalization Analysis (Income Approach)	$909,280 ($60.62/SF)
Comparative Sales Approach	$902,087 ($60.14/SF)
Appraisal	$1,000,000 (66.67/SF)
Concluded Fair-Market Value	**$909,280 ($60.62/SF)**

Response to Assessor's Valuation

The West Fargo Assessor's Office has upheld the current assessed value of the subject with the following comparable sales:

Excerpt from Email from the West Fargo Assessor's Office:

COMPARABLE SALES								
PARCEL	ADDRESS	YR BUILT	FRAME	BLDG SQ FT	LAND SQ FT	SALES DATE	SALES PRICE	$ PER SQ FT
02-3000-00423 & 00418-000	320 8TH ST W	1974-79	STEEL	15,600	87,522	7/18/2023	**$ 1,279,938**	**$ 82.05**
02-0175-00030-000	1721 MAIN AVE E	1970	STEEL/BLOCK	15,600	99,169	3/31/2023	**$ 1,290,356**	**$ 82.72**
02-2057-00150-000	625 16TH ST NE	2008	STEEL	11,250	47,786	5/27/2022	**$ 911,608**	**$ 81.03**
02-0020-00060-000	756 CENTER ST	2008	POLE	10,100	44,204	3/18/2022	**$ 918,420**	**$ 90.93**
02-2057-00035-000	528 16TH ST NE	2006	STEEL	10,500	67,485	10/1/2021	**$ 1,015,504**	**$ 96.71**

After thoroughly reviewing the assessor's decision and the sale comparables used to determine the assessment of the subject property, we believe the assessment is incorrect and does not accurately reflect the current market value. The assessor relied on sales that lack relevance due to significant differences in property types, income producing potential, building quality/amenities and sale dates affected by prevailing market conditions.

Please refer to the following pages for a detailed analysis and commentary refuting the sale comparables used in the assessment.

Assessor's Sale Comp #1



320 & 340 8th St West, West Fargo, North Dakota
Property Details: Multiple metal warehouse buildings totaling 15,600 SF on 87,522 sq-ft of land acquired for multifamily development
Sale Details: Sold July 2023 for $1,250,000

COMPARABLE SALES								
PARCEL	ADDRESS	YR BUILT	FRAME	BLDG SQ FT	LAND SQ FT	SALES DATE	SALES PRICE	$ PER SQ FT
02-3000-00423 & 00418-000	320 8TH ST W	1974-79	STEEL	15,600	87,522	7/18/2023	$ 1,279,938	$ 82.05

Applicant Response to Sale as Comparable:

- **Discrepancies and Miscalculation of Price/SF:** The Assessor's Office stated the square footage in the sale as 15,600 SF. Per West Fargo Assessor records the occupied improvements on the two-parcels total 22,800 sq-ft. Which would bring the price per square foot of the property to $54.82/SF. The July 2023 sale also included parcel 02-3000-00418-020, which includes 8,425 sq-ft of improvements which is not considered in the assessor's calculations. This discrepancy leads to an inflated valuation, as the correct price per square foot should be $54.82/SF. Using the accurate square footage reflects the property's true market value per square foot.

Occupancy	Year Built	Building Area
+ Metal Shop - Steel Frame	1979	3,000
+ ↳ Addition: Metal Warehouse - Rigid Steel Frame	1974	3,000
+ ↳ Addition: Metal Warehouse - Rigid Steel Frame	1976	9,600

Commercial Building Information

Occupancy	Year Built	Building Area
+ Metal Office	1960	1,296
+ ↳ Addition: Metal Shop - Steel Frame	1961	2,160
+ ↳ Addition: Metal Warehouse - Rigid Steel Frame	1971	3,744

- **Acquired for development purposes:** Buyer of the properties is “Brick View Apartments, LLC” and the sale is reported to be a land assemblage for the development of a multi-family property. The assessor's valuation utilized a land assemblage sale for a multifamily development, which is not comparable to an industrial warehouse. Multifamily developments and industrial warehouses serve different purposes, are influenced by distinct market dynamics, and require different land values and improvements. Therefore, using a multifamily development comp does not accurately reflect the market value of an industrial warehouse property.

- **Adjusted Sales Price:** The Assessor’s Office used an "Adjusted Sales Price" to determine the fair market value of the property. While the actual sale price was $1,250,000 ($54.82/SF), and the "Adjusted Sales Price" was set at $1,279,938 ($56.13/SF)to include special assessments. This adjustment can lead to an inflated valuation that doesn't accurately reflect the agreed-upon purchase price. Fair market value should be based on the actual sale price, which represents the amount a willing buyer and seller agree upon under normal market conditions. Special assessments are typically factored into negotiations before the purchase, not added separately afterward. By increasing the adjusted sales price to account for assessments, the valuation process may overstate the property's worth, resulting in higher property taxes or incorrect market comparisons. Since buyers are aware of special assessments at the time of purchase and incorporate them into their decision-making, adjusting the price afterward misrepresents the property's true market value. A fairer approach would be to acknowledge special assessments as part of the overall cost of ownership without artificially inflating the recorded sale price, while the value difference is not a substantial increase utilizing the sale price ensures accuracy in the valuation process while maintaining consistency in market pricing.

Sale Information

Sale Date	Sales Condition Code	Deeded Price	Personal Property	Specials Assumed	Adjusted Sales Price	Recording
07/18/2023	000 - Normal Arms-Length Transaction	$1,250,000	$0	29,938	$1,279,938	1693506

Assessor's Sale Comp #2






1721 Main Ave E, West Fargo, North Dakota
Property Details: 15,600 SF retail brick and metal showroom and metal warehouse on 99,169 sq-ft of land, acquired for land value for multi-family or commercial development
Sale Details: Sold March 2023 for $1,250,000 ($80.12/SF)

02-0175-00030-000	1721 MAIN AVE E	1970	STEEL/BLOCK	15,600	99,169	3/31/2023	$ 1,290,356	$ 82.72

Applicant Response to Sale as Comparable:

- **Acquired for development purposes:** Buyer of the properties is "13th Street Development, LLC" which is an LLC held by Christianson Companies a multifamily developer in North Dakota and the sale is reported to be a land assemblage for the development of a multi-family property. The assessor's valuation utilized for a future land assemblage sale for multifamily development, which is not comparable to an industrial warehouse. Multifamily developments and industrial warehouses serve different purposes, are influenced by distinct market dynamics, and require different land values and improvements. Therefore, using a multifamily development comp does not accurately reflect the market value of an industrial warehouse property.

- **Incomparable construction type:** The property includes a 7,200 sq-ft retail brick and metal showroom and shop which includes a retail showroom buildout and an office mezzanine, which significantly differ from the construction type and use of the metal warehouse. The retail showroom buildout is designed for customer-facing activities, featuring aesthetic enhancements and functional spaces tailored for retail operations and sales office buildouts. These features contribute to a higher valuation due to their specialized nature and intended use. In contrast, the subject property consists solely of two metal steel frame warehouse buildings, which are primarily designed for storage and industrial use without the added value of retail or office spaces. Therefore,

a downward adjustment in the valuation would be necessary to account for these differences and make the property fully comparable to the subject. This adjustment ensures that the assessment accurately reflects the market value of the subject property, which lacks the retail and office enhancements present in the comparable property.





Commercial Building Information		
Occupancy	Year Built	Building Area
Shop	1970	7,200
Metal Light Mfg - Rigid Steel Frame	1970	8,400

- **Income Producing Potential:** As the property includes a retail/office/warehouse showroom (different construction type) that is marketed at a lease rate of $13.25 FSG, the income producing potential is much higher than the recently signed leases at the subject in the $6.89 to $7.50/SF MG range These factors collectively enhance the income-generating capacity of the property, making it a more lucrative investment compared to the subject property and therefore commanding a higher sale price. Appropriate adjustments should be made to reflect these differences to the subject.

- **Adjusted Sales Price:** The Assessor's Office used an "Adjusted Sales Price" to determine the fair market value of the property. While the actual sale price was $1,250,000 ($80.12/SF). And the "Adjusted Sales Price" was set at $1,290,356 ($82.71/SF) to include special assessments. This adjustment can lead to an inflated valuation that doesn't accurately reflect the agreed-upon purchase price. Fair market value should be based on the actual sale price, which represents the amount a willing buyer and seller agree upon under normal market conditions. Special assessments are typically factored into negotiations before the purchase, not added separately afterward. By increasing the adjusted sales price to account for assessments, the valuation process may overstate the property's worth, resulting in higher property taxes or incorrect market comparisons. Since buyers are aware of special assessments at the time of purchase and incorporate them into their decision-making, adjusting the price afterward misrepresents the property's true market value. A fairer approach would be to acknowledge special assessments as part of the overall cost of ownership without artificially inflating the recorded sale price, while the value difference is not a substantial increase utilizing the sale price ensures accuracy in the valuation process while maintaining consistency in market pricing.

Sale Information						
Sale Date	Sales Condition Code	Deeded Price	Personal Property	Specials Assumed	Adjusted Sales Price	Recording
03/31/2023	023 - Other reasons not listed above	$1,250,000	$0	40,356	$1,290,356	1687236

Assessor's Sale Comp #3



625 16th Street NE, West Fargo, North Dakota
Property Details: 11,250 SF Metal Shop – Steel Frame
Sale Details: Sold May 2022 for $901,000 ($80.08/SF)

02-2057-00150-000	625 16TH ST NE	2008	STEEL	11,250	47,786	5/27/2022	$ 911,608	$ 81.03

- **Adjusted Sales Price:** The Assessor's Office used an "Adjusted Sales Price" to determine the fair market value of the property. While the actual sale price was $901,000 ($80.08/SF). And the "Adjusted Sales Price" was set at $911,608 ($81.03/SF) to include special assessments. This adjustment can lead to an inflated valuation that doesn't accurately reflect the agreed-upon purchase price. Fair market value should be based on the actual sale price, which represents the amount a willing buyer and seller agree upon under normal market conditions. Special assessments are typically factored into negotiations before the purchase, not added separately afterward. By increasing the adjusted sales price to account for assessments, the valuation process may overstate the property's worth, resulting in higher property taxes or incorrect market comparisons. Since buyers are aware of special assessments at the time of purchase and incorporate them into their decision-making, adjusting the price afterward misrepresents the property's true market value. A fairer approach would be to acknowledge special assessments as part of the overall cost of ownership without artificially inflating the recorded sale price, while the value difference is not a substantial increase utilizing the sale price ensures accuracy in the valuation process while maintaining consistency in market pricing.

Sale Information

Sale Date	Sales Condition Code	Deeded Price	Personal Property	Specials Assumed	Adjusted Sales Price	Recording
05/27/2022	000 - Normal Arms-Length Transaction	$901,000	$0	10,608	$911,608	1666439

Assessor's Sale Comp #4





756 Center Street, West Fargo, North Dakota
Property Details: 10,100 SF Metal Warehouse - Post Frame
Sale Details: Sold March 2022 for $910,000 ($90.09/SF)

02-0020-00060-000	756 CENTER ST	2008	POLE	10,100	44,204	3/18/2022	$	918,420	$	90.93

Applicant Response to Sale as Comparable:

- **Assessment & Valuation Methodology:** The property sold for $90.09/SF in 2022, yet the 2025 assessment values the property at $86.41/SF. It is essential to understand why the assessment of the subject property is supported with the higher sale price/SF rather than the adjusted market value which is reflected in the current assessment. Clarification is needed on whether any adjustments or considerations were made to reconcile the decline in market value.

- **Office Portion:** The property is listed as a flex showroom property featuring 2,000 SF of office space, accounting for 19% of the total area. In comparison, the subject's office ratio is only 13% and includes 3,820 SF of showroom space per CoStar. This discrepancy indicates that the office space allocation in the property is higher than that of the Subject's. Therefore, the Assessor's Office should make appropriate adjustments to reflect the true proportion of office space and ensure a fair and accurate valuation. This adjustment is crucial for maintaining equity in property assessments and preventing overvaluation based on incorrect office space ratios.

Commercial Building Information		
Occupancy	Year Built	Building Area
Metal Shop - Post Frame	2008	8,100
Addition: Office - General	2008	1,280
Addition: Office - General	2008	720

- **Adjusted Sales Price:** The Assessor's Office used an "Adjusted Sales Price" to determine the fair market value of the property. While the actual sale price was $910,000 ($90.09/SF). And the "Adjusted Sales Price" was set at $918,420 ($90.93/SF)to include special assessments. This adjustment can lead to an inflated valuation that doesn't accurately reflect the agreed-upon purchase price. Fair market value should be based on the actual sale price, which represents the amount a willing buyer and seller agree upon under normal market conditions. Special assessments are typically factored into negotiations before the purchase, not added separately afterward. By increasing the adjusted sales price to account for assessments, the valuation process may overstate the property's worth, resulting in higher property taxes or incorrect market comparisons. Since buyers are aware of special assessments at the time of purchase and incorporate them into their decision-making, adjusting the price

afterward misrepresents the property's true market value. A fairer approach would be to acknowledge special assessments as part of the overall cost of ownership without artificially inflating the recorded sale price, while the value difference is not a substantial increase utilizing the sale price ensures accuracy in the valuation process while maintaining consistency in market pricing.

Sale Date	Sales Condition Code	Deeded Price	Personal Property	Specials Assumed	Adjusted Sales Price	Recording
03/18/2022	021 - Sales-prop. in deed does not coincide with assmt records in auditor's office	$910,000	$0	8,420	$918,420	1661539

Assessor's Sale Comp #5





528 16th Street NE, West Fargo, North Dakota
Property Details: two (2) buildings totaling 15,500 SF Metal Warehouse - Steel Frame
Sale Details: Sold October 2021 for $1,000,000 ($64.51/SF)

02-2057-00035-000	528 16TH ST NE	2006	STEEL	10,500	67,485	10/1/2021	$ 1,015,504	$ 96.71

Applicant Response to Sale as Comparable:

- **Incorrect Square Footage Utilized:** The Assessor's Office calculated the Adjusted sale price of $1,015,504 per square foot based on an area of 10,500 sq-ft of $96.71, but West Fargo Assessor records show the parcel improvements total 15,500 sq-ft across two (2) buildings. This discrepancy leads to an inflated valuation, as the correct price per square foot should be $66.67/SF. Using accurate square footage reflects the property's true market value per square foot.

Commercial Building Information		
Occupancy	Year Built	Building Area
Metal Shop - Steel Frame	2006	10,500
Metal Warehouse - Post Frame	2022	5,000

- **Date of Sale:** A comparable sale that occurred in October 2021 reflects a significantly different market compared to the February 2025 lien date. The real estate market in October 2021 was characterized by lower interest rates and higher demand, driven by pandemic-related factors such as increased remote work and migration patterns. By February 2025, the market conditions had shifted considerably, with rising interest rates, inflationary pressures, and changes in economic policies affecting property values. These differences necessitate adjustments to the comparable sale to accurately reflect the current market conditions at the lien date. The October 2021 sale price must be adjusted to account for these market changes, ensuring a fair and accurate valuation of the Subject

- **Adjusted Sales Price:** The Assessor's Office used an "Adjusted Sales Price" to determine the fair market value of the property. While the actual sale price was $1,000,000 ($64.51/SF). And the "Adjusted Sales Price" was set at $1,015,504 (65.51/SF) to include special assessments. This adjustment can lead to an inflated valuation that doesn't accurately reflect the agreed-upon purchase price. Fair market value should be based on the actual sale price, which represents the amount a willing buyer and seller agree upon under normal market conditions. Special assessments are typically factored into negotiations before the purchase, not added separately afterward. By increasing the adjusted sales price to account for assessments, the valuation process may overstate the property's worth, resulting in higher property taxes or incorrect market comparisons. Since buyers are aware of special assessments at the time of purchase and incorporate them into their decision-making, adjusting the price afterward misrepresents the property's true market value. A fairer approach would be to acknowledge special assessments as part of the overall cost of ownership without artificially inflating the recorded sale price, while the value difference is not a substantial increase utilizing the sale price ensures accuracy in the valuation process while maintaining consistency in market pricing.

Sale Information						
Sale Date	Sales Condition Code	Deeded Price	Personal Property	Specials Assumed	Adjusted Sales Price	Recording
10/01/2021	000 - Normal Arms-Length Transaction	$1,000,000	$0	15,504	$1,015,504	1647267

Addenda

Addenda A-1a Income & Expense 12.31.2024
Addenda A-1b Income & Expense 12.31.2023
Addenda A-1c Income & Expense 12.31.2022
Addenda A-2a Rent Roll 12.31.2024
Addenda A-2b Rent Roll 12.31.2023
Addenda A-2c Rent Roll 12.31.2022
Addenda A-3 CoStar Cap Rate Comparables
Addenda A-4 NAR Realtor Fargo Market Report Q3 2024
Addenda A-5 Final Appraisal June 11, 2024-13th Street redacted

West Fargo Industrial 13th St. - West Fargo II (13thwf)

Statement (12 months)

Period = Jan 2024-Dec 2024

Book = Accrual

		Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
4003-00	TENANT RENTS													
4110-00	Rent - Office/Retail	8,378.34	8,378.34	8,378.34	8,511.66	8,511.66	8,511.66	6,949.16	7,086.01	7,832.28	7,842.37	7,832.28	7,832.28	96,044.38
4250-00	Straight Line Rent Adj	48.93	48.93	48.93	-84.39	-84.39	-84.39	-68.59	11.47	-5.98	-5.98	-5.98	-5.98	-187.42
4699-00	TOTAL TENANT RENTS	8,427.27	8,427.27	8,427.27	8,427.27	8,427.27	8,427.27	6,880.57	7,097.48	7,826.30	7,836.39	7,826.30	7,826.30	95,856.96
4700-00	RECOVERY REVENUE													
4710-00	CAM Estimates	269.12	269.12	269.12	269.12	269.12	629.71	435.38	362.82	362.82	362.82	362.82	362.82	4,224.79
4710-01	CAM Reconciliation	0.00	0.00	0.00	0.00	2,108.79	0.00	0.00	0.00	0.00	0.00	0.00	-2,270.28	-161.49
4799-00	TOTAL RECOVERY REVENUE	269.12	269.12	269.12	269.12	2,377.91	629.71	435.38	362.82	362.82	362.82	362.82	-1,907.46	4,063.30
5999-00	**TOTAL REVENUE**	**8,696.39**	**8,696.39**	**8,696.39**	**8,696.39**	**10,805.18**	**9,056.98**	**7,315.95**	**7,460.30**	**8,189.12**	**8,199.21**	**8,189.12**	**5,918.84**	**99,920.26**
6000-00	*RECOVERABLE EXPENSES*													
6100-00	REPAIR & MAINTENANCE - RECOVERABLE													
6140-00	R/M - Doors & Locks	0.00	0.00	0.00	0.00	0.00	0.00	0.00	96.56	0.00	0.00	0.00	0.00	96.56
6190-00	TOTAL REPAIR & MAINT - RECOVERABLE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	96.56	0.00	0.00	0.00	0.00	96.56
6200-00	GENERAL BUILDING													
6230-00	Fire System & Extinguisher	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
6290-00	TOTAL GENERAL BUILDING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
6300-00	GROUNDS MAINT													
6305-00	Landscaping	0.00	0.00	0.00	0.00	1,744.50	889.13	0.00	1,747.88	780.50	532.25	0.00	0.00	5,694.26
6325-00	Snow & Ice Removal	0.00	274.25	144.25	0.00	0.00	0.00	300.00	0.00	0.00	0.00	247.50	498.27	1,464.27
6390-00	TOTAL GROUNDS MAINT	0.00	274.25	144.25	0.00	1,744.50	889.13	300.00	1,747.88	780.50	532.25	247.50	498.27	7,158.53
6400-00	UTILITIES - RECOVERABLE													
6470-00	Water & Sewage	112.40	155.20	158.00	158.00	135.20	192.20	112.40	112.40	363.20	123.80	101.00	112.40	1,836.20
6490-00	TOTAL UTILITIES - RECOVERABLE	112.40	155.20	158.00	158.00	135.20	192.20	112.40	112.40	363.20	123.80	101.00	112.40	1,836.20
6500-00	ADMINISTRATIVE EXPENSES													
6530-00	Management Fee	434.82	434.82	434.82	434.82	540.26	452.85	365.80	373.02	409.46	409.96	409.46	409.46	5,109.55
6540-00	Telephone/Cable	84.06	84.06	84.06	84.06	84.06	74.06	74.06	74.06	74.06	74.06	74.06	74.06	938.72
6590-00	TOTAL ADMIN EXPENSES	518.88	518.88	518.88	518.88	624.32	526.91	439.86	447.08	483.52	484.02	483.52	483.52	6,048.27
6600-00	TAXES AND INSURANCE - RECOVERABLE													
6610-00	Real Estate Taxes	1,483.80	1,483.80	1,483.80	1,483.80	1,483.80	1,483.80	1,483.80	1,483.80	1,483.80	1,483.80	1,483.80	1,483.80	17,805.60
6640-00	Insurance-Liability	551.74	551.74	551.74	551.74	551.72	628.25	-628.25	0.00	0.00	0.00	0.00	0.00	2,758.68
6690-00	TOTAL TAXES AND INSURANCE- RECOVERA	2,035.54	2,035.54	2,035.54	2,035.54	2,035.52	2,112.05	855.55	1,483.80	1,483.80	1,483.80	1,483.80	1,483.80	20,564.28
6899-00	**TOTAL RECOVERABLE EXPENSES**	**2,666.82**	**2,983.87**	**2,856.67**	**2,712.42**	**4,539.54**	**3,720.29**	**1,707.81**	**3,887.72**	**3,111.02**	**2,623.87**	**2,315.82**	**2,677.99**	**35,803.84**
7000-00	*NON RECOVERABLE EXPENSES*													
7400-00	UTILITIES													
7460-00	Electricity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.00	72.00	37.00	42.00	186.00
7465-00	Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79.68	45.77	45.77	107.56	278.78
7490-00	TOTAL UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	114.68	117.77	82.77	149.56	464.78
7500-00	ADMINISTRATIVE EXPENSES													
7565-00	Accounting, Legal & Professional	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	316.00	136.50	0.00	0.00	452.50
7590-00	TOTAL ADMIN EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	316.00	136.50	0.00	0.00	452.50
7899-00	**TOTAL NON RECOVERABLE EXPENSES**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**430.68**	**254.27**	**82.77**	**149.56**	**917.28**
7990-00	**TOTAL OPERATING EXPENSES**	**2,666.82**	**2,983.87**	**2,856.67**	**2,712.42**	**4,539.54**	**3,720.29**	**1,707.81**	**3,887.72**	**3,541.70**	**2,878.14**	**2,398.59**	**2,827.55**	**36,721.12**
7999-00	**NET OPERATING INCOME**	**6,029.57**	**5,712.52**	**5,839.72**	**5,983.97**	**6,265.64**	**5,336.69**	**5,608.14**	**3,572.58**	**4,647.42**	**5,321.07**	**5,790.53**	**3,091.29**	**63,199.14**
8000-00	DEPRECIATION EXPENSE													
8010-00	Depr Exp - Buildings	1,052.64	1,052.64	1,052.64	1,052.64	1,052.64	1,052.64	1,052.64	1,052.64	1,052.64	1,052.64	1,052.64	1,052.64	12,631.68
8020-00	Depr Exp - Building Improvements	237.16	237.16	237.16	237.16	237.16	237.16	237.16	237.16	237.17	237.16	297.95	720.65	3,390.21
8025-00	Depr Exp - Tenant Improvements	59.22	59.21	59.22	59.21	59.22	59.21	114.47	114.46	114.47	114.46	114.47	114.46	1,042.08
8099-00	**TOTAL DEPRECIATON**	**1,349.02**	**1,349.01**	**1,349.02**	**1,349.01**	**1,349.02**	**1,349.01**	**1,404.27**	**1,404.26**	**1,404.28**	**1,404.26**	**1,465.06**	**1,887.75**	**17,063.97**
8100-00	AMORTIZATION													
8110-00	Lease Commissions Amort	452.89	452.88	452.89	452.88	452.89	452.88	360.05	318.92	417.22	417.22	417.22	417.22	5,065.16
8199-00	**TOTAL AMORTIZATION**	**452.89**	**452.88**	**452.89**	**452.88**	**452.89**	**452.88**	**360.05**	**318.92**	**417.22**	**417.22**	**417.22**	**417.22**	**5,065.16**
9990-00	**NET INCOME**	**4,227.66**	**3,910.63**	**4,037.81**	**4,182.08**	**4,463.73**	**3,534.80**	**3,843.82**	**1,849.40**	**2,825.92**	**3,499.59**	**3,908.25**	**786.32**	**41,070.01**

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West Fargo Industrial 13th St. - West Fargo II (13thwf)

Statement (12 months)

Period = Jan 2023-Dec 2023

Book = Accrual

		Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
4003-00	TENANT RENTS													
4110-00	Rent - Office/Retail	8,286.25	8,286.25	8,286.25	8,291.46	8,291.46	8,291.46	8,322.71	8,337.71	8,378.34	8,378.34	8,378.34	8,378.34	99,906.91
4250-00	Straight Line Rent Adj	-376.38	-376.38	-376.53	135.80	135.80	135.80	104.56	89.56	48.93	48.93	48.93	48.93	-332.05
4699-00	TOTAL TENANT RENTS	7,909.87	7,909.87	7,909.72	8,427.26	8,427.26	8,427.26	8,427.27	8,427.27	8,427.27	8,427.27	8,427.27	8,427.27	99,574.86
4700-00	RECOVERY REVENUE													
4710-00	CAM Estimates	37.97	37.97	37.97	1,151.12	269.12	269.12	269.12	269.12	269.12	269.12	269.12	269.12	3,417.99
4710-01	CAM Reconciliation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,440.00	0.00	0.00	0.00	0.00	3,440.00
4799-00	TOTAL RECOVERY REVENUE	37.97	37.97	37.97	1,151.12	269.12	269.12	269.12	3,709.12	269.12	269.12	269.12	269.12	6,857.99
4900-00	OTHER OPERATING INCOME													
4915-00	Late Fees	0.00	0.00	260.42	0.00	141.00	70.50	70.50	70.50	0.00	29.63	36.00	36.00	714.55
4990-00	TOTAL OTHER OPERATING INCOME	0.00	0.00	260.42	0.00	141.00	70.50	70.50	70.50	0.00	29.63	36.00	36.00	714.55
5999-00	**TOTAL REVENUE**	**7,947.84**	**7,947.84**	**8,208.11**	**9,578.38**	**8,837.38**	**8,766.88**	**8,766.89**	**12,206.89**	**8,696.39**	**8,726.02**	**8,732.39**	**8,732.39**	**107,147.40**
6000-00	*RECOVERABLE EXPENSES*													
6300-00	GROUNDS MAINT													
6305-00	Landscaping	0.00	0.00	0.00	0.00	525.00	760.00	784.00	690.00	690.00	508.45	590.00	0.00	4,547.45
6325-00	Snow & Ice Removal	1,302.50	523.00	279.50	1,040.50	199.50	0.00	0.00	0.00	0.00	0.00	141.00	703.75	4,189.75
6390-00	TOTAL GROUNDS MAINT	1,302.50	523.00	279.50	1,040.50	724.50	760.00	784.00	690.00	690.00	508.45	731.00	703.75	8,737.20
6400-00	UTILITIES - RECOVERABLE													
6470-00	Water & Sewage	299.00	397.40	197.10	146.60	84.70	112.40	158.00	123.80	112.40	135.20	272.00	351.80	2,390.40
6490-00	TOTAL UTILITIES - RECOVERABLE	299.00	397.40	197.10	146.60	84.70	112.40	158.00	123.80	112.40	135.20	272.00	351.80	2,390.40
6500-00	ADMINISTRATIVE EXPENSES													
6530-00	Management Fee	397.00	397.00	410.00	479.00	442.00	438.00	438.00	438.00	609.00	436.00	437.00	434.00	5,355.00
6540-00	Telephone/Cable	0.00	0.00	0.00	0.00	0.00	0.00	74.06	74.06	74.06	74.06	74.06	74.06	444.36
6590-00	TOTAL ADMIN EXPENSES	397.00	397.00	410.00	479.00	442.00	438.00	512.06	512.06	683.06	510.06	511.06	508.06	5,799.36
6600-00	TAXES AND INSURANCE - RECOVERABLE													
6610-00	Real Estate Taxes	1,402.29	1,402.29	1,402.29	1,402.29	1,402.29	1,402.29	1,402.29	1,402.29	1,402.29	1,402.29	1,402.29	1,402.29	16,827.48
6620-00	Real Estate Taxes - Prior Yr.	-505.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-505.36
6640-00	Insurance-Liability	438.32	438.32	438.32	438.32	438.33	551.74	551.74	551.74	551.74	551.74	551.74	551.74	6,053.79
6690-00	TOTAL TAXES AND INSURANCE- RECOVERA	1,335.25	1,840.61	1,840.61	1,840.61	1,840.62	1,954.03	1,954.03	1,954.03	1,954.03	1,954.03	1,954.03	1,954.03	22,375.91
6899-00	**TOTAL RECOVERABLE EXPENSES**	**3,333.75**	**3,158.01**	**2,727.21**	**3,506.71**	**3,091.82**	**3,264.43**	**3,408.09**	**3,279.89**	**3,439.49**	**3,107.74**	**3,468.09**	**3,517.64**	**39,302.87**
7000-00	*NON RECOVERABLE EXPENSES*													
7500-00	ADMINISTRATIVE EXPENSES													
7565-00	Accounting, Legal & Professional	0.00	162.50	0.00	390.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	602.50
7585-00	Bad Debt Expense	0.00	19,102.79	0.00	-5,000.00	0.00	0.00	0.00	0.00	0.00	1,150.87	0.00	0.00	15,253.66
7590-00	TOTAL ADMIN EXPENSES	0.00	19,265.29	0.00	-4,610.00	0.00	0.00	50.00	0.00	0.00	1,150.87	0.00	0.00	15,856.16
7899-00	**TOTAL NON RECOVERABLE EXPENSES**	**0.00**	**19,265.29**	**0.00**	**-4,610.00**	**0.00**	**0.00**	**50.00**	**0.00**	**0.00**	**1,150.87**	**0.00**	**0.00**	**15,856.16**
7990-00	**TOTAL OPERATING EXPENSES**	**3,333.75**	**22,423.30**	**2,727.21**	**-1,103.29**	**3,091.82**	**3,264.43**	**3,458.09**	**3,279.89**	**3,439.49**	**4,258.61**	**3,468.09**	**3,517.64**	**55,159.03**
7999-00	**NET OPERATING INCOME**	**4,614.09**	**-14,475.46**	**5,480.90**	**10,681.67**	**5,745.56**	**5,502.45**	**5,308.80**	**8,927.00**	**5,256.90**	**4,467.41**	**5,264.30**	**5,214.75**	**51,988.37**
8000-00	DEPRECIATION EXPENSE													
8010-00	Depr Exp - Buildings	1,052.64	1,052.64	1,052.64	1,052.64	1,052.64	1,052.64	1,052.64	1,052.64	1,052.64	1,052.64	1,052.64	1,052.64	12,631.68
8020-00	Depr Exp - Building Improvements	237.16	237.16	237.16	237.16	237.16	237.16	237.16	237.16	237.16	237.16	237.16	690.26	3,299.02
8025-00	Depr Exp - Tenant Improvements	59.22	59.22	59.22	59.22	59.22	59.21	59.22	59.21	59.22	59.21	59.22	59.21	710.60
8099-00	**TOTAL DEPRECIATON**	**1,349.02**	**1,349.02**	**1,349.02**	**1,349.02**	**1,349.02**	**1,349.01**	**1,349.02**	**1,349.01**	**1,349.02**	**1,349.01**	**1,349.02**	**1,802.11**	**16,641.30**
8100-00	AMORTIZATION													
8110-00	Lease Commissions Amort	446.70	511.83	447.35	452.95	452.88	452.88	452.89	452.88	452.89	452.88	452.89	452.89	5,481.91
8199-00	**TOTAL AMORTIZATION**	**446.70**	**511.83**	**447.35**	**452.95**	**452.88**	**452.88**	**452.89**	**452.88**	**452.89**	**452.88**	**452.89**	**452.89**	**5,481.91**
9990-00	**NET INCOME**	**2,818.37**	**-16,336.31**	**3,684.53**	**8,879.70**	**3,943.66**	**3,700.56**	**3,506.89**	**7,125.11**	**3,454.99**	**2,665.52**	**3,462.39**	**2,959.75**	**29,865.16**

6/10/2025 8:09 AM

West Fargo Industrial 13th St. - West Fargo II (13thwf)

Statement (12 months)

Period = Jan 2022-Dec 2022

Book = Accrual

		Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total
4003-00	TENANT RENTS													
4110-00	Rent - Office/Retail	7,455.62	7,455.62	7,704.01	8,233.75	8,233.75	8,233.75	8,233.75	8,248.75	8,286.25	8,286.25	8,286.25	8,286.25	96,944.00
4250-00	Straight Line Rent Adj	-303.97	-303.97	-303.97	-382.11	-382.11	-382.23	-323.88	-338.88	-376.38	-376.38	-376.38	-376.38	-4,226.64
4699-00	TOTAL TENANT RENTS	7,151.65	7,151.65	7,400.04	7,851.64	7,851.64	7,851.52	7,909.87	7,909.87	7,909.87	7,909.87	7,909.87	7,909.87	92,717.36
4700-00	RECOVERY REVENUE													
4710-00	CAM Estimates	37.97	37.97	37.97	38.51	37.97	37.97	37.97	37.97	37.97	37.97	37.97	37.97	456.18
4710-01	CAM Reconciliation	0.00	0.00	0.00	0.00	0.00	440.46	0.00	0.00	0.00	0.00	0.00	0.00	440.46
4799-00	TOTAL RECOVERY REVENUE	37.97	37.97	37.97	38.51	37.97	478.43	37.97	37.97	37.97	37.97	37.97	37.97	896.64
4900-00	OTHER OPERATING INCOME													
4915-00	Late Fees	-1,250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	522.92	0.00	0.00	-727.08
4990-00	TOTAL OTHER OPERATING INCOME	-1,250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	522.92	0.00	0.00	-727.08
5999-00	**TOTAL REVENUE**	**5,939.62**	**7,189.62**	**7,438.01**	**7,890.15**	**7,889.61**	**8,329.95**	**7,947.84**	**7,947.84**	**7,947.84**	**8,470.76**	**7,947.84**	**7,947.84**	**92,886.92**
6000-00	*RECOVERABLE EXPENSES*													
6100-00	REPAIR & MAINTENANCE - RECOVERABLE													
6115-00	R/M - HVAC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	593.08	0.00	0.00	0.00	593.08
6140-00	R/M - Doors & Locks	0.00	0.00	0.00	84.51	0.00	362.41	0.00	0.00	0.00	0.00	0.00	0.00	446.92
6190-00	TOTAL REPAIR & MAINT - RECOVERABLE	0.00	0.00	0.00	84.51	0.00	362.41	0.00	0.00	593.08	0.00	0.00	0.00	1,040.00
6300-00	GROUNDS MAINT													
6305-00	Landscaping	0.00	0.00	0.00	0.00	380.00	800.00	520.00	800.00	460.00	300.00	0.00	0.00	3,260.00
6325-00	Snow & Ice Removal	1,310.00	887.50	851.00	160.00	0.00	0.00	0.00	0.00	0.00	0.00	371.00	497.00	4,076.50
6390-00	TOTAL GROUNDS MAINT	1,310.00	887.50	851.00	160.00	380.00	800.00	520.00	800.00	460.00	300.00	371.00	497.00	7,336.50
6400-00	UTILITIES - RECOVERABLE													
6470-00	Water & Sewage	123.00	167.00	145.00	134.00	167.00	134.00	123.00	154.00	178.00	134.00	123.00	133.00	1,715.00
6490-00	TOTAL UTILITIES - RECOVERABLE	123.00	167.00	145.00	134.00	167.00	134.00	123.00	154.00	178.00	134.00	123.00	133.00	1,715.00
6500-00	ADMINISTRATIVE EXPENSES													
6530-00	Management Fee	375.00	375.00	387.00	395.00	394.00	436.00	397.00	397.00	397.00	424.00	397.00	397.00	4,771.00
6590-00	TOTAL ADMIN EXPENSES	375.00	375.00	387.00	395.00	394.00	436.00	397.00	397.00	397.00	424.00	397.00	397.00	4,771.00
6600-00	TAXES AND INSURANCE - RECOVERABLE													
6610-00	Real Estate Taxes	1,322.16	1,074.14	1,440.95	1,440.95	1,440.95	1,440.95	1,440.95	1,559.73	1,440.95	1,440.95	1,440.95	1,440.95	16,924.58
6640-00	Insurance-Liability	306.58	306.58	306.58	306.58	306.62	438.32	438.32	438.32	438.32	438.32	438.32	438.32	4,601.18
6690-00	TOTAL TAXES AND INSURANCE- RECOVERA	1,628.74	1,380.72	1,747.53	1,747.53	1,747.57	1,879.27	1,879.27	1,998.05	1,879.27	1,879.27	1,879.27	1,879.27	21,525.76
6899-00	**TOTAL RECOVERABLE EXPENSES**	**3,436.74**	**2,810.22**	**3,130.53**	**2,521.04**	**2,688.57**	**3,611.68**	**2,919.27**	**3,349.05**	**3,507.35**	**2,737.27**	**2,770.27**	**2,906.27**	**36,388.26**
7000-00	*NON RECOVERABLE EXPENSES*													
7400-00	UTILITIES													
7460-00	Electricity	214.51	99.49	107.39	140.00	-140.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	421.39
7490-00	TOTAL UTILITIES	214.51	99.49	107.39	140.00	-140.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	421.39
7500-00	ADMINISTRATIVE EXPENSES													
7565-00	Accounting, Legal & Professional	0.00	0.00	260.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	310.00
7590-00	TOTAL ADMIN EXPENSES	0.00	0.00	260.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	310.00
7899-00	**TOTAL NON RECOVERABLE EXPENSES**	**214.51**	**99.49**	**367.39**	**140.00**	**-140.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**50.00**	**731.39**
7990-00	**TOTAL OPERATING EXPENSES**	**3,651.25**	**2,909.71**	**3,497.92**	**2,661.04**	**2,548.57**	**3,611.68**	**2,919.27**	**3,349.05**	**3,507.35**	**2,737.27**	**2,770.27**	**2,956.27**	**37,119.65**
7999-00	**NET OPERATING INCOME**	**2,288.37**	**4,279.91**	**3,940.09**	**5,229.11**	**5,341.04**	**4,718.27**	**5,028.57**	**4,598.79**	**4,440.49**	**5,733.49**	**5,177.57**	**4,991.57**	**55,767.27**
8000-00	DEPRECIATION EXPENSE													
8010-00	Depr Exp - Buildings	1,052.64	1,052.64	1,052.64	1,052.64	1,052.64	1,052.64	1,052.64	1,052.64	1,052.64	1,052.64	1,052.64	1,052.64	12,631.68
8020-00	Depr Exp - Building Improvements	179.91	179.91	179.91	179.91	179.91	179.91	237.16	237.16	237.16	237.16	237.16	348.51	2,613.77
8025-00	Depr Exp - Tenant Improvements	989.20	989.20	989.20	989.20	989.20	0.00	0.78	0.78	2.54	2.54	2.54	276.80	5,231.98
8099-00	**TOTAL DEPRECIATON**	**2,221.75**	**2,221.75**	**2,221.75**	**2,221.75**	**2,221.75**	**1,232.55**	**1,290.58**	**1,290.58**	**1,292.34**	**1,292.34**	**1,292.34**	**1,677.95**	**20,477.43**
8100-00	AMORTIZATION													
8110-00	Lease Commissions Amort	324.98	325.00	324.98	411.38	368.17	368.18	333.80	484.10	484.10	484.10	484.10	484.09	4,876.98
8199-00	**TOTAL AMORTIZATION**	**324.98**	**325.00**	**324.98**	**411.38**	**368.17**	**368.18**	**333.80**	**484.10**	**484.10**	**484.10**	**484.10**	**484.09**	**4,876.98**
9990-00	**NET INCOME**	**-258.36**	**1,733.16**	**1,393.36**	**2,595.98**	**2,751.12**	**3,117.54**	**3,404.19**	**2,824.11**	**2,664.05**	**3,957.05**	**3,401.13**	**2,829.53**	**30,412.86**

Tenancy Schedule I

Property: 13thwf As of Date: 12/31/2024 By Property Notes : 1. * Future Active lease / Future Active Amendment 2. ** Pending Amendments 3. *** Past / Superseded Amendments

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy Years	Monthly Rent	Monthly Rent/Area	Annual Rent	Annual Rent/Area	Annual Rec./Area	Annual Misc/Area	Security Deposit Received	LOC Amount/ Bank Guarantee
West Fargo Industrial 13th St. - West Fargo II (13thwf)	**617-A**	**Colonial Enterprises, Inc. (t0001298)**	**Industrial Net Lease**	**3,750.00**	**12/1/2019**	**8/31/2026**	**81.00**	**5.08**	**1,993.75**	**0.53**	**23,925.00**	**6.38**	**0.50**	**0.00**	**625.00**	**0.00**

Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	rentcomm	Rent	617-A	Rentable	3,750.00	9/1/2024	8/31/2025	1,993.75	0.53	23,925.00	6.38	0.00	23,925.00
	rentcomm	Rent	617-A	Rentable	3,750.00	9/1/2025	8/31/2026	2,031.25	0.54	24,375.00	6.50	0.00	24,375.00

Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	camest	CAM	617-A	Rentable	3,750.00	1/1/2024	12/31/2024	156.35	0.04	1,876.20	0.50	0.00	1,876.20
	rentcomm	Rent	617-A	Rentable	3,750.00	9/1/2024	8/31/2025	1,993.75	0.53	23,925.00	6.38	0.00	23,925.00
	camest	CAM	617-A	Rentable	3,750.00	1/1/2025	8/31/2026	229.92	0.06	2,759.04	0.74	0.00	2,759.04
	rentcomm	Rent	617-A	Rentable	3,750.00	9/1/2025	8/31/2026	2,031.25	0.54	24,375.00	6.50	0.00	24,375.00

Amendment	Type	Status	From	To	Move In	Term	Area	Description	Notes
	Relocation	Activated	9/1/2021	8/31/2026	9/1/2021	60.00	3,750.00	1st amendment	w/ two (2) unreserved parking spaces at no addt'l cost

West Fargo Industrial 13th St. - West Fargo II (13thwf)	**617-C**	**Robert Stephens (t0001461)**	**Industrial Net Lease**	**1,250.00**	**3/21/2022**	**3/31/2025**	**37.00**	**2.83**	**736.45**	**0.59**	**8,837.40**	**7.07**	**0.36**	**0.00**	**700.00**	**0.00**

Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	rentcomm	Rent	617-C	Rentable	1,250.00	4/1/2024	3/31/2025	736.45	0.59	8,837.40	7.07	0.00	8,837.40

Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	camest	CAM	617-C	Rentable	1,250.00	1/1/2024	12/31/2024	37.58	0.03	450.96	0.36	0.00	450.96
	rentcomm	Rent	617-C	Rentable	1,250.00	4/1/2024	3/31/2025	736.45	0.59	8,837.40	7.07	0.00	8,837.40
	camest	CAM	617-C	Rentable	1,250.00	1/1/2025	3/31/2025	62.11	0.05	745.32	0.60	0.00	745.32

Amendment	Type	Status	From	To	Move In	Term	Area	Description	Notes
	Renewal	Activated	4/1/2023	3/31/2025	4/1/2023	24.00	1,250.00	1st amendment	

West Fargo Industrial 13th St. - West Fargo II (13thwf)	**617-D**	**Brian Giffen (t0000996)**	**Industrial Net Lease**	**1,250.00**	**4/1/2016**	**3/31/2027**	**132.00**	**8.75**	**739.58**	**0.59**	**8,874.96**	**7.10**	**0.96**	**0.00**	**671.88**	**0.00**

Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	rentcomm	Rent	617-D	Rentable	1,250.00	4/1/2024	3/31/2025	739.58	0.59	8,874.96	7.10	0.00	8,874.96
	* rentcomm	Rent	617-D	Rentable	1,250.00	4/1/2025	3/31/2026	786.46	0.63	9,437.52	7.55	0.00	9,437.52
	* rentcomm	Rent	617-D	Rentable	1,250.00	4/1/2026	3/31/2027	812.50	0.65	9,750.00	7.80	0.00	9,750.00

Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	camest	CAM	617-D	Rentable	1,250.00	1/1/2024	12/31/2024	99.52	0.08	1,194.24	0.96	0.00	1,194.24
	rentcomm	Rent	617-D	Rentable	1,250.00	4/1/2024	3/31/2025	739.58	0.59	8,874.96	7.10	0.00	8,874.96
	camest	CAM	617-D	Rentable	1,250.00	1/1/2025	3/31/2025	124.05	0.10	1,488.60	1.19	0.00	1,488.60
	* camest	CAM	617-D	Rentable	1,250.00	4/1/2025	3/31/2027	124.05	0.10	1,488.60	1.19	0.00	1,488.60
	* rentcomm	Rent	617-D	Rentable	1,250.00	4/1/2025	3/31/2026	786.46	0.63	9,437.52	7.55	0.00	9,437.52
	* rentcomm	Rent	617-D	Rentable	1,250.00	4/1/2026	3/31/2027	812.50	0.65	9,750.00	7.80	0.00	9,750.00

Amendment	Type	Status	From	To	Move In	Term	Area	Description	Notes
	Assignment	Activated	10/1/2019					From Dave Lapash	
	Renewal	Activated	4/1/2023	3/31/2025	4/1/2023	24.00	1,250.00	3rd amendment	
	* Renewal	Activated	4/1/2025	3/31/2027	4/1/2025	24.00		4th Amendment	

West Fargo Industrial 13th St. - West Fargo II (13thwf)	**625-A**	**Rick Randall Construction, LLC (t0001522)**	**Office Net Lease**	**5,000.00**	**4/1/2023**	**3/31/2026**	**36.00**	**1.75**	**2,800.00**	**0.56**	**33,600.00**	**6.72**	**0.17**	**0.00**	**2,700.00**	**0.00**

Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	rentcomm	Rent	625-A	Rentable	5,000.00	4/1/2024	3/31/2025	2,800.00	0.56	33,600.00	6.72	0.00	33,600.00
	rentcomm	Rent	625-A	Rentable	5,000.00	4/1/2025	3/31/2026	2,900.00	0.58	34,800.00	6.96	0.00	34,800.00

Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	camest	CAM	625-A	Rentable	5,000.00	1/1/2024	12/31/2024	69.37	0.01	832.44	0.17	0.00	832.44
	rentcomm	Rent	625-A	Rentable	5,000.00	4/1/2024	3/31/2025	2,800.00	0.56	33,600.00	6.72	0.00	33,600.00
	camest	CAM	625-A	Rentable	5,000.00	1/1/2025	3/31/2026	167.46	0.03	2,009.52	0.40	0.00	2,009.52
	rentcomm	Rent	625-A	Rentable	5,000.00	4/1/2025	3/31/2026	2,900.00	0.58	34,800.00	6.96	0.00	34,800.00

Amendment	Type	Status	From	To	Move In	Term	Area	Description	Notes
	Original Lease	Activated	4/1/2023	3/31/2026	4/1/2023	36.00	5,000.00	Original Lease	

West Fargo Industrial 13th St. - West Fargo II (13thwf)	**625-E**	**Orange Property Management LLC (t0001608)**	**Office Net Lease**	**2,500.00**	**8/15/2024**	**8/31/2027**	**37.00**	**0.42**	**1,562.50**	**0.62**	**18,750.00**	**7.50**	**0.00**	**0.00**	**1,562.50**	**0.00**

Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	rentcomm	Rent	625-E	Rentable	2,500.00	9/1/2024	8/31/2025	1,562.50	0.63	18,750.00	7.50	0.00	18,750.00
	rentcomm	Rent	625-E	Rentable	2,500.00	9/1/2025	8/31/2026	1,614.58	0.65	19,374.96	7.75	0.00	19,374.96
	rentcomm	Rent	625-E	Rentable	2,500.00	9/1/2026	8/31/2027	1,666.67	0.67	20,000.04	8.00	0.00	20,000.04

Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	camest	CAM	625-E	Rentable	2,500.00	8/15/2024	12/31/2024	0.00	0.00	0.00	0.00	0.00	0.00
	rentcomm	Rent	625-E	Rentable	2,500.00	9/1/2024	8/31/2025	1,562.50	0.63	18,750.00	7.50	0.00	18,750.00
	camest	CAM	625-E	Rentable	2,500.00	1/1/2025	8/31/2027	49.05	0.02	588.60	0.24	0.00	588.60
	rentcomm	Rent	625-E	Rentable	2,500.00	9/1/2025	8/31/2026	1,614.58	0.65	19,374.96	7.75	0.00	19,374.96
	rentcomm	Rent	625-E	Rentable	2,500.00	9/1/2026	8/31/2027	1,666.67	0.67	20,000.04	8.00	0.00	20,000.04

Amendment	Type	Status	From	To	Move In	Term	Area	Description	Notes

Tenancy Schedule I

Property: 13thwf As of Date: 12/31/2024 By Property Notes : 1. * Future Active lease / Future Active Amendment 2. ** Pending Amendments 3. *** Past / Superseded Amendments

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy Years	Monthly Rent	Monthly Rent / Area	Annual Rent	Annual Rent / Area	Annual Rec. / Area	Annual Misc / Area	Security Deposit Received	LOC Amount / Bank Guarantee
		Original Lease	Activated	8/15/2024	8/31/2027	8/15/2024	37.00	2,500.00	Original Lease							
West Fargo Industrial 13th St. - West Fargo II (13thwf)	**617-F**	VACANT		1,250.00												

Occupancy Summary	**Area**	**Percentage**
Occupied Area	13,750.00	91.67
Vacant Area	1,250.00	8.33
Total	**15,000.00**	**100.00**

Occupancy Summary	**Area**	**Percentage**
Total Occupied Area	13,750.00	91.67
Total Vacant Area	1,250.00	8.33
Grand Total	**15,000.00**	**100.00**

Tenancy Schedule I

Property: 13thwf As of Date: 12/31/2023 By Property Notes : 1. * Future Active lease / Future Active Amendment 2. ** Pending Amendments 3. *** Past / Superseded Amendments

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy Years	Monthly Rent	Monthly Rent/Area	Annual Rent	Annual Rent/Area	Annual Rec./Area	Annual Misc/Area	Security Deposit Received	LOC Amount/ Bank Guarantee
West Fargo Industrial 13th St. - West Fargo II (13thwf)	**617-A**	**Colonial Enterprises, Inc. (t0001298)**	**Industrial Net Lease**	**3,750.00**	**12/1/2019**	**8/31/2026**	**81.00**	**4.08**	**1,953.13**	**0.52**	**23,437.56**	**6.25**	**0.15**	**0.00**	**625.00**	**0.00**

Rent Steps

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
rentcomm	Rent	617-A	Rentable	3,750.00	9/1/2023	8/31/2024	1,953.13	0.52	23,437.56	6.25	0.00	23,437.56
rentcomm	Rent	617-A	Rentable	3,750.00	9/1/2024	8/31/2025	1,993.75	0.53	23,925.00	6.38	0.00	23,925.00
rentcomm	Rent	617-A	Rentable	3,750.00	9/1/2025	8/31/2026	2,031.25	0.54	24,375.00	6.50	0.00	24,375.00

Charge Schedules

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
camest	CAM	617-A	Rentable	3,750.00	1/1/2023	12/31/2023	47.14	0.01	565.68	0.15	0.00	565.68
rentcomm	Rent	617-A	Rentable	3,750.00	9/1/2023	8/31/2024	1,953.13	0.52	23,437.56	6.25	0.00	23,437.56
camest	CAM	617-A	Rentable	3,750.00	1/1/2024	8/31/2026	156.35	0.04	1,876.20	0.50	0.00	1,876.20
rentcomm	Rent	617-A	Rentable	3,750.00	9/1/2024	8/31/2025	1,993.75	0.53	23,925.00	6.38	0.00	23,925.00
rentcomm	Rent	617-A	Rentable	3,750.00	9/1/2025	8/31/2026	2,031.25	0.54	24,375.00	6.50	0.00	24,375.00

Amendment

Type	Status	From	To	Move In	Term	Area	Description	Notes
Relocation	Activated	9/1/2021	8/31/2026	9/1/2021	60.00	3,750.00	1st amendment	w/ two (2) unreserved parking spaces at no addt'l cost

West Fargo Industrial 13th St. - West Fargo II (13thwf)	**617-C**	**Robert Stephens (t0001461)**	**Industrial Net Lease**	**1,250.00**	**3/21/2022**	**3/31/2025**	**37.00**	**1.83**	**718.75**	**0.57**	**8,625.00**	**6.90**	**0.01**	**0.00**	**700.00**	**0.00**

Rent Steps

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
rentcomm	Rent	617-C	Rentable	1,250.00	4/1/2023	3/31/2024	718.75	0.58	8,625.00	6.90	0.00	8,625.00
rentcomm	Rent	617-C	Rentable	1,250.00	4/1/2024	3/31/2025	736.45	0.59	8,837.40	7.07	0.00	8,837.40

Charge Schedules

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
camest	CAM	617-C	Rentable	1,250.00	4/1/2023	12/31/2023	1.18	0.00	14.16	0.01	0.00	14.16
rentcomm	Rent	617-C	Rentable	1,250.00	4/1/2023	3/31/2024	718.75	0.58	8,625.00	6.90	0.00	8,625.00
camest	CAM	617-C	Rentable	1,250.00	1/1/2024	3/31/2025	37.58	0.03	450.96	0.36	0.00	450.96
rentcomm	Rent	617-C	Rentable	1,250.00	4/1/2024	3/31/2025	736.45	0.59	8,837.40	7.07	0.00	8,837.40

Amendment

Type	Status	From	To	Move In	Term	Area	Description	Notes
Renewal	Activated	4/1/2023	3/31/2025	4/1/2023	24.00	1,250.00	1st amendment	

West Fargo Industrial 13th St. - West Fargo II (13thwf)	**617-D**	**Brian Giffen (t0000996)**	**Industrial Net Lease**	**1,250.00**	**4/1/2016**	**3/31/2025**	**108.00**	**7.75**	**723.96**	**0.58**	**8,687.52**	**6.95**	**0.61**	**0.00**	**671.88**	**0.00**

Rent Steps

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
rentcomm	Rent	617-D	Rentable	1,250.00	4/1/2023	3/31/2024	723.96	0.58	8,687.52	6.95	0.00	8,687.52
rentcomm	Rent	617-D	Rentable	1,250.00	4/1/2024	3/31/2025	739.58	0.59	8,874.96	7.10	0.00	8,874.96

Charge Schedules

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
camest	CAM	617-D	Rentable	1,250.00	4/1/2023	12/31/2023	63.12	0.05	757.44	0.61	0.00	757.44
rentcomm	Rent	617-D	Rentable	1,250.00	4/1/2023	3/31/2024	723.96	0.58	8,687.52	6.95	0.00	8,687.52
camest	CAM	617-D	Rentable	1,250.00	1/1/2024	3/31/2025	99.52	0.08	1,194.24	0.96	0.00	1,194.24
rentcomm	Rent	617-D	Rentable	1,250.00	4/1/2024	3/31/2025	739.58	0.59	8,874.96	7.10	0.00	8,874.96

Amendment

Type	Status	From	To	Move In	Term	Area	Description	Notes
Assignment	Activated	10/1/2019					From Dave Lapash	
Renewal	Activated	4/1/2023	3/31/2025	4/1/2023	24.00	1,250.00	3rd amendment	

West Fargo Industrial 13th St. - West Fargo II (13thwf)	**617-F**	**William P. Knutson & Eugene D. Murach (t0001431)**	**Industrial Net Lease**	**1,250.00**	**6/1/2021**	**7/31/2024**	**38.00**	**2.58**	**720.00**	**0.58**	**8,640.00**	**6.91**	**0.35**	**0.00**	**690.00**	**0.00**

Rent Steps

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
rentcomm	Rent	617-F	Rentable	1,250.00	8/1/2023	7/31/2024	720.00	0.58	8,640.00	6.91	0.00	8,640.00

Charge Schedules

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
camest	CAM	617-F	Rentable	1,250.00	1/1/2023	12/31/2023	36.16	0.03	433.92	0.35	0.00	433.92
rentcomm	Rent	617-F	Rentable	1,250.00	8/1/2023	7/31/2024	720.00	0.58	8,640.00	6.91	0.00	8,640.00
camest	CAM	617-F	Rentable	1,250.00	1/1/2024	7/31/2024	72.56	0.06	870.72	0.70	0.00	870.72

Amendment

Type	Status	From	To	Move In	Term	Area	Description	Notes
Original Lease	Activated	6/1/2021	7/31/2024	6/1/2021	38.00	1,250.00	New Lease	

West Fargo Industrial 13th St. - West Fargo II (13thwf)	**625-A**	**Rick Randall Construction, LLC (t0001522)**	**Office Net Lease**	**5,000.00**	**4/1/2023**	**3/31/2026**	**36.00**	**0.75**	**2,700.00**	**0.54**	**32,400.00**	**6.48**	**0.00**	**0.00**	**2,700.00**	**0.00**

Rent Steps

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
rentcomm	Rent	625-A	Rentable	5,000.00	4/1/2023	3/31/2024	2,700.00	0.54	32,400.00	6.48	0.00	32,400.00
rentcomm	Rent	625-A	Rentable	5,000.00	4/1/2024	3/31/2025	2,800.00	0.56	33,600.00	6.72	0.00	33,600.00
rentcomm	Rent	625-A	Rentable	5,000.00	4/1/2025	3/31/2026	2,900.00	0.58	34,800.00	6.96	0.00	34,800.00

Charge Schedules

Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
camest	CAM	625-A	Rentable	5,000.00	4/1/2023	12/31/2023	0.00	0.00	0.00	0.00	0.00	0.00
rentcomm	Rent	625-A	Rentable	5,000.00	4/1/2023	3/31/2024	2,700.00	0.54	32,400.00	6.48	0.00	32,400.00
camest	CAM	625-A	Rentable	5,000.00	1/1/2024	3/31/2026	69.37	0.01	832.44	0.17	0.00	832.44
rentcomm	Rent	625-A	Rentable	5,000.00	4/1/2024	3/31/2025	2,800.00	0.56	33,600.00	6.72	0.00	33,600.00
rentcomm	Rent	625-A	Rentable	5,000.00	4/1/2025	3/31/2026	2,900.00	0.58	34,800.00	6.96	0.00	34,800.00

Amendment

Type	Status	From	To	Move In	Term	Area	Description	Notes
Original Lease	Activated	4/1/2023	3/31/2026	4/1/2023	36.00	5,000.00	Original Lease	

West Fargo Industrial 13th St. - West Fargo II (13thwf)	**625-E**	**Star Equipment, Inc. (t0001162)**	**Industrial Net Lease**	**2,500.00**	**1/1/2018**	**6/30/2024**	**78.00**	**6.00**	**1,562.50**	**0.62**	**18,750.00**	**7.50**	**0.58**	**0.00**	**1,437.50**	**0.00**

Tenancy Schedule I

Property: 13thwf As of Date: 12/31/2023 By Property Notes : 1. * Future Active lease / Future Active Amendment 2. ** Pending Amendments 3. *** Past / Superseded Amendments

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy Years	Monthly Rent	Monthly Rent/Area	Annual Rent	Annual Rent/Area	Annual Rec./Area	Annual Misc/Area	Security Deposit Received	LOC Amount/ Bank Guarantee
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		rentcomm	Rent	625-E	Rentable	2,500.00	7/1/2023	6/30/2024	1,562.50	0.63	18,750.00	7.50	0.00	18,750.00		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		camest	CAM	625-E	Rentable	2,500.00	1/1/2023	12/31/2023	121.52	0.05	1,458.24	0.58	0.00	1,458.24		
		rentcomm	Rent	625-E	Rentable	2,500.00	7/1/2023	6/30/2024	1,562.50	0.63	18,750.00	7.50	0.00	18,750.00		
		camest	CAM	625-E	Rentable	2,500.00	1/1/2024	6/30/2024	194.33	0.08	2,331.96	0.93	0.00	2,331.96		
	Amendment	Type	Status	From	To	Move In	Term	Area	Description	Notes						
	Renewal		Activated	7/1/2022	6/30/2024	7/1/2022	24.00	2,500.00	2nd Amendment							

Occupancy Summary	Area	Percentage
Occupied Area	15,000.00	100.00
Vacant Area	0.00	0.00
Total	**15,000.00**	**100.00**

Occupancy Summary	Area	Percentage
Total Occupied Area	15,000.00	100.00
Total Vacant Area	0.00	0.00
Grand Total	**15,000.00**	**100.00**

6/10/2025 8:10 AM

Rent Roll

Property: 13thwf From Date: 12/31/2022 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Monthly Rent	Monthly Rent Per Area	Annual Rent	Annual Rent Per Area	Annual Rec. Per Area	Annual Misc Per Area	Security Deposit	LOC Amount / Bank Guarantee
13thwf - West Fargo Industrial 13th St. - West Fargo II,West Fargo															
Current Leases															
13thwf	617-A	Colonial Enterprises, Inc.	Industrial Net Lease	3,750.00	12/1/2019	8/31/2026	81.00	1,912.50	0.51	22,950.00	6.12	0.00	0.00	625.00	0.00
13thwf	617-C	Robert Stephens	Industrial Net Lease	1,250.00	3/21/2022	3/31/2025	37.00	700.00	0.56	8,400.00	6.72	0.00	0.00	700.00	0.00
13thwf	617-D	Brian Giffen	Industrial Net Lease	1,250.00	4/1/2016	3/31/2025	108.00	708.33	0.57	8,499.96	6.80	0.09	0.00	671.88	0.00
13thwf	617-F	William P. Knutson & Eugene D. Murach	Industrial Net Lease	1,250.00	6/1/2021	7/31/2024	38.00	705.00	0.56	8,460.00	6.77	0.00	0.00	690.00	0.00
13thwf	625-A	Great Plains Flooring, LLC	Industrial Net Lease	5,000.00	11/1/2019	3/31/2023	41.00	2,729.17	0.55	32,750.04	6.55	0.00	0.00	0.00	0.00
13thwf	625-E	Star Equipment, Inc.	Industrial Net Lease	2,500.00	1/1/2018	6/30/2024	78.00	1,531.25	0.61	18,375.00	7.35	0.14	0.00	1,437.50	0.00
Total Current				**15,000.00**				**8,286.25**	**0.55**	**99,435.00**	**6.63**	**0.03**	**0.00**	**4,124.38**	**0.00**

	Total Units	Total Area	Percentage	Monthly Rent	Annual Rent
Occupied	6.00	15,000.00	100.00	8,286.25	99,435.00
Vacant	0.00	0.00	0.00	0.00	0.00
Total	**6.00**	**15,000.00**		**8,286.25**	**99,435.00**

1 7447 Dresser Dr NE

Rochester, MN 55906 (Olmsted County) - Rochester Submarket

★★☆☆☆ Refrigeration/Cold Storage

Sale Summary

Sold	4/30/2024
Sale Price	$2,100,000 ($161.54/SF)
RBA	13,000 SF
Price Status	Confirmed
Built	2005
Land Area	2.73 AC/118,919 SF
Actual Cap Rate	8.00%
Sale Comp Status	Research Complete
Sale Comp ID	6716144
Parcel Numbers	73.06.21.072569



Contacts

Type	Name	Location	Phone
Recorded Buyer	MCS, LLC	Shakopee, MN 55379	-
True Buyer	Michael J McGuire	Shakopee, MN 55379	-
Contacts	Mike McGuire (952) 356-2105		
Buyer Broker	Loam Commercial Real Estate	Rochester, MN 55901	(507) 226-7959
Contacts	Jay Christenson (507) 251-4853		
Recorded Seller	Minnesota Cold Storage Llc	Eyota, MN 55934	-
True Seller	Minnesota Cold Storage	Rochester, MN 55906	(507) 288-1301
Contacts	John Austinson (507) 251-3863		
Listing Broker	Loam Commercial Real Estate	Rochester, MN 55901	(507) 226-7959
Contacts	Jay Christenson (507) 251-4853		

Property Details

Tenancy	Multi	Cross Docks	Yes
Drive Ins	3 total/ 13' w x 14' h	Clear Height	18'
Docks	8 exterior	Power	110 - 440a/440 - 880v 3p
Levelers	2 exterior	Building FAR	0.11
Parking Spaces	20 Surface Spaces; Ratio of 1.54/1,000 SF		

Transaction Details

Sale Date	4/30/2024	Hold Period	70 Months
Sale Price	$2,100,000 ($161.54/SF)	Recording Date	5/6/2024
Land Price	$769,229/AC ($17.66/SF)	Zoning	Commercial
Sale Type	Investment	% Improved	85.71%
Time On Market	3 Months 14 Days	Document Number	1644840
Sale Conditions	Furniture, Fixtures and Equipment Included		
Parcel Number	73.06.21.072569		

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Previous Sale

Sale Date	6/28/2018	Comp ID	4374269
Sale Price	$1,100,000 ($84.62/SF)	Comp Status	Research Complete
Sale Type	Investment		

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Sale Summary

Sold	1/26/2023
Sale Price	$975,000 ($106.21/SF)
RBA (% Leased)	9,180 SF (100%)
Price Status	Confirmed
Built	1997
Land Area	1.29 AC/56,192 SF
Actual Cap Rate	9.85%
Sale Comp Status	Research Complete
Sale Comp ID	6294985
Parcel Numbers	033310020020009



Contacts

Type	Name	Location	Phone
Recorded Buyer	Jae 401 K Plan	Baxter, MN 56425	(320) 267-6679
True Buyer	James A Etterman Jr	Brainerd, MN 56401	(320) 267-6679
Contacts	James Etterman (218) 825-8062		
Recorded Seller	Epi Leaseco Llp	Baxter, MN 56425	(218) 820-9315
True Seller	Glen Erlandson	Nisswa, MN 56468	(218) 820-9315
Contacts	Glen Erlandson (218) 963-0183		
Listing Broker	Close Converse Commercial & Preferred Properties	Brainerd, MN 56401	(218) 828-3334
Contacts	Christopher Close (218) 831-7510		

Property Details

Tenancy	Single	Clear Height	20'
Drive Ins	2 total/ 12' w x 14' h	Power	600a/ 3p
Docks	None	Building FAR	0.16
Levelers	None		
Parking Spaces	41 Surface Spaces; Ratio of 4.47/1,000 SF		

Transaction Details

Sale Date	1/26/2023	Hold Period	39 Months
Sale Price	$975,000 ($106.21/SF)	Recording Date	1/31/2023
Land Price	$755,819/AC ($17.35/SF)	Zoning	I
Sale Type	Investment	% Improved	75.72%
Time On Market	2 Months 5 Days	Document Number	1509490
Parcel Number	033310020020009		

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Income And Expenses

Net Operating Income	$96,000 ($10.46/AC)	Cash Flow	$96,000 ($10.46/AC)

Previous Sale

Sale Date	10/15/2019	Comp ID	4934744
Sale Price	$550,000 ($59.91/SF)	Comp Status	Public Record

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Sale Summary

Sold	6/11/2024
Sale Price	$500,000 ($52.50/SF)
RBA (% Leased)	9,524 SF (100%)
Price Status	Confirmed
Built	1997
Land Area	0.69 AC/30,056 SF
Actual Cap Rate	7.70%
Sale Comp Status	Research Complete
Sale Comp ID	6782630



Contacts

Type	Name	Location	Phone
Recorded Seller	1232 Willow St Llc	-	-
Listing Broker	Kevin Coon	Faribault, MN 55021	(507) 838-6191
Contacts	Kevin Coon (507) 838-6191		

Property Details

Tenancy	Single	Clear Height	12'
Drive Ins	7 total/ 10' w x 10' h	Crane	None
Docks	None	Power	200a/240v 3p
Levelers	None	Building FAR	0.32
Parking Spaces	5 Surface Spaces; Ratio of 0.52/1,000 SF		

Transaction Details

Sale Date	6/11/2024	Time On Market	9 Months 17 Days
Sale Price	$500,000 ($52.50/SF)	Hold Period	2 Months
Land Price	$724,647/AC ($16.64/SF)	Zoning	Industrial/Commercial
Sale Type	Investment		
Parcel Number	18.06.3.00.002		

Previous Sale

Sale Date	4/22/2024	Comp ID	6740846
Sale Price	$530,000 ($55.65/SF)	Comp Status	Public Record

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Sale Summary

Sold	2/23/2023
Sale Price	$1,899,000 ($143.36/SF)
RBA (% Leased)	13,246 SF (100%)
Price Status	Full Value
Built	2014
Land Area	3.14 AC/136,561 SF
Actual Cap Rate	9.48%
Sale Comp Status	Research Complete
Sale Comp ID	6317108
Parcel Numbers	22400403148000



Contacts

Type	Name	Location	Phone
Recorded Seller	WRS ND LLC	Channelview, TX 77530	-
Listing Broker	Proven Realty Brokered by eXp Realty	Williston, ND 58801	(701) 369-3949
Contacts	Erik Peterson (406) 544-6489		

Property Details

Tenancy	Single	Floor Thickness	8"
Drive Ins	4 total	Crane	Yes
Levelers	None	Building FAR	0.10
Parking Spaces	11 Surface Spaces; Ratio of 0.83/1,000 SF		

Transaction Details

Sale Date	2/23/2023	Time On Market	2 Months 15 Days
Sale Price	$1,899,000 ($143.36/SF)	Hold Period	109 Months
Land Price	$605,740/AC ($13.91/SF)	Zoning	Industrial
Sale Type	Investment	% Improved	89.64%
Parcel Number	22400403148000		

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5 309-403 40th Ave NE - Minot Warehouses Bldg 2

Minot, ND 58703 (Ward County) - Northeast Minot Submarket

★★★☆☆ Warehouse

Sale Summary

Sold	4/17/2024
Sale Price	$3,985,000 ($183.13/SF)
RBA	21,760 SF
Price Status	Full Value
Built	2013
Land Area	6.14 AC/267,458 SF
Actual Cap Rate	9.00%
Pro Forma Cap Rate	9.00%
Sale Comp Status	Research Complete
Sale Comp ID	6705637
Sale Conditions	1031 Exchange



Contacts

Type	Name	Location	Phone
Recorded Buyer	Premier Real Estate- Minnetonka Heights	Minnetonka, MN 55345	(952) 934-4040
True Buyer	Premier Real Estate- Minnetonka Heights	Minnetonka, MN 55345	(952) 934-4040
Contacts	Clauedtte Miller (773) 966-5113		
Buyer Broker	None on the deal	-	-
Recorded Seller	RCS Ironwood Industrial LLC	Louisville, CO 80027	(303) 499-3636
True Seller	Real Capital Solutions, Inc.	Louisville, CO 80027	(303) 466-2500
Contacts	Judy Lawson (303) 941-9997		
Listing Broker	Coldwell Banker 1st Minot Realty	Minot, ND 58701	(701) 852-0136
Contacts	Ed Steckler (701) 720-1861		

Property Details

Tenancy	Multi	Floor Thickness	6"
Drive Ins	2 total/ 20' w x 16' h	Crane	None
Docks	None	Sprinklers	Wet
Levelers	None	Power	3p
Clear Height	20'	Building FAR	0.08
Column Spacing	68'w x 80'd		
Parking Spaces	6 Surface Spaces; Ratio of 0.28/1,000 SF		

Transaction Details

Sale Date	4/17/2024	Time On Market	7 Months 23 Days
Sale Price	$3,985,000 ($183.13/SF)	Hold Period	57 Months
Land Price	$649,024/AC ($14.90/SF)	Zoning	M1
Sale Type	Investment		
Sale Conditions	1031 Exchange		
Parcel Number	MI-01B36-010-001-0		

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5

309-403 40th Ave NE - Minot Warehouses Bldg 2

Minot, ND 58703 (Ward County) - Northeast Minot Submarket

★★★☆☆

Warehouse

Previous Sale

Sale Date	7/1/2019	Comp ID	4804321
Sale Price	Withheld	Comp Status	Research Complete
Sale Type	Investment	Sale Conditions	Bulk/Portfolio Sale
Actual Cap Rate	14.5%		

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Sale Summary

Sold	3/1/2025
Sale Price	$2,167,000 ($124.24/SF)
RBA (% Leased)	17,442 SF (100%)
Price Status	Confirmed
Built/Renovated	1979/2012
Land Area	2.11 AC/92,119 SF
Actual Cap Rate	7.50%
Sale Comp Status	Research Complete
Sale Comp ID	7088966
Parcel Numbers	2031-001-001



Contacts

Type	Name	Location	Phone
Recorded Buyer	Ewr Bismarck Industrial On Yegen Llc	Fargo, ND 58102	(701) 212-4800
True Buyer	Edgewood Real Estate Investment Trust	Fargo, ND 58102	(701) 212-4800
Buyer Broker	None on the deal	-	-
Recorded Seller	Al & Dp Properties Llc	Bismarck, ND 58503	(701) 220-3900
True Seller	Industrial Enterprises Inc	Bismarck, ND 58504	(701) 258-1652
Contacts	Dennis Parr (701) 220-3900		
Listing Broker	None on the deal	-	-

Property Details

Tenancy	Single	Levelers	None
Drive Ins	None	Building FAR	0.19

Transaction Details

Sale Date	3/1/2025	Hold Period	20+ Years
Sale Price	$2,167,000 ($124.24/SF)	Recording Date	3/3/2025
Land Price	$1,024,702/AC ($23.52/SF)	% Improved	70.66%
Sale Type	Investment	Document Number	000000975618
Parcel Number	2031-001-001		

Property Tax Resources
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Sale Summary

Sold	2/13/2023
Sale Price	$1,400,000 ($70.00/SF)
RBA (% Leased)	20,000 SF (100%)
Price Status	Confirmed
Built	1980
Land Area	2.29 AC/99,752 SF
Actual Cap Rate	8.00%
Sale Comp Status	Research Complete
Sale Comp ID	6305319
Parcel Numbers	006462
Sale Conditions	1031 Exchange



Contacts

Type	Name	Location	Phone
Recorded Seller	Pentagon Investment Group LLC	Watertown, SD 57201	-
True Seller	Monica Jurgens	Watertown, SD 57201	-
Contacts	Monica Jurgens		
Listing Broker	Haugan Nelson Realty, Inc.	Watertown, SD 57201	(605) 886-7080
Contacts	Joel Willette (605) 880-0185		

Property Details

Tenancy	Multi	Sprinklers	Dry
Drive Ins	None	Building FAR	0.20
Levelers	None		
Parking Spaces	30 Surface Spaces; Ratio of 1.50/1,000 SF		

Transaction Details

Sale Date	2/13/2023	Time On Market	3 Months 2 Days
Sale Price	$1,400,000 ($70.00/SF)	Hold Period	20+ Years
Land Price	$611,356/AC ($14.03/SF)	Zoning	COMMERCIAL
Sale Type	Investment	% Improved	89.24%
Sale Conditions	1031 Exchange		
Parcel Number	006462		

Property Tax Resources
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Sale Summary

Sold	6/6/2023
Sale Price	$1,543,318 ($77.17/SF)
RBA (% Leased)	20,000 SF (100%)
Price Status	Confirmed
Built	1975
Land Area	1.84 AC/80,183 SF
Actual Cap Rate	8.74%
Sale Comp Status	Research Complete
Sale Comp ID	6413916
Parcel Numbers	22809-3432-63650117



Contacts

Type	Name	Location	Phone
Recorded Buyer	Cornelius WI Properties E LLC	Somerset, WI 54025	-
True Buyer	Henry Cornelius	Edina, MN 55439	(952) 903-0345
Contacts	Henry Cornelius (952) 933-9669		
Recorded Seller	Douglas Larson	Menomonie, WI 54751	(715) 235-7070
True Seller	Douglas Larson	Menomonie, WI 54751	(715) 235-7070
Contacts	Douglas Larson (715) 556-0244		
Listing Broker	Marcus & Millichap	Minneapolis, MN 55416	(952) 852-9700
Contacts	Tom Gommels (507) 951-2960		

Property Details

Tenancy	Single	Levelers	None
Drive Ins	None	Building FAR	0.25

Transaction Details

Sale Date	6/6/2023	Time On Market	4 Months 6 Days
Sale Price	$1,543,318 ($77.17/SF)	Hold Period	20+ Years
Land Price	$838,419/AC ($19.25/SF)	% Improved	80.73%
Sale Type	Investment		
Parcel Number	22809-3432-63650117		

Income And Expenses

Net Operating Income	$134,886 ($6.74/AC)	Cash Flow	$134,886 ($6.74/AC)

Property Tax Resources
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COMMERCIAL REAL ESTATE REPORT Q3 2024

Fargo, ND-MN Metro Area

Select a Metro Area
Fargo, ND-MN Metro Area

Demographics and Economy

Demographics

1.5%	42.7%	4.1%	Net Migration
population growth (2023)	share of renters (2023)	renter household formation (2023)	2,898 (2023)
U.S.: 0.5%	***U.S.: 34.7%***	***U.S.: 1.0%***	2,290 (2022)

Economy

8.4%	2,200	1.4%	0.4%
GDP growth (2023)	12-month job creation (October 2024)	1-year job growth (October 2024)	1-year wage growth (October 2024)
U.S.: 6.6%		***U.S.: 1.4%***	***U.S.: 3.7%***

$57,500	2.3%	10.2%	International Migration
Average wage per year (October 2024)	unemployment rate (October 2024)	share of workers teleworking (2023)	1,240 (2023)
U.S.: $63,100	***U.S.: 4.1%***	***U.S.: 13.8%***	757 (2022)

Commercial Real Estate by Sector

1. Office

Demand for office space is **stronger than nationwide** as this area has a faster absorption of office space. As a result, rent prices rose faster than nationwide and vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Mo	Market Rent Growth 12 Mo	Market Rent/SF	Vacancy Rate
2024 Q3	-12,989	275,186	1.8%	$20	3.4%
2023 Q3	130,036	-60,887	2.9%	$20	5.3%

	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Total Sales Volume	Market Cap Rate
2024 Q3	11,176,938	0	68,033	$6.48M	11.5%
2023 Q3	11,108,905	84,371	99,571	$1.04M	10.6%

2. Multifamily

Demand for multifamily space is **weaker than nationwide** as this area has a slower absorption of multifamily space. Despite weaker conditions, rent prices rose faster than nationwide and vacancy rate is lower in this area.

	Absorption Units	Absorption Units 12 Months	Market Asking Rent Growth 12 Months	Market Asking Rent/Unit	Market Effective Rent/Unit	Vacancy Rate
2024 Q3	159	500	1.5%	$1,046	$1,039	6.4%
2023 Q3	347	781	5.5%	$1,031	$1,026	5.8%

	Inventory Units	Net Delivered Units	Net Delivered Units 12 Mo	Market Cap Rate
2024 Q3	38,518	145	787	8.9%
2023 Q3	37,731	452	1,321	8.6%

3. Retail

Demand for retail space is **stronger than nationwide** as this area has a faster absorption of retail space. As a result, rent prices rose faster than nationwide and vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
2024 Q3	37,425	174,353	2.5%	$17	2.6%
2023 Q3	12,468	58,967	3.0%	$17	3.6%

	Inventory SF	Market Cap Rate	Total Sales Volume	Transaction Sale Price/SF
2024 Q3	15,635,991	8.6%	$2.53M	$547
2023 Q3	15,603,535	8.6%	$5.35M	$166

4. Industrial

Demand for industrial space is **stronger than nationwide** as this area has a faster absorption of industrial space. As a result, rent prices rose faster than nationwide abd vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
2024 Q3	186,559	564,032	3.3%	$9	3.6%
2023 Q3	522,582	1,599,668	6.1%	$9	2.5%

	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Market Cap Rate	Total Sales Volume
2024 Q3	21,256,325	123,801	824,905	11.1%	$2.24M
2023 Q3	20,431,420	13,300	1,298,504	10.4%	$2.20M

Sources: NAR analysis on data from the U.S. Census Bureau, U.S. Bureau of Labor Statistics, Bureau of Economic Analysis, CoStar

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NEWMARK VALUATION & ADVISORY

West Fargo Industrial Portfolio

West Fargo Industrial
1700, 1740 Main Ave W, 474, 500, 526 10th St NE, and 617, 625 13th St NE
West Fargo, Cass County, ND 58078

Newmark Job No.: 24-0204430-4
Client Reference: DB File Number: 2159

Appraisal Report Prepared For:

Dragana Anicic, MAI, AI-GRS
Deutsche Bank
1 Columbus Circle
New York, NY 10019

Prepared By:

Newmark Valuation & Advisory
100 South Fifth Street, Suite 2100
Minneapolis, MN 55402



NEWMARK

NEWMARK VALUATION & ADVISORY

June 11, 2024

Dragana Anicic, MAI, AI-GRS
Deutsche Bank
1 Columbus Circle
New York, NY 10019

RE: Appraisal Of A Industrial Property Known As West Fargo Industrial Portfolio Located At 1700, 1740 Main Ave W, 474, 500, 526 10th St NE, and 617, 625 13th St NE, West Fargo, Cass County, ND 58078, Prepared By Newmark Valuation & Advisory, LLC (herein "Firm" or "Newmark")

Newmark Job No.: 24-0204430-4
Client Reference: DB File Number: 2159

Dear Dragana Anicic, MAI, AI-GRS:

The "Subject Property" is a 150,099 square foot industrial property, comprised of seven total buildings at three separate locations, [redacted], and 617, 625 13th St NE, West Fargo, ND known as West Fargo Industrial Portfolio. The improvements are in average condition, of average quality and tenant appeal, and have a weighted average year built of 2001. The site encompasses approximately 11.495 acres (500,715 square feet) across five parcels. Currently, the property is 100.00% occupied and considered to be stabilized. There are a total of 25 tenants ranging in size from 1,250 to 17,860 square feet under leases with remaining terms ranging from 1 to 52 months and contract rent ranging from $6.34 to $9.53 per square foot. The largest tenant is MAC Company. The weighted average lease term and average contract rent for the overall property is 23 months and $7.28. The weighted average lease term and average contract rent for 1700, 1740 Main Ave W is 22 months and $7.00. The weighted average lease term and average contract rent for 474, 500, 526 10th St NE is 25 months and $7.83. The weighted average lease term and average contract rent for 617, 625 13th St NE is 17 months and $6.85.

Key Value Considerations

Strengths

1. The Fargo MSA Industrial and Flex market has seen high occupancy levels and increasing asking rents in recent years.
2. The subject property is 100% occupied.

June 11, 2024
DRAGANA ANICIC, MAI, AI-GRS

Risk Factors

1. Economic risk.
2. Inflationary risk.

National Trends and Uncertainties

1. Federal Reserve and bond market interest rate increases and associated effects on cost of capital and investment rates along with credit tightening resulted in 2023 transaction volumes some 51% less than 2022 according to Real Capital Analytics and CRE activity remains depressed.
2. Investors are still concerned about a possible recession but the easing of inflation, continued consumer spending, and solid job growth have continued to keep the economy growing.
3. There have been early signs of increased CRE activity stemming from moderation in interest rates (and expectations of cuts later this year), adjustments by buyers and sellers to the economic environment, and an easing of credit restrictions but distress in the CRE market, particularly in the office sector, remains a concern.

Based on the analysis contained in the following report, the opinion of value for the subject is:

Value Conclusions

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
[redacted]	[redacted]	[redacted]	[redacted]
Market Value "As Is" - 617, 625 13th St NE	Leased Fee	5/2/2024	$1,000,000
[redacted]		[redacted]	[redacted]
Insurable Replacement Cost - 617, 625 13th St NE		5/2/2024	$1,000,000

Compiled by Newmark

Extraordinary Assumptions

An extraordinary assumption is defined in USPAP as an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results.

1. None

June 11, 2024
DRAGANA ANICIC, MAI, AI-GRS

Hypothetical Conditions

A hypothetical condition is defined in USPAP as a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. The value conclusions are based on the following hypothetical conditions that may affect the assignment results.

1. None

Client Reliance Statement

This report is for use and benefit of, and may be relied upon by "Deutsche Bank, as Agent" or any of its affiliates, agents and advisors, initial and subsequent holders from time to time of any debt, any indenture trustee, servicer or other agent acting on behalf of such holders of such debt and/or debt securities; any rating agencies; and the institutional provider(s) from time to time of any liquidity facility or credit support for such financings, and their respective successors and assigns.

As such the Client and affiliates, rating agencies and certain investors involved in the type of securitizations described below may use and rely on this report in its entirety, including reference to our name and the inclusion (whether in paper, digital, electronic, or any other form) or description of such reports in disclosure documents, and if such reports are included in the disclosure documents, the reference to our name under caption " Experts" in such disclosure documents, and this shall serve as a written consent to the foregoing, which consent may be filed with the Securities and Exchange Commission. Said securitizations may be either of the following two types:

a) A private placement Rule 144A offering to "qualified institutional buyers", as defined by Rule 144A ("Private Offering"), or

b) A publicly registered offering of securities ("Public Offering").

In the case of Public or Private Offering, Client may accurately disclose the results of this report and the identity of your firm in the Offering Document or private placement memorandum.

The appraisal was developed based on, and this report has been prepared in conformance with the Client's appraisal requirements, the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, Title XI of the Financial Institution Reform, Recovery and Enforcement Act (FIRREA) of 1989, and the Interagency Appraisal and Evaluation Guidelines (December 2, 2010).

Certification

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. This appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, as well as the requirements of the State of North Dakota.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. As of the date of this report, Marshall Estep, MAI and John Mackris, MAI, MRICS, CCIM have completed the continuing education program for Designated Members of the Appraisal Institute.
12. As of the date of this report, Jack Jaeger has completed the Standards and Ethics Education Requirements for Practicing Affiliates of the Appraisal Institute.
13. Jack Jaeger made a personal inspection of the property that is the subject of this report. Marshall Estep, MAI and John Mackris, MAI, MRICS, CCIM have not personally inspected the subject.
14. No one provided significant real property appraisal assistance to the person(s) signing this certification.
15. The Firm operates as an independent economic entity. Although employees of other service lines or affiliates of the Firm may be contacted as a part of our routine market research investigations, absolute client confidentiality and privacy were maintained at all times with regard to this assignment without conflict of interest.
16. Within this report, "Newmark", "Newmark Valuation & Advisory", "Newmark, Inc.", and similar forms of reference refer only to the appraiser(s) who have signed this certification and any persons noted above as having provided significant real property appraisal assistance to the persons signing this report.

17. Jack Jaeger has not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment. Marshall Estep, MAI has not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment. John Mackris, MAI, MRICS, CCIM has not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.



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Location Map


View of 625 and 617 13th St NE from 13th St NE


Parking Area between 617 and 625 13th St NE


North and West Elevations - 617 13th St NE


West and South Elevations - 625 13th St NE


South Elevation - 625 13th St NE


Warehouse Area - 625 13th St NE

Executive Summary

West Fargo Industrial Portfolio	
Property Type:	Industrial-General Industrial
Street Address:	West Fargo Industrial
City, State & Zip:	West Fargo, Cass County, ND 58078
Gross Building Area (SF):	150,099
Net Rentable Area (SF):	150,099
Year Built:	2001
Land Area:	11.495 acres; 500,715 SF
Zoning:	LI: Light Industrial and M: Heavy Industrial
Highest and Best Use - As Vacant:	An Industrial Use
Highest and Best Use - As Improved:	Industrial Use
Analysis Details	
Valuation Date:	
Market Value "As Is" - Overall Property	May 2, 2024
Inspection Date and Date of Photos:	May 2, 2024
Report Date:	June 11, 2024
Report Type:	Appraisal Report
Client:	Deutsche Bank
Intended Use:	Financing purposes and no other use is permitted.
Intended User:	Deutsche Bank and-or affiliates and no other user is permitted by any other party for any other
Appraisal Premise:	Market Value "As Is", Insurable Replacement Cost
Intended Use and User:	The intended use and user of our report are specifically identified in our report as agreed upon in our contract for services and/or reliance language found in the report. No other use or user of the report is permitted by any other party for any other purpose. Dissemination of this report by any party to non-client, non-intended users does not extend reliance to any other party and Newmark will not be responsible for unauthorized use of the report, its conclusions or contents used partially or in its entirety.
Interest Appraised:	Leased Fee
Exposure Time (Marketing Period) Estimate:	6 Months (6 Months)

Compiled by Newmark

Leasing Summary

Number of Tenants	25
Average Contract Rent/SF	$7.28
Average Market Rent/SF	$7.35

MLA Space Type Summary	Rentable SF	% Leased	% of Total Contract Rent	Contract Rent PSF	Market Rent PSF	Contract as % of Market
Industrial Space:	150,099	100.0%	100.00%	$7.28	$7.35	99.0%
Total	150,099	100.0%	100.0%	$7.28	$7.35	99.0%

Valuation Summary			
Land Value - Overall			$1,250,000
[redacted]			
Land Value - 617, 625 13th St NE			$160,000
Insurable Replacement Cost		$/SF	$ Total
[redacted]			
Total Insurable Replacement Cost - 617, 625 13th St NE		$66.67	$1,000,000
[redacted]			
Income Capitalization Approach - Direct Capitalization Method		$/SF	$ Total
Capitalization Rate Indicators and Conclusion			**Indication**
Comparable Industrial Sales Range			7.00% - 8.00%
Investor Surveys			6.50% - 7.00%
Band of Investment			7.50%
Concluded Going-In Capitalization Rate			7.00%
Stabilized Income Estimate			
Potential Gross Income		$7.65	$1,147,560
Stabilized % Vacancy & Collection Loss		-3.00%	($34,427)
Effective Gross Income		$7.42	$1,113,134
Operating Expenses		$2.27	$341,019
Operating Expense Ratio			30.6%
Net Operating Income		$5.14	$772,115
Capitalization Rate			7.00%
Indicated Direct Capitalization Value	[redacted]		
	As Is - 617, 625 13th St NE	$66.67	$1,000,000
[redacted]			
Indicated DCF Value	[redacted]		
	As Is - 617, 625 13th St NE	$66.67	$1,000,000
Indicated Income Capitalization Approach Value	[redacted]		
	As Is - 617, 625 13th St NE	$66.67	$1,000,000

Market Value Conclusions	**As Is**		**$71.95**	**$10,800,000**
Exposure / Marketing Time				
Concluded Exposure Time		6 Months or Less		
Concluded Marketing Time		6 Months or Less		

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Extraordinary Assumptions and Hypothetical Conditions

An extraordinary assumption is defined in USPAP as an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results.

1. None

A hypothetical condition is defined in USPAP as a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. The value conclusions are based on the following hypothetical conditions that may affect the assignment results.

1. None

Compiled by Newmark

Introduction

OWNERSHIP HISTORY

The current owner is NetREIT West Fargo, LLC. The following summarizes a three-year history of ownership, the current listing status, and pending transactions for the subject property (as applicable).

Ownership History

To the best of our knowledge, no sale or transfer of ownership has taken place within the three-year period prior to the effective date of the appraisal.

Listing Status:	Not Listed For Sale
Current or Pending Contract:	None Reported
Previous Sales	
Sales in the Previous Three Years:	None

Compiled by Newmark

To the best of our knowledge, no sale or transfer of ownership has taken place within a three-year period prior to the effective date of the appraisal.

INTENDED USE AND USER

The intended use and user of our report are specifically identified in our report as agreed upon in our contract for services and/or reliance language found in the report. No other use or user of the report is permitted by any other party for any other purpose. Dissemination of this report by any party to non-client, non-intended users does not extend reliance to any other party and Newmark will not be responsible for unauthorized use of the report, its conclusions or contents used partially or in its entirety.

- The intended use of the appraisal is for financing purposes and no other use is permitted with the exception of those identified in the reliance statement below.
- The client is Deutsche Bank.
- The intended user is Deutsche Bank and-or affiliates and no other user is permitted by any other party for any other purpose with the exception of those identified in the reliance statement below.

CLIENT RELIANCE STATEMENT

This report is for use and benefit of, and may be relied upon by "Deutsche Bank, as Agent" or any of its affiliates, agents and advisors, initial and subsequent holders from time to time of any debt, any indenture trustee, servicer or other agent acting on behalf of such holders of such debt and/or debt securities; any rating agencies; and the institutional provider(s) from time to time of any liquidity facility or credit support for such financings, and their respective successors and assigns.

As such the Client and affiliates, rating agencies and certain investors involved in the type of securitizations described below may use and rely on this report in its entirety, including reference to our name and the inclusion (whether in paper, digital, electronic, or any other form) or description of such reports in disclosure documents, and if such reports are included in the disclosure documents, the reference to our name under caption " Experts" in such disclosure documents, and this shall serve as a written consent to the foregoing, which consent may be filed with the Securities and Exchange Commission. Said securitizations may be either of the following two types:

a) A private placement Rule 144A offering to "qualified institutional buyers", as defined by Rule 144A ("Private Offering"), or

b) A publicly registered offering of securities ("Public Offering").

In the case of Public or Private Offering, Client may accurately disclose the results of this report and the identity of your firm in the Offering Document or private placement memorandum.

DEFINITION OF VALUE

Market value is defined as:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

(Source: Code of Federal Regulations, Title 12, Chapter I, § 34.42[h]; also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77472)

APPRAISAL REPORT

This appraisal is presented in the form of an appraisal report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of USPAP. This report incorporates sufficient information regarding the data, reasoning and analysis that were used to develop the opinion of value in accordance with the intended use and user.

PURPOSE OF THE APPRAISAL & INTEREST APPRAISED

The primary purpose of the appraisal is to develop an opinion of the Market Value "As Is" of the Leased Fee interest in the property. (Please see Glossary of Terms for definition(s) of interest(s) appraised)

Purpose of the Appraisal

Appraisal Premise	Interest Appraised	Date of Value
Market Value "As Is"	Leased Fee	5/2/2024
Insurable Replacement Cost		5/2/2024

Compiled by Newmark

SCOPE OF WORK

Extent to Which the Property is Identified

- Physical characteristics
- Legal characteristics
- Economic characteristics

Extent to Which the Property is Inspected

Newmark inspected the subject property on May 2, 2024 as per the defined scope of work. Jack Jaeger made a personal inspection of the property that is the subject of this report. Marshall Estep, MAI and John Mackris, MAI, MRICS, CCIM have not personally inspected the subject.

Type and Extent of the Data Researched

- Exposure and marketing time;
- Neighborhood and land use trends;
- Demographic trends;
- Market trends relative to the subject property type;
- Physical characteristics of the site and applicable improvements;
- Flood zone status;
- Zoning requirements and compliance;
- Real estate tax data;
- Relevant applicable comparable data; and
- Investment rates

Type and Extent of Analysis Applied

We analyzed the property and market data gathered through the use of appropriate, relevant, and accepted market-derived methods and procedures. Further, we employed the appropriate and relevant approaches to value, and correlated and reconciled the results into an estimate of market value, as demonstrated within the appraisal report. The applied scope of work is appropriate and sufficient to produce credible assignment results for the intended use of this report.

Economic Analysis

NATIONAL TRENDS AND UNCERTAINTIES

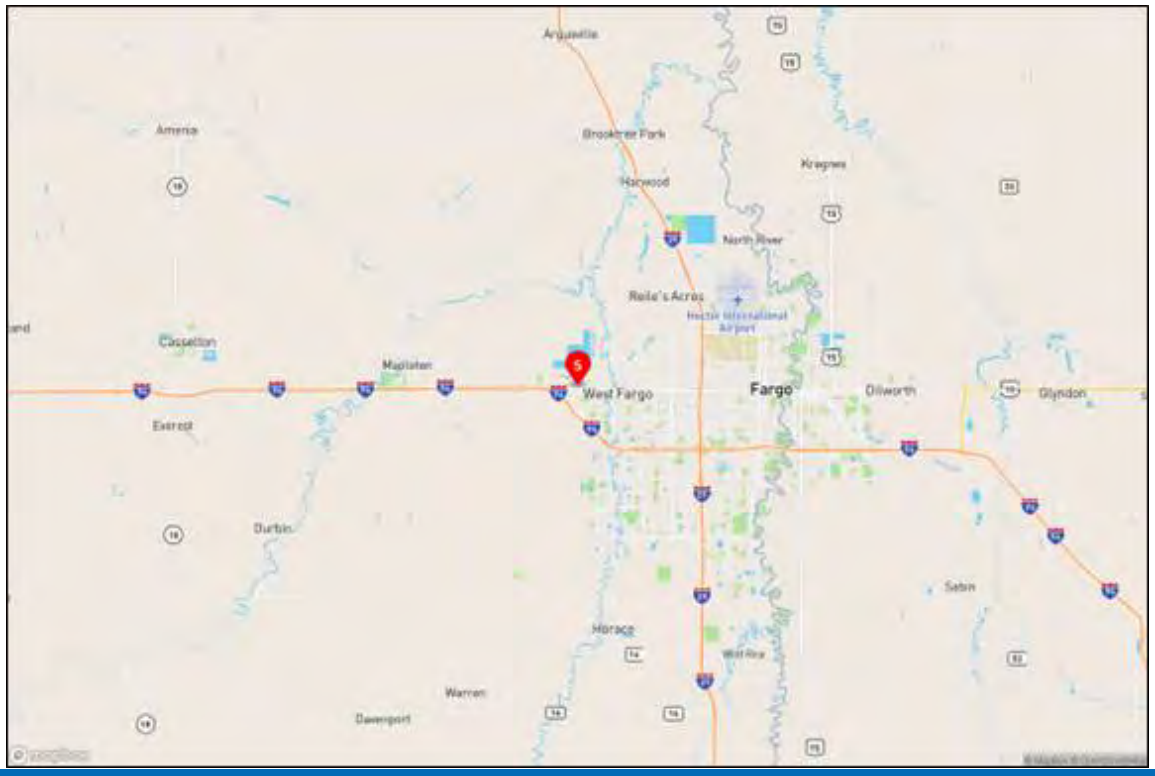
Interest rates rose into 2023 peaking at levels last seen in 2007. A combination of high interest rates, wide expectation of a recession, and credit tightening all contributed to a dramatic decline in commercial real estate (CRE) activity during the year. Real Capital Analytics (RCA) reported that CRE transaction volume fell 51% over 2022. 2023 CRE transaction volume ended the year below even that of pre-pandemic levels. While a recession was widely expected throughout much of 2023, the easing of inflation, continued consumer spending, and solid job growth all kept the economy growing. Investors expect the Federal Reserve to begin cutting interest rates around the middle of the year. However, the Fed has indicated that it is not ready to start cutting until employment and inflation signals are in better balance against the target inflation rate.

In an effort to curtail inflation, the Federal Reserve embarked on an aggressive strategy. In spite of three major bank failures, the Fed raised rates very quickly through July 2023 to a range of 5.25% to 5.50% for the Federal Funds Rate – which was the highest since June 2006. The Fed's outlook now calls for three 25 basis point rate cuts in 2024. Analysts expect the rate cuts to begin in May or June. But the Fed's statement on January 31, 2024 stated that it will not be appropriate to reduce rates until inflation is moving to 2%.

Credit tightening, which included wider credit spreads and lower loan-to-value ratios, arose due to uncertain economic outlooks, deterioration in real estate collateral values, and concerns about bank liquidity. Along with the rapid rise in interest rates, capitalization rates rose quickly while bid-ask spreads widened. While these trends have moderated, they have not disappeared and remain major drivers to CRE market conditions. However, investors are adjusting to the new reality through modifications to their investment strategies while the bid-ask spread is narrowing. This is yielding very early signs of increases in transaction volume for 2024. At the same time, though, RCA notes that distress climbed throughout 2023 and office continues to lead the distress – accounting for 41% of the total value of distressed assets.

It will take time for the trends of 2023 to reverse. Opportunities are beginning to appear as interest rates have declined slightly from the peak in 2023 and debt market conditions have improved. Investors still anticipate capitalization rate increases in 2024 and prices to decline – particularly in hard hit sectors such as CBD office. We have considered, and will address, these issues throughout this appraisal and report including in our determinations of overall capitalization rates, discount rates, market rent assumptions, market conditions adjustments, and growth of rents and expenses where applicable.

AREA ANALYSIS



Area Map

The subject is located within West Fargo and Cass County, North Dakota. It is part of the Fargo metro area (Fargo). Moody's Analytics' Economy.com provides the following economic summary for the Fargo as of March, 2024.

Moody's Analytics Précis® Metro Indicators: Fargo MSA

2017	2018	2019	2020	2021	2022	INDICATORS	2023	2024	2025	2026	2027	2028
16.0	16.0	16.3	15.8	16.4	16.4	Gross metro product (C17$ bil)	17.2	17.6	17.9	18.2	18.6	19.0
1.0	-0.1	1.9	-3.0	3.8	0.0	% change	4.9	2.2	1.6	1.8	2.1	2.2
142.2	143.4	145.0	139.2	143.7	148.0	Total employment (ths)	149.9	150.5	151.1	151.4	151.6	151.9
0.6	0.8	1.2	-4.0	3.3	3.0	% change	1.3	0.4	0.4	0.2	0.2	0.2
2.4	2.3	2.2	4.3	2.6	1.8	Unemployment rate (%)	1.9	2.3	2.5	2.5	2.5	2.5
3.5	7.0	2.4	8.3	10.8	4.0	Personal income growth (%)	5.6	2.4	2.9	3.0	3.0	3.2
62.8	63.7	64.2	65.1	66.9	70.4	Median household income ($ ths)	73.3	75.4	77.5	79.6	81.8	84.0
240.0	244.1	246.7	250.4	252.9	254.3	Population (ths)	256.6	258.4	260.1	261.8	263.6	265.4
2.6	1.7	1.1	1.5	1.0	0.5	% change	0.9	0.7	0.7	0.7	0.7	0.7
4.2	2.3	0.9	2.3	1.4	0.2	Net migration (ths)	1.0	0.4	0.2	0.2	0.2	0.3
1,065	1,080	939	1,200	1,229	1,123	Single-family permits (#)	820	1,079	1,228	1,275	1,263	1,231
826	1,233	486	776	1,060	1,191	Multifamily permits (#)	1,315	853	1,207	1,496	1,689	1,622
na	na	na	na	na	na	FHFA house price index (% chang	na	na	na	na	na	na

Source: Moody's Analytics Précis® US Metro

Moody's summarizes the area's economic performance in recent months as follows:

Recent Performance

Fargo's economy is progressing at a healthy clip. The metro area steadily added jobs throughout 2023, and employers are now expanding headcounts at roughly the national average pace. Revisions to employment data paint a rosier picture than initial, less-complete data previously showed. Employment is rising in a majority of industries in Fargo. Healthcare is the strongest, accounting for about half of net job additions over the last year, despite downward revisions to employment data in the industry. Labor force growth has been spotty, but the unemployment rate recently managed to keep moving lower even with an increase in the workforce.

Market Comparison

The following table illustrates key economic indicators and a comparison of the Fargo to the regional grouping as a whole. As indicated, Fargo is projected to outperform the Midwest Region Metros in four of eight performance categories shown over the next five years.

Comparison of Key Economic Indicators - Fargo MSA Metro to Midwest Region

	Fargo MSA			Annual Growth		Midwest Region Metros			Annual Growth	
Indicator	2017	2022	2027	2017 - 2022	2022 - 2027	2017	2022	2027	2017 - 2022	2022 - 2027
Gross metro product (C17$ bil)	16.0	16.4	18.6	0.5%	2.5%	3,573	3,796	4,171	1.2%	1.9%
Total employment (ths)	142.2	148.0	151.6	0.8%	0.5%	32,701	32,696	33,579	0.0%	0.5%
Unemployment rate (%)	2.4%	1.8%	2.5%			4.1%	3.5%	4.1%		
Personal income growth (%)	3.5%	4.0%	3.0%			3.2%	1.5%	4.2%		
Population (ths)	240.0	254.3	263.6	1.2%	0.7%	68,127	68,425	68,549	0.1%	0.0%
Single-family permits (#)	1,065	1,123	1,263	1.1%	2.4%	121,493	130,120	177,372	1.4%	6.4%
Multifamily permits (#)	826	1,191	1,689	7.6%	7.2%	73,625	104,148	82,659	7.2%	-4.5%
FHFA house price index (% change)	na	na	na	N/A	N/A	310	449	427	7.7%	-1.0%
Fargo MSA outperforming Midwest Region Metros										
Fargo MSA underperforming Midwest Region Metros										

Source: Moody's Analytics Précis® US Metro; Compiled by Newmark

Employment Sectors and Trends

Employment data by occupation and business/industry sectors provides an indication of the amount of diversification and stability in the local economy. Job sector composition also gives an indication of the predominant drivers of current and future demand for supporting commercial real estate sectors. The following tables display employment data by occupation sector and by business/industry sector for the area and region.

Current Employment by Occupation Sector

Occupation Sector	City of West Fargo		Cass County		Fargo, ND-MN MSA		North Dakota	
Administrative Support	3,052	12.2%	12,632	10.9%	16,656	11.0%	46,971	10.9%
Management/Business/Financial	5,107	20.5%	20,186	17.4%	25,593	16.9%	72,585	16.8%
Professional	7,246	29.0%	31,879	27.5%	42,018	27.8%	104,439	24.2%
Sales and Sales Related	1,907	7.6%	8,776	7.6%	11,501	7.6%	32,182	7.4%
Construction/Extraction	1,380	5.5%	6,275	5.4%	7,855	5.2%	27,312	6.3%
Farming/Fishing/Forestry	225	0.9%	1,032	0.9%	1,264	0.8%	5,247	1.2%
Installation/Maintenance/Repair	479	1.9%	2,594	2.2%	3,738	2.5%	14,081	3.3%
Production	752	3.0%	4,509	3.9%	6,050	4.0%	21,497	5.0%
Transportation/Material Moving	1,896	7.6%	8,255	7.1%	10,865	7.2%	32,318	7.5%
Total Employees (16+ Occupation Base)	**24,963**	**100.0%**	**115,910**	**100.0%**	**151,272**	**100.0%**	**432,362**	**100.0%**

Source: ESRI; Compiled by Newmark

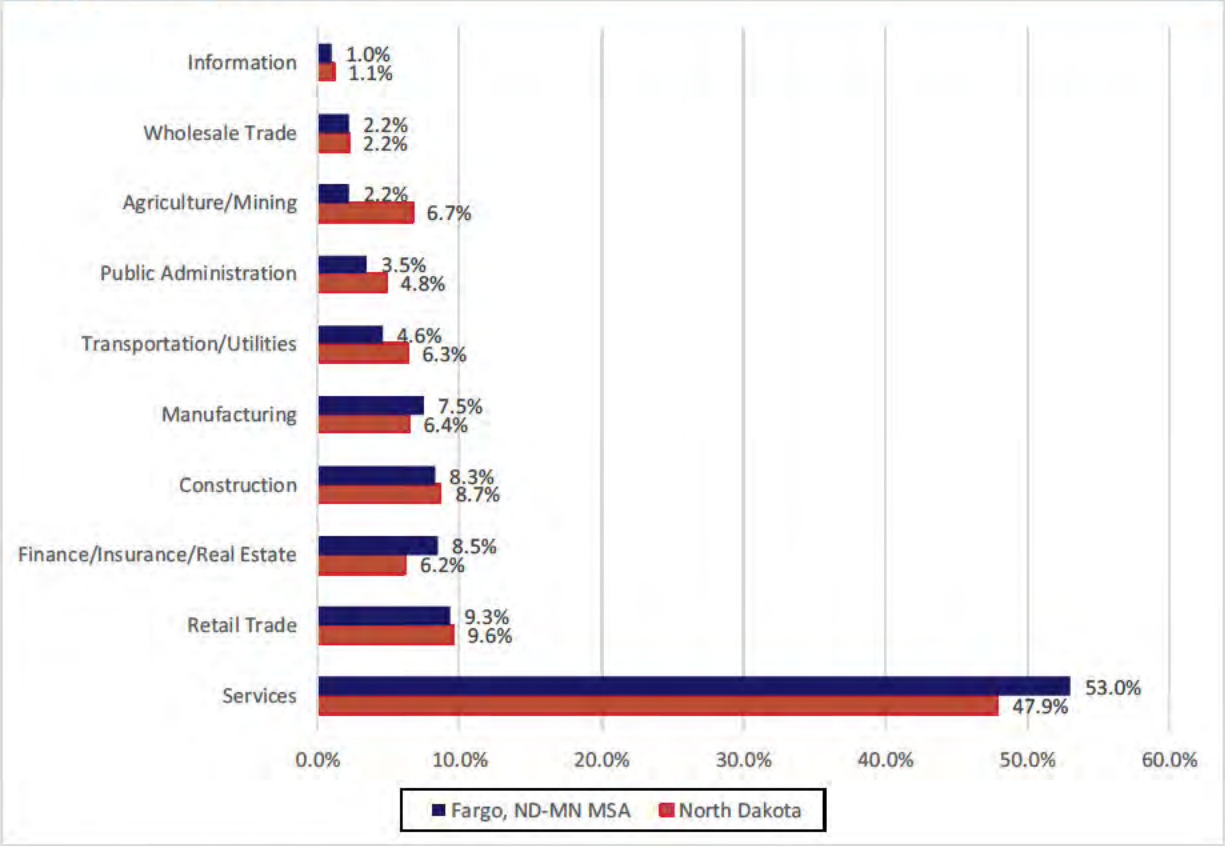
Current Employment by Industry Sector

Industry Sector	City of West Fargo		Cass County		Fargo, ND-MN MSA		North Dakota	
Agriculture/Mining	570	2.3%	2,346	2.0%	3,347	2.2%	28,936	6.7%
Construction	2,518	10.1%	9,751	8.4%	12,529	8.3%	37,607	8.7%
Manufacturing	1,361	5.5%	8,508	7.3%	11,297	7.5%	27,848	6.4%
Wholesale Trade	362	1.5%	2,454	2.1%	3,314	2.2%	9,399	2.2%
Retail Trade	2,230	8.9%	10,590	9.1%	14,121	9.3%	41,328	9.6%
Transportation/Utilities	1,206	4.8%	5,093	4.4%	6,908	4.6%	27,450	6.3%
Information	99	0.4%	964	0.8%	1,448	1.0%	4,925	1.1%
Finance/Insurance/Real Estate	2,911	11.7%	10,216	8.8%	12,806	8.5%	26,884	6.2%
Services	13,104	52.5%	62,319	53.8%	80,220	53.0%	207,089	47.9%
Public Administration	602	2.4%	3,669	3.2%	5,282	3.5%	20,896	4.8%
Total Employees (16+ Occupation Base)	**24,963**	**100.0%**	**115,910**	**100.0%**	**151,272**	**100.0%**	**432,362**	**100.0%**

Source: ESRI; Compiled by Newmark

Comparing the industry sectors for the local market area (Fargo, ND-MN MSA) to North Dakota indicates the local market area is somewhat more heavily weighted toward the Services, Finance/Insurance/Real Estate, Manufacturing, and Wholesale Trade sectors. By contrast, the industry employment totals for North Dakota indicate somewhat higher proportions within the Agriculture/Mining, Transportation/Utilities, Public Administration, Construction, Retail Trade, and Information sectors. The following graphic further illustrates this comparison.

Employment Comparison

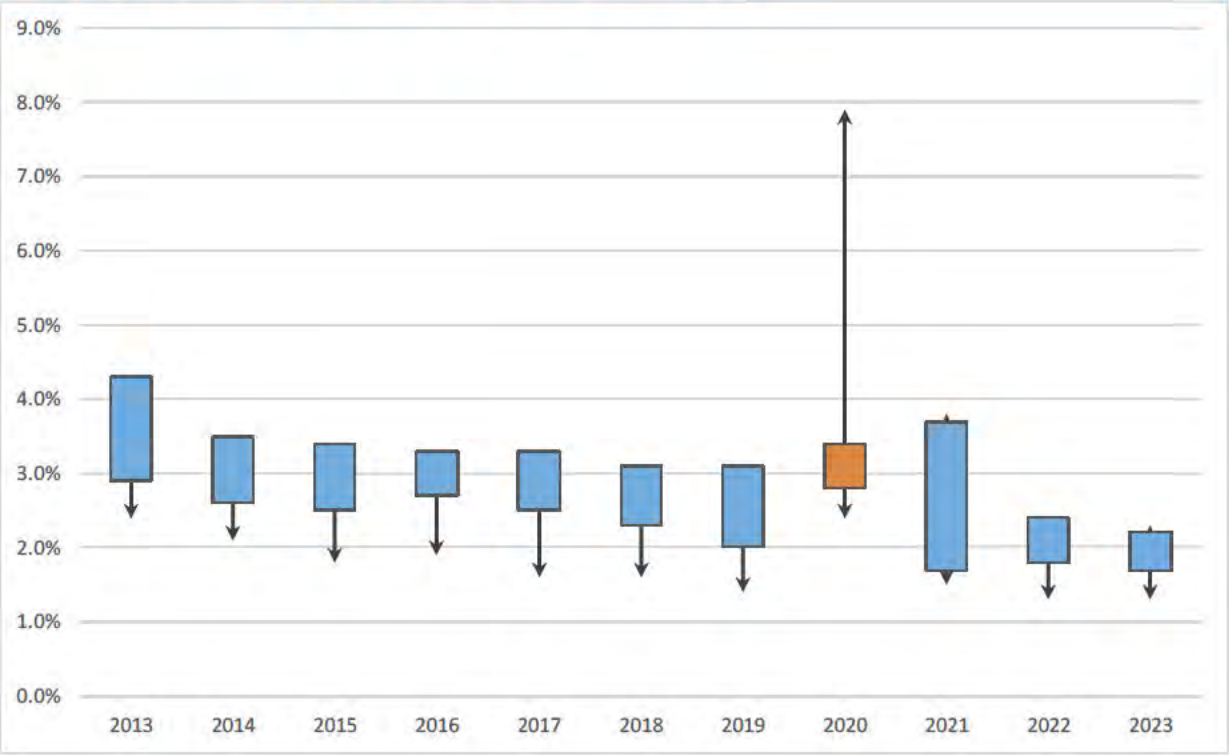


Source: ESRI; Compiled by Newmark

Unemployment

The following table displays the historical unemployment data for the area derived from the US Department of Commerce, Bureau of Labor Statistics. The most recent reported unemployment rate for the Fargo, ND-MN Metropolitan Statistical Area is 1.7% (May 2023).

Unemployment Rate: Fargo, ND-MN Metropolitan Statistical Area



Bars represent beginning to end range of unemployment rates in each year
Orange bars denote increasing unemployment from beginning to end of year
Blue bars are declining unemployment from beginning to end of year
Arrows are extent of unemployment rates over the year

Compiled by Newmark

Major Employers

The following table lists a number of major employers with the Fargo as reported by Moody's. While not all-encompassing, this list provides further indication of the types of economic sectors that are drivers for the area.

Selected Major Employers: Fargo MSA		
Rank	Employer	Employees
1	Sanford Health	8,651
2	Essentia Health	5,141
3	North Dakota State University	4,363
4	Axis Communications	3,200
5	Wanzek Construction Inc.	1,841
6	Eventide Senior Living Communities	1,660
7	U.S. Bank Service Center	1,201
8	Concordia College	1,189
9	Fargo VA Medical Center	1,186
10	BTD	1,026
11	Microsoft Business Solutions	1,024
12	Marvin	1,000
13	Blue Cross Blue Shield	976
14	Noridian Heathcare Solutions	910
15	Coburns Foods	901
16	Shooting Star Casinos	854
17	Discovery Benefits Inc.	750
18	WEX Health Inc.	750
19	Bell Bank	729
20	Minnesota State University Moorhead	724

Source: Moody's Analytics Précis® US Metro

Analysis

Further economic analysis from Moody's is detailed as follows:

Healthcare

Healthcare will perform worse next year than previously expected. The industry was a key driver of growth in 2023, but revised payroll data show signs of stress in the industry. Unlike the remainder of Fargo, employment in healthcare was revised meaningfully lower for the year. This does not come as too much of a surprise. Growth in the industry seemed almost too good to be true. Sanford Health and Essentia Health-Fargo's biggest two employers-both struggled to fill open positions last year. Worker shortages, common in healthcare nationally right now, are particularly problematic for Fargo. North Dakota typically has a higher number of job openings per unemployed worker than the rest of the nation, and Fargo is no exception. While this means that most workers who want a job can find one, it also means that not every business can find a worker. Healthcare is the face of this issue in Fargo. While the industry largely overcame this issue in 2023, employment will not move much from current levels throughout the rest of this year.

Logistics

Fargo's significant shipping industry will be closely wedded to the state's farm economy. Fargo frequently serves as a hub for aggregating and exporting crops, and shipping performed better than previously reported last year. The revised data show that the metro shipping industry was able to capitalize on the spike in state exports last year. Continued progress into 2024 will rely on the farm economy elsewhere in the state. The spring wheat harvest was relatively strong and winter planting is at healthy levels. However, without a sustained structural increase in demand for North Dakota's farm products, there will be little to drive meaningful growth in Fargo's shipping industry.

White-Collar

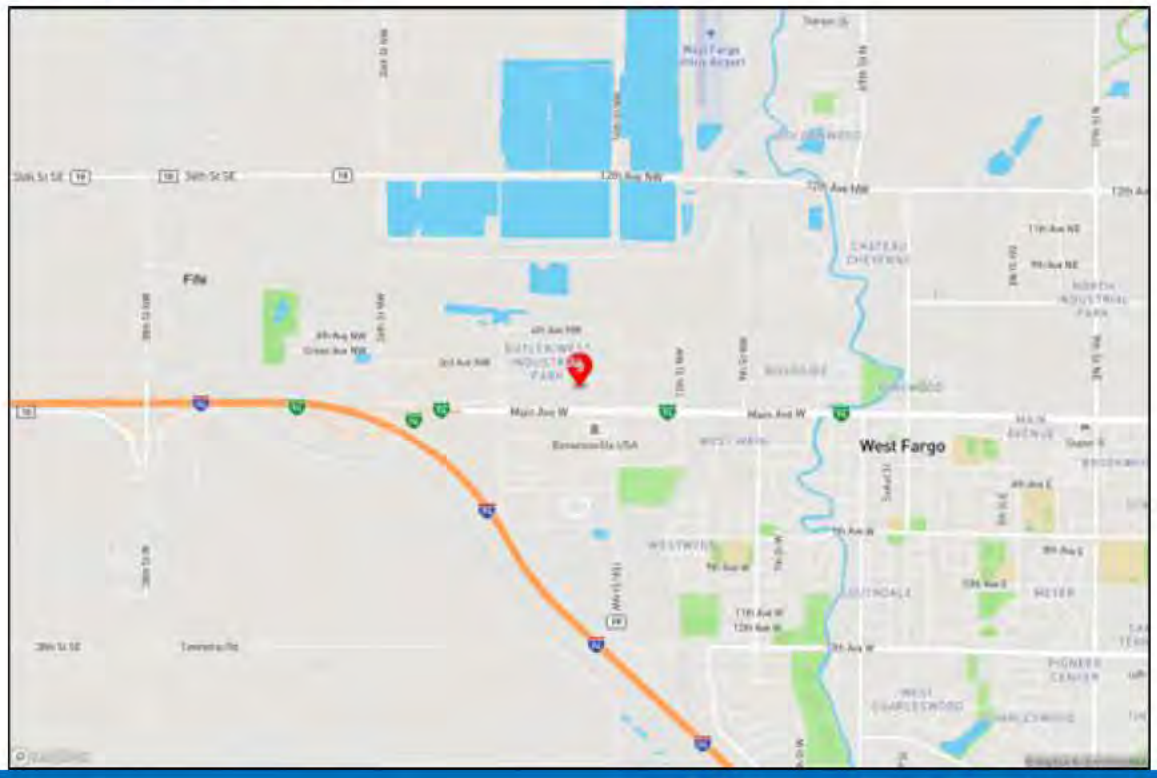
The once-promising financial industry appears to be on its last leg. Beginning in late 2018, Fargo began to establish itself as a financial center for the region, with a few years of booming growth. Two years of declines followed, and employment in finance is now lower than it was at the end of 2015. The trajectory of finance in Fargo serves as a cautionary tale. The metro area needs more educated workers to develop a high-wage driver. Worker shortages in healthcare are rearing their ugly head, and economic progress will be handicapped without a greater labor supply. Thankfully, the demographic outlook is strong in Fargo. However, if population projections prove overly optimistic, economic progress in Fargo will be severely stunted.

Fargo's economy will advance at an average pace this year. Healthcare will continue to struggle with low worker availability, which will hamper hiring across the board. Longer term, demographic trends will support diversification of the economy toward white-collar services, although Fargo will still have a lower share of jobs in high-paying positions than the nation.

Conclusion

Positive Attributes	Negative Attributes
– Favorable demographics, including a well-educated workforce and fast population growth.	– Structurally low unemployment that leaves job gains dependent upon labor force growth.
– Relatively low business costs and high housing affordability.	– Exposure to volatility in agricultural prices.

MARKET AREA ANALYSIS



Neighborhood Map

Boundaries

The subject is located in the eastern environs of Cass County. This area is generally delineated as follows:

North	19th Avenue N
South	Main Avenue W
East	Interstate 29
West	38th Street NW

Surrounding Area of Influence Trends

Description

The subject's surrounding area is viewed as suburban. The immediate area around the subject can be described as industrial and commercial.

Characteristics

- The subject has good accessibility from Main Avenue W.

Fundamental Real Estate Cycle

The surrounding area is considered to be within the stability to slight growth stage of its real estate cycle because vacant lots are available nearby and some development has taken place in recent years.

New Development

- There is currently a 126,000 square foot industrial distribution property under construction at 1387 55th Street NE.

Access

Primary Access

Primary access to the subject is provided by Main Avenue W.

Major Thoroughfares

Main Avenue W, Interstate 94, U.S. Highway 52, Interstate 29, and U.S. Highway 75.

Transportation

Public transportation is provided by MATBUS and provides access to the surrounding Fargo Metropolitan Statistical Area. The local market perceives public transportation as average. Despite the availability of public transportation, the primary mode of transportation in the area is the automobile.

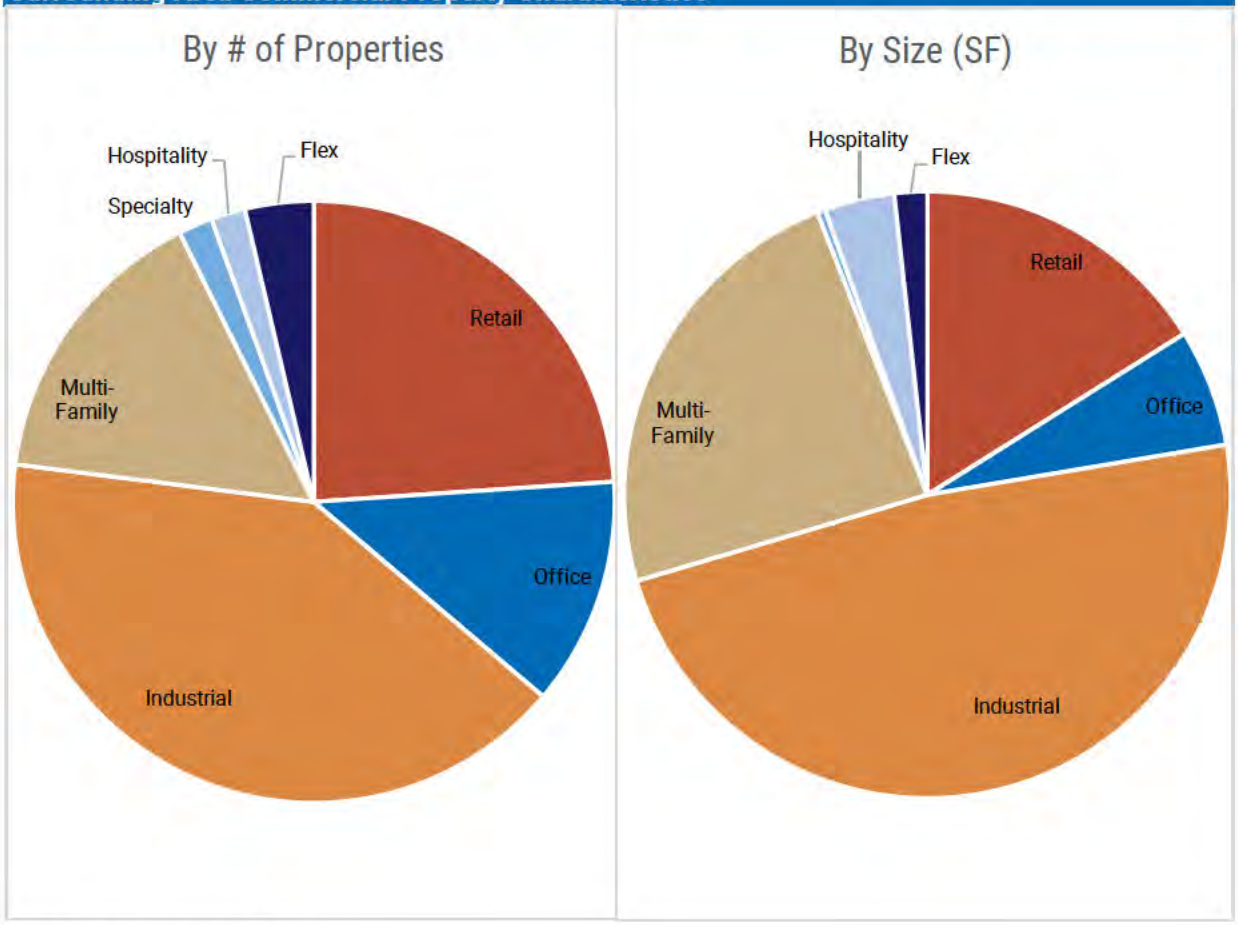
Distance from Key Locations

The Hector International Airport is located approximately six-miles northeast of the subject, approximately a 7.5-mile, 15-minute drive depending on traffic conditions. The Fargo CBD, the economic and cultural center of the region is approximately 6.5-miles east of the subject property, approximately a seven-mile, 15-minute drive from the subject property.

Land Use

The following was developed from Costar data for the major property types in the surrounding 3.0 mile radius around the subject (1700 and 1740 Main Avenue W).

Surrounding Area Commercial Property Characteristics



Souce: Costar; Compiled by Newmark

Within the immediate area of the subject, property uses include the following:

- A majority of properties in a three-mile radius of the subject are industrial, retail, and multi-family.
- Primary square footage in a three-mile radius of the subject is comprised of industrial and multi-family properties.

Demographics

A demographic summary for the defined area is illustrated as follows:

Demographic Analysis	1-Mile Radius	3-Miles Radius	5-Miles Radius	City of West Fargo	Cass County	Fargo, ND-MN MSA	North Dakota
Population							
2010 Total Population	1,327	19,991	46,922	26,136	149,778	208,777	672,591
2023 Total Population	1,343	23,373	71,411	40,523	193,405	260,196	793,128
2028 Total Population	1,379	24,200	74,963	42,125	202,331	270,361	807,939
Projected Annual Growth %	0.5%	0.7%	1.0%	0.8%	0.9%	0.8%	0.4%
Households							
2010 Total Households	553	8,068	20,689	10,427	63,899	86,178	281,192
2023 Total Households	569	9,514	31,460	16,139	82,821	108,473	330,010
2028 Total Households	586	9,906	33,153	16,808	87,154	113,507	338,353
Projected Annual Growth %	0.6%	0.8%	1.1%	0.8%	1.0%	0.9%	0.5%
Income							
2023 Median Household Income	$79,412	$80,423	$68,905	$89,086	$67,402	$67,501	$67,741
2023 Average Household Income	$89,138	$106,972	$98,827	$124,515	$99,051	$99,351	$93,220
2023 Per Capita Income	$38,382	$44,297	$43,353	$49,574	$42,571	$41,573	$38,958
Housing							
2023 Owner Occupied Housing Units	80.0%	65.2%	45.2%	59.0%	48.8%	52.5%	53.9%
2023 Renter Occupied Housing Units	16.6%	30.2%	47.6%	36.0%	42.8%	39.4%	32.6%
2023 Median Home Value	$239,103	$248,796	$293,650	$289,218	$284,249	$283,159	$242,087
Median Year Structure Built	1986	1993	2001	2003	1991	1989	1980
Miscellaneous Data Items							
2023 Average Household Size	2.36	2.45	2.25	2.50	2.27	2.32	2.32
2023 Median Age	38.3	37.3	33.3	34.9	34.2	34.2	38.9

Source: ESRI; Compiled by Newmark

Conclusion

- Projected annual population growth in the Fargo MSA is forecast at 0.8% over the next five years which is the ahead of the State of North Dakota's projected annual growth forecast at 0.4% over the next five years.
- Average household income for the Fargo MSA as of 2023 is $99,351 which is higher than the State of North Dakota at $93,220.

INDUSTRIAL MARKET ANALYSIS

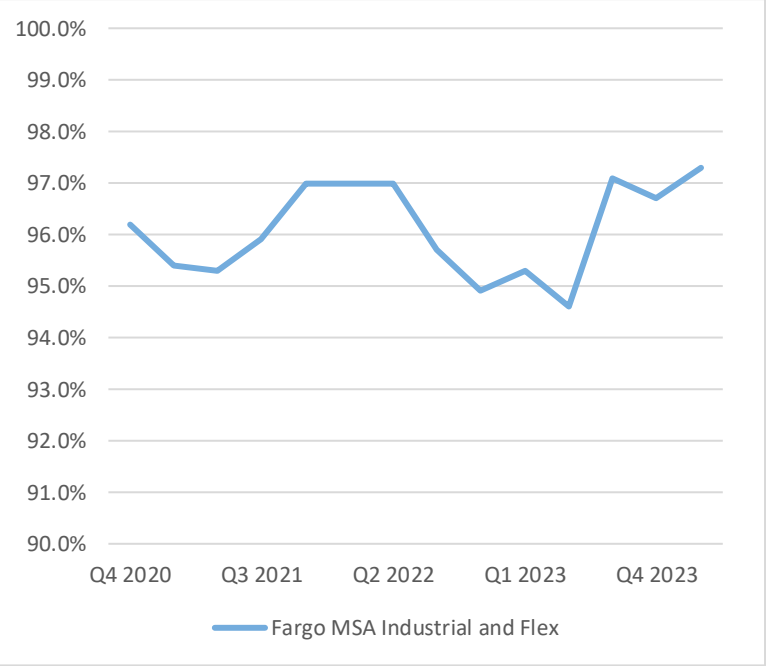
Classification

The subject is in the Fargo MSA Industrial and Flex market.

Industrial Market Overview

The following discussion outlines overall market performance in the surrounding Industrial market using Costar market metric data. Presented first are market statistics of the Fargo MSA Industrial and Flex area.

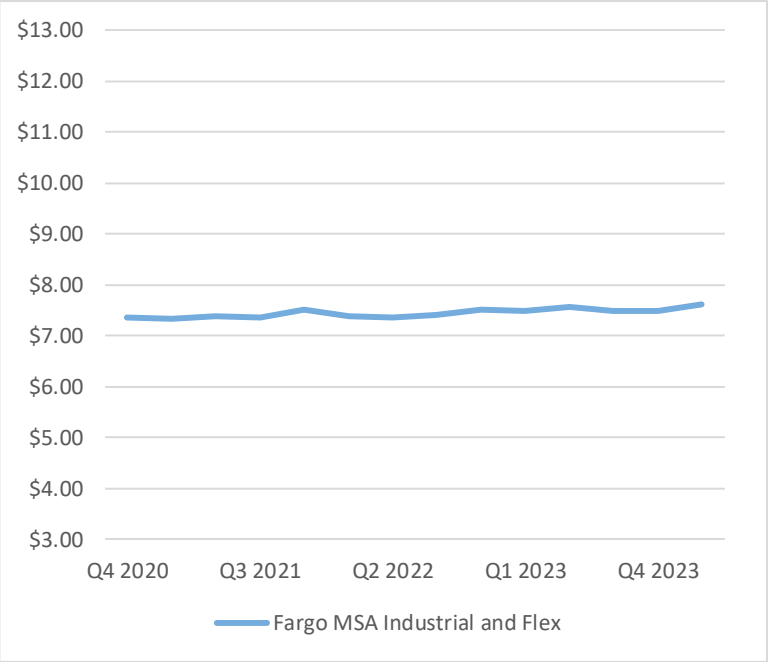
Occupancy Rate



Period	Fargo MSA Industrial and Flex
Q4 2020	96.2%
Q1 2021	95.4%
Q2 2021	95.3%
Q3 2021	95.9%
Q4 2021	97.0%
Q1 2022	97.0%
Q2 2022	97.0%
Q3 2022	95.7%
Q4 2022	94.9%
Q1 2023	95.3%
Q2 2023	94.6%
Q3 2023	97.1%
Q4 2023	96.7%
Q1 2024	97.3%

Source: Costar; Compiled by Newmark Valuation & Advisory

Asking Rent Per SF



Period	Fargo MSA Industrial and Flex
Q4 2020	$7.36
Q1 2021	$7.33
Q2 2021	$7.37
Q3 2021	$7.35
Q4 2021	$7.52
Q1 2022	$7.37
Q2 2022	$7.36
Q3 2022	$7.40
Q4 2022	$7.50
Q1 2023	$7.48
Q2 2023	$7.56
Q3 2023	$7.49
Q4 2023	$7.48
Q1 2024	$7.61

Source: Costar; Compiled by Newmark Valuation & Advisory

Industrial Market Statistics

Trailing Four Quarters Ended Q1 2024

Market / Submarket	Inventory (SF)	Completions (SF)	Vacancy (%)	Net Absorption (SF)	NNN Rent Overall / SF
Fargo MSA Industrial and Flex	20,226,046	446,424	2.70%	824,760	$7.61

Source: Costar; Compiled by Newmark Valuation & Advisory

- The average vacancy rate for the overall market area has been decreasing over the past year.
- The average rental rate for the overall Fargo MSA Industrial and Flex market has been slightly increasing over the past four quarters.

Market and Submarket Trends

Industrial Market Trends

	Fargo MSA Industrial and Flex			
	Inventory (SF)	Completions (SF)	Vacancy %	NNN Rent Overall / SF
Q1 2022	18,339,610	134,360	3.0%	$7.37
Q2 2022	18,588,790	249,180	3.0%	$7.36
Q3 2022	18,746,230	157,440	4.3%	$7.40
Q4 2022	19,773,730	1,027,500	5.1%	$7.50
Q1 2023	19,779,622	5,892	4.7%	$7.48
Q2 2023	19,997,546	217,924	5.4%	$7.56
Q3 2023	20,010,846	13,300	2.9%	$7.49
Q4 2023	20,226,046	215,200	3.3%	$7.48
Q1 2024	20,226,046	0	2.7%	$7.61

** Forecast*

Source: Costar; Compiled by Newmark Valuation & Advisory

- The overall market area has been improving with respect to occupancy over the past year.
- Over the past several years, effective rental rates have been following a generally increasing trend in the overall market area.

Long Term Fargo MSA Industrial and Flex Market Metrics

The following provides a longer term view of the market.

Fargo MSA Industrial and Flex Market Metrics

Period	Inventory (SF)	Vacancy %	Net Absorption (SF)	Completions (SF)	Nnn Rent Overall	All Service Type Rent Overall
Q3 2021	18,197,750	4.1%	1,411,180	1,370,637	$7.35	$7.03
Q4 2021	18,205,250	3.0%	212,518	7,500	$7.52	$7.16
Q1 2022	18,339,610	3.0%	128,916	134,360	$7.37	$7.12
Q2 2022	18,588,790	3.0%	243,117	249,180	$7.36	$7.23
Q3 2022	18,746,230	4.3%	-96,441	157,440	$7.40	$7.29
Q4 2022	19,773,730	5.1%	834,932	1,027,500	$7.50	$7.31
Q1 2023	19,779,622	4.7%	86,246	5,892	$7.48	$7.41
Q2 2023	19,997,546	5.4%	58,738	217,924	$7.56	$7.56
Q3 2023	20,010,846	2.9%	513,582	13,300	$7.49	$7.51
Q4 2023	20,226,046	3.3%	129,892	215,200	$7.48	$7.48
Q1 2024	20,226,046	2.7%	122,548	0	$7.61	$7.64
Y 2007	13,583,163	2.1%	79,722	168,149	$5.32	$5.22
Y 2008	13,657,174	1.2%	197,937	74,011	$5.64	$5.65
Y 2009	13,718,146	1.0%	86,832	60,972	$7.99	$7.57
Y 2010	13,909,580	0.9%	204,194	191,434	$9.14	$8.35
Y 2011	14,024,568	0.6%	154,933	114,988	$7.02	$6.85
Y 2012	14,121,732	1.9%	-93,084	97,164	$6.78	$6.47
Y 2013	14,288,289	4.8%	-239,919	166,557	$6.39	$6.24
Y 2014	14,397,652	1.3%	596,345	109,363	$6.91	$6.67
Y 2015	15,097,410	3.7%	328,690	699,758	$8.54	$7.60
Y 2016	15,462,975	4.1%	293,156	365,565	$6.72	$6.74
Y 2017	15,789,634	4.0%	326,363	326,659	$6.15	$6.48
Y 2018	15,928,800	3.8%	168,835	139,166	$6.45	$6.58
Y 2019	16,025,230	2.9%	237,635	96,430	$6.86	$6.82
Y 2020	16,729,366	3.8%	526,024	704,136	$7.36	$6.92
Y 2021	18,205,250	3.0%	1,573,710	1,475,884	$7.52	$7.16
Y 2022	19,773,730	5.1%	1,110,524	1,568,480	$7.50	$7.31
Y 2023	20,226,046	3.3%	788,458	452,316	$7.48	$7.48
5 Year Average	18,191,924	3.6%	847,270	859,449	$7.34	$7.14
10 Year Average	16,763,609	3.5%	594,974	593,776	$7.15	$6.98
15 Year Average	15,846,561	2.9%	404,180	437,925	$7.25	$7.02

Source: Costar; Compiled by Newmark Valuation & Advisory

Construction Versus Absorption

Construction/Absorption Change									
Market / Submarket	Prior Calendar Years History								
	Prior Calendar Year History			Prior Three Year History			Prior Five Year History		
	SF Built	SF Absorbed	Const. / Abs. Ratio	SF Built	SF Absorbed	Const. / Abs. Ratio	SF Built	SF Absorbed	Const. / Abs. Ratio
Fargo MSA Industrial and Flex	452,316	788,458	0.6	3,496,680	3,472,692	1.0	4,297,246	4,236,351	1.0

Source: Costar; Compiled by Newmark Valuation & Advisory

– Absorption in the Fargo MSA Industrial and Flex market is outpacing construction over the past year.

Supply & Demand Conclusion

The subject submarket as well as overall market are seeing good demand for industrial and flex space evidenced by high occupancy in recent years. Supply is tight with the current vacancy level representing primarily frictional vacancy.

Trends and Projections

Subject and Market Historical and Forecast Trends

Market Vacancy Rate Indicators					
	Current	Most Recent Full Year	Trailing 3-Year	Trailing 5-Year	Trailing 10-Year
Costar					
Fargo MSA Industrial and Flex	2.70%	3.30%	3.00%	2.90%	1.30%
Subject	0.00%				
Concluded Subject Vacancy Rate	3.00%				

Source: Costar, Newmark Valuation & Advisory

Market Conclusion

Positive Attributes	Negative Attributes
– The Fargo MSA Industrial and Flex market is at stabilized levels.	– An economic downturn which could depress demand.
– The overall market has seen high occupancy levels in recent years.	

Conclusion

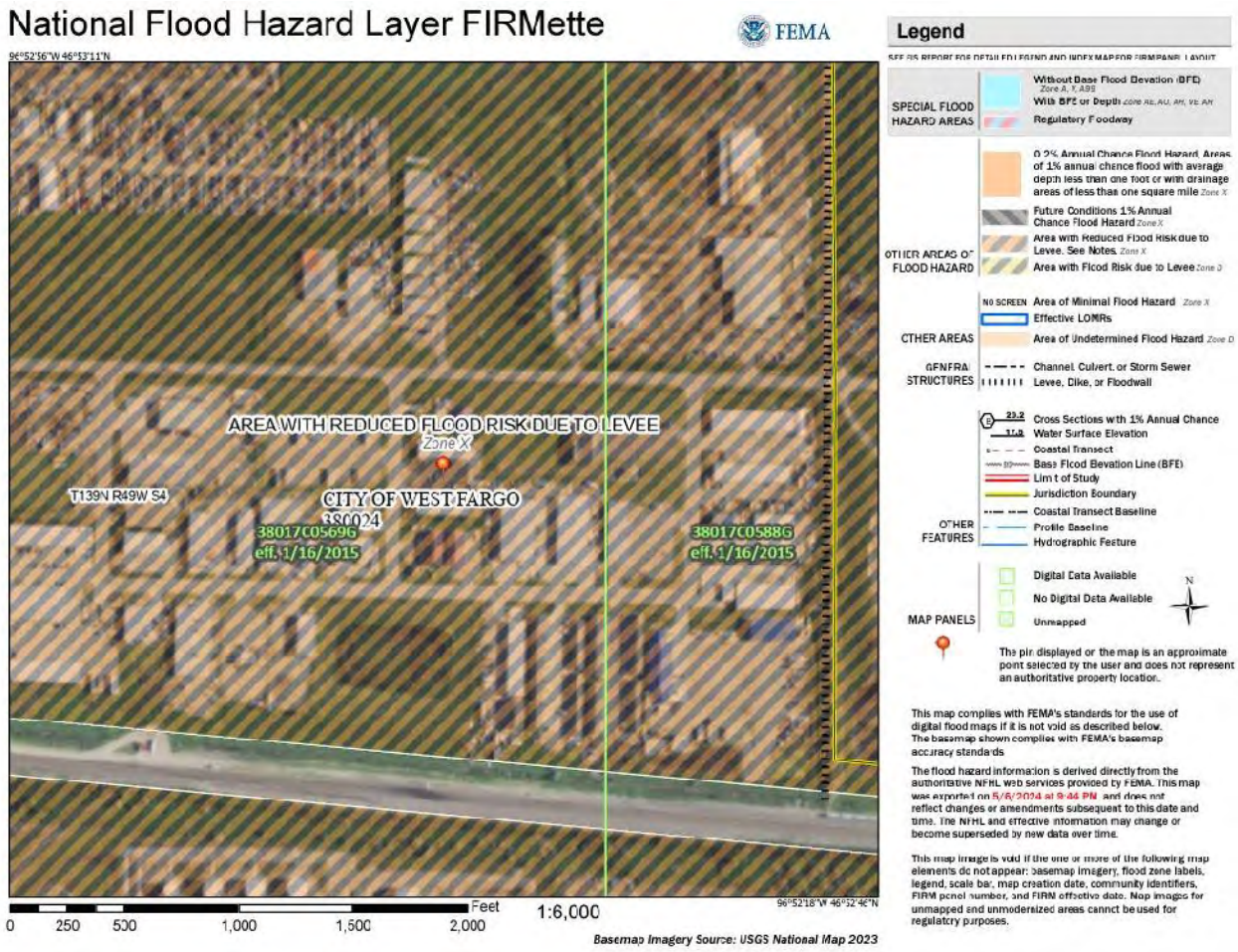
Occupancy Conclusions	
Costar	
Fargo MSA Industrial and Flex	97.30%
Subject Property's Current Occupancy	100.00%
Subject Property's Stabilized Occupancy	97.00%

Source: Costar, Newmark Valuation & Advisory

– As shown above, recent occupancy trends in the overall industrial and flex market have been strongly positive. We project stabilized occupancy for the subject at 97% on a long-term basis. This figure includes collection loss.



Site Aerial – 617, 625 13th St NE



Flood Map – 617, 625 13th St NE

Land Parcels

Parcel Summary	Associated APN(s)	Classification	Land Area (SF)	Land Area (Acres)
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
617 13th St NE	02205400080000	Primary Site 1	34,056	0.7818
625 13th St NE	02205600030000	Primary Site 1	28,994	0.6656
[redacted]			[redacted]	[redacted]

Compiled by Newmark

Land Description	
Total Land Area	11.4948 Acres; 500,715 SF
Usable Land Area	11.4948 Acres; 500,715 SF
Excess Land Area	None
Surplus Land Area	None
Source of Land Area	Survey and public records
Site Characteristics	
[redacted]	[redacted]
Additional Street Frontage	13th Street NE (280 FF)
Traffic Control at Entry	None
Traffic Flow	Moderate
Accessibility Rating	Average
Visibility Rating	Average
Shape	Rectangular
Corner	No
Rail Access	No
Topography	Level
Easement/Encroachments	None Noted
Environmental Issue	None Noted
Flood Zone Analysis	
Flood Area Panel Number	38017C0568G
Date	1/16/2015
Zone	Zone X
Description	Area of minimal flood hazard, usually depicted on Flood Insurance Rate Maps as above the 500-year flood level.
Insurance Required?	No
Utilities	
Utility Services	Electricity, gas, sewer, water

Compiled by Newmark

EXCESS OR SURPLUS LAND

Analysis of the site and current use indicates that there is no area of the site that is not in use and would be viewed as excess or surplus land.

EASEMENTS, ENCROACHMENTS AND RESTRICTIONS

We were not provided a current title report to review. Further, there do not appear to be any easements, encroachments, or restrictions other than those that are typical for the property type. Our valuation assumes no adverse impacts from easements, encroachments, or restrictions, and further assumes that the subject has clear and marketable title.

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

617, 625 13th Street NE:

Conclusions, Opinions and Recommendations

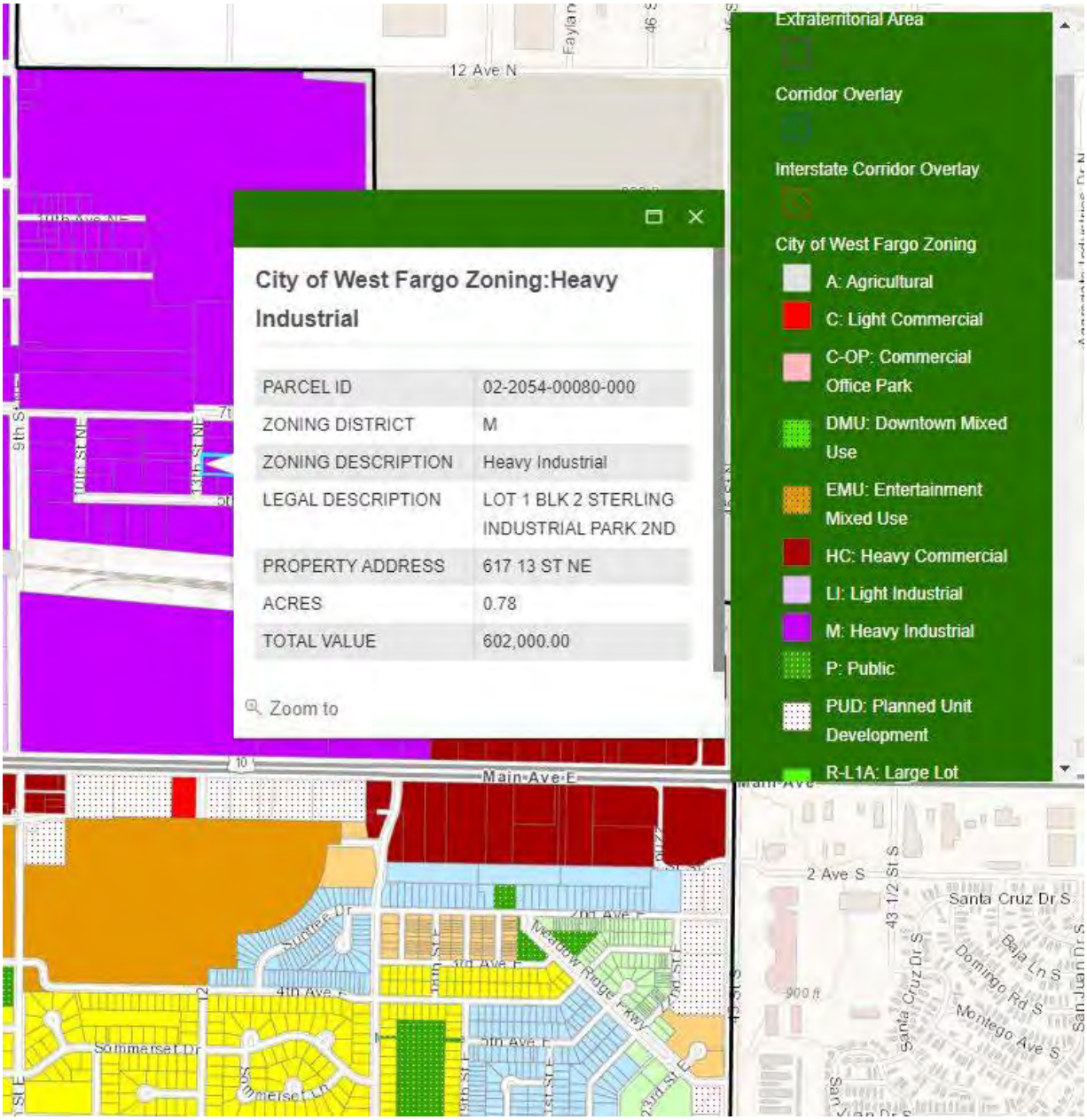
Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 617 & 625 13th Street Northeast in West Fargo, Cass County, North Dakota (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

With consideration of the access limitations stated herein, this assessment has revealed no evidence of RECs or environmental issues in connection with the subject property.

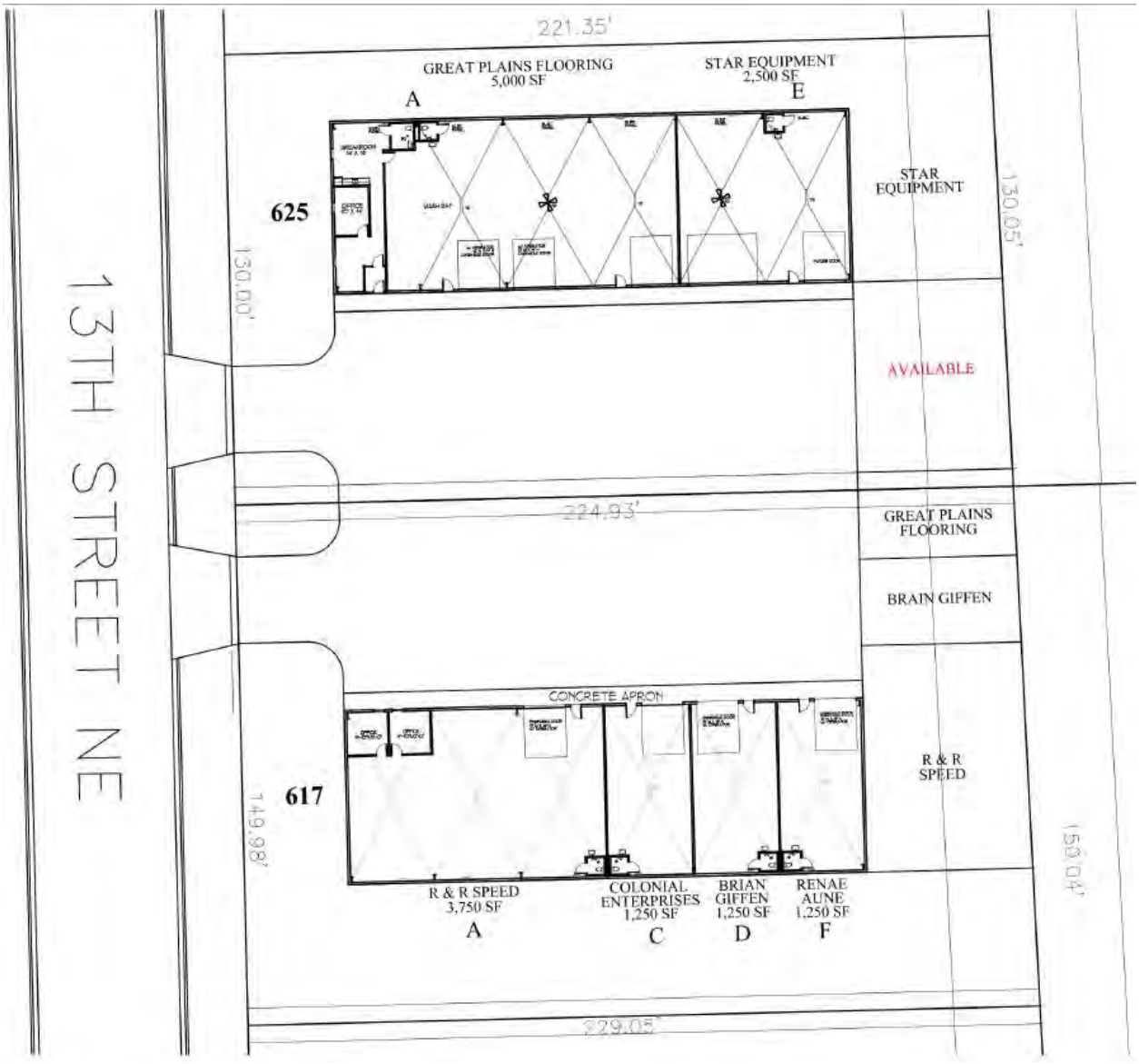
Based on the conclusions of this assessment, Partner recommends no further investigation of the subject property at this time.

CONCLUSION

- The subject site has good development utility based on its shape and topography.
- The property is in an industrial district with access to all typical utilities.
- The subject has good accessibility Main Avenue W.
- The physical attributes of the subject site are adequate to support a range of legally permitted and economically feasible land uses.



Zoning Map – 617, 625 13th St NE



Floor Plan – 617, 625 13th St NE (from March 2020)

The subject is a industrial-general industrial development known as West Fargo Industrial Portfolio, located at West Fargo Industrial, West Fargo, ND 58078. The subject was built in 2001. It includes seven industrial buildings. The improvements are more fully described in the following table.

Improvements Description	[redacted]		
Component Structures			
Improvements (Structures)		617, 625 13th St NE	**Subtotal**
General Improvement Type		Industrial	
Use Description		General Industrial	
No. Buildings		2	7
GBA (SF)		15,000	150,099
Rentable SF		15,000	150,099
% Occupied		100.00%	100.00%
Construction Status		isting, Stabilized Operations	
Construction Class		S	
Quality		Average	
Current Condition		Average	
Age/Life Depreciation Analysis			
Year Built		2004	2001 (weighted average)
Year Renovated		None	
Actual Age (Yrs.)		20	
Economic Life (Yrs.)		45	
Effective Age (Yrs.)		15	
Remaining Economic Life (Yrs.)		30	
Percent Depreciation		33.33%	
Floor Area Analysis			
Number of Stories		1	1
Est. Ground Floor Area (GBA)		15,000	150,099
Attributed Site Area (SF)		63,050	500,715
Site Coverage		23.8%	30.0%
Floor Area Ratio (FAR)		0.238	0.300
Land to Building Ratio		4.20:1	3.34:1
Parking Type		Surface Lot	
Covered Parking Spaces		0	0
Open Parking Spaces		45	170
Garage Parking Spaces		0	0
Total Parking Spaces		45	170
Parking Ratio Per 1,000 SF NRA		3.00	1.13
Construction Details		**General Industrial**	
Foundation		Concrete slab	
Basement		None	
Structural Frame/Construction Summary		Metal	
Exterior Walls		Metal	
Windows		Fixed in aluminum frames	
Roof		Gabled	

Industrial Building Details		General Industrial	
Percent Office		13%	14%
Number of Drive-in Doors		7	39
Number of Dock High Doors		0	28
Number of Rail Doors		0	0
Total Loading Doors		7	67
Ratio of SF Per Loading Door		2,143	2,240
Clear Height (Feet)		14	17
Interior Finish		**General Industrial**	
Floors		Concrete	
Walls		Exposed, painted drywall	
Ceilings		Exposed, suspended acoustical tiles	
Lighting		LED Fixtures	
Engineering & Mechanical		**General Industrial**	
HVAC		Heat only	
Electrical		Assumed adequate	
Plumbing		Assumed adequate	
Utility Meters		Individually metered	
Rest Rooms		Adequate for current use	
Fire Sprinklers		Yes	

Compiled by Newmark

SPACE TYPE/CLASSIFICATION

Improvements Summary

Building Summary	Property Type	No. Buildings	GBA (SF)	Rentable SF	Occupied SF	% Occupied
617, 625 13th St NE	Industrial-General Industrial	2	15,000	15,000	15,000	100.0%

Compiled by Newmark

PROPERTY CONDITION

Recent Renovations

Within the past three years, the subject has undergone the following capital expenditures totaling $347,390.17:

West Fargo Industrial properties (wfprops)				
General Ledger				
Property	**Date**	**Person/Description**	**Amount**	**Remarks**
mainwf	4/1/2021	Amundson Electric Inc. (amundson)	25,993.00	1740-rewire warehouse outlets & garage doors
10thwf	1/31/2022	North Country Coatings LLC (nccoat)	16,375.00	seal screw heads, fasterners, sewer & heating exhaust pipes and seams
13thwf	1/31/2022	North Country Coatings LLC (nccoat)	10,305.00	seal screw heads, fasterners, sewer & heating exhaust pipes and seams
mainwf	1/31/2022	North Country Coatings LLC (nccoat)	26,820.00	seal screw heads, fasterners, sewer & heating exhaust pipes and seams
mainwf	7/31/2022	Advance Garage Door Inc (advgarage)	4,200.00	dock leveler, rubber dock, bumpers
mainwf	10/17/2022	Accel Mechanical LLC (accelmec)	8,893.00	evaporator coil was froze up. Leak check
mainwf	10/31/2022	Remodeling By Foss Inc (remodeli)	40,300.00	PO# 175 new stair sets
10thwf	6/24/2022	ISED Communication & Service (isedcommun	4,156.88	security cameras
10thwf	8/17/2023	ISED Communication & Service (isedcommun	4,156.88	security cameras
13thwf	6/24/2022	ISED Communication & Service (isedcommun	3,340.63	security cameras
13thwf	8/17/2023	ISED Communication & Service (isedcommun	3,340.63	security cameras
mainwf	6/24/2022	ISED Communication & Service (isedcommun	8,429.00	security cameras
mainwf	11/1/2022	ISED Communication & Service (isedcommun	8,429.00	security cameras
10thwf	9/30/2023	Window World of Fargo (windowworld)	14,612.25	PO #251: window replacements
10thwf	12/29/2023	Window World of Fargo (windowworld)	14,000.00	PO #251: window replacements
10thwf	10/1/2023	Remodeling By Foss Inc (remodeli)	350.00	PO #246: asphalt repairs
mainwf	9/1/2023	Martinson Lot Maintenance (martinlotmai)	145,278.70	PO #246: asphalt repairs
mainwf	9/5/2023	Martinson Lot Maintenance (martinlotmai)	1,600.00	PO #246: asphalt repairs
10thwf	2/29/2024	Window World of Fargo (windowworld)	1,223.00	PO #259- windows replacement
mainwf	2/1/2024	J Tech Mechanical, LLC (jtech)	5,587.20	1700 (Contas) new heater in unit
			347,390.17	

Deferred Maintenance

Our observation of the property indicated no significant items of deferred maintenance.

OTHER PROPERTY CONSIDERATIONS

Functional Utility

Based on our inspection and consideration of its current and/or future use, there do not appear to be any significant items of functional obsolescence.

ADA Compliance

Based on our observation as well as any information provided, no ADA compliance issues were noted. However, the client is advised to obtain review by a qualified professional versed in ADA compliance as we do not have expertise.

Environmental Assessment

Although requested, we were not provided a Phase I Environmental Assessment. We did not observe any potentially hazardous materials such as lead paint, asbestos, urea formaldehyde foam insulation, or other potentially hazardous construction materials on or in the improvements. However, it is noted that we did not search for such materials and are not qualified to detect such materials. The existence of said hazardous materials (if any) may have an effect on the value of the property. Therefore, for the purpose of this appraisal, we have specifically assumed that the property is not affected by any hazardous materials that may be present on or in the improvements. We strongly recommend that a qualified environmental engineering firm be retained by the Client prior to making a business decision.

[redacted]

[redacted]

[redacted]

617, 625 13th Street NE:

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 617 & 625 13th Street Northeast in West Fargo, Cass County, North Dakota (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

With consideration of the access limitations stated herein, this assessment has revealed no evidence of RECs or environmental issues in connection with the subject property.

Based on the conclusions of this assessment, Partner recommends no further investigation of the subject property at this time.

Personal Property

No personal property items were observed that would have any material contribution to market value.

CONCLUSION

- The improvements are of average quality construction and are in average condition.
- The improvements are considered to be functional for the existing use.
- Overall, the improvements are well suited for the existing use.
- Overall, the quality, condition, and functional utility of the improvements are rated as average for their age and location.

Real Estate Taxes

Taxes and Assessments						
Tax Year 2024	Assessed Value		Tax Rates	Taxes and Assessments		
Tax ID	Land & Improvements	Total	Land & Improvements	Ad Valorem Taxes	Direct Assessments	Total
02008500010000	$4,642,500	$4,642,500	0.0145%	$67,416	$18,622	$86,038
02205300010000	$1,846,700	$1,846,700	0.0145%	$26,817	$2,186	$29,003
02205400130000	$1,616,600	$1,616,600	0.0145%	$23,475	$1,457	$24,932
02205400080000	$578,300	$578,300	0.0145%	$8,398	$544	$8,942
02205600030000	$573,100	$573,100	0.0145%	$8,322	$541	$8,863
	$9,257,200	$9,257,200	0.0145%	$134,428	$23,350	$157,778

Compiled by Newmark

The local assessor's methodology for valuation is cost, sales, and income. The property is assessed on a fee simple basis.

[redacted]

TAX COMPARABLES

Tax Comparables							
Tax Year 2024	1	2	3	4	5	6	Subject (Actual)
Property Name	801 5th St NE	857 W Main Ave	460 7th Ave NE	907 2nd Ave W	2512 Main Ave W	1907 4th Ave NW	West Fargo Industrial Portfolio
City, County, State	West Fargo, Cass, ND	West Fargo, Cass, ND	West Fargo, Cass, ND	West Fargo, Cass, ND	West Fargo, Cass, ND	West Fargo, Cass, ND	West Fargo, Cass, ND
Year Built	2014	1994	2015	1991	2015	2015	2001
Improvements SF	18,000	10,500	102,000	8,996	16,000	180,000	150,099
Total Assessed Value	$1,305,500	$805,000	$8,063,500	$536,200	$1,263,600	$11,709,800	$9,257,200
Assessed Value/SF	$72.53	$76.67	$79.05	$59.60	$78.98	$65.05	$61.67
Total Taxes	$20,905	$18,473	$131,350	$10,749	$25,468	$196,963	$157,778
Taxes/SF	$1.16	$1.76	$1.29	$1.19	$1.59	$1.09	$1.05
Effective Tax Rate	1.6013%	2.2948%	1.6289%	2.0047%	2.0155%	1.6820%	1.7044%

Compiled by Newmark

SUBJECT TAX CONCLUSION

Ad Valorem Tax Analysis

	Comparable Data		Subject History		Conclusion
	Range	Average	2023	2024	
Total Assessed Value			$8,748,400	$9,257,200	$9,257,200
Total Assessed Value/SF	$59.60 - $79.05	$71.98	$58.28	$61.67	$61.67
Tax Rate			1.49955%	1.45215%	1.45215%
Ad Valorem Taxes			$131,187	$134,428	$134,428
Direct Assessments			$24,930	$23,350	$23,350
Total Gross Taxes			$156,117	$157,778	$157,778
Actual / Pro Forma Taxes			$156,117	$157,778	$157,778
Reported Tax Delinquencies			None	None	None
Tax Exemptions or Abatements			None	None	None

Compiled by Newmark

The subject's tax assessment falls somewhat below the average of the assessment comparables. Tax assessments for comparable properties range from $59.60 - $79.05 per square foot. A sale does not automatically trigger reassessment. However, it is common practice for assessors to increase the assessed value upon sale, renovation, or expansion of a property. Typically, assessed values in the area are 70% to 90% of market value. Our projection of taxes is based on the 2023 assessed value and taxes for taxes due and payable in 2024.

Highest and Best Use

AS VACANT

The site is zoned LI: Light Industrial and M: Heavy Industrial which allows for light manufacturing and similar-type industrial operations which are consistent with the purposes of this district, plumbing and heating shops, sheet metal shops, roofing shops, wholesale distribution facilities, contract construction services, recreational uses, animal kennels and shelters, general warehousing and storage, motor freight or other trucking facilities, truck stops and truck repair services, parking lots, manufacturing and similar type industrial operations consistent with the purposes of the district, grain elevators and feed mixing and grinding plants. Based on available data and analysis, no other legal restrictions such as easements or deed covenants are present which would impair the utility of the site. Given that surrounding properties have similar zoning and the future land use plan is focused on similar uses as well, it is unlikely that there would be a change of zoning classification.

The subject site contains 500,715 square feet (11.495 acres), has favorable topography, adequate access, and all necessary utilities to support the range of legally permissible uses. No significant physical limitations were noted. The size of the site is typical for the categories of uses allowed under zoning. In total, the site is physically capable of supporting the legally permissible uses.

Of the legally permissible and physically possible uses, only industrial uses is considered to be reasonably probable. As presented in the Market Analysis section of this report, the subject submarket is supportive of this potential use at this time. Given the underlying market conditions and activity, it appears that an industrial development would have a sufficient degree of feasibility.

The financially feasible analysis has yielded the conclusion that an industrial development is feasible and reasonably probable. The associated risk is typical and market conditions appear to be supportive. Therefore, the highest and best use of the subject as though vacant is the development of an industrial development. As noted, market and economic conditions are supportive of the near term development of this use on the site. The most likely buyer would be an investor or developer.

AS IMPROVED

The existing industrial improvements are legally conforming to zoning. There are no known legal restrictions to the continued use of the improvements as they were designed. As previously discussed, the improvements are rated as average for their age and location. The improvements conform to the expectations of the market and conform in general terms to the highest and best use as though vacant conclusion above. The improvements were designed for this use. Based

on our analysis and review, the improvements do not appear to suffer from significant functional obsolescence. Therefore, continuation of the existing industrial property use is reasonably probable and appropriate.

In this case, the subject is an income producing property and is capable of generating sufficient income to support the continuation and maintenance of the use. This is demonstrated in the income capitalization approach by the fact that a positive income stream can be generated. Since the concluded value as though improved exceeds the value of the underlying land, it follows that removal of the improvements for redevelopment or substantial conversion to an alternative use is not indicated.

The existing industrial improvements are legally permissible, physically possible, and financially feasible. The concluded value as though improved exceeds the value of the underlying land and removal of the improvements for redevelopment or substantial conversion to an alternative use is not indicated based on current neighborhood trends. Given no alternatives, the highest and best use of the subject as improved is the existing industrial property use. Market and economic conditions are supportive of this continued use. The most likely buyer would be an investment partnership or REIT.

Appraisal Methodology

COST APPROACH

The cost approach is based on the proposition that the informed purchaser would pay no more for the subject than the cost to produce a substitute property with equivalent utility. This approach is particularly applicable when the property being appraised involves relatively new improvements that represent the highest and best use of the land, or when it is improved with relatively unique or specialized improvements for which there exist few sales or leases of comparable properties.

SALES COMPARISON APPROACH

The sales comparison approach utilizes sales of comparable properties, adjusted for differences, to indicate a value for the subject. Valuation is typically accomplished using physical units of comparison such as price per square foot, price per unit, price per floor, etc., or economic units of comparison such as gross rent multiplier. Adjustments are applied to the property units of comparison derived from the comparable sale. The unit of comparison chosen for the subject is then used to yield a total value.

INCOME CAPITALIZATION APPROACH

The income capitalization approach reflects the subject's income-producing capabilities. This approach is based on the assumption that value is created by the expectation of benefits to be derived in the future. Specifically estimated is the amount an investor would be willing to pay to receive an income stream plus reversion value from a property over a period of time. The two common valuation techniques associated with the income capitalization approach are direct capitalization and the discounted cash flow (DCF) analysis.

Application of Approaches to Value

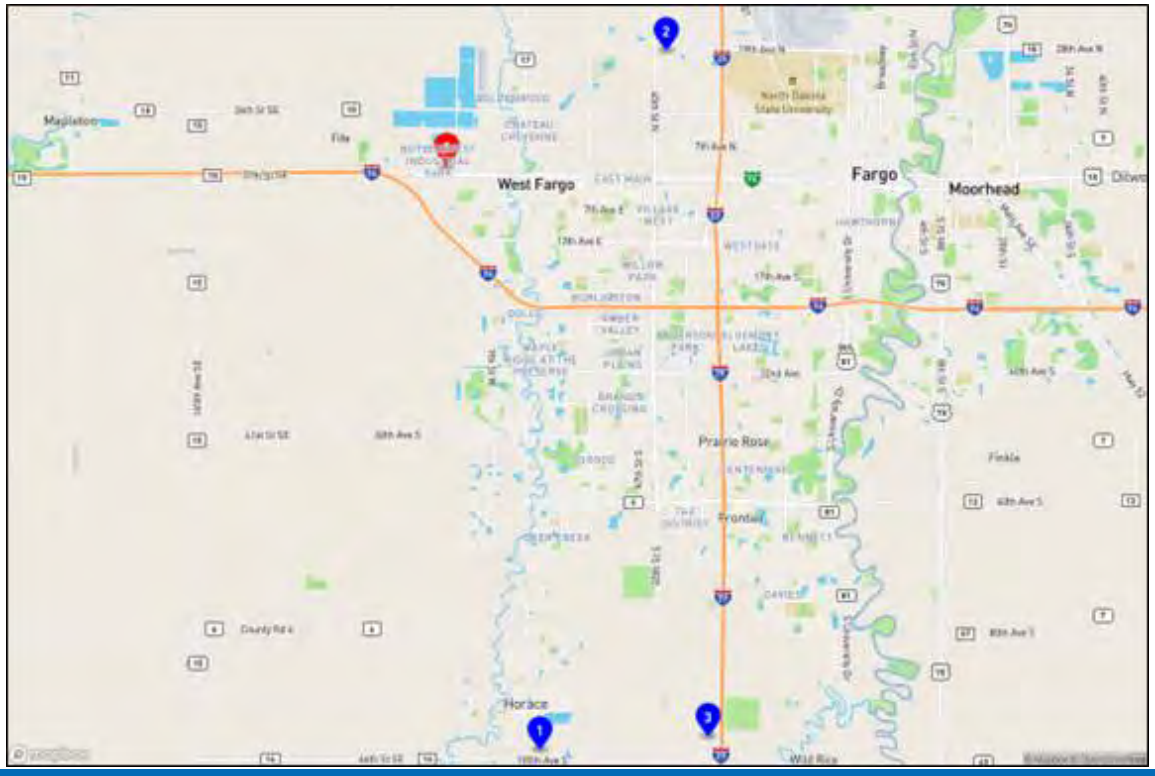
Approach	Comments
Cost Approach	The Cost Approach is not applicable and is not utilized in this appraisal.
Sales Comparison Approach	The Sales Comparison Approach is applicable and is utilized in this appraisal.
Income Capitalization Approach	The Income Capitalization Approach is applicable and is utilized in this appraisal.

Compiled by Newmark

The cost approach was not utilized in this appraisal as market participants considering properties like the subject do not give consideration to the cost approach. In addition, the age and condition of the improvements makes depreciation highly speculative. The exclusion of this approach is not considered to impact the reliability of the appraisal. Although we did not include a Cost Approach, we included a land valuation and insurable value calculation as requested by the client.

Land Valuation

Land value can be developed from a number of different methodologies. In this case, we have employed the sales comparison as sufficient comparable data exists from which to derive a reliable indication of value. Based on a review of market activity, the appropriate unit of comparison is Price Per Gross Land SF. Due to a lack of sales in the immediate area our search was expanded to include similar sales in the Fargo metropolitan area.



Land Comparables Map

OVERALL LAND VALUE

Comparable Land Sales Summary				
	Subject	Sale 1	Sale 2	Sale 3
Address	West Fargo Industrial	9785 Industrial Drive	1870 43rd Street North	39th Street Southwest
City, State	West Fargo, ND	Horace, ND	Fargo, ND	Fargo, ND
Gross Acres	11.49 Acres	5.33 Acres	10.56 Acres	9.52 Acres
Gross Land SF	500,715 SF	232,053 SF	459,792 SF	414,691 SF
Usable Acres	11.49 Acres	5.33 Acres	10.56 Acres	9.52 Acres
Usable Land SF	500,715 SF	232,053 SF	459,792 SF	414,691 SF
Shape/Topography	Rectangular/Level	Rectangular/Level	Irregular/Level	Rectangular/Level
Utilities Available	Electricity, gas, sewer, water	Electricity, Gas, Sewer, Water	Electricity, Gas, Sewer, Water	Electricity, Gas, Sewer, Water
Zoning	LI: Light Industrial	Light Industrial	LI	I
Transaction Type		Listing	Closed	Closed
Buyer		Listing	Syndica, LP	13th Avenue Development, LLC
Seller		Brookstone Property LLC	Combined Asset Management, LLC	20 Investments, LLC
Interest Conveyed	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Transaction Date		Apr-24	Feb-22	Feb-22
Price		$928,212	$800,000	$750,000
Price per Gross Land Acre		$174,240	$75,791	$78,782
Price Per Gross Land SF		$4.00	$1.74	$1.81
Price per Usable Land Acre		$174,240	$75,791	$78,782
Price Per Usable Land SF		$4.00	$1.74	$1.81

Compiled by Newmark

ANALYSIS OF LAND COMPARABLES

The following analyzes the most relevant comparable data against the subject property.

- We have included sales that have similar attributes and locations comparable to the subject site.
- Sale Comparable One was given downward adjustment for conditions of sale due to this being a listing and typically consummated sales are lower than the list price.
- Sale Comparables Two and Three were given upward adjustment for market conditions (time) due to increasing value trends in the local market.
- Sale Comparables Two and Three were given upward adjustment for size due to the larger sizes of these sites as compared to the subject sites with an average parcel size of 2.3-acres between the five total parcels.

Summary of Adjustments / Adjustment Grid – Overall Property

Based on our comparative analysis, the following table summarizes the adjustments warranted to each land sale.

Comparable Land Sales Adjustment Grid				
	Subject	**Sale 1**	**Sale 2**	**Sale 3**
Address	West Fargo Industrial	9785 Industrial Drive	1870 43rd Street North	39th Street Southwest
City, State	West Fargo, ND	Horace, ND	Fargo, ND	Fargo, ND
Gross Land Area (Acres)	11.49 Acres	5.33 Acres	10.56 Acres	9.52 Acres
Gross Land SF	500,715 SF	232,053 SF	459,792 SF	414,691 SF
Usable Land Area (Acres)	11.49 Acres	5.33 Acres	10.56 Acres	9.52 Acres
Usable Land Area (SF)	500,715 SF	232,053 SF	459,792 SF	414,691 SF
Transaction Type	--	Listing	Closed	Closed
Transaction Date	--	Apr-24	Feb-22	Feb-22
Price Per Gross Land SF		$4.00	$1.74	$1.81
Transaction Adjustments				
Property Rights		0%	0%	0%
Financing		0%	0%	0%
Conditions of Sale		-15%	0%	0%
Market Conditions (Time)		0%	7%	7%
Subtotal (adjustments are multiplied)		-15.0%	7.0%	7.0%
Transaction Adjusted Price Per Gross Land SF		$3.40	$1.86	$1.94
Physical Adjustments				
Location		0%	0%	0%
Size		0%	10%	10%
Shape		0%	0%	0%
Topography		0%	0%	0%
Utilities		0%	0%	0%
Zoning		0%	0%	0%
Subtotal (adjustments are summed)		0%	10%	10%
Gross Adjustment		15%	17%	17%
Overall Adjustment		-15.0%	17.7%	17.7%
Indicated Price Per Gross Land SF		**$3.40**	**$2.05**	**$2.13**

Compiled by Newmark

LAND VALUE CONCLUSION

- Prior to adjustments, the sales reflect a range of $1.74 to $4.00 per gross land sf.
- After adjustment, the range is narrowed to $2.05 to $3.40 per gross land sf, with an average of $2.53 per gross land sf.
- Equal emphasis is placed on all comparables as all comparables required similar levels of gross and overall adjustment to equate to the subject property.

Land Value Conclusion		
Gross Land SF		500,715
Comparable Sales Indications	**Range**	**Average**
Unadjusted Price Per Gross Land SF	$1.74 - $4.00	$2.52
Adjusted Price Per Gross Land SF	$2.05 - $3.40	$2.53
Reconciled Value Per Gross Land SF		$2.50
Total Indicated Value		$1,251,788
	Rounded	$1,250,000

Compiled by Newmark

LAND VALUE – 617, 625 13TH STREET NE

Summary of Adjustments / Adjustment Grid – 617, 625 13th Street NE

Comparable Land Sales Adjustment Grid				
	Subject	**Sale 1**	**Sale 2**	**Sale 3**
Address	617, 625 13th Street	9785 Industrial Drive	1870 43rd Street North	39th Street Southwest
City, State	West Fargo, ND	Horace, ND	Fargo, ND	Fargo, ND
Gross Land Area (Acres)	1.45 Acres	5.33 Acres	10.56 Acres	9.52 Acres
Gross Land SF	63,050 SF	232,053 SF	459,792 SF	414,691 SF
Usable Land Area (Acres)	1.45 Acres	5.33 Acres	10.56 Acres	9.52 Acres
Usable Land Area (SF)	63,050 SF	232,053 SF	459,792 SF	414,691 SF
Transaction Type	--	Listing	Closed	Closed
Transaction Date	--	Apr-24	Feb-22	Feb-22
Price Per Gross Land SF		$4.00	$1.74	$1.81
Transaction Adjustments				
Property Rights		0%	0%	0%
Financing		0%	0%	0%
Conditions of Sale		-15%	0%	0%
Market Conditions (Time)		0%	7%	7%
Subtotal (adjustments are multiplied)		-15.0%	7.0%	7.0%
Transaction Adjusted Price Per Gross Land SF		$3.40	$1.86	$1.94
Physical Adjustments				
Location		0%	0%	0%
Size		0%	10%	10%
Shape		0%	0%	0%
Topography		0%	0%	0%
Utilities		0%	0%	0%
Zoning		0%	0%	0%
Subtotal (adjustments are summed)		0%	10%	10%
Gross Adjustment		15%	17%	17%
Overall Adjustment		-15.0%	17.7%	17.7%
Indicated Price Per Gross Land SF		**$3.40**	**$2.05**	**$2.13**

Compiled by Newmark

Land Value Conclusion		
Gross Land SF		63,050
Comparable Sales Indications	**Range**	**Average**
Unadjusted Price Per Gross Land SF	$1.74 - $4.00	$2.52
Adjusted Price Per Gross Land SF	$2.05 - $3.40	$2.53
Reconciled Value Per Gross Land SF		$2.50
Total Indicated Value		$157,625
	Rounded	$160,000

Compiled by Newmark

Insurable Replacement Cost

Insurable value is based on the replacement and/or reproduction cost of physical items that are subject to loss from hazards. The Dictionary of Real Estate Appraisal, 7th Edition defines insurable value as:

- A type of value for insurance purposes. *See also insurable replacement cost* [replacement cost for insurance purposes].
- Replacement Cost for Insurance Purposes – The estimated cost, at current prices as of the effective date of valuation, of a substitute for the building being valued, using modern materials and current standards, design, and layout for insurance coverage purposes guaranteeing that damaged property is replaced with new property (i.e., depreciation is not deducted).

Provision of an Insurable Value by the Appraiser does not change the intended use or user of this Report. No liability is assumed for the Insurable Value estimate provided and it does not guarantee that any estimate or opinion will result in the Property being fully insured for any possible loss that may be sustained. It is recommended that an insurance professional be consulted. The Insurable Value estimate may not be a reliable indication of the replacement or reproduction cost for any date other than the effective date of this Report due to changing costs of labor and materials and due to the changing building codes and governmental regulations and requirements.

Absent of specific instructions from the Client, which were not provided, we have calculated insurable value to be replacement cost new of the building improvements, less insurance exclusions. Our estimate of insurable value does not include land value, entrepreneurial profit, depreciation, site improvements, and/or the costs to demolish damaged structures.

We further note that we were not provided with, nor have we reviewed a policy associated with the subject improvements. Given the variance in insurable value calculation methodologies, reliance in our estimate should only be made when the estimates made herein are consistent with the in-place policy.

INSURABLE REPLACEMENT COST

[redacted]

Insurable Replacement Cost Improvements (Structures)	617, 625 13th St NE	Subtotal
MVS Improvement Type	Industrial - General Industrial	
Construction Class	S	
Quality	Average	
Unit Cost	$67	
x Structure Size (SF GBA per building)	7,500	
Adjusted Cost per Building	$502,500	
x Number of Buildings	2	
Replacement Cost New - Buildings	$1,005,000	$10,056,633
Insurable Replacement Cost	$1,005,000	$10,056,633
Rounded:	**$1,000,000**	**$10,100,000**

Total Insurable Replacement Cost
Insurable Replacement Cost

Compiled by Newmark

Rent Roll

Suite		Rentable	Lease Term		Rem.	Reimb.	Annualized Base Rent*		Rent Escalations	Year 1 Contract Rent*		Year 1 Market Rent	
Number	Tenant	Area (SF)	Start	End	Mos.	Method	$ Total	$ PSF	% CAG	$ Total	$ PSF	$ Total	$ PSF
474-100	ST Trucking and Services, LLC	3,000	Aug-21	Oct-26	30	None	$18,960	$6.32	2.07%	$19,212	$6.40	$22,050	$7.35
474-110, 120	Michelle Soldier	6,000	Aug-22	Aug-28	52	None	$41,004	$6.83	2.00%	$41,619	$6.94	$44,100	$7.35
474-130	Randy Moore	3,000	Jun-23	May-25	13	None	$21,000	$7.00	2.86%	$21,550	$7.18	$22,050	$7.35
474-150	Patrick Ash Transportation, LT	4,500	Nov-23	Nov-26	31	None	$32,175	$7.15	2.08%	$32,456	$7.21	$33,075	$7.35
500-200	Andrew Poitra	2,500	Dec-21	Aug-24	4	None	$17,040	$6.82	0.00%	$17,930	$7.17	$18,375	$7.35
500-210, 260	SnS Auto Supply LLC	5,313	Mar-21	May-24	1	None	$33,819	$6.37	0.00%	$38,615	$7.27	$39,051	$7.35
500-220, 250	Valley Imports, Inc	5,939	Oct-23	Sep-26	29	None	$43,956	$7.40	3.00%	$44,718	$7.53	$43,652	$7.35
500-230	KCI USA, Inc.	2,500	Mar-23	Feb-28	46	None	$18,240	$7.30	2.57%	$18,320	$7.33	$18,375	$7.35
500-240	Fargo Linoleum	2,500	Jan-23	Dec-25	20	None	$17,100	$6.84	2.81%	$17,260	$6.90	$18,375	$7.35
500-270	Jack Frost, LLC	2,500	Sep-23	Sep-26	29	None	$18,200	$7.28	3.04%	$18,567	$7.43	$18,375	$7.35
526-300, 350	Braun Intertec Corporation	15,000	Mar-19	Feb-26	22	None	$142,500	$9.50	2.00%	$142,975	$9.53	$110,250	$7.35
617-A	Colonial Enterprises, Inc.	3,750	Sep-21	Aug-26	28	None	$23,438	$6.25	1.98%	$23,763	$6.34	$27,563	$7.35
617-C	Robert Stephens	1,250	Apr-23	Mar-25	11	None	$8,838	$7.07	0.00%	$8,867	$7.09	$9,188	$7.35
617-D	Brian Giffen	1,250	Apr-23	Mar-25	11	None	$8,875	$7.10	0.00%	$8,901	$7.12	$9,188	$7.35
617-F	William P. Knutson & Eugene D	1,250	Jun-21	Jul-24	3	None	$8,640	$6.91	0.00%	$9,051	$7.24	$9,188	$7.35
625-A	Rick Randall Construction, LLC	5,000	Apr-23	Mar-26	23	None	$33,600	$6.72	3.57%	$33,700	$6.74	$36,750	$7.35
625-E	Star Equipment, Inc.	2,500	Jul-22	Jun-24	2	None	$18,750	$7.50	0.00%	$18,438	$7.38	$18,375	$7.35
1700-A, B	Cintas Corporation No. 2	12,401	Feb-22	Jan-27	33	None	$94,830	$7.65	2.00%	$95,304	$7.69	$91,147	$7.35
1700-C	Studio 7 Productions, Inc	12,967	Mar-23	Feb-26	22	None	$92,066	$7.10	2.11%	$92,390	$7.13	$95,307	$7.35
1700-D	FM Home & Patio	6,000	Sep-21	Aug-26	28	None	$37,800	$6.30	2.35%	$38,400	$6.40	$44,100	$7.35
1700-E	All States Flooring, Inc	6,925	Aug-20	Oct-24	6	None	$47,436	$6.85	0.00%	$49,167	$7.10	$50,899	$7.35
1740-A	Premier Equipment, LLC	6,750	Mar-20	Aug-25	16	None	$42,188	$6.25	4.00%	$43,313	$6.42	$49,613	$7.35
1740-B	Dick Hansen Sales, Inc.	6,750	Aug-23	Jul-25	15	None	$48,938	$7.25	3.45%	$50,203	$7.44	$49,613	$7.35
1740-C	Dakota Fluid Power, Inc	12,694	Apr-22	Apr-25	12	None	$87,588	$6.90	0.00%	$87,588	$6.90	$93,301	$7.35
1740-E, F	MAC Company	17,860	Jan-24	Dec-26	32	None	$119,973	$6.72	1.96%	$120,385	$6.74	$131,271	$7.35
	Total (Average)	**150,099**					**$1,076,952**	**$7.17**		**$1,092,691**	**$7.28**	**$1,103,228**	**$7.35**
	Occupied Space	150,099			23		$1,076,952	$7.17		$1,092,691	$7.28	$1,103,228	$7.35
	Vacant Space	0					$0			$0			

* Annualized Base Rent represents represents annualized contract rent for leases in-place or commencing in Year 1. Speculative space is shown at market.

* Year 1 Contract Rent includes annualized Contract Rent for leases commencing, CPI Increases and Step Rent for leases escalating, and projected Market Rent for leases expiring during Year 1.

Compiled by Newmark

- As of the effective valuation date, the subject's commercial space is 100% leased and occupied.
- There are a total of 25 commercial tenants, and contract rents range from $6.34 to $9.53 per square foot.
- Tenant spaces range from 1,250 to 17,860 square feet (MAC Company).
- The average remaining lease term for all contract lease terms is 23 months, with existing leases ranging from 1 to 52 months.

Occupancy Status

- The property is considered to be at stabilized occupancy because the percentage of leased space is typical of the market.

Tenancy Analysis

The following chart details the subject's existing tenancy and provides an analysis of the different space types.

Tenant Summary									
MLA Category	Rentable	% of	Rem. Term	Annual In-Place Rent		Year 1 Contract Rent		Term Avg. Contract Rent	
Suite: Tenant	Area (SF)	Total	(Mos.)*	Total	$ PSF	Total	$ PSF	Total	$ PSF
MLA: Industrial									
474-100: ST Trucking and Services,	3,000	2.0%	30	$18,960	$6.32	$19,212	$6.40	$19,478	$6.49
474-110, 120: Michelle Soldier	6,000	4.0%	52	$41,004	$6.83	$41,619	$6.94	$43,000	$7.17
474-130: Randy Moore	3,000	2.0%	13	$21,000	$7.00	$21,550	$7.18	$21,554	$7.18
474-150: Patrick Ash Transportatior	4,500	3.0%	31	$32,175	$7.15	$32,456	$7.21	$32,959	$7.32
500-200: Andrew Poitra	2,500	1.7%	4	$17,040	$6.82	$17,763	$7.11	$17,040	$6.82
500-210, 260: SnS Auto Supply LLC	5,313	3.5%	1	$33,819	$6.37	$38,128	$7.18	$33,819	$6.37
500-220, 250: Valley Imports, Inc	5,939	4.0%	29	$43,956	$7.40	$44,718	$7.53	$45,603	$7.68
500-230: KCI USA, Inc.	2,500	1.7%	46	$18,240	$7.30	$18,320	$7.33	$18,991	$7.60
500-240: Fargo Linoleum	2,500	1.7%	20	$17,100	$6.84	$17,260	$6.90	$17,388	$6.96
500-270: Jack Frost, LLC	2,500	1.7%	29	$18,200	$7.28	$18,567	$7.43	$18,932	$7.57
526-300, 350: Braun Intertec Corpor	15,000	10.0%	22	$142,500	$9.50	$142,975	$9.53	$144,055	$9.60
617-A: Colonial Enterprises, Inc.	3,750	2.5%	28	$23,438	$6.25	$23,763	$6.34	$24,048	$6.41
617-C: Robert Stephens	1,250	0.8%	11	$8,838	$7.07	$8,856	$7.09	$8,838	$7.07
617-D: Brian Giffen	1,250	0.8%	11	$8,875	$7.10	$8,891	$7.11	$8,875	$7.10
617-F: William P. Knutson & Eugene	1,250	0.8%	3	$8,640	$6.91	$8,957	$7.17	$8,640	$6.91
625-A: Rick Randall Construction, Ll	5,000	3.3%	23	$33,600	$6.72	$33,700	$6.74	$34,226	$6.85
625-E: Star Equipment, Inc.	2,500	1.7%	2	$18,750	$7.50	$18,229	$7.29	$18,750	$7.50
1700-A, B: Cintas Corporation No. 2	12,401	8.3%	33	$94,830	$7.65	$95,304	$7.69	$96,913	$7.81
1700-C: Studio 7 Productions, Inc	12,967	8.6%	22	$92,066	$7.10	$92,390	$7.13	$93,127	$7.18
1700-D: FM Home & Patio	6,000	4.0%	28	$37,800	$6.30	$38,400	$6.40	$38,957	$6.49
1700-E: All States Flooring, Inc	6,925	4.6%	6	$47,436	$6.85	$48,821	$7.05	$47,436	$6.85
1740-A: Premier Equipment, LLC	6,750	4.5%	16	$42,188	$6.25	$43,313	$6.42	$43,453	$6.44
1740-B: Dick Hansen Sales, Inc.	6,750	4.5%	15	$48,938	$7.25	$50,203	$7.44	$50,288	$7.45
1740-C: Dakota Fluid Power, Inc	12,694	8.5%	12	$87,588	$6.90	$87,588	$6.90	$87,588	$6.90
1740-E, F: MAC Company	17,860	11.9%	32	$119,973	$6.72	$120,385	$6.74	$122,222	$6.84
MLA: Industrial Total	**150,099**	**100.0%**		**$1,076,952**	**$7.17**	**$1,091,368**	**$7.27**	**$1,096,179**	**$7.30**

** Remaining term to expiration of renewal option if projected to be exercised.

Compiled by Newmark

– Overall, the credit quality of the tenancy appears to be typical of the subject's property class.

Expense Structure

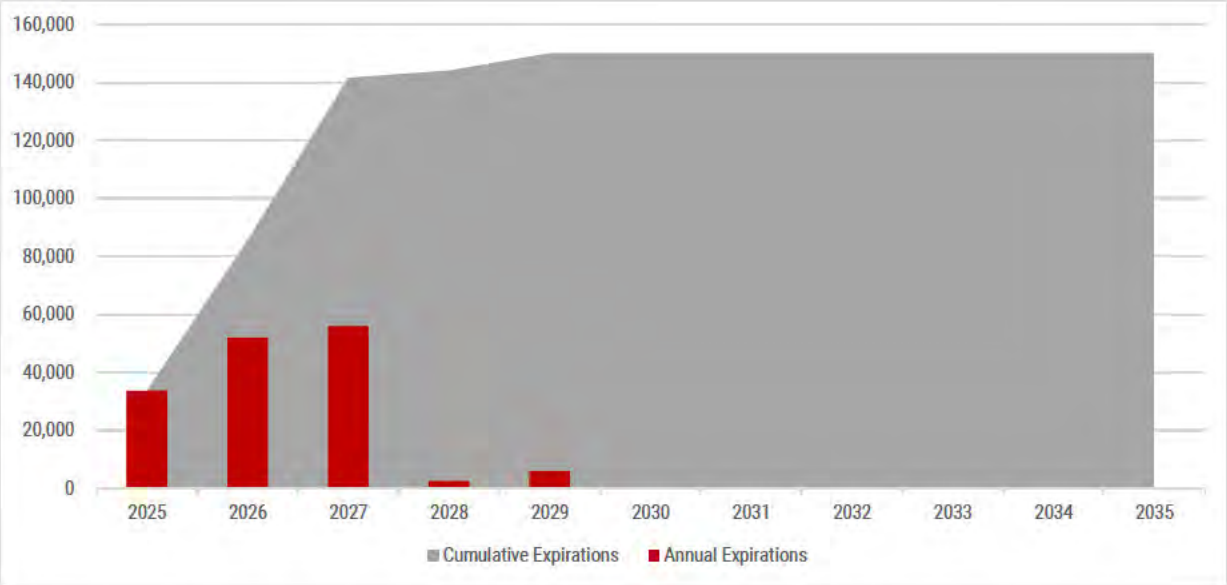
– Lease structures in the market are primarily triple net. However, at the subject property all leases are on modified gross terms with the landlord paying all expenses except utilities, which are each tenant's responsibility. In the Fargo market it is common for small bay industrial properties to be on gross terms while large bay or single tenant industrial properties are almost always on triple net terms.

Lease Expiration Analysis

Existing Lease Expiration

Year No.	Year Ending	No. of Suites	SF Expiring	Alternate SF Expiring	% of Total	Cumulative SF	% of Total SF	Rent at Expiration	% of Total Rent	Cumulative Expired Rent
1	4/30/2025	8	33,682	33,682	22.44%	33,682	22.44%	$6.86	21.16%	21.16%
2	4/30/2026	7	51,967	51,967	34.62%	85,649	57.06%	$7.85	36.42%	57.59%
3	4/30/2027	8	55,950	55,950	37.28%	141,599	94.34%	$7.27	36.09%	93.68%
4	4/30/2028	1	2,500	2,500	1.67%	144,099	96.00%	$7.87	1.70%	95.38%
5	4/30/2029	1	6,000	6,000	4.00%	150,099	100.00%	$7.40	3.73%	99.10%
6	4/30/2030	0	0	0	0.00%	150,099	100.00%	$0.00	0.00%	99.10%
7	4/30/2031	0	0	0	0.00%	150,099	100.00%	$0.00	0.00%	99.10%
8	4/30/2032	0	0	0	0.00%	150,099	100.00%	$0.00	0.00%	99.10%
9	4/30/2033	0	0	0	0.00%	150,099	100.00%	$0.00	0.00%	99.10%
10	4/30/2034	0	0	0	0.00%	150,099	100.00%	$0.00	0.00%	99.10%
11	4/30/2035	0	0	0	0.00%	150,099	100.00%	$0.00	0.00%	99.10%
Cumulative Total		25	150,099	150,099	100.00%			$7.33	99.10%	
Annual Average			13,645	13,645	9.09%			$0.67	9.01%	

Compiled by Newmark



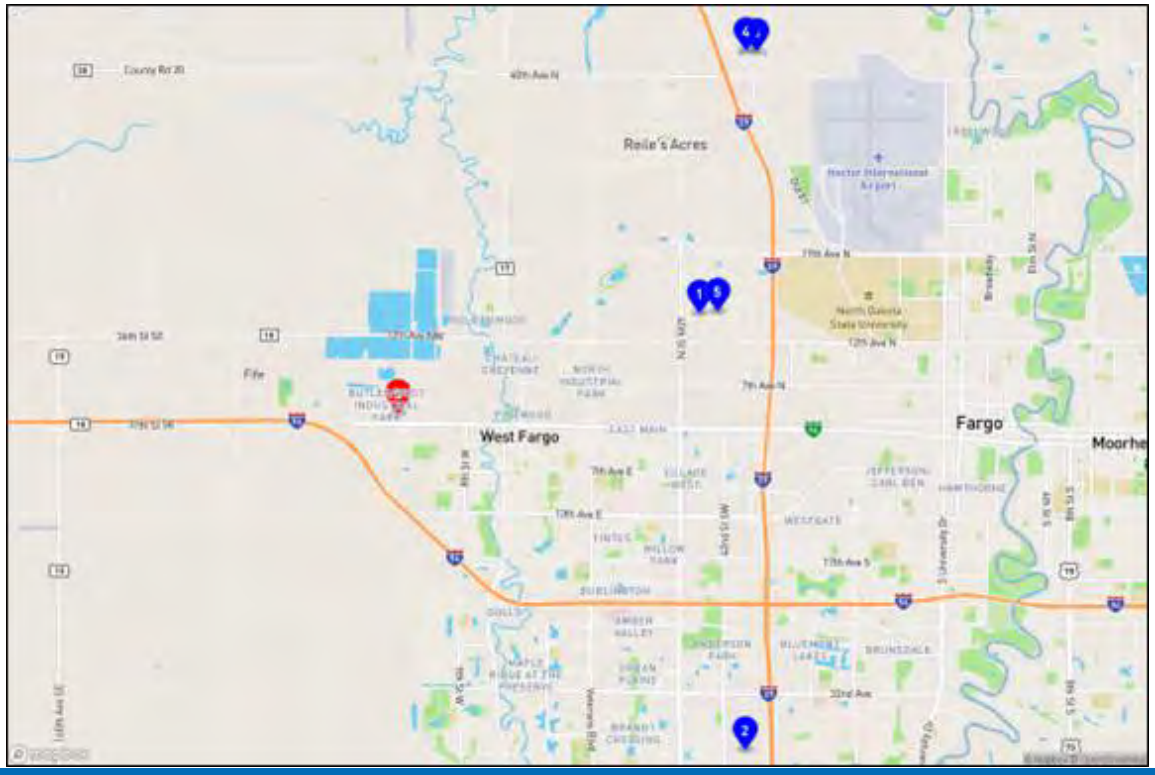
– There does not appear to be any above average risk associated with the lease expiration pattern.

MARKET RENT ANALYSIS

In estimating market rent for the subject property, we considered data and opinions from the following:

– actual recent leases from comparable buildings;
– asking rents from competitive properties (such as those presented in the industrial market analysis section of this report); and

– due to a lack of comparable leases in the immediate area our search was expanded to include similar properties in the Fargo metropolitan area.



Comparable Map

No.	Name	Address
Subject	West Fargo Industrial Portfolio	West Fargo Industrial, West Fargo, ND 58078
1	Industrial Building	1402 43rd Street North, Fargo, ND
2	Industrial Building	3949 37th Avenue South, Fargo, ND
3	Dakota Commerce Center 2	3720 44th Avenue North, Fargo, ND
4	Marvin Windows Warehouse 1	3750 44th Avenue North, Fargo, ND
5	Industrial Building	4121 14th Avenue North, Fargo, ND

Compiled by Newmark



Comparable One


Comparable Two


Comparable Three


Comparable Four


Comparable Five

Analysis of Market Rent for Industrial Space

Comparable Leases Summary

Industrial Space	Subject	Lease 1	Lease 2	Lease 3	Lease 4	Lease 5
						
Property Name	West Fargo Industrial Portfolio	Industrial Building	Industrial Building	Dakota Commerce Center 2	Marvin Windows Warehouse 1	Industrial Building
Address	West Fargo Industrial	1402 43rd Street North	3949 37th Avenue	3720 44th Avenue North	3750 44th Avenue North	4121 14th Avenue North
City, State	West Fargo, ND	Fargo, ND	Fargo, ND	Fargo, ND	Fargo, ND	Fargo, ND
Rentable Area (SF)	150,099 SF	33,400 SF	48,750 SF	127,500 SF	127,500 SF	11,840 SF
Year Built (Renovated)	2001	1984 (1993)	1999	2023	2022	2005
Exterior	Metal	Metal	Metal	Tilt-up	Tilt-Up	Metal
Clear Height (Feet)	17	14' - 24'	26	32	32	18
Percent Office	14.0%	18.0%	10.0%	2.0%	3.0%	3.0%
Lease Details						
Lease Status		Asking Rent	Signed Lease	Signed Lease	Signed Lease	Signed Lease
Lease Date		May-24	Dec-23	Apr-23	Apr-22	Jan-22
Term (Mos.)		60	120	60	60	60
Lease Size (SF)		33,400	19,500	127,500	127,500	11,840
Tenant Name		Asking Rent	Pallet Factory	Marvin Lumber & Cedar	Marvin Lumber and	JBM Landscaping
Full Building Lease		Yes	No	Yes	Yes	Yes
Rates and Measures						
Base Rental Rate		$5.50	$7.50	$9.36	$8.37	$6.88
Effective Rental Rate		$5.50	$7.50	$9.36	$8.37	$6.88
Lease Reimbursement Method		Triple Net	Triple Net	Triple Net	Triple Net	Triple Net

Compiled by Newmark

The following table summarizes the adjustments made to each comparable.

Comparable Leases Adjustment Grid						
Industrial Space	**Subject**	**Comparable 1**	**Comparable 2**	**Comparable 3**	**Comparable 4**	**Comparable 5**
Property Name	West Fargo Industrial Portfolio	Industrial Building	Industrial Building	Dakota Commerce Center 2	Marvin Windows Warehouse 1	Industrial Building
Address	West Fargo Industrial	1402 43rd Street North	3949 37th Avenue	3720 44th Avenue North	3750 44th Avenue North	4121 14th Avenue North
Lease Date		May-24	Dec-23	Apr-23	Apr-22	Jan-22
Term (Mos.)		60	120	60	60	60
Size (SF)		33,400	19,500	127,500	127,500	11,840
Tenant Name		Asking Rent	Pallet Factory	Marvin Lumber & Cedar	Marvin Lumber and	JBM Landscaping
Base Rental Rate		$5.50	$7.50	$9.36	$8.37	$6.88
Effective Rental Rate		$5.50	$7.50	$9.36	$8.37	$6.88
Lease Reimbursement Method		Triple Net	Triple Net	Triple Net	Triple Net	Triple Net
Financial Adjustments						
Expense Structure ($ PSF Adjustment)		$2.25	$2.25	$2.25	$2.25	$2.25
Expense Structure		41%	30%	24%	27%	33%
Conditions of Lease		-5%	0%	0%	0%	0%
Market Conditions (Time)	5/2/2024	0%	0%	1%	2%	2%
Subtotal		34%	30%	25%	29%	35%
Financial Adjusted Rent Per SF		$7.36	$9.75	$11.73	$10.83	$9.31
Physical Adjustments						
Location/Access/Exposure		0%	0%	0%	0%	0%
Size		-5%	-5%	-5%	-5%	-5%
Age/Condition		0%	0%	-20%	-20%	-10%
Clear Height		0%	-10%	-15%	-15%	0%
Percent Office		0%	0%	0%	0%	0%
Quality		0%	0%	0%	0%	0%
Subtotal		-5%	-15%	-40%	-40%	-15%
Overall Adjustment		27%	11%	-25%	-22%	15%
Adjusted Rent Per SF		$6.99	$8.29	$7.04	$6.50	$7.92
Range of Adjusted Rents	$6.50 - $8.29					
Average	$7.35					
Indicated Rent	$7.35					

Compiled by Newmark

The size adjustments are related to the average lease size at the subject property as compared to the lease size of the comparable.

All comparables were given upward adjustment for expense structure as all comparables were on triple net lease terms while the subject leases are on modified gross terms.

Recent Subject Leases

In the analysis of market rent, recent leasing for the subject is of primary significance. Recent subject leasing activity is summarized in the following table.

Recent Subject Leases							
MLA Category	Rentable	Lease	Rem. Term	Mos.		Contract (Base Rent) *	
Suite: Tenant	Area (SF)	Start	(Mos.)**	Free	TI/SF	Year 1	Term Avg.
MLA: Industrial							
474-130: Randy Moore	3,000	Jun-23	13	0	$0.00	$7.18	$7.18
474-150: Patrick Ash Transportati	4,500	Nov-23	31	0	$0.00	$7.21	$7.32
500-220, 250: Valley Imports, Inc	5,939	Oct-23	29	0	$0.00	$7.53	$7.68
500-270: Jack Frost, LLC	2,500	Sep-23	29	0	$0.00	$7.43	$7.57
1740-B: Dick Hansen Sales, Inc.	6,750	Aug-23	15	0	$0.00	$7.44	$7.45
1740-E, F: MAC Company	17,860	Jan-24	32	0	$0.00	$6.74	$6.84

* Base Rent is current contract rent for leases signed prior to analysis date or first year lease rent for future leases.
** Remaining term to expiration of renewal option if projected to be exercised.

Compiled by Newmark

– The average contract rent for the six leases signed over the past 12 months is $7.34.

MARKET RENT CONCLUSION

Base Rent Conclusions

After analysis, the overall range adjusted range and concluded market base rent for the subject is as follows:

Base Rent Conclusions				
	Adjusted Comparable Leases			
MLA Category	Low	High	Average	Newmark Estimate
Industrial Space:	$6.50	$8.29	$7.35	$7.35

Compiled by Newmark

All of the comparables are considered good indicators of market rent and therefore, given similar weight in the reconciliation analysis.

Market Rent Conclusions

Based on the preceding analysis, the following is the concluded market lease terms for the subject:

Concluded Market Lease Terms									
MLA Category	Rentable SF	Market Rent	Measure	Rent Escalations		Reimbursement Method		Term (Mos.)	Mos. Free
Industrial Space:	150,099	$7.35	$/SF/Year	2.00%/year		Modified Gross		36	0
MLA Category	Renewal %	Rollover Vacant Mos.	Weighted Down-time	TI/SF (New)	TI/SF (Renewal)	Weighted TI/SF	LC (New)	LC (Renewal)	Weighted LC
Industrial Space:	75%	3	1	$1.00	$0.25	$0.44	6.00%	3.00%	3.75%

Compiled by Newmark

Thirty-six month lease term is projected for the subject due to the small bay configuration at the subject property. Typically, large bay industrial or single tenant industrial properties are leased for 60-months or more while small bay industrial properties are leased for shorter lease terms. In the Fargo market it is common for small bay industrial properties to be on gross terms while large bay or single tenant industrial properties are almost always on triple net terms.

GROSS INCOME ESTIMATE

Potential Gross Rent

Figures presented below reflect the 12-month period following the effective date of the appraisal.

Potential Gross Rent

MLA Category	Leased SF	Potential Rent At Contract Annual	Potential Rent At Contract $/SF/Yr	Potential Rent At Market Annual	Potential Rent At Market $/SF/Yr	Contract as % of Market
Occupied Space						
Industrial Space:	150,099	$1,092,691	$7.28	$1,103,228	$7.35	99.0%
Occupied Space Total	150,099	$1,092,691	$7.28	$1,103,228	$7.35	99.0%
Overall Total	**150,099**	**$1,092,691**	**$7.28**	**$1,103,228**	**$7.35**	

Compiled by Newmark

– For the direct capitalization analysis, potential gross rent is based on contract rents in place.

Potential Base Rent

Subject	$/SF	Total
Newmark Projection	$7.28	$1,092,691

Compiled by Newmark

Operating History

Three years of historical operating data, trailing 12 month data, year-to-date, and a current budget for the property were requested. All requested information was provided.

As appropriate, the owner's operating expenses are reclassified into standard categories and exclude items that do not reflect normal operating expenses for this type of property.

The reclassification is done for proper analysis against comparable data and industry benchmarks as appropriate. Because the historical operating data statements use different names for some categories and it is not always immediately apparent which expenses belong to which standard expense category, the following provides a mapping of these expenses. The categories on the historical operating statements are in the far left column while the "Newmark Revenue or Operating Expense Category" are the categories used in this analysis for that line item.

Application of NewmarkAccount Standards to Owner's Revenue and Expenses

Actual or Proforma		Actuals	Actuals	Actuals	Proforma
Period Length		12 Mos.	12 Mos.	12 Mos.	Budget
Period Ending		12/31/2021	12/31/2022	12/31/2023	12/31/2024
SF		150,099	150,099	150,099	150,099
Owner's Revenue Category	**Newmark Revenue Category**				
Total Tenant Rents	Scheduled Base Rent	$869,793	$977,532	$1,011,894	$1,070,870
Total Recovery Revenue	Expense Recoveries	$57,461	$43,284	$48,386	$83,979
Effective Gross Income	Effective Gross Income	$927,254	$1,020,816	$1,060,280	$1,154,849

Actual or Proforma		Actuals	Actuals	Actuals	Proforma
Period Length		12 Mos.	12 Mos.	12 Mos.	Budget
Period Ending		12/31/2021	12/31/2022	12/31/2023	12/31/2024
Owner's Operating Expense Category	**Newmark Operating Expense Category**				
Total Repair & Maint	Repairs and Maintenance	$17,244	$82,247	$10,034	$13,756
Total General Building	Repairs and Maintenance	$6,916		$4,375	$3,004
Total Grounds Maint	Repairs and Maintenance	$29,304		$54,878	$45,208
Total Utilities	Utilities	$12,363	$13,691	$18,717	$12,392
Management Fee	Management	$47,288	$50,644	$49,034	$55,084
Real Estate Taxes	Real Estate Taxes	$144,729	$145,563	$137,095	$151,592
Insurance	Insurance	$31,476	$37,661	$42,019	$53,843
Total Operating Expenses	Total Operating Expenses	$289,320	$329,806	$316,152	$334,879
Net Operating Income		**$637,934**	**$691,010**	**$744,128**	**$819,970**

Compiled by Newmark

Operating History and Projections

Period Length	12 Mos.		12 Mos.		12 Mos.		Budget		Newmark	
Period Ending	12/31/2021		12/31/2022		12/31/2023		12/31/2024		Projection	
Occupancy	100.0%		100.0%		100.0%		100.0%		97.0%	
SF		150,099		150,099		150,099		150,099		150,099
Industrial Income	**Total $**	**$/SF**	**Total $**	**$/SF**	**Total $**	**$/SF**	**Total $**	**$/SF**	**Total $**	**$/SF**
Potential Base Rent	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$1,092,691	$7.28
Scheduled Base Rent	$869,793	$5.79	$977,532	$6.51	$1,011,894	$6.74	$1,070,870	$7.13	$1,092,691	$7.28
Expense Recoveries	$57,461	$0.38	$43,284	$0.29	$48,386	$0.32	$83,979	$0.56	$54,870	$0.37
Total Tenant Revenue	$927,254	$6.18	$1,020,816	$6.80	$1,060,280	$7.06	$1,154,849	$7.69	$1,147,560	$7.65
Potential Gross Income	$927,254	$6.18	$1,020,816	$6.80	$1,060,280	$7.06	$1,154,849	$7.69	$1,147,560	$7.65
Vacancy Allowance	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	($34,427)	($0.23)
Collection Allowance	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00
Effective Gross Income	**$927,254**	**$6.18**	**$1,020,816**	**$6.80**	**$1,060,280**	**$7.06**	**$1,154,849**	**$7.69**	**$1,113,134**	**$7.42**
Operating Expenses	**Total $**	**$/SF**	**Total $**	**$/SF**	**Total $**	**$/SF**	**Total $**	**$/SF**	**Total $**	**$/SF**
Real Estate Taxes	$144,729	$0.96	$145,563	$0.97	$137,095	$0.91	$151,592	$1.01	$157,778	$1.05
Insurance	$31,476	$0.21	$37,661	$0.25	$42,019	$0.28	$53,843	$0.36	$52,535	$0.35
Utilities	$12,363	$0.08	$13,691	$0.09	$18,717	$0.12	$12,392	$0.08	$0	$0.00
Repairs and Maintenance	$53,464	$0.36	$82,247	$0.55	$69,287	$0.46	$61,968	$0.41	$75,050	$0.50
General and Administrative	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00
Management	$47,288	$0.32	$50,644	$0.34	$49,034	$0.33	$55,084	$0.37	$55,657	$0.37
Total Operating Expenses	$289,320	$1.93	$329,806	$2.20	$316,152	$2.11	$334,879	$2.23	$341,019	$2.27
Operating Expense Ratio	31.2%		32.3%		29.8%		29.0%		30.6%	
Net Operating Income	**$637,934**	**$4.25**	**$691,010**	**$4.60**	**$744,128**	**$4.96**	**$819,970**	**$5.46**	**$772,115**	**$5.14**

Compiled by Newmark

Expense Recoveries

Expense Recoveries		
Subject	**$/SF**	**Total**
12 Months Ending Dec-2021	$0.38	$57,461
12 Months Ending Dec-2022	$0.29	$43,284
12 Months Ending Dec-2023	$0.32	$48,386
Dec-2024 Budget	$0.56	$83,979
Newmark Projection	$0.37	$54,870

Compiled by Newmark

– As previously noted, the leases in place are on modified gross terms with all operating expenses paid by the landlord except utilities. Northmarq was unable to provide a precise breakdown of expense recoveries but indicated that the expense recoveries were tenant's prorata share of overage expenses (CAM, insurance, tax) in excess of base year expenses. We project expense recoveries of XX% based on the average expense recoveries compared to total operating expenses over the past three years. 2023: $48,386 expense recoveries / total operating expenses of $315,152 = 15.30% of total expense recovered. 2022: $43,284 expense recoveries / total operating expenses of $329,806 = 13.12%. 2021: $57,461 expense recoveries / total operating expenses $289,320 = 19.86%. Average of 15.30%, 13.12%, and 19.86% = 16.09% average of expenses recovered.

Total Tenant Revenue

Total tenant revenue is the summation of scheduled base rent, expense recoveries, and percentage rent income (if any).

Total Tenant Revenue		
Subject	**$/SF**	**Total**
12 Months Ending Dec-2021	$6.18	$927,254
12 Months Ending Dec-2022	$6.80	$1,020,816
12 Months Ending Dec-2023	$7.06	$1,060,280
Dec-2024 Budget	$7.69	$1,154,849
Newmark Projection	$7.65	$1,147,560

Compiled by Newmark

Vacancy & Collection Loss Allowance

Vacancy Allowance			
Subject	**% of PGI**	**$/SF**	**Total**
12 Months Ending Dec-2021	0.00%	$0.00	$0
12 Months Ending Dec-2022	0.00%	$0.00	$0
12 Months Ending Dec-2023	0.00%	$0.00	$0
Dec-2024 Budget	0.00%	$0.00	$0
Newmark Projection	3.00%	$0.23	$34,427

Compiled by Newmark

– The vacancy estimate for the subject was previously developed in the market analysis section of this report. Based on this analysis, the total stabilized vacancy and collection loss allowance for the subject is 3.00%.

Effective Gross Income

Effective Gross Income		
Subject	**$/SF**	**Total**
12 Months Ending Dec-2021	$6.18	$927,254
12 Months Ending Dec-2022	$6.80	$1,020,816
12 Months Ending Dec-2023	$7.06	$1,060,280
Dec-2024 Budget	$7.69	$1,154,849
Newmark Projection	$7.42	$1,113,134

Compiled by Newmark

OPERATING EXPENSE ANALYSIS

Expense data for the subject and comparable properties are summarized in the following table.

Expense Analysis Per SF									
	Comp 1	**Comp 2**	**Comp 3**	**Comp 4**	**Subject Historical and Projections**				
Year Built	1998	2000	1997	1967			2001		
SF	180,480	232,804	122,400	142,325	150,099	150,099	150,099	150,099	150,099
Operating Data Type	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	**Newmark**
Year	2023	2023	2023	2023	2021	2022	2023	2024	**Projection**
Effective Gross Industrial Income Per SF	$8.91	$7.05	$9.48	$9.58	$6.18	$6.80	$7.06	$7.69	**$7.42**
Operating Expenses Per SF									
Real Estate Taxes	$1.53	$1.94	$2.37	$2.81	$0.96	$0.97	$0.91	$1.01	$1.05
Insurance	$0.10	$0.13	$0.14	$0.19	$0.21	$0.25	$0.28	$0.36	$0.35
Utilities	$0.22	$0.00	$0.00	$0.08	$0.08	$0.09	$0.12	$0.08	
Repairs and Maintenance	$0.87	$0.23	$0.87	$0.70	$0.36	$0.55	$0.46	$0.41	$0.50
General and Administrative	$0.00	$0.09	$0.65	$0.03					
Management	$0.27	$0.28	$0.00	$0.78	$0.32	$0.34	$0.33	$0.37	$0.37
Total Operating Expenses Per SF	$2.99	$2.67	$4.03	$4.59	$1.93	$2.20	$2.11	$2.23	$2.27
Net Operating Income Per SF	$5.92	$4.38	$5.45	$4.99	$4.25	$4.60	$4.96	$5.46	$5.14
Operating Expense KPIs (% of EGI)									
Management	3.03%	3.97%	0.00%	8.14%	5.10%	4.96%	4.62%	4.77%	5.00%
Operating Expense Ratio (% of EGI)	33.56%	37.87%	42.51%	47.91%	31.20%	32.31%	29.82%	29.00%	30.64%
Net Operating Income (% of EGI)	66.44%	62.13%	57.49%	52.09%	68.80%	67.69%	70.18%	71.00%	69.36%

Compiled by Newmark

Real Estate Taxes

Real Estate Taxes			
Source	**% of EGI**	**$/SF**	**Total**
Comparables Low	17.2%	$1.53	
Comparables High	29.3%	$2.81	
Comparables Average	24.8%	$2.16	
Subject			
2021 (Actual Operations)	15.6%	$0.96	$144,729
2022 (Actual Operations)	14.3%	$0.97	$145,563
2023 (Actual Operations)	12.9%	$0.91	$137,095
2024 (Budget Operations)	13.1%	$1.01	$151,592
Newmark Projection	14.2%	$1.05	$157,778

Compiled by Newmark

– This expense category includes all local, county, and state property tax levies. Our projection is based on the property assessment and tax rate for the subject, as discussed previously in the Real Estate Tax Analysis.

Insurance

Insurance			
Source	**% of EGI**	**$/SF**	**Total**
Comparables Low	1.1%	$0.10	
Comparables High	2.0%	$0.19	
Comparables Average	1.6%	$0.14	
Subject			
2021 (Actual Operations)	3.4%	$0.21	$31,476
2022 (Actual Operations)	3.7%	$0.25	$37,661
2023 (Actual Operations)	4.0%	$0.28	$42,019
2024 (Budget Operations)	4.7%	$0.36	$53,843
Newmark Projection	4.7%	$0.35	$52,535

Compiled by Newmark

– Insurance expense includes property and casualty insurance for the subject.

Utilities

Utilities			
Source	**% of EGI**	**$/SF**	**Total**
Comparables Low	0.0%	$0.00	
Comparables High	2.5%	$0.22	
Comparables Average	0.8%	$0.08	
Subject			
2021 (Actual Operations)	1.3%	$0.08	$12,363
2022 (Actual Operations)	1.3%	$0.09	$13,691
2023 (Actual Operations)	1.8%	$0.12	$18,717
2024 (Budget Operations)	1.1%	$0.08	$12,392
Newmark Projection	0.0%	$0.00	$0

Compiled by Newmark

– Utility charges include water, sewer, gas, and electricity expenses. Utility expenses are the only expense paid by tenants, therefore, we do not project any utility expense for the subject.

Repairs and Maintenance

Repairs and Maintenance			
Source	**% of EGI**	**$/SF**	**Total**
Comparables Low	3.3%	$0.23	
Comparables High	9.8%	$0.87	
Comparables Average	7.4%	$0.67	
Subject			
2021 (Actual Operations)	5.8%	$0.36	$53,464
2022 (Actual Operations)	8.1%	$0.55	$82,247
2023 (Actual Operations)	6.5%	$0.46	$69,287
2024 (Budget Operations)	5.4%	$0.41	$61,968
Newmark Projection	6.7%	$0.50	$75,050

Compiled by Newmark

– Repairs and maintenance includes expenditures to repair and maintain mechanical systems and structural components, encompassing payroll and contract costs, as appropriate. Excluded are alterations and major replacements, which are considered capital costs rather than periodic expenses.

General and Administrative

General and Administrative			
Source	**% of EGI**	**$/SF**	**Total**
Comparables Low	0.0%	$0.00	
Comparables High	6.9%	$0.65	
Comparables Average	2.1%	$0.19	
Subject			
2021 (Actual Operations)	0.0%	$0.00	$0
2022 (Actual Operations)	0.0%	$0.00	$0
2023 (Actual Operations)	0.0%	$0.00	$0
2024 (Budget Operations)	0.0%	$0.00	$0
Newmark Projection	0.0%	$0.00	$0

Compiled by Newmark

– General and administrative expenses consist of payroll and benefits expenses for on-site management staff and related office expenses. Also included are legal, accounting and other professional fees, license fees, and business taxes.

Management

Management			
Source	**% of EGI**	**$/SF**	**Total**
Comparables Low	0.0%	$0.00	
Comparables High	8.1%	$0.78	
Comparables Average	3.8%	$0.33	
Subject			
2021 (Actual Operations)	5.1%	$0.32	$47,288
2022 (Actual Operations)	5.0%	$0.34	$50,644
2023 (Actual Operations)	4.6%	$0.33	$49,034
2024 (Budget Operations)	4.8%	$0.37	$55,084
Newmark Projection	5.0%	$0.37	$55,657

Compiled by Newmark

– Management fees are considered an expense of operation, whether the services are contracted or provided by the property owner.

– Typical management fees for properties of this type range from 2.00% to 5.00%.

– Considering that the subject is a multi-tenant property with above-average management needs due to the number of tenants across three properties and seven buildings, we project an overall management fee of 5.00% of effective gross income.

Replacement Reserves

- Replacement reserves are not projected in the direct capitalization analysis for consistency with the analysis of comparable sales and other sources for capitalization rate data – which exclude reserves.
- However, it is deducted as a capital line item at $0.25 per square foot, after net operating income in the discounted cash flow analysis which, again, is consistent with investor, discount rate, and comparable data analyses.

Total Operating Expenses

Total Operating Expenses

Source	% of EGI	$/SF	Total
Comparables Low	33.6%	$2.67	
Comparables High	47.9%	$4.59	
Comparables Average	40.5%	$3.57	
Subject			
2021 (Actual Operations)	31.2%	$1.93	$289,320
2022 (Actual Operations)	32.3%	$2.20	$329,806
2023 (Actual Operations)	29.8%	$2.11	$316,152
2024 (Budget Operations)	29.0%	$2.23	$334,879
Newmark Projection	30.6%	$2.27	$341,019

Compiled by Newmark

- The projected rate is consistent with the recent operating history trend for the subject and in line with the 2024 expense budget. The expense projection for the subject is lower than the comparables due to the lower tax expense, absence of utility expense (paid directly by tenants), and absence of general and administrative expense.

NET OPERATING INCOME

Net Operating Income

Source	% of EGI	$/SF	Total
Comparables Low	52.1%	$4.38	
Comparables High	66.4%	$5.92	
Comparables Average	59.5%	$5.19	
Subject			
2021 (Actual Operations)	68.8%	$4.25	$637,934
2022 (Actual Operations)	67.7%	$4.60	$691,010
2023 (Actual Operations)	70.2%	$4.96	$744,128
2024 (Budget Operations)	71.0%	$5.46	$819,970
Newmark Projection	69.4%	$5.14	$772,115

Compiled by Newmark

DIRECT CAPITALIZATION

In an effort to tame a rapidly escalating rate of inflation this year, the U.S. Fed has implemented its most aggressive actions since 2005 with plans to continue to increase rates. The impacts to both the residential and commercial real estate markets have been material as borrowing costs have increased significantly. It is expected that "rescue equity" will be needed to replace the capital shortfalls as values decline and cost of debt rises. Further, negative leverage is occurring as mortgage rates trend above capitalization rates which is unsustainable. Transactions have slowed, deals have stalled and there has been a lack of current data points which has reduced clarity with respect to price discovery and valuations. The majority of investors surveyed by PwC expect capitalization rates to increase over the next six months.

Comparable Sales

Comparable Industrial Sales Summary

No.	Property Location	Yr. Built	Sale Date	Rentable Area	Occ. %	Price per SF	OAR
1	9201 E Bloomington Fwy, Minneapolis, MN	1985	Oct-2023	121,679	95%	$104	7.74%
2	n16w22040 Jericho Dr, Waukesha, WI	1985	Jul-2023	19,200	100%	$115	7.98%
3	21975 Doral Rd, Waukesha, WI	1978	Jul-2023	15,500	100%	$97	8.25%
4	6029 East Main Avenue, Bismarck, ND	1979	Dec-2022	16,100	100%	$75	9.70%
5	2918 Agriculture Dr, Madison, WI	1989	Dec-2023	43,500	100%	$87	7.95%
Average (Mean) Cap Rate:							8.32%

Compiled by Newmark

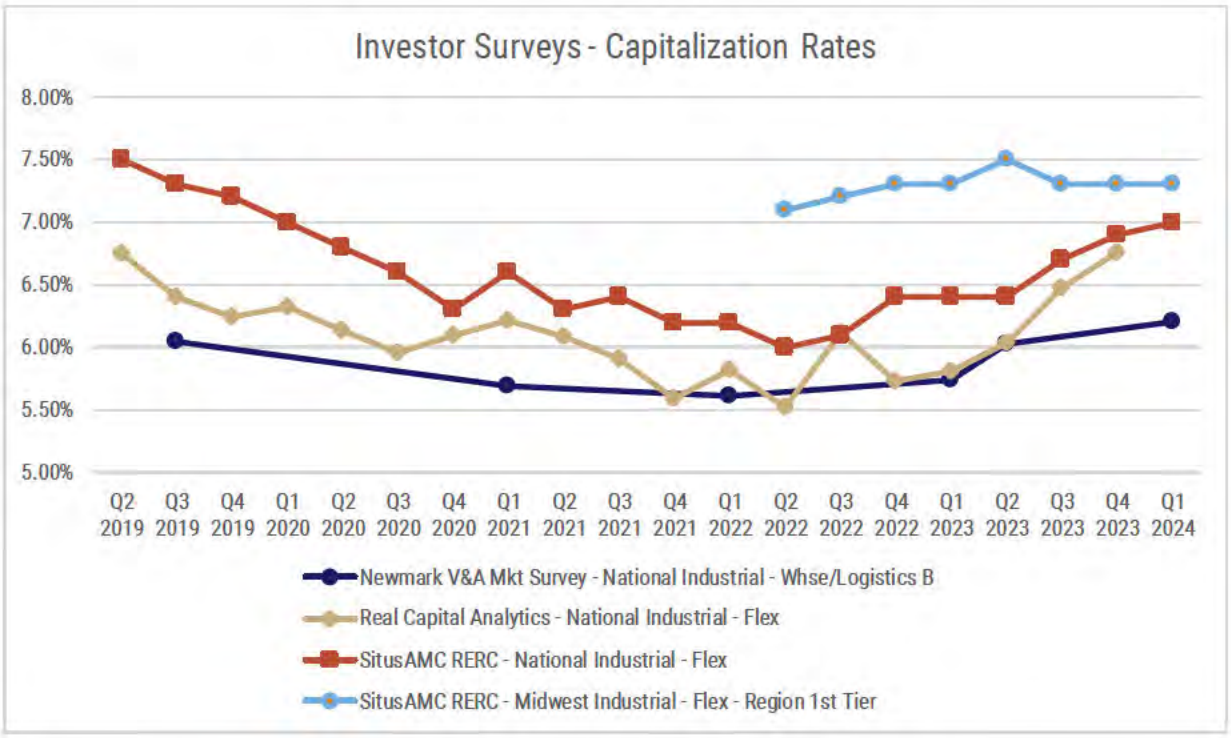
- Due to an absence of investment sales in North Dakota for this property type, or search was expanded to include similar sales in the upper Midwest.
- The primary capitalization rates drawn from the comparables sales (Comparables 1 - 5 in the preceding table) show a range of 7.74% to 9.70%.
- Based on this information, and when considering the age, condition, 100% occupancy, and approximately 2-year remaining lease term of leases in place of the subject property, a capitalization rate between 7.00% to 8.00% could be expected for the subject. Many of the tenants, particularly smaller tenants at the subject property are currently below market. Lease expiration presents an opportunity to get those spaces to market levels over the next two years.

Investor Surveys and Trends

Investor Surveys - Capitalization Rates

Source	Period	Low	High	Average
Newmark V&A Mkt Survey - National Industrial - Whse/Logistics B	Q1 2024	N/A	N/A	6.21%
Real Capital Analytics - National Industrial - Flex	Q4 2023	N/A	N/A	6.76%
SitusAMC RERC - National Industrial - Flex	Q1 2024	5.80%	8.00%	7.00%
SitusAMC RERC - Midwest Industrial - Flex - Region 1st Tier	Q1 2024	6.50%	8.00%	7.30%

Compiled by Newmark



- The most current national survey data indicates that going-in capitalization rates range from 5.80% to 8.00% and average 6.21% to 7.30%.
- The rate appropriate to the subject is considered to be toward the upper end of the range considering its age, condition, and location of the subject property.
- Accordingly, based on the survey data, a capitalization rate within a range of 6.50% to 7.00% could be expected for the subject.

Band of Investment

Band of Investment					
Mortgage/Equity Assumptions					
Loan to Value Ratio	75%				
Interest Rate	7.00%				
Amortization (Years)	30				
Mortgage Constant	0.0798				
Equity Ratio	25%				
Equity Dividend Rate	6.00%				
Weighted Average Of Mortgage/Equity Requirements					
Mortgage Requirement	75%	x	7.98%	=	5.99%
Equity Requirement	25%	x	6.00%	=	1.50%
Indicated Capitalization Rate (Rounded)					**7.50%**

Compiled by Newmark

Capitalization Rate Conclusion

Investors expect, and the data is showing, that capitalization rates are increasing. We have also heard of specific transaction examples including repricing of deals and simply offers at lower levels owing to the increased cost of capital – not to mention other economic factors such as recession, supply chain, COVID-19, and global crises, etc.

It is important to acknowledge that there is a dearth of transactions in the marketplace making it more difficult to determine the impact on cap rates. Brokers and capital markets professionals are reporting significant disconnects between buyers and sellers – as much as 30% - and this is reducing the transaction activity. In addition, various investor surveys and aggregate reporting data may not necessarily reflect investor attitudes today since data could be 2-3 months old or more. We have given significant reliance to our interviews with market participants. We have also taken the following into consideration in the selection of our concluded capitalization rate.

- Investors have become selective, cautious, and tentative as cost of capital has increased.
- Volatility in the market has led to the disconnect between buyers and sellers thus reducing transaction volume – both in number of sales and overall price volume.
- Although the number of transactions has dropped precipitously, market participants are saying that price discovery is demonstrating that values are trending lower.
- Negative leverage is present in the market and this cannot be sustained which is putting downward pressure on values.
- Brokers report re-trades are occurring at lower pricing and higher indicated capitalization rates.

Key Value Considerations

Strengths

1. The Fargo MSA Industrial and Flex market has seen high occupancy levels and increasing asking rents in recent years.
2. The subject property is 100% occupied.

Risk Factors

1. Economic risk.
2. Inflationary risk.

National Trends and Uncertainties

1. Federal Reserve and bond market interest rate increases and associated effects on cost of capital and investment rates along with credit tightening resulted in 2023 transaction volumes some 51% less than 2022 according to Real Capital Analytics and CRE activity remains depressed.
2. Investors are still concerned about a possible recession but the easing of inflation, continued consumer spending, and solid job growth have continued to keep the economy growing.
3. There have been early signs of increased CRE activity stemming from moderation in interest rates (and expectations of cuts later this year), adjustments by buyers and sellers to the economic environment, and an easing of credit restrictions but distress in the CRE market, particularly in the office sector, remains a concern.

Capitalization Rate Conclusion

Source	Indication
Comparable Industrial Sales Range	7.00% - 8.00%
Investor Surveys	6.50% - 7.00%
Band of Investment	7.50%
Concluded Going-In Capitalization Rate	7.00%

Compiled by Newmark

Direct Capitalization Summary

Net operating income is divided by the capitalization rate to derive the stabilized value of the subject. Valuation of the subject by direct capitalization is shown in the table immediately following.

Direct Capitalization Summary – 617, 625, 13th Street NE

Income Capitalization Approach			
Summary of Stabilized Net Operating Income			
Item Description	% of Income	$ / SF	Total $
Industrial Income		15,000 SF	
Potential Base Rent		$6.85	$102,718
Scheduled Base Rent		$6.85	$102,718
Expense Recoveries		$0.38	$5,763
Total Tenant Revenue		$7.23	$108,481
Potential Gross Income		$7.23	$108,481
Vacancy Allowance	-3.00%	($0.22)	($3,254)
Collection Allowance	0.00%	$0.00	$0
Effective Gross Income		**$7.02**	**$105,227**
Operating Expenses		15,000 SF	
Real Estate Taxes		$1.19	$17,805
Insurance		$0.35	$5,250
Utilities		$0.00	$0
Repairs and Maintenance		$0.50	$7,500
General and Administrative		$0.00	$0
Management	5.00%	$0.35	$5,261
Total Operating Expenses	34.04%	$2.39	$35,816
Net Operating Income		**$4.63**	**$69,410**

Direct Capitalization Method			
Value Indication		$ / SF	Total $
Stabilized Net Operating Income		$4.63	$69,410
Overall Capitalization Rate			7.00%
As Stabilized Value	Effective Date: 5/2/2024		$991,577
Rounded		**$66.67**	**$1,000,000**

Valuation Matrix	
OAR	Value
6.50%	$1,067,852
6.75%	$1,028,302
7.00%	**$991,577**
7.25%	$957,385
7.50%	$925,472

As Is			
As Stabilized Value as of Current Date	Effective Date: 5/2/2024		$991,577
Deferred Maintenance			$0
Near Term Capital Expenses			$0
As Is Value	Effective Date: 5/2/2024		$991,577
Rounded		**$66.67**	**$1,000,000**

Compiled by Newmark

DISCOUNTED CASH FLOW ANALYSIS

Introduction

– Argus Enterprise was used to develop a projection of periodic cash flows from the property over an anticipated investment holding period based on leases in place and anticipated changes in market rent and operating expenses.

Discounted Cash Flow Assumptions

General Assumptions	Start Date	Holding Period	Reversion Year						
Cash Flow Start Date - As Is	5/1/2024	12.0 Yrs	13.0 Yrs						
Market Leasing Assumptions (MLA)	**Rentable Area (SF)**	**Market Rent PSF (Year 1)**	**Lease Term (Years)**	**Lease Type**	**Downtime Between Leases (Months)**	**Months Free Rent (New / Renewal)**	**Escalations / Rent Steps**	**Renewal Probability**	**Tenant Improvement Allowance (New/Renewal)**	**Leasing Commissions (New/Renewal)**
Industrial	150,099	$7.35	3/0	Continue Prior	3	0 / 0	2.00% / YR	75.00%	$1.00 / $0.25	6.00% / 3.00%
Growth Rate Assumptions	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Thereafter**					
General Inflation	3.0%	3.0%	3.0%	3.0%	3.0%					
Market Rent	3.0%	3.0%	3.0%	3.0%	3.0%					
Reimbursable Expenses	3.0%	3.0%	3.0%	3.0%	3.0%					
Non-Reimbursable Expenses	3.0%	3.0%	3.0%	3.0%	3.0%					
Real Estate Tax	3.0%	3.0%	3.0%	3.0%	3.0%					
Financial Rate Assumptions	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Thereafter**				
General Vacancy (% of Potential Gross Revenue)	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%				
Collection Loss (% of Potential Gross Revenue)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
* General vacancy adjustments are reduced by absorption & turnover vacancy amounts.										
Reversion Analysis Factors										
Discount Rate - As Is	8.50%									
Reversion Capitalization Rate - As Is	7.50%									
Rounding Constant	$100,000									

Compiled by Newmark

Replacement Reserves

This additional expense category in the DCF accounts for the cost of periodic replacement of capital items such as the roof and HVAC system. While this expense is not appropriate in the direct capitalization analysis, as a result of consistency with capitalization rate data, it is used by investors in the DCF analyses. This expense is projected at $0.25 per square foot.

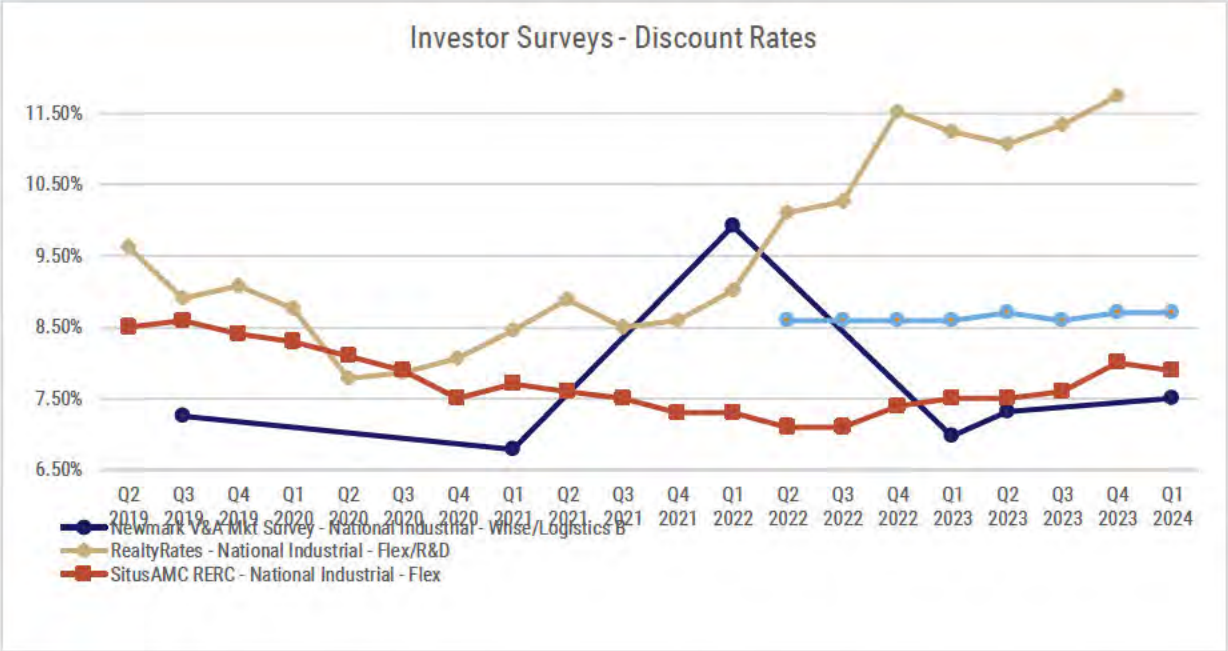
Financial Assumptions

Discount Rate Discussion/Conclusion

Investor Surveys - Discount Rates

Source	Period	Low	High	Spread (*)	Average
Newmark V&A Mkt Survey - National Industrial - Whse/Logistics B	Q1 2024	N/A	N/A	130	7.51%
RealtyRates - National Industrial - Flex/R&D	Q4 2023	8.96%	14.85%		11.74%
SitusAMC RERC - National Industrial - Flex	Q1 2024	6.70%	8.70%	90	7.90%
SitusAMC RERC - Midwest Industrial - Flex - Region 1st Tier	Q1 2024	7.80%	9.50%	140	8.70%

Compiled by Newmark; (*) Spread over going-in capitalization rate



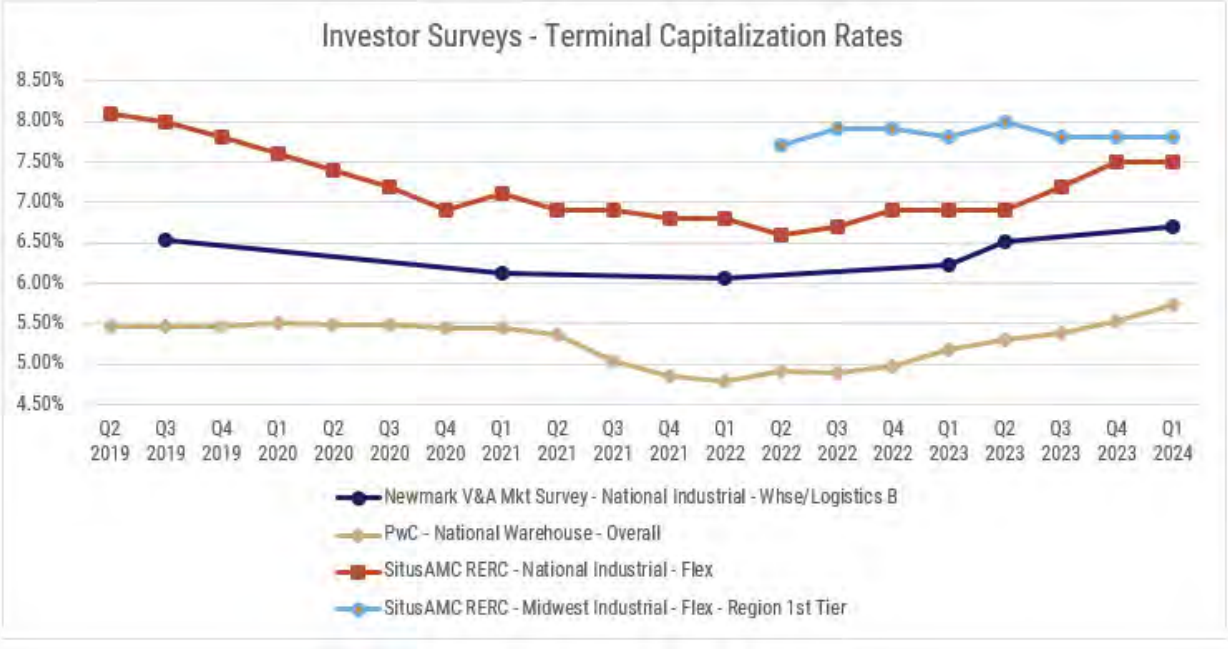
- The most current national survey data indicates that discount rates range from 6.70% to 14.85% and average 7.51% to 11.74%.
- Rates have moved upward over the past year.
- Based on the age, condition, location, and 100% occupancy, a discount rate of 8.50% is considered most appropriate for the subject. This reflects a 150 basis point premium over the going in capitalization rate which also falls in line with the available data.

Terminal Capitalization Rate Discussion/Conclusion

Investor Surveys - Terminal Capitalization Rates

Source	Period	Low	High	Spread (*)	Average
Newmark V&A Mkt Survey - National Industrial - Whse/Logistics B	Q1 2024	N/A	N/A	49	6.70%
PwC - National Warehouse - Overall	Q1 2024	4.50%	7.25%		5.73%
SitusAMC RERC - National Industrial - Flex	Q1 2024	6.30%	8.50%	50	7.50%
SitusAMC RERC - Midwest Industrial - Flex - Region 1st Tier	Q1 2024	6.80%	8.50%	50	7.80%

Compiled by Newmark; (*) Spread over going-in capitalization rate



- Current survey data indicates a range of terminal capitalization rates of 4.50% to 8.50%, with an average of 5.73% to 7.80%.
- The average spread between the going-in and terminal rates is 50 basis points, and in general, terminal capitalization rates are typically 25 to 100 basis points greater than going-in rates.
- For the subject, the concluded terminal capitalization rate is 7.50%. This represents a spread of 50 basis points over the concluded stabilized going-in rate of 7.00%, which appears to be within the range of market figures.
- Since the terminal capitalization rate is based on the going-in capitalization rate in addition to investor survey data, it is reflective of the current interest rate environment.

Value Indication – Discounted Cash Flow Analysis

The cash flow schedule and present value calculations are shown on the following pages.



SCHEDULE OF PROSPECTIVE CASH FLOWS – AS IS – 617, 625 13TH STREET NE

Discounted Cash Flow Assumptions										
General Assumptions	**Start Date**	**Holding Period**	**Reversion Year**							
Cash Flow Start Date - As Is	5/1/2024	12.0 Yrs	13.0 Yrs							
Market Leasing Assumptions (MLA)	**Rentable Area (SF)**	**Market Rent PSF (Year 1)**	**Lease Term (Years)**	**Lease Type**	**Downtime Between Leases (Months)**	**Months Free Rent (New / Renewal)**	**Escalations / Rent Steps**	**Renewal Probability**	**Tenant Improvement Allowance (New/Renewal)**	**Leasing Commissions (New/Renewal)**
Industrial	15,000	$7.35	3/0	Continue Prior	3	0 / 0	2.00% / YR	75.00%	$1.00 / $0.25	6.00% / 3.00%
Growth Rate Assumptions	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Thereafter**					
General Inflation	3.0%	3.0%	3.0%	3.0%	3.0%					
Market Rent	3.0%	3.0%	3.0%	3.0%	3.0%					
Reimbursable Expenses	3.0%	3.0%	3.0%	3.0%	3.0%					
Non-Reimbursable Expenses	3.0%	3.0%	3.0%	3.0%	3.0%					
Real Estate Tax	3.0%	3.0%	3.0%	3.0%	3.0%					
Financial Rate Assumptions	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Thereafter**				
General Vacancy (% of Potential Gross Revenue)	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%				
Collection Loss (% of Potential Gross Revenue)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
* General vacancy adjustments are reduced by absorption & turnover vacancy amounts.										
Reversion Analysis Factors										
Discount Rate - As Is	8.50%									
Reversion Capitalization Rate - As Is	7.50%									
Rounding Constant	$100,000									

Compiled by Newmark

Discounted Cash Flow Summary														
Year	1	2	3	4	5	6	7	8	9	10	11	12	13	CAGR
Begins	5/1/2024	5/1/2025	5/1/2026	5/1/2027	5/1/2028	5/1/2029	5/1/2030	5/1/2031	5/1/2032	5/1/2033	5/1/2034	5/1/2035	5/1/2036	YRS 1 - 12
Potential Base Rent	$102,718	$106,166	$114,432	$118,759	$121,921	$126,092	$129,480	$132,955	$137,365	$141,169	$144,987	$149,645	$153,911	3.5%
Lost Absorption / Turnover Rent	($3,828)	($3,154)	($2,437)	($2,510)	($1,723)	($6,213)	($2,743)	($1,883)	($6,789)	($2,997)	($2,058)	($7,419)	($3,275)	6.2%
Scheduled Base Rent	$98,890	$103,012	$111,995	$116,249	$120,198	$119,879	$126,737	$131,072	$130,576	$138,172	$142,929	$142,227	$150,637	3.4%
Expense Recoveries	$5,538	$5,750	$6,011	$6,200	$6,433	$6,363	$6,773	$7,027	$6,950	$7,398	$7,677	$7,591	$8,082	2.9%
Potential Gross Revenue	$104,428	$108,762	$118,006	$122,449	$126,631	$126,242	$133,510	$138,099	$137,526	$145,570	$150,605	$149,818	$158,719	3.3%
Vacancy Allowance	($2,439)	($3,074)	($3,311)	($3,128)	($3,534)	($3,321)	($3,409)	($3,854)	($3,617)	($3,716)	($4,202)	($3,938)	($4,050)	4.5%
Credit Loss	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Effective Revenue	**$101,989**	**$105,687**	**$114,694**	**$119,321**	**$123,097**	**$122,921**	**$130,101**	**$134,246**	**$133,909**	**$141,854**	**$146,404**	**$145,879**	**$154,668**	**3.3%**
Real Estate Taxes	$17,805	$18,339	$18,889	$19,456	$20,040	$20,641	$21,260	$21,898	$22,555	$23,231	$23,928	$24,646	$25,386	3.0%
Insurance	$5,250	$5,408	$5,570	$5,737	$5,909	$6,086	$6,269	$6,457	$6,651	$6,850	$7,056	$7,267	$7,485	3.0%
Repairs and Maintenance	$7,500	$7,725	$7,957	$8,195	$8,441	$8,695	$8,955	$9,224	$9,501	$9,786	$10,079	$10,382	$10,693	3.0%
Management	$5,099	$5,284	$5,735	$5,966	$6,155	$6,146	$6,505	$6,712	$6,695	$7,093	$7,320	$7,294	$7,733	3.3%
Operating Expenses	$35,654	$36,756	$38,151	$39,354	$40,545	$41,568	$42,989	$44,291	$45,402	$46,960	$48,384	$49,589	$51,298	3.0%
Net Operating Income	**$66,335**	**$68,931**	**$76,544**	**$79,966**	**$82,552**	**$81,353**	**$87,111**	**$89,955**	**$88,508**	**$94,894**	**$98,020**	**$96,290**	**$103,371**	**3.4%**
Replacement Reserves	$3,750	$3,863	$3,978	$4,098	$4,221	$4,347	$4,478	$4,612	$4,750	$4,893	$5,040	$5,191	$5,347	3.0%
Tenant Improvements	$1,641	$1,127	$4,061	$1,793	$1,231	$4,438	$1,959	$1,345	$4,849	$2,141	$1,470	$5,299	$2,339	11.2%
Leasing Commissions	$3,163	$2,172	$7,830	$3,457	$2,373	$8,556	$3,777	$2,594	$9,350	$4,127	$2,834	$10,217	$4,510	11.2%
Leasing & Capital Costs	$8,554	$7,161	$15,870	$9,347	$7,825	$17,342	$10,214	$8,551	$18,950	$11,161	$9,344	$20,707	$12,196	8.4%
Cash Flow Before Debt Service	**$57,781**	**$61,770**	**$60,674**	**$70,619**	**$74,727**	**$64,011**	**$76,898**	**$81,404**	**$69,558**	**$83,733**	**$88,676**	**$75,583**	**$91,175**	**2.5%**

Additional KPIs													
Effective Economic Occupancy	97.7%	97.2%	97.2%	97.4%	97.2%	97.4%	97.4%	97.2%	97.4%	97.4%	97.2%	97.4%	97.4%
Cash on Cash Return	5.8%	6.2%	6.1%	7.1%	7.5%	6.4%	7.7%	8.1%	7.0%	8.4%	8.9%	7.6%	9.1%
Year over Year Growth (NOI)		3.9%	11.0%	4.5%	3.2%	-1.5%	7.1%	3.3%	-1.6%	7.2%	3.3%	-1.8%	7.4%

General Cash Flow Assumptions		
Valuation Scenario:		As Is
Analysis Start Date:		5/1/2024
Holding Period - Reversion Year:	12.0 Yrs	Year 13
Reversion Year NOI to Capitalize:		$103,371
Adjustments Applied to Reversion:		$0
Cost of Sales Applied to Reversion:	-2.00%	($27,566)
Indicated Market Value:		**$1,000,000**

Compiled by Newmark

Valuation Matrix	Internal Rate of Return				
Exit Cap.	8.00%	8.25%	8.50%	8.75%	9.00%
7.00%	$1,102,904	$1,079,953	$1,057,613	$1,035,867	$1,014,696
7.25%	$1,083,086	$1,060,678	$1,038,864	$1,017,629	$996,954
7.50%	$1,064,590	$1,042,688	$1,021,366	$1,000,607	$980,394
7.75%	$1,047,288	$1,025,858	$1,004,996	$984,683	$964,903
8.00%	$1,031,066	$1,010,081	$989,649	$969,754	$950,380

Discounted Cash Flow Summary

General Cash Flow Assumptions	
Valuation Scenario:	As Is
Cash Flow Start Date:	5/1/2024
Investment Holding Period:	12.0 Yrs
Analysis Projection Period:	13.0 Yrs
Indicated Market Value:	**$1,000,000**

Growth Rates	2025	2026	2027	2028
Market Rent:	3.00%	3.00%	3.00%	3.00%
Retail Sales:	3.00%	3.00%	3.00%	3.00%
Expenses:	3.00%	3.00%	3.00%	3.00%
Tenant Improvements:	3.00%	3.00%	3.00%	3.00%
Real Estate Taxes:	3.00%	3.00%	3.00%	3.00%

Vacancy & Collection Loss	
Global Vacancy:	3.00%
Global Collection Loss:	0.00%
Credit Tenant Override:	None

Rates of Return	Low	Mid	High
Internal Rate of Return (Cash Flow):	8.00%	8.50%	9.00%
Internal Rate of Return (Reversion):	8.00%	8.50%	9.00%
Terminal Capitalization Rate:	7.00%	7.50%	8.00%

Adjustments Applied to Reversion		
Adjusted Gross Sale Price		$1,378,278
Selling Costs: % Adjusted Gross	2.00%	($27,566)
Net Reversion		$1,350,713

Capital Expenditures		
Replacement Reserves ($/SF):		$0.25
Near-term Capital Expenditures:	Yr. 1	$3,750
	Yr. 2	$3,863
	Yr. 3	$3,978
	Yr. 4	$4,098
	Yr. 5	$4,221

Annual Cash Flow



Compiled by Newmark

DCF Valuation Analysis

Year #	Year	Net Operating Income	Net Cash Flow	Discount Factor @ 8.50%	Discounted Cash Flows	Cash on Cash Return	Yield	Annual Overall Cap Rates
1	May-2024	$66,335	$57,781	0.92166	$53,254	5.66%	5.21%	6.49%
2	May-2025	$68,931	$61,770	0.84946	$52,471	6.05%	5.14%	6.75%
3	May-2026	$76,544	$60,674	0.78291	$47,502	5.94%	4.65%	7.49%
4	May-2027	$79,966	$70,619	0.72157	$50,957	6.91%	4.99%	7.83%
5	May-2028	$82,552	$74,727	0.66505	$49,697	7.32%	4.87%	8.08%
6	May-2029	$81,353	$64,011	0.61295	$39,235	6.27%	3.84%	7.97%
7	May-2030	$87,111	$76,898	0.56493	$43,442	7.53%	4.25%	8.53%
8	May-2031	$89,955	$81,404	0.52067	$42,384	7.97%	4.15%	8.81%
9	May-2032	$88,508	$69,558	0.47988	$33,380	6.81%	3.27%	8.67%
10	May-2033	$94,894	$83,733	0.44229	$37,034	8.20%	3.63%	9.29%
11	May-2034	$98,020	$88,676	0.40764	$36,148	8.68%	3.54%	9.60%
12	May-2035	$96,290	$75,583	0.37570	$28,397	7.40%	2.78%	9.43%
13	May-2036	$103,371						
Present Value of Cash Flows:					**$513,901**		**50.32%**	

Reversion		NOI	Terminal Rate	Total	$/SF	
Year 13	May-2036	$103,371	7.50%	$1,378,278	$91.89	
Adjusted Gross Sale Price				$1,378,278	$91.89	
Selling Costs: % Adjusted Gross			2.00%	($27,566)	($1.84)	
Net Reversion:				$1,350,713	$90.05	
Discount Factor				0.37570		
Present Value of Reversion:				**$507,465**		**49.68%**
TOTAL PRESENT VALUE				**$1,021,366**		
Rounded				**$1,000,000**		

Compiled by Newmark

INCOME CAPITALIZATION APPROACH CONCLUSION

Income Capitalization Approach - Indicated Value				
Market Value Premise	[redacted]	[redacted]	[redacted]	As Is - 617, 625 13th St NE
As of Date:	[redacted]	[redacted]	[redacted]	May 2, 2024
Direct Capitalization	[redacted]	[redacted]	[redacted]	$1,000,000
Discounted Cash Flow	[redacted]	[redacted]	[redacted]	$1,000,000
Reconciled Value	[redacted]	[redacted]	[redacted]	$1,000,000

Compiled by Newmark

The concluded value by the Income Capitalization Approach is focused on the discounted cash flow analysis as this tracks best with investor actions for a property like the subject. However, the property is stabilized and the direct capitalization method remains significant. The final value conclusion by this approach is more heavily weighted to the discounted cash flow analysis but is consistent with the direct capitalization method as well.

Reconciliation of Value

The values indicated by our analyses are as follows:

Market Value Indications

Market Value Premise As of Date:	[redacted]	[redacted]	[redacted]	As Is - 617, 625 13th St NE May 2, 2024
Cost Approach:	[redacted]	[redacted]	[redacted]	Not Used
Sales Comparison Approach:	[redacted]	[redacted]	[redacted]	$1,300,000
Income Capitalization Approach:	[redacted]	[redacted]	[redacted]	$1,000,000
Market Value Conclusion	[redacted]	[redacted]	[redacted]	$1,000,000

Compiled by Newmark

Cost Approach

In this case, the cost approach was not utilized due to the age of the improvements which results in significant depreciation thereby reducing the reliability of this approach. More significantly, however, market participants considering properties like the subject do not give consideration to the cost approach.

Sales Comparison Approach

The Sales Comparison Approach is focused on comparing the subject to sale and other market transactions with the aim to develop an indication of value that is founded on the theory of substitution. Basically, the intention is to determine value through considering the prices of properties which would be a substitute property to the subject. In this case, a selection of reasonably similar sales were obtained and the adjustment process was well founded by reasoning and direct evidence. Although this analysis is considered to be well founded and reliable, the subject property is an income producing property and the sales comparison approach, like the cost approach, is limited it its ability to directly consider the income levels of the subject and the sales. Accordingly, secondary weight is given to the sales comparison approach.

Income Capitalization Approach

The subject property is a multi-tenant industrial property. It is distinctly an income producing property and this approach is specifically designed to address the value of such a property. Both direct capitalization and discounted cash flow analyses were developed. Market rent was well established by reasonably similar lease data. The property has a stable history and both income and expense estimates track with historical trends. Capitalization rates were developed from a number of sources including the sales used in the sales comparison approach. Discount and

terminal capitalization rates were developed from investor surveys. In total, the income capitalization approach is considered to be most applicable to the subject and most reliable. This approach is given greatest weight for that reason.

FINAL VALUE CONCLUSIONS

Value Conclusions

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
[redacted]	[redacted]	[redacted]	[redacted]
Market Value "As Is" - 617, 625 13th St NE	Leased Fee	5/2/2024	$1,000,000
[redacted]		[redacted]	[redacted]
Insurable Replacement Cost - 617, 625 13th St NE		5/2/2024	$1,000,000

Compiled by Newmark

Extraordinary Assumptions and Hypothetical Conditions

An extraordinary assumption is defined in USPAP as an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results.

1. None

A hypothetical condition is defined in USPAP as a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. The value conclusions are based on the following hypothetical conditions that may affect the assignment results.

1. None

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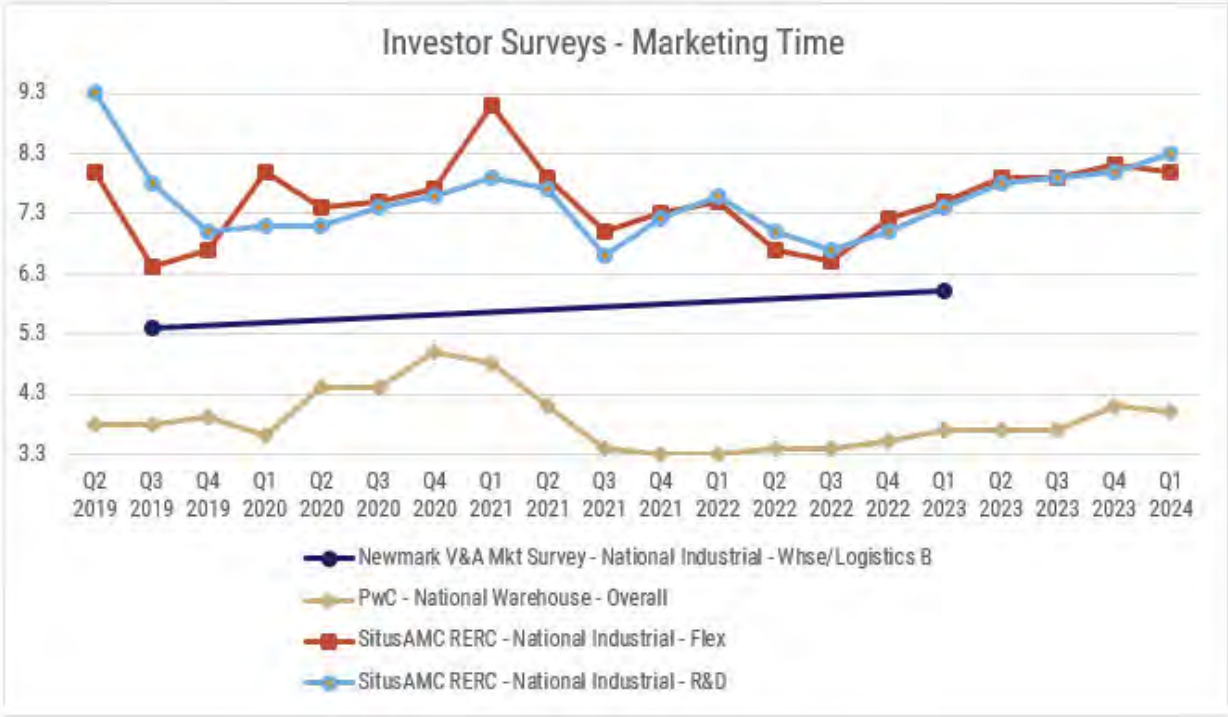
EXPOSURE TIME

Exposure time is the estimated length of time the subject property would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. It is a retrospective estimate based on an analysis of past events assuming a competitive and open market.

The following is national investor survey data which is one source for the underlying data to this conclusion.

Investor Surveys - Marketing Times				
Source	Period	Low	High	Average
Newmark V&A Mkt Survey - National Industrial - Whse/Logistics B	Q1 2023	N/A	N/A	6.0
PwC - National Warehouse - Overall	Q1 2024	1.0	12.0	4.0
SitusAMC RERC - National Industrial - Flex	Q1 2024	N/A	N/A	8.0
SitusAMC RERC - National Industrial - R&D	Q1 2024	N/A	N/A	8.3

Compiled by Newmark



Recent sales transaction data for similar properties, supply and demand characteristics for the local industrial market, and the opinions of local market participants were reviewed and analyzed. Based on this data and analysis, it is our opinion that the probable exposure time for the subject at the concluded market values stated previously is 6 months.

MARKETING TIME

Marketing time is an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. As no significant changes in market conditions are foreseen in the near term, it is our opinion that a reasonable marketing period for the subject is likely to be the same as the exposure time. Accordingly, we estimate the subject's marketing period at 6 months.

Assumptions and Limiting Conditions

The Appraisal contained in this Report (herein "Report") is subject to the following assumptions and limiting conditions:

1. Unless otherwise stated in this report, title to the property which is the subject of this report (herein "Property") is assumed to be good and marketable and free and clear of all liens and encumbrances and that there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. No responsibility is assumed for the legal description, zoning, condition of title or any matters which are legal in nature or otherwise require expertise other than that of a professional real estate appraiser. This report shall not constitute a survey of the Property.
2. Unless otherwise stated in this report, it is assumed: that the improvements on the Property are structurally sound, seismically safe and code conforming; that all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; that the roof and exterior are in good condition and free from intrusion by the elements; that the Property and improvements conform to all applicable local, state, and federal laws, codes, ordinances and regulations including environmental laws and regulations. No responsibility is assumed for soil or subsoil conditions or engineering or structural matters. The Property is appraised assuming that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report is based, unless otherwise stated. The physical condition of the Property reflected in this report is solely based on a visual inspection as typically conducted by a professional appraiser not someone with engineering expertise. Responsible ownership and competent property management are assumed.
3. Unless otherwise stated in this report, this report did not take into consideration the existence of asbestos, PCB transformers or other toxic, hazardous, or contaminated substances or underground storage tanks, or the cost of encapsulation, removal or remediation thereof. Real estate appraisers are not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated groundwater or other potentially hazardous materials and substances may adversely affect the value of the Property. Unless otherwise stated in this report, the opinion of value is predicated on the assumption that there is no such material or substances at, on or in the Property.

4. All statements of fact contained in this report as a basis of the analyses, opinions, and conclusions herein are true and correct to the best of the appraiser's actual knowledge and belief. The appraiser is entitled to and relies upon the accuracy of information and material furnished by the owner of the Property or owner's representatives and on information and data provided by sources upon which members of the appraisal profession typically rely and that are deemed to be reliable by such members. Such information and data obtained from third party sources are assumed to be reliable and have not been independently verified. No warranty is made as to the accuracy of any of such information and data. Any material error in any of the said information or data could have a substantial impact on the conclusions of this Report. The appraiser reserves the right to amend conclusions reported if made aware of any such error.
5. The opinion of value stated in this report is only as of the date of value stated in this report. An appraisal is inherently subjective and the conclusions stated apply only as of said date of value, and no representation is made as to the effect of subsequent events. This report speaks only as of the date hereof.
6. Any projected cash flows included in the analysis are forecasts of estimated future operating characteristics and are predicated on the information and assumptions contained within this report. Any projections of income, expenses and economic conditions utilized in this report are not predictions of the future. Rather, they are estimates of market expectations of future income and expenses. The achievement of any financial projections will be affected by fluctuating economic conditions and is dependent upon other future occurrences that cannot be assured. Actual results may vary from the projections considered herein. There is no warranty or assurances that these forecasts will occur. Projections may be affected by circumstances beyond anyone's knowledge or control. Any income and expense estimates contained in this report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
7. The analyses contained in this report may necessarily incorporate numerous estimates and assumptions regarding Property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by the analysis will vary from estimates, and the variations may be material.
8. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraphs, several events may occur that could substantially alter the outcome of the estimates such as, but not limited to changes

in the economy, interest rates, capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. In making prospective estimates and forecasts, it is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.

9. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. This report shall be considered only in its entirety. No part of this report shall be utilized separately or out of context.

10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the Firm. Possession of this report, or a copy hereof, does not carry with it the right of publication.

11. Client and any other Intended User identified herein should consider this report and the opinion of value contained herein as only one factor together with its own independent considerations and underwriting guidelines in making any decision or investment or taking any action regarding the Property. Client agrees that Firm shall not be responsible in any way for any decision of Client or any Intended User related to the Property or for the advice or services provided by any other advisors or contractors. The use of this report and the appraisal contained herein by anyone other than an Intended User identified herein, or for a use other than the Intended Use identified herein, is strictly prohibited. No party other than an Intended User identified herein may rely on this report and the appraisal contained herein.

12. Unless otherwise stated in the agreement to prepare this report, the appraiser shall not be required to participate in or prepare for or attend any judicial, arbitration, or administrative proceedings.

13. The Americans with Disabilities Act (ADA) became effective January 26, 1992. No survey or analysis of the Property has been made in connection with this report to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. No expertise in ADA issues is claimed, and the report renders no opinion regarding the Property's compliance with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.

14. Acceptance and/or use of this report constitutes full acceptance of these Assumptions and Limiting Conditions and any others contained in this report, including any Extraordinary Assumptions and Hypothetical Conditions, and is subject to the terms and conditions contained in the agreement to prepare this report and full acceptance of any limitation of liability or claims contained therein.

Addendum A

Glossary of Terms

ADDENDA

The following definitions are derived from The Dictionary of Real Estate Appraisal, 7th ed. (Chicago: Appraisal Institute, 2022).

- ***Absorption Period:*** The actual or expected period required from the time a property, group of properties, or commodity is initially offered for lease, purchase, or use by its eventual users until all portions have been sold or stabilized occupancy has been achieved.
- ***Absorption Rate:*** 1) Broadly, the rate at which vacant space in a property or group of properties for sale or lease has been or is expected to be successfully sold or leased over a specified period of time. 2) In subdivision analysis, the rate of sales of lots or units in a subdivision.
- ***Ad Valorem Tax:*** A tax levied in proportion to the value of the thing(s) being taxed. Exclusive of exemptions, use-value assessment provisions, and the like, the property tax is an ad valorem tax. (IAAO)
- ***As Is Market Value:*** The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. (Interagency Appraisal and Evaluation Guidelines) Note that the use of the "as is" phrase is specific to appraisal regulations pursuant to FIRREA applying to appraisals prepared for regulated lenders in the United States. The concept of an "as is" value is not included in the Standards of Valuation Practice of the Appraisal Institute, Uniform Standards of Professional Appraisal Practice, or International Valuation Standards.
- ***Assessed Value:*** The value of a property according to the tax rolls in ad valorem taxation; may be higher or lower than market value, or based on an assessment ratio that is a percentage of market value.
- ***Cash Equivalency Analysis:*** An analytical process in which the sale price of a transaction with atypical financing or financing with unusual conditions or incentives is converted into a price equivalent or consistent with what a cash buyer would pay with all other factors the same.
- ***Cash-Equivalent Price:*** The sale price of a property that is equivalent to what a cash buyer would pay.
- ***Contract Rent:*** The actual rental income specified in a lease.
- ***Disposition Value:*** The most probable price that a specified interest in property should bring under the following conditions: 1) Consummation of a sale within a specified time, which is shorter than the typical exposure time for such a property in that market. 2) The property is subjected to market conditions prevailing as of the date of valuation. 3) Both the buyer and seller are acting prudently and knowledgeably. 4) The seller is under compulsion to sell. 5) The buyer is typically motivated. 6) Both parties are acting in what they consider to be their best interests. 7) An adequate marketing effort will be made during the exposure time. 8) Payment will be made in cash in US dollars (or the local currency) or in terms of financial arrangements comparable thereto. 9) The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. This definition can also be modified to provide for valuation with specified financing terms.
- ***Economic Life:*** The period over which improvements to real estate contribute to property value.
- ***Effective Gross Income (EGI):*** The anticipated income from all operations of the real estate after an allowance is made for vacancy and collection losses and an addition is made for any other income.
- ***Effective Rent:*** Total base rent, or minimum rent stipulated in a lease, over the specified lease term minus rent concessions; the rent that is effectively paid by a tenant net of financial concessions provided by a landlord.
- ***Excess Land:*** Land that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately. See also *surplus land*.
- ***Excess Rent:*** The amount by which contract rent exceeds market rent at the time of the appraisal; created by a lease favorable to the landlord (lessor) and may reflect unusual management, unknowledgeable or unusually motivated parties, a lease execution in an earlier, stronger rental market, or an agreement of the parties.

ADDENDA

- ***Exposure Time:*** 1) The time a property remains on the market. 2 An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. (USPAP, 2020-2021 ed.)
- ***Extraordinary Assumption:*** An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property, or conditions external to the property, such as market conditions or trends, or about the integrity of data used in an analysis. (USPAP, 2020-2021 ed.)
- ***Fee Simple Estate:*** Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.
- ***Floor Area Ratio (FAR):*** The relationship between the above-ground floor area of a building, as described by the zoning or building code, and the area of the plot on which it stands; in planning and zoning, often expressed as a decimal, e.g., a ratio of 2.0 indicates that the permissible floor area of a building is twice the total land area.
- ***Frictional Vacancy:*** The amount of vacant space needed in a market for its orderly operation. Frictional vacancy allows for move-ins and move-outs.
- ***Full Service (Gross) Lease:*** See *gross lease*.
- ***General Vacancy:*** A method of calculating any remaining vacancy and collection loss considerations when using discounted cash flow (DCF) analysis, where turnover vacancy has been used as part of the income estimate. The combined effects of turnover vacancy and general vacancy relate to total vacancy and collection loss.
- ***Going-Concern Premise:*** One of the premises under which the total assets of a business can be valued; the assumption that a company is expected to continue operating well into the future (usually indefinitely).
- ***Going-Concern Value:*** An outdated label for the market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the market value of the going concern or market value of the total assets of the business. See also *Market Value of the Going Concern* and *Market Value of the Total Assets of the Business (MVTAB)*.
- ***Going-In Capitalization Rate (R_o):*** The overall capitalization rate obtained by dividing a property's net operating income for the first year after purchase by the present value of the property.
- ***Gross Building Area (GBA):*** 1) Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved. 2) Gross leasable area plus all common areas. 3) For residential space, the total area of all floor levels measured from the exterior of the walls and including the superstructure and substructure basement; typically does not include garage space.
- ***Gross Lease:*** A lease in which the landlord receives stipulated rent and is obligated to pay all of the property's operating and fixed expenses; also called full-service lease.
- ***Hypothetical Condition:*** 1) A condition that is presumed to be true when it is known to be false. (Appraisal Institute: The Standards of Valuation Practice [SVP]) 2) A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2020-2021 ed.)
- ***Intended Use:*** 1) The valuer's intent as to how the report will be used. (SVP) 2) The use(s) of an appraiser's reported appraisal or appraisal review assignment results, as identified by the appraiser based on communication with the client at the time of the assignment. (USPAP, 2020-2021 ed.)

- ***Intended Users:*** 1) The party or parties the valuer intends will use the report. (SVP) 2) The client and any other party as identified, by name or type, as users of the appraisal or appraisal review report by the appraiser, based on communication with the client at the time of the assignment. (USPAP, 2020-2021 ed.)
- ***Investment Value:*** 1) The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. 2) The value of an asset to the owner or a prospective owner given individual investment or operational objectives (may also be known as worth). (International Valuation Standards [IVS])
- ***Land-to-Building Ratio:*** The proportion of land area to gross building area; one of the factors determining comparability of properties. See also *floor area ratio*.
- ***Lease:*** A contract in which the rights to use and occupy land, space, or structures are transferred by the owner to another for a specified period of time in return for a specified rent.
- ***Leased Fee Interest:*** The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.
- ***Leasehold Estate:*** The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease.
- ***Lessee:*** One who has the right to occupancy and use of the property of another for a period of time according to a lease agreement.
- ***Lessor:*** One who conveys the rights of occupancy and use to others under a lease agreement.
- ***Liquidation Value:*** The most probable price that a specified interest in property should bring under the following conditions: 1) Consummation of a sale within a short time period. 2) The property is subjected to market conditions prevailing as of the date of valuation. 3) Both the buyer and seller are acting prudently and knowledgeably. 4) The seller is under extreme compulsion to sell. 5) The buyer is typically motivated. 6) Both parties are acting in what they consider to be their best interests. 7) A normal marketing effort is not possible due to the brief exposure time. 8) Payment will be made in cash in US dollars (or the local currency) or in terms of financial arrangements comparable thereto. 9) The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. This definition can also be modified to provide for valuation with specified financing terms.
- ***Market Rent:*** The most probable rent that a property should bring in a competitive and open market under all conditions requisite to a fair lease transaction, the lessee and lessor each acting prudently and knowledgeably, and assuming the rent is not affected by undue stimulus. Implicit in this definition is the execution of a lease as of a specified date under conditions whereby • Lessee and lessor are typically motivated; • Both parties are well informed or well advised, and acting in what they consider their best interests; • Payment is made in terms of cash or in terms of financial arrangements comparable thereto; and • The rent reflects specified terms and conditions typically found in that market, such as permitted uses, use restrictions, expense obligations, duration, concessions, rental adjustments and revaluations, renewal and purchase options, frequency of payments (annual, monthly, etc.), and tenant improvements (TIs).
- ***Market Value:*** A type of value that is the major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined.[1]
- ***Market Value of the Going Concern:*** The market value of an established and operating business including the real property, personal property, financial assets, and the intangible assets of the business.
- ***Market Value of the Total Assets of the Business (MVTAB):*** The market value of all of the tangible and intangible assets of a business as if sold in aggregate as a going concern.
- ***Modified Gross Lease:*** A lease in which the landlord receives stipulated rent and is obligated to pay some, but not all, of the property's operating and fixed expenses. Since assignment of expenses varies among modified

[1] The actual definition of value used for this appraisal is contained within the body of the report.

gross leases, expense responsibility must always be specified. In some markets, a modified gross lease may be called a double net lease, net net lease, partial net lease, or semi-gross lease. See also *net lease*.

- ***Net Lease:*** A lease in which the landlord passes on all expenses to the tenant. See also *gross lease*; *modified gross lease*.
- ***Net Net Net Lease:*** An alternative term for a type of net lease. In some markets, a net net net lease is defined as a lease in which the tenant assumes all expenses (fixed and variable) of operating a property except that the landlord is responsible for structural maintenance, building reserves, and management; also called *NNN lease, triple net lease,* or *fully net lease*.
- ***Net Operating Income (NOI or I_o):*** The actual or anticipated net income that remains after all operating expenses are deducted from effective gross income but before mortgage debt service and book depreciation are deducted. Note: This definition mirrors the convention used in corporate finance and business valuation for EBITDA (earnings before interest, taxes, depreciation, and amortization).
- ***Occupancy Rate:*** 1) The relationship or ratio between the potential income from the currently rented units in a property and the income that would be received if all the units were occupied. 2) The ratio of occupied space to total rentable space in a building.
- ***Operating Expenses:*** The periodic expenditures necessary to maintain the real estate and continue production of the effective gross income, assuming prudent and competition management.
- ***Overage Rent:*** The percentage rent paid over and above the guaranteed minimum rent or base rent; calculated as a percentage of sales in excess of a specified breakpoint sales volume.
- ***Percentage Rent:*** Rental income received in accordance with the terms of a percentage lease; typically derived from retail store and restaurant tenants and based on a certain percentage of their gross sales.
- ***Prospective Opinion of Value:*** A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy.
- ***Rentable Area:*** For office or retail buildings, the tenant's pro rata portion of the entire office floor, excluding elements of the building that penetrate through the floor to the areas below. The rentable area of a floor is computed by measuring to the inside finished surface of the dominant portion of the permanent building walls, excluding any major vertical penetrations of the floor. Alternatively, the amount of space on which the rent is based; calculated according to local practice.
- ***Retrospective Value Opinion:*** A value opinion effective as of a specified historical date. The term retrospective does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion."
- ***Shell Rent:*** The typical rent paid for retail, office, or industrial tenant space based on minimal "shell" interior finishes (called vanilla finish or white wall finish in some areas). Usually the landlord delivers the main building shell space or some minimum level of interior build-out, and the tenant completes the interior finish, which can include wall, ceiling, and floor finishes, mechanical systems, interior electricity, and plumbing. Typically these are long-term leases with tenants paying all or most property expenses.
- ***Surplus Land:*** Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel. See also *excess land*.
- ***Turnover Vacancy:*** A method of calculating vacancy allowance that is estimated or considered as part of the potential income estimate when using discounted cash flow (DCF) analysis. As units or suites turn over and are available for re-leasing, the periodic vacancy time frame (vacancy window) to release the space is considered.

- ***Usable Area:*** 1) For office buildings, the actual occupiable area of a floor or an office space; computed by measuring from the finished surface of the office side of corridor and other permanent walls, to the center of partitions that separate the office from adjoining usable areas, and to the inside finished surface of the dominant portion of the permanent outer building walls. Sometimes called net building area or net floor area. See also floor area. 2) The area that is actually used by the tenants measured from the inside of the exterior walls to the inside of walls separating the space from hallways and common areas.
- ***Usable Site Area:*** The area of a site that can legally and physically accommodate buildings or significant site improvements. The usable site area equals the total site area less certain obstructions, such as flood hazard areas, required natural buffers, cemeteries, archeologically restricted areas, ecologically restricted areas, areas within certain restrictive easements, and other obstructions. The net site area or usable site area should be more precisely defined in each appraisal because the significance of improvements or the obstruction depends on the specific assignment.
- ***Use Value:*** The value of a property based on a specific use, which may or may not be the property's highest and best use. If the specified use is the property's highest and best use, use value will be equivalent to market value. If the specified use is not the property's highest and best use, use value will be equivalent to the property's market value based on the hypothetical condition that the only possible use is the specified use.
- ***Value In Use:*** 1. The amount determined by discounting the future cash flows (including the ultimate proceeds of disposal) expected to be derived from the use of an asset at an appropriate rate that allows for the risk of the activities concerned. (FASB Accounting Standards Codification, Master Glossary) 2. Formerly used in valuation practice as a synonym for contributory value or use value. See also *use value*.

Addendum B

Engagement Letter

Past and Future Assignments	Your authorization is subject to your statement that 1) any appraisal or other real estate services rendered with respect to the subject property during the past year must be fully disclosed prior to your execution of this engagement letter, and 2) that you will not appraise it for any other client other than the undersigned for one (1) year from your appraisal date without our permission.

The appraisal must provide the following value opinion(s):

Value Premise	Interest Appraised	Comments
Market Value - As Is	Leased Fee	Individual Values and Portfolio Value
Market Value – Prosp As Stabilized	Leased Fee	Individual Values and Portfolio Value
Land Value as if Vacant	Fee Simple	Individual Values and Portfolio Value
Insurable Replacement Cost		

Valuation Instructions

The appraisal should be prepared in keeping with USPAP and in compliance with licensing regulations relevant to the state where the property is located. Specific requirements are as follows:

DCF Software	Argus Enterprise version 12.1. All income producing properties excluding multifamily, hotel or self-storage properties must contain an ARGUS Enterprise ".avux" data file, electronically submitted. Hotel properties must have a discounted cash flow prepared in an alternative software such as Excel.
Prospective As-Stabilized	If the property is not stabilized as of the effective date, please provide a prospective stabilized market value as of the date of stabilization.
Prospective As-Complete	If the property is under construction or renovation, please provide a prospective as-complete market value as of the date of completion.
Lease Renewal Options	Please address whether the rent for any option period compares to the forecast market and how the answer impacts the renewal probability.
Real Estate Taxes	Please address if a property is reassessed upon sale. If yes, provide assessments/taxes from competitive properties that have recently sold to support your estimate of the tax expense.
Land Value	Please include a land value analysis for all appraisal reports. An allocated land value in the case of a condominium development is required.
Cost Approach	The cost approach is not required except, as needed, for recently constructed, proposed or special purpose properties.
Insurable Replacement Cost	An insurable replacement cost is required. Indirect costs are to be excluded. One estimate of insurable replacement cost is requested when a single property (one location) is improved with multiple buildings of similar use, quality and construction. Individual insurable replacement cost figures should be provided for each property when a portfolio of properties is involved.
As-Vacant Value	An as-vacant value is required for any property encumbered by a single lease.
Survey of Market Participants	A survey of market participants addressing property specific going-in capitalization rates and discount rates is required. The market participant discussion must disclose whether both buy-side brokers and sell-side brokers are surveyed regarding investment returns, and reconcile how this information is analyzed to support the concluded OAR.
Anchor or Major Tenants	Please examine and address the credit quality of anchor or major tenants. A tenant qualifies as a major tenant when leasing 20 percent or more of the building area or if contributing 20 percent or more of rental income for the property.
Residential Condominium	In the case of a condominium, please provide: Gross Retail Sales Proceeds; Net Retail Sales Proceeds, Before Profit; Net Retail Sales Proceeds, After Profit; and the Wholesale "As Is" Market Value.

Review Instructions

Once review comments are forwarded, DB is requesting a two-business day turnaround for the revised report(s) and responses to each comment. In the case of participant lenders with DB as the lead agent, all participant review comments will be coordinated through DB Val/Seaside.

The appraiser is responsible for emailing an information request to property site contact within two days of execution of this engagement letter. If the appraiser does not receive the information or is having difficulty getting the source documents or scheduling a property visit, the Deutsche Bank Deal team (as listed below) should be contacted via email and made aware of such issues. All status issues should be directed to the Deutsche Bank Deal Team, with all members of the Deutsche Bank Valuation and Seaside copied on all correspondence directed to Deutsche Bank Deal Team.

Please note that we require a signed copy of this engagement letter be incorporated in your final report.

Delivery and Contact Information

Program: CMBS

The final appraisal report (PDF format) and invoice, as well as cash flow files, and the XML or JSON CLOSER data file (for the final report) are to be uploaded in the Report Submission web form.

Also, please send the XML or JSON Closer data file (for the final report) to Admin@swseasidevaluation.com and closerxchange@situsamc.com, along with the pdf of the final Appraisal Report. The XML or JSON Closer data file (for the final report) is due within **three (3) business days** of receiving notification that the appraisal review is complete.

The XML/ JSON CLOSER data file is **not required** for data centers and the following programs: ABS, Municipal Capital Markets, Single Family Residential, Spruce Capital, and Warehouse Lending.

This terms and conditions set forth in this Engagement Letter have been confirmed and fully executed by both parties on 04/19/2024.

Sincerely,

Digitally accepted - 04/19/2024

Dragana Anicic, MAI, AI-GRS

Accepted by: Helene Jacobson

_____

Helene Jacobson, Newmark Valuation & Advisory

EXHIBIT A

The Letter of Transmittal should contain the following reliance language:

This report is for use and benefit of, and may be relied upon by “Deutsche Bank, as Agent” or any of its affiliates, agents and advisors, initial and subsequent holders from time to time of any debt, any indenture trustee, servicer or other agent acting on behalf of such holders of such debt and/or debt securities; any rating agencies; and the institutional provider(s) from time to time of any liquidity facility or credit support for such financings, and their respective successors and assigns.

As such the Client and affiliates, rating agencies and certain investors involved in the type of securitizations described below may use and rely on this report in its entirety, including reference to our name and the inclusion (whether in paper, digital, electronic, or any other form) or description of such reports in disclosure documents, and if such reports are included in the disclosure documents, the reference to our name under caption “ Experts” in such disclosure documents, and this shall serve as a written consent to the foregoing, which consent may be filed with the Securities and Exchange Commission. Said securitizations may be either of the following two types:

a) A private placement Rule 144A offering to “qualified institutional buyers”, as defined by Rule 144A (“Private Offering”), or

b) A publicly registered offering of securities (“Public Offering”).

In the case of Public or Private Offering, Client may accurately disclose the results of this report and the identity of your firm in the Offering Document or private placement memorandum.

Addendum G

Appraiser Qualifications and Licenses



Jack Jaeger

Vice President

t 612-440-0070
m 651-380-4792
jack.jaeger@nmrk.com

YEARS OF EXPERIENCE

6+

AREAS OF SPECIALTY

Valuation & Advisory

Industrial

Retail

Office

Proposed Developments

Land

Jack Jaeger currently serves as a Vice President for Newmark Valuation & Advisory's North Central region. In this role, Jack has completed a variety of appraisal assignments. He has experience providing valuation and advisory services for financial institutions, developers, individual and corporate property owners, and attorneys. His valuation experience covers a variety of asset types including industrial, retail, office, proposed developments, vacant land, and other special purpose properties.

Prior to Newmark, Jack worked for TENA Companies, Inc. which provides mortgage quality control services for financial institutions. During his time at TENA Companies, Inc. he held multiple positions but was most recently a rules and compliance specialist.

Professional Affiliations

– Practicing Affiliate, Appraisal Institute

Licenses

– Certified General Real Property Appraiser, Minnesota and North Dakota

Education

Jack earned his Bachelor of Arts degree in Business Management from Gustavus Adolphus College. After earning his Certified General appraiser license from the State of Minnesota, Jack was promoted to Senior Appraiser, and subsequently Vice President. In addition, Jack has successfully completed numerous appraisal courses sponsored by the Appraisal Institute towards his Certified General appraiser license.

NEWMARK

North Dakota Real Estate Appraiser Qualifications and Ethics Board

Jack A. Jaeger

Is fully qualified
in the State of North Dakota as a

CERTIFIED GENERAL APPRAISER

ND Permit Number: CG-223211

Date of Issuance: 01/01/2024
Expiration Date: 12/31/2024

Unless sooner suspended or revoked, as provided by law.

Appraiser Signature



Marshall D. Estep

MAI

Senior Vice President

t 612-440-0069
m 859-612-4747
marshall.estep@nmrk.com

YEARS OF EXPERIENCE

35+

AREAS OF SPECIALTY

Valuation & Advisory

Industrial & Logistics

Warehouses

Manufacturing

R&D Facilities

Flex Properties

Dealerships

Truck Terminals

Horse Farms, Racetracks and Training Facilities

Equine Hospitals/Clinics

Farm/Agricultural

Marshall D. Estep, MAI, joined Newmark Valuation & Advisory in 2018 and currently serves as a Senior Vice President. Marshall is a highly experienced appraiser with 35+ years of experience. Marshall began his career in commercial real estate brokerage, leasing, advisory and valuation in 1985 and has been engaged solely in commercial and industrial real estate valuation services since 1990. Prior to joining Newmark, Marshall was president of Estep & Company, a commercial real estate appraisal and advisory firm.

Marshall has prepared valuations and market analyses across a broad range of property types that include auto and truck dealerships, farm implement and heavy equipment dealerships, truck terminals, marine terminals, industrial flex buildings, bulk storage warehouses, distribution warehouses, high-tech manufacturing properties, conventional manufacturing facilities, heavy manufacturing facilities, entertainment venues, theaters, distilleries, self storage facilities, single and multi-tenant industrial investment assets, churches, schools, golf courses, recreational facilities, agricultural properties, horse farms, equine medical facilities, equine hospitals, racetracks, mixed-use facilities, government facilities, and vacant land.

Over his career, Marshall has been focused on producing quality appraisal work in timely manner for mortgage lenders, corporations, non-profits, government entities, charitable foundations, estates, trusts, and private clients. Marshall has experience with ARGUS based analyses, regression analysis, market rent studies, feasibility studies, subdivision development analysis, litigation support, and business valuations with and without real estate assets.

Licenses and Designations

- MAI designation, Appraisal Institute
- Certified General Real Property Appraiser, Minnesota, Wisconsin, Iowa, North Dakota, South Dakota, and Nebraska

Education

Marshall earned his Bachelor of Science degree in Accounting from the College of Business and Economics at the University of Kentucky in 1985, and has completed additional real estate finance, brokerage, and appraisal coursework at the University of Kentucky, the CCIM Institute and the Appraisal Institute. Marshall is currently certified by the Appraisal Institute's voluntary program of continuing education for its designated members.

North Dakota Real Estate Appraiser Qualifications and Ethics Board

Marshall D. Estep

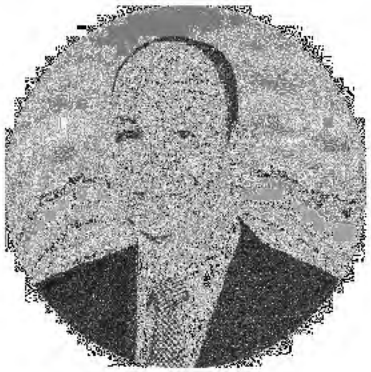
Is fully qualified
in the State of North Dakota as a

CERTIFIED GENERAL APPRAISER
ND Permit Number: CG-21885

Date of Issuance: 01/01/2024
Expiration Date: 12/31/2024

Unless sooner suspended or revoked, as provided by law.

Appraiser Signature



John Mackris

MAI, MRICS, CCIM

Senior Managing Director
Specialty Practice Leader – Retail & Regional Malls
Market Leader – IA, IL, KS, MN, MO, ND, NE, SD, WI

t 312-224-3206
m 773-294-2319
john.mackris@nmrk.com

YEARS OF EXPERIENCE

27+

AREAS OF SPECIALTY

Valuation & Advisory

Retail & Regional Malls

Industrial

Office

Multifamily

Complex Mixed-Use Assets

Property Tax Appeals

Expert Witness Testimony

Appraisal Review Services

John Mackris MAI, MRICS, CCIM is a Senior Managing Director for Newmark Valuation & Advisory (V&A) and the Market Leader for Iowa, Illinois, Kansas, Minnesota, Missouri, North Dakota, Nebraska, South Dakota and Wisconsin. He is also the Retail & Regional Malls Specialty Practice Leader. Based in Chicago, John leads professional teams of experienced appraisers who provide valuation services for some of the most complex assignments in the world.

A highly experienced appraiser, John has prepared and performed valuations and market analyses on a broad range of properties that include super-regional malls, lifestyle centers, neighborhood and community shopping centers, single-tenant retail, manufacturing, warehouse and flex industrial facilities, low-to-high rise office buildings, apartment complexes and large mixed-use developments as well as vacant land. Additionally, he has performed specialized real estate valuation and market studies on auto dealerships, restaurants, bank branches, manufactured home communities, theaters, mini-storage facilities, convenience stores, medical offices and residential land subdivisions.

John has completed valuations and market studies on proposed, partially completed, renovated and existing properties. He has carried out valuations for mortgage financing, tax appeals, investment counseling, potential sales and purchases, leasehold and rental analysis, and feasibility analysis. Clients have included commercial banks, developers, corporations, individual property owners, public agencies, insurance companies and legal firms.

Prior to joining Newmark in 2017, John worked for over 19 years in the Chicago office of Cushman & Wakefield, most recently as an Executive Director and Co-Leader of the Midwest Retail Specialty Practice. Prior to C&W, he worked as a Senior Appraiser for Terzo & Bologna, Inc. in Southeast Michigan.

Professional Affiliations

- Member, International Council of Shopping Centers (ICSC)
- Member, Chicago Real Estate Council (CREC)

Licenses and Designations

- MAI designation, Appraisal Institute
- Member, Royal Institution of Chartered Surveyors (MRICS)
- Certified Commercial Investment Member (CCIM)
- Certified general real estate appraiser in the states of Illinois, Indiana, Iowa, Kansas, Michigan, Minnesota, Missouri, Nebraska, North Dakota, Ohio, South Dakota, Texas and Wisconsin

Education

John earned a Bachelor of Arts degree in economics from the University of Michigan – Ann Arbor.

NEWMARK

North Dakota Real Estate Appraiser Qualifications and Ethics Board

John Mackris

Is fully qualified
in the State of North Dakota as a

CERTIFIED GENERAL APPRAISER
ND Permit Number: CG-222187

Date of Issuance: 01/01/2024
Expiration Date: 12/31/2024

Unless sooner suspended or revoked, as provided by law.

John Mackris
Appraiser Signature

Staff Report for 2025 State Board of Equalization

File No.: 2025-GRANT-NEW LEIPZIG-GRIFFIN **Prepared By:** Property Tax Division

County or City: CITY OF NEW LEIPZIG

Appellant: MR. LYNN & MRS. AMIEE GRIFFIN

Type of Appeal: COMMERCIAL VALUE

Appeal Issue: Mr. Lynn and Mrs. Amiee Griffin are appealing the property value of $70,200 on parcel number 62101623, located at 411 1ST Avenue SW, New Leipzig, ND.

Analysis:

Summary of Findings:

Proposal for Board Review:

Appellant Information – State Board of Equalization

County or City: Enter County or City Name
Appellant: Enter Appellant Name
Type of Appeal: Choose One

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, 2025, and is subject to open records. Please provide one questionnaire per property.

Please email or mail any supporting documentation to:
propertytax@nd.gov
or
The Office of State Tax Commissioner, Attn: Property Tax,
600 E Boulevard Ave., Bismarck, ND 58505-0599

Information for Property Referenced in Appeal:

Address: 411 1st Avenue SW
Township Name: New Leipzig
County: Grant
Parcel ID: 62101623
Legal Description: Blk 24 Lots 12-13 NL First Add

Appellant Contact Information:

Appellant Name: Lynn and Amiee Griffin
Address: PO Box 246, New Leipzig, ND 58562
Phone Number: 701-202-5929 or 701-426-7699
Email Address: griffinranch@hotmail.com

Answer the questions below that apply to the appeal:

Are you the owner of the property of this appeal? ☒ Yes ☐ No

Did you receive a notice of increase letter from the city/township? (choose all that apply)
☒ Prior to ☐ After Township/City Equalization Meeting
☒ Prior to ☐ After County Equalization Meeting
☐ No Notification Received

At which meeting(s) did you appeal your assessment? (choose all that apply)
☒ Township/City ☒ County ☐ N/A

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

Has a recent appraisal been completed on the property?

☐ Yes (if yes, please attach) ☒ No

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

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

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

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

Appeal Process:

1.) Appellant notifies the Property Tax Division of intent to appeal.

2.) Submit this form and all applicable documentation to propertytax@nd.gov by the date specified above.

3.) The State Board of Equalization meets on the second Tuesday in August to examine and compare the returns of the assessment of taxable property as submitted by North Dakota counties. This is locally assessed property. The board equalizes the property so that all assessments of similar taxable property are uniform and equal throughout the state. During this meeting, tax directors or other representatives from a county will speak, along with city representatives, and individual taxpayers.

4.) After the State Board meeting, your case will be assigned, and staff will reach out to schedule an onsite review of the property (when deemed applicable). While an interior inspection of the property is not required, interior reviews may affect the consideration of value. If denied an interior review, we will assess from the exterior only. Staff will not be allowed to enter the property without the owner or a representative present.

5.) Generally, by the first Thursday of October, the property tax division staff will present their findings to the State Board of Equalization with a recommendation. The board deliberates and votes. You can attend this meeting; however, public comments are not accepted.

NOTICE OF INCREASE IN REAL ESTATE ASSESSMENT

CITY OF NEW LEIPZIG (Name of Twp/City/District)

Grant (Name of County)

You are hereby notified, in accordance with North Dakota Century Code (N.D.C.C.) § 57-02-53 or § 57-14-08(4) that the true and full valuation has been increased by three thousand dollars or more and ten percent or more than the amount of the last assessment on property you own described as follows:

Parcel Number: 62101623

GRIFFIN, LYNN & AMIEE

211 5 AVE E
NEW LEIPZIG, ND 58562-0000

Sec , Twp , Rng , Blk , Lot
BLK 24 LOTS 12-13 NL FIRST ADD

	True & Full Value*
Current Year Assessment (2025)	$77,700
Prior Year Assessment (2024)	$3,400
Change in Assessment	$74,300

Reason for increase in value: Revaluation

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. Notice of public hearing will be mailed to the property owner if a greater property tax levy is being proposed by the taxing district.

Pursuant to N.D.C.C. § 57-02-53 or § 57-14-08(4), this notice is required and provided by:

☒ Assessor or Special Assessor ☐ Township or City Board of Equalization ☐ County Board of Equalization

Informal Hearing Schedule

ADDED A 1792 SQ. FT. METAL BUILDING

PROPERTY OWNER MUST APPEAL AT THE LOCAL EQUALIZATION BEFORE APPEAL AT COUNTY OR STATE. A REPRESENTATIVE CAN APPEAR ON BEHALF OF OWNER, IF OWNER HAS SIGNED A STATEMENT TO HAVE THEM APPEAR IN THEIR PLACE.

PARCEL AND VALUES WILL NOT BE UPDATED ON WEBSITE northdakotaassessors.com UNTIL VALUES ARE FINALIZED

Hearing Schedule

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:

Name/Location	Date	Time
CITY OF NEW LEIPZIG Township/City Board of Equalization		
NEW LEIPZIG CITY HALL COUNCIL ROOM	4/8/2025	6:30 pm MT
Grant County Board of Equalization		
Grant County Courthouse	6/4/2025	1:00 pm MT
North Dakota State Board of Equalization		
State Capital, Brynhild Haugland Rm	8/12/2025	8:30 am CT

Assessment Official: Jackie Steinmetz
Mailing Address: PO Box 263
City, State, Zip: Carson, ND 58529
Phone: (701) 622-3311

* As provided for in N.D.C.C. §§ 57-02-27.1 and 57-02-27.2

Grant County
Board of County Commissioners

Alton Zenker, Chairman
AlRoy Hochhalter, Commissioner
Marty Meyer, Commissioner

Grant County Courthouse
P.O. Box 227
Carson ND 58529-0227

Sara Meier, Secretary
Auditor/ Treasurer
701-622-3275

TO: LYNN & AMIEE GRIFFIN
FROM: GRANT COUNTY BOARD OF EQUALIZATION
SARA MEIER, SECRETARY
DATE: July 2, 2025
REGARDING: 2025 County Board of Equalization appeal

On June 4TH, 2025 the Grant County Board of Equalization heard appeals from property owners or parties of interest on property valued for the 2025 assessment year, to determine the action to be taken on the property value of the appeals, and to act upon the assessments across the county. Listed below is the action that was taken on the property of your appeal.

ACTION(S) BY BOARD OF EQUALIZATION

Parcel number 62101623: New construction of metal building. Tax director had original value of structure as $74,300. City of New Leipzig Board of Equalization decreased the assessed value to $50,000, but no reason for change was provided in the city minutes. Lynn & Amiee Griffin appeared to dispute the value of the structure as assessed by the tax director. Mr. Griffin presented actual cost documentation and stated he did the electrical work inside the structure. There is no floor or heat in the structure. Jackie Steinmetz, Tax Director prepared a new value of $70,200, which accounts for the dirt floor. Mr. Griffin requested the value of $50,000 on the structure. Commissioner Hochhalter stated he wasn't convinced $50,000 was the entire cost of the structure, and moved to accept the value of $70,200 as determined by the tax director. Motion seconded by Meyer. Roll call vote - Hochhalter - aye, Meyer - aye. Motion carried.

All changes and correction being considered, the residential value for the entire county requires an increase of at least three percent to be within the tolerance levels determined by the North Dakota State Board of Equalization. Motion made by Hochhalter and seconded by Meyer to increase all residential land values by 3%; and increase all residential structure values excluding the new construction, by 3%. Roll call vote – Hochhalter – aye, Meyer – aye. Motion carried.

All other changes to classification and valuation of residential, commercial and agricultural properties within the County of Grant are approved. Motion made by Hochhalter, and seconded by Meyer. Roll call vote – Hochhalter – aye, Meyer – aye. Motion carried.

If you are not satisfied with the actions of the Grant County Board of Equalization, and you have made adequate appeals to the local and county board(s) of equalization, you may appeal to the North Dakota State Board of Equalization, which will meet on August 12th, 2025 at 8:30 a.m. Central Time in the Brynhild Haugland Room of the State Capital Building, Bismarck. ND.

You may contact the Property Tax Division of the Office of State Tax Commissioner for further information about the State Board of Equalization meeting at 701-328-3127.

DAVID TERNES SALES & CONSTRUCTION INC.

3851 HWY 21
FLASHER, ND 58535
(701) 597-3370

PROPOSAL SUBMITTED TO		PHONE	DATE
Lynn Griffin		202-5929	10-31-23
STREET		JOB NAME	
CITY, STATE and ZIP CODE		JOB LOCATION	
New Leipzig,N.D. 58562			
ARCHITECT	DATE OF PLANS		JOB PHONE
none			

We Propose hereby to furnish material and labor — complete in accordance with specifications below, for the sum of:

Fourty Six Thousand Nine Hundred Fifty & 0/100 dollars ($ 46,950.00).

Payment to be made as follows:
20% downpayment then full payment upon completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature David Ternes

Note: This proposal may be withdrawn by us if not accepted within _____ days.

We hereby submit specifications and estimates for:

32x56x16 polbuilding with the following specs;

Poleswill be 3-ply 2x8 laminate engineered poles on 8' center
Rafters will be engineered reg.flat bottom truss rafters on 4' center
Purlins on roof & sidewalls will be 2x4
There will be 2- rows of 2x6 treated around outside bottom
Steel on roof & sidewalls will be 29ga.99psi. colored steel fastened with screws
There will be 1-16wx14h insulated overhead steel door with opener in the center of each end wall, 2-walk doors & 6- wall lights.

Not included in our proposal; We figured no elec., plumbing, excavating, concrete, soffit system, gutters, finishing inside, engineer stamp, building permit or anything that is considered common maintenance. Site must level with a transit & 7' larger then building on every side. All underground pipes & wires must be marked. Elec. service should be within 200'.

Because of unstable markets price final price could change.

Downpayment can be made now but check won't be cased until after 1/1/24 & won't be put into our books until 1/1/24

Building will be put up next Yr. 2024

David Ternes 10/31/23 $10,000.00

Check 1272

Permit 496

Acceptance of Proposal The above prices, specifications

Permit 496

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: 10/31/23

Signature Lynn A. Griffin

Signature Annie Griffin

Electrical Supplies Used and Estimate of Cost:

8 – 110 Electrical Outlets	$ 25
6 – Overhead Light Fixtures	$125
2-Outdoor Light Fixtures	$50
1-50 AMP Outlet	$25
300 Feet 12/3 Wire	$325
1-200 AMP Box	$250
TOTAL ELECTRICAL:	$800

I am unable to print a copy of cancelled check.

☑ Track your expenses...
☐ Clothing ☐ Food ☐ Transportation ☐ TAX-DEDUCTIBLE ITEM
☐ Credit Card ☐ Utilities ☐ Mortgage
☐ Entertainment ☐ Insurance ☐ Other: _____

11/1/23 1273

Allen Riviere

One thousand five hundred + no/100

BALANCE FORWARD
THIS ITEM 1500 00
BALANCE
DEPOSIT
OTHER
BALANCE FORWARD

Dirt Work/Shop Pad

[redacted]

For added security, your name and account number do not appear on this copy.

NOT NEGOTIABLE

Unable to print copy of cancelled check.

GRIFFIN RENTALS, LLC
54 GRAPEVINE RD
JOLIET, MT 59041

620
93-129/929

12-15-23

Allen Riviere

three hundred fifty + no/100

BAL. FOR'D
THIS ITEM 350.00
BALANCE
-DEDUCTIONS/ DEPOSIT
BAL. FOR'D

1ST SECURITY BANK
401 Main Street · Roundup, Montana 59072 · (406) 323-1100

Shop Pad

[redacted]

NOT NEGOTIABLE

Unable to print copy of cancelled check.

GRIFFIN RENTALS, LLC
54 GRAPEVINE RD
JOLIET, MT 59041

632
93-129/929

12-15-23

Allen Riviere

two hundred twenty six dollars

BAL. FOR'D
THIS ITEM 226.94
BALANCE
-DEDUCTIONS/ DEPOSIT
BAL. FOR'D

1ST SECURITY BANK
401 Main Street · Roundup, Montana 59072 · (406) 323-1100

Dirt for Shop

[redacted]

NOT NEGOTIABLE

GLENN RIVINIUS TRUCKING

304 4TH AVE NW
PO BOX 102
ELGIN ND 58533-0102
Phone: (701) 584-3828 Cell: (701) 400-3828

Invoice

Date	Invoice #
7/31/2024	4850

Bill To:
LYNN GRIFFIN 211 5TH AVE SE NEW LEIPZIG ND 58562

Ship To:
STORAGE BUILDING

P.O. No.	Terms
	Due on receipt

Qty	Description	Price	Amount
	LOADED & DELIVERED (5) F600 TRUCK LOADS OF ZACHER GRAVEL FINES TO BUILDING SITE FROM ELGIN ZACHER STOCKPILE 7/24/24: (4) Loads at (7 yds each) delivered at 11:25, 1:20, 2:01, 3:05 7/31/24: (1) Load at (7 yds) delivered at 10:28		
	LOADING:		
35	Yards Loaded	1.00	35.00T
	HAULING:		
2.5	Hours - F600 Dump Truck	75.00	187.50T
	MATERIAL:		
35	Yards of Zacher Gravel Fines	12.50	437.50T

P&O ck # 3162

THANK YOU for allowing us to be of service to you!!!

Sales Tax (7.0%)	$46.20
Total Due	$706.20

Staff Report for 2025 State Board of Equalization

File No.: 2025-MCKENZIE-WATFORD CITY-JLC HUNTERS, LLC **Prepared By:** Property Tax Division

County or City: WATFORD CITY

Appellant: JLC HUNTERS, LLC

Type of Appeal: COMMERCIAL VALUE

Appeal Issue: JLC Hunter's LLC, represented by Flanagan Bilton, LLC, is appealing the property value of $5,570,520 on parcel 82-42-12500, located at 505 Hunters Run Street, Watford City, ND.

Analysis:

Summary of Findings:

Proposal for Board Review:

Appellant Information – State Board of Equalization

County or City: McKenzie County, City of Watford
Appellant: JLC HUNTERS LLC
Type of Appeal: Commercial

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, 2025, and is subject to open records. Please provide one questionnaire per property.

Please email or mail any supporting documentation to:
propertytax@nd.gov
or
The Office of State Tax Commissioner, Attn: Property Tax,
600 E Boulevard Ave., Bismarck, ND 58505-0599

Information for Property Referenced in Appeal:

Address: 505 Hunters Run St., Watford City, ND 58854
Township Name: City of Watford
County: McKenzie
Parcel ID: 82-42-12500
Legal Description:

Appellant Contact Information:

Appellant Name: JLC HUNTERS LLC (Flanagan Bilton c/o Spero Kopitas – Authorized Agent)
Address:1 N La Salle St., Ste 2100, Chicago, IL 60602
Phone Number: 312-540-5634
Email Address: skopitas@fbtax.com & jennelyn@fbtax.com (assistant)

Answer the questions below that apply to the appeal:

Are you the owner of the property of this appeal? ☐ Yes ☒ No **Authorized Agent**

Did you receive a notice of increase letter from the city/township? (choose all that apply)
☐ Prior to ☐ After Township/City Equalization Meeting
☐ Prior to ☐ After County Equalization Meeting
☒ No Notification Received

At which meeting(s) did you appeal your assessment? (choose all that apply)
☒ Township/City ☒ County ☐ N/A

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

Has a recent appraisal been completed on the property?

☐ Yes (if yes, please attach) ☒ No

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

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

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

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

Appeal Process:

1.) Appellant notifies the Property Tax Division of intent to appeal.

2.) Submit this form and all applicable documentation to propertytax@nd.gov by the date specified above.

3.) The State Board of Equalization meets on the second Tuesday in August to examine and compare the returns of the assessment of taxable property as submitted by North Dakota counties. This is locally assessed property. The board equalizes the property so that all assessments of similar taxable property are uniform and equal throughout the state. During this meeting, tax directors or other representatives from a county will speak, along with city representatives, and individual taxpayers.

4.) After the State Board meeting, your case will be assigned, and staff will reach out to schedule an onsite review of the property (when deemed applicable). While an interior inspection of the property is not required, interior reviews may affect the consideration of value. If denied an interior review, we will assess from the exterior only. Staff will not be allowed to enter the property without the owner or a representative present.

5.) Generally, by the first Thursday of October, the property tax division staff will present their findings to the State Board of Equalization with a recommendation. The board deliberates and votes. You can attend this meeting; however, public comments are not accepted.

2025
ASSESSMENT ANALYSIS

PREPARED FOR

McKenzie County
Assessors Office

PROPERTY REFERENCE / LOCATION

Fairway at Hunter's Run
505 Hunters Run St
Watford City, ND 58854

PARCEL NUMBER(S)

82-42-12500



Subject Current Market Value:
$5,570,520
($51,579 Per Unit)

Subject Requested Market Value:
$3,351,000
($31,028 Per Unit)

FLANAGAN | BILTON
1 N. LaSalle St.
Suite 2100
Chicago, Illinois 60602

F|B

FLANAGAN | BILTON LLC

Table of Contents

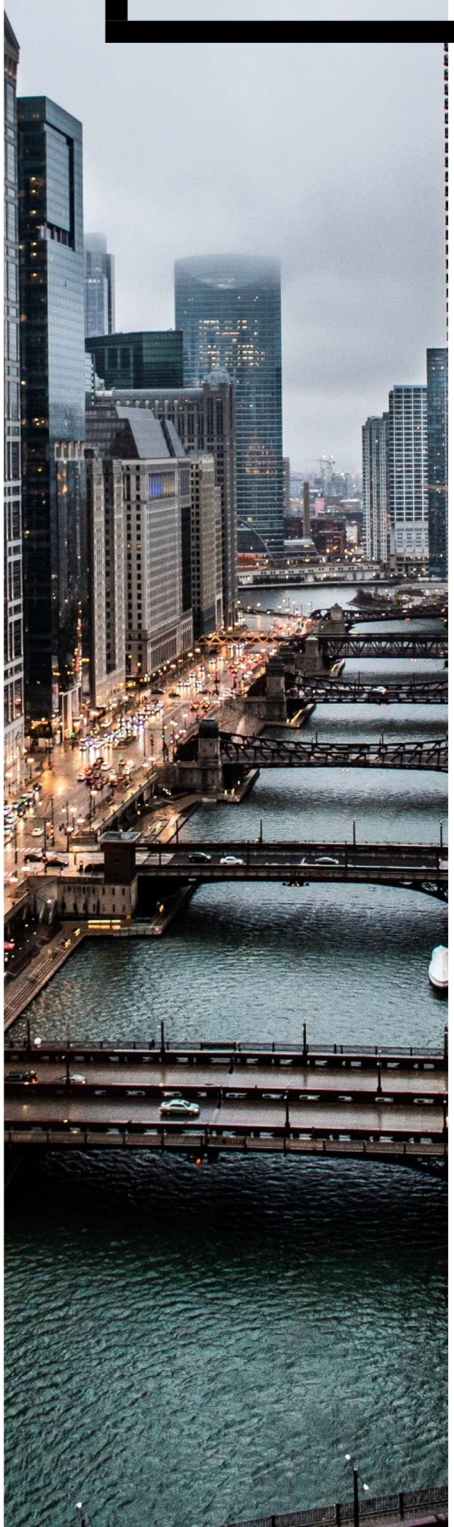


Exhibit A
Property Description

Exhibit B
Subject Photos

Exhibit C
Cash Flow Analysis

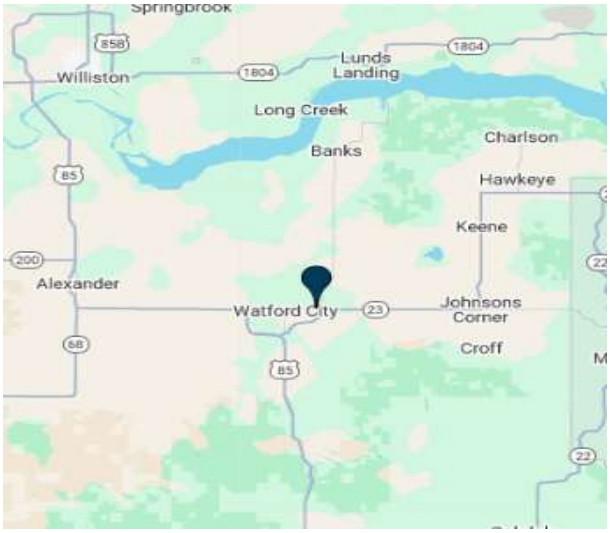
Exhibit D
Reconciliation of Value

Exhibit E
Appendix - Market Data

Exhibit F
Appendix - Income Statement and Rent Roll

PROPERTY DESCRIPTION

Parcel ID Number:	82-42-12500
Jurisdiction:	McKenzie County
Tax Year:	2025
Owner's Name:	JLC HUNTERS LLC
Property Name:	Fairway at Hunter's Run
Address:	505 Hunters Run St
City, State:	Watford City, ND 58854
Submarket:	North Dakota Area
Property Type:	Apartments
Year of Construction:	2015
Age:	10
Building Class:	B
Gross Building Area:	90,108
Number of Units:	108
Land Area (Acres):	9.96
Land Area (SF):	433,858
Occupancy	67.60%
Vacancy	32.40%
Condition	Poor



Current Market Valuation:	$5,570,520
Total MV Per Unit	$51,579

Final Request of Market Value:	**$3,351,000**
MV Per Unit	**$31,028**



Exhibit A

Property Description

501-601 HUNTER'S RUN STREET, WATFORD CITY

Deed: **FAIRWAYS AT HUNTERS RUN APARTMENTS LLC**
Contract:
CID#:
DBA: **FAIRWAYS APARTMENTS**
MLS:

Map Area: **Watford City Comm**
Route: **016-050-070**
Tax Dist: **82-001-00-03-00-00**
Plat Page:
Subdiv: **HUNTERS RUN SUBDIVISION**

Checks/Tags:
Lister/Date: **CW, 11/12/2015**
Review/Date: **CJ, 09/13/2016**
Entry Status: **Inspected**

Urban / Commercial

Legal: Section: 16; Twp: 150; Rng: 98; Block: ; Lot: 125; Deeded Acres: 0.000
LOT 125 HUNTERS RUN SUBDIVISION
9.963 AC

Land

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land
Acre X Rate						217,800.00	5.000			C-9.25
Subtotal						217,800.00	5.000			
Acre X Rate						216,057.60	4.960			C-7.75
Subtotal						216,057.60	4.960			
Grand Total						433,857.60	9.960			

	Street	Utilities	Zoning	Land Use
Acre X Rate	None	None	Not Applicable	Not Applicable
Acre X Rate	None	None	Not Applicable	Not Applicable

Sales

Date	$ Amount	NUTC	Recording
11/26/2019		D000	521108
08/15/2016		D016	

Building Permits

Date	Number	Tag	$ Amount	Reason

Values

Type	Appraised	B of R	St. Equalized	Pr Yr: 2024
Land	$1,421,200	$0	$0	$1,421,200
Dwlg		$0	$0	
Impr	$4,438,050	$0	$0	$4,438,050
Total	$5,859,250	$0	$0	$5,859,250

Precomputed Structure

Occ. Code	702
Occ. Descr.	Apartment
Year Built	2015
EFF Age/Yr	8/ 2015
Condition	NML
Description	B1-3S FR
Style	Frame - Wood
Stories	3
Base	12,021
Basement	0
Basement Parking	No
Av SF/Unit	0
1st Flr Inset Adj	0
Calc Ave. SF/Unit	1,002
GBA	36063

Verticals

Ftg & Fdtn	inforced Concrete w/o Bsmt	8"				
Exterior wall	Vinyl - Frame	28	Steel Siding - Frame	0		
Interior wall	Drywall or Equiv.	0				
Pilasters						
Wall facing						
Windows	Incl. w / Base	0				
Fronts/Doors	Incl. w / Base	Average				

Horizontals

Basement						
Roof	Rubber Membrane/Wood					
Ceiling	Drywall	1				
Struct. Floor	R'Concrete 4"	1	Wd Deck on Wood Joist	1		
Floor Cover	Carpet	1				
Partitions	Apartment	1				
Framing	Wood - Average	1				
HVAC	Electric	1				
Electrical	Apartment	1				
Sprinkler	Exposed Wet	1				

Plumbing

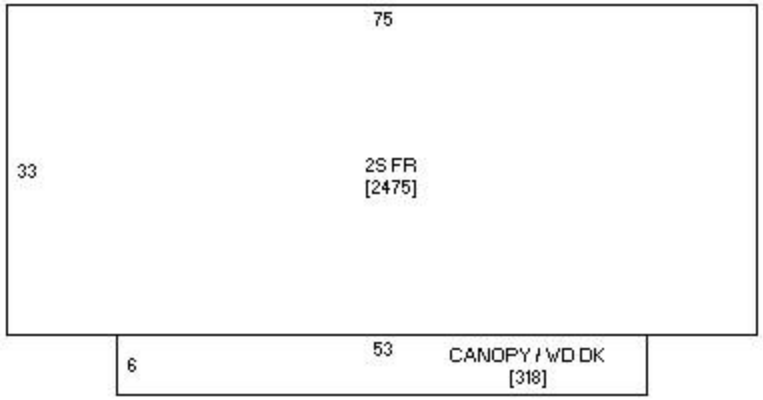
	B	Ext
3-Fixture Bathroom	36	
Sink-Kitchen	36	
3-Fixture Bathroom		36

Adjustments

Sprinkler - exposed w	36,063	AVG
Apt - A/C deduct wall	36,063	AVG
Steps & Raised Stoop	154	Low
Steps & Raised Stoop	84	AVG

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Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2024		Appr	Urban	Comm	$1,421,200	$0	$4,438,050	$0	$5,859,250
2023		Appr	Urban	Comm	$1,421,200	$0	$4,438,050	$0	$5,859,250
2022		Appr	Urban	Comm	$1,421,200	$0	$4,438,050	$0	$5,859,250
2021		Appr	Urban	Comm	$1,421,200	$0	$5,503,540	$0	$6,924,740
2020		Appr	Urban	Comm	$1,496,000	$0	$6,284,880	$0	$7,780,880
2019		Appr	Urban	Comm	$1,496,000	$0	$5,653,460	$0	$7,149,460
2018		Appr	Urban	Comm	$1,496,000	$0	$5,653,460	$0	$7,149,460
2017		Appr	Urban	Comm	$1,496,000	$0	$6,627,190	$0	$8,123,190
2016	VAI Import 1-5-2017: 233	Appr	Urban	Comm	$962,620	$0	$7,836,780	$0	$8,799,400
2016		Import	Urban	Comm	$962,620	$7,836,780	$0	$0	$8,799,400
2015	VAI Import 7-2-2015: 233	Appr	Urban	Comm	$996,300	$0	$1,214,600	$0	$2,210,900
2014	VAI - start of job 4-23-2015	Appr	Urban	Comm	$1,480,950	$0	$1,214,640	$0	$2,695,590
2013		Import	Urban	Comm	$4,100	$0	$0	$0	$4,100


75
33
2S FR
[2475]
6
53
CANOPY / WD DK
[318]

Sketch 3 of 3


Photo 1 of 20 12/02/2019


Photo 2 of 20 12/02/2019


Photo 3 of 20 12/02/2019


Photo 4 of 20 12/02/2019


Photo 5 of 20 12/02/2019


Photo 6 of 20 12/02/2019


Photo 7 of 20 11/12/2015


Photo 8 of 20 11/12/2015


Photo 9 of 20 11/12/2015


Photo 10 of 20 11/12/2015


Photo 11 of 20 11/12/2015



Photo 12 of 20 11/12/2015


Photo 13 of 20 11/12/2015


Photo 14 of 20 11/12/2015


Photo 15 of 20 11/12/2015

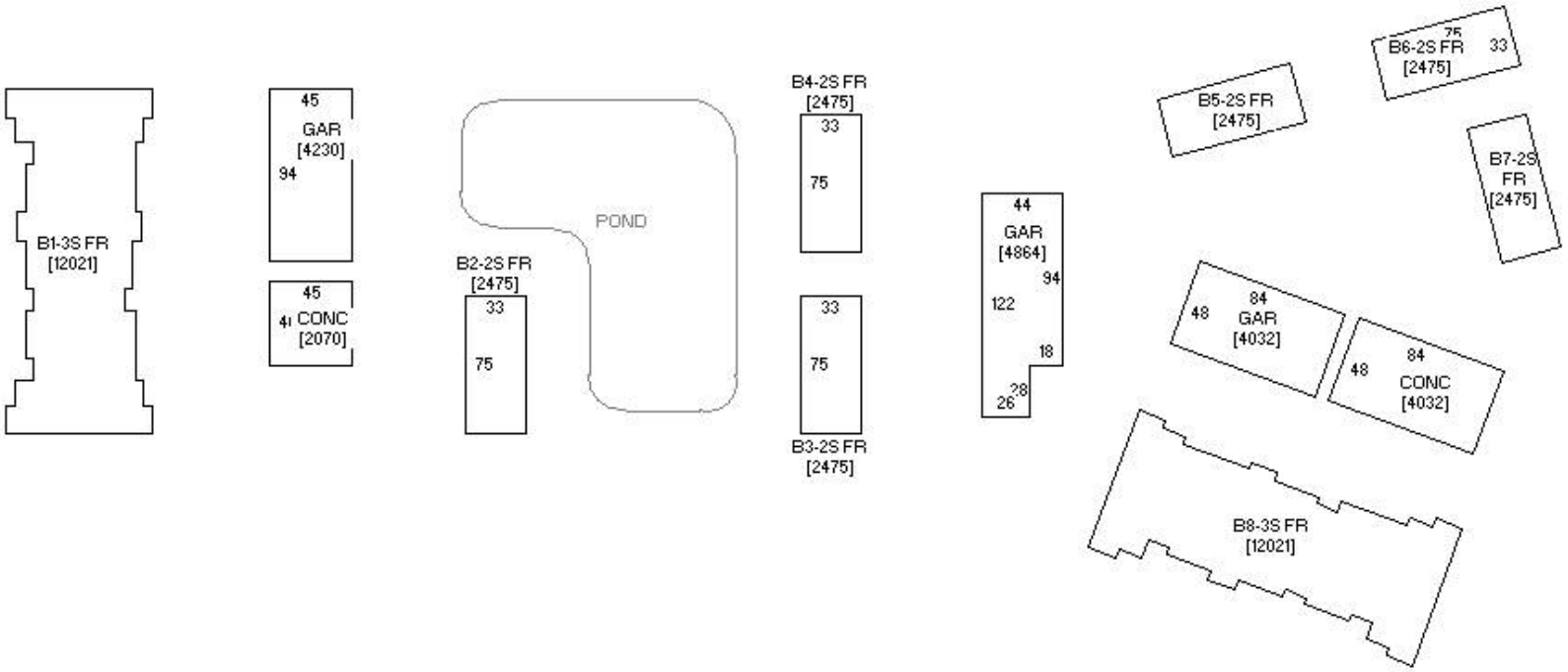

Photo 16 of 20 11/12/2015


Photo 17 of 20 11/12/2015

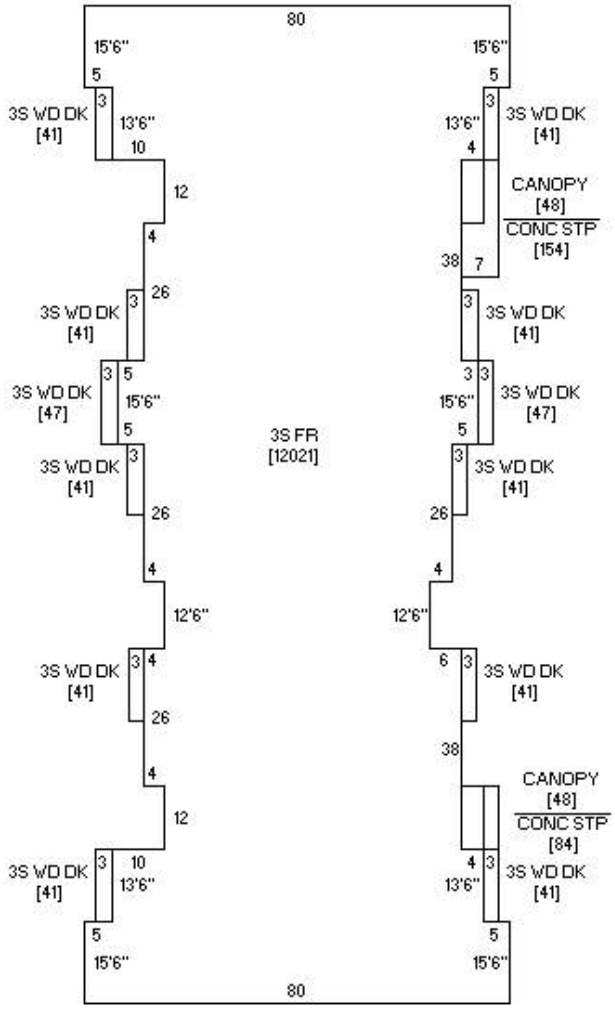

Photo 18 of 20 09/25/2015


Photo 19 of 20 09/25/2015


Photo 20 of 20 09/25/2015


B1-3S FR
[12021]
45
GAR
[4230]
94
45
41 CONC
[2070]
POND
B2-2S FR
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B4-2S FR
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B3-2S FR
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GAR
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B6-2S FR
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B7-2S
FR
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GAR
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CONC
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B8-3S FR
[12021]

Sketch 1 of 3


80
15'6"
5
3S WD DK
[41]
3
13'6"
10
12
4
26
3S WD DK
[41]
3
5
3S WD DK
[47]
15'6"
5
3S WD DK
[41]
3
26
4
12'6"
3S WD DK
[41]
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4
26
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12
3S WD DK
[41]
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10
13'6"
5
15'6"
3S FR
[12021]
15'6"
5
3
13'6"
3S WD DK
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4
CANOPY
[48]
CONC STP
[154]
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7
3
3S WD DK
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3
15'6"
3S WD DK
[47]
5
3
3S WD DK
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26
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12'6"
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CANOPY
[48]
CONC STP
[84]
4
3
13'6"
3S WD DK
[41]
5
15'6"
80

Sketch 2 of 3

As of :
3/25/2025

Parcel Number: **82-42-12500**

Payable Year: 2024

General Info | **Tax Info** | **Current Receipts** | **Special Asmts** | **Unpaid Tax** | **History**

General

Receipt #	40989	**Name**	FAIRWAYS AT HUNTER RUN APARTMENTS L
ASMT	233 COMMERCIAL	**MP#**	9729
Homestead	0 NON HOMESTEAD	**MP Name**	FAIRWAYS AT HUNTER RUN APARTMENTS L
HS Percent	.00		

Market/Tax

T & F Land	1,421,200	**Tax State**	292.96	**Gross Tax**	55,402.23
T & F Building	4,438,050	**Tax County**	4,945.22	**ST PD Cred**	0.00
Total T & F	5,859,250	**Tax Twp/Cty**	27,424.27	**Special Asmt**	0.00
Assessed	2,929,625	**Tax School**	21,471.26	**Tax Due**	55,402.23
Taxable	292,963	**Tax Cnty.WD**	292.96		
HSTD Credit	0	**Tax Increm**	0.00	**Disc Avail**	0.00
Net Taxable	292,963	**Fire**	0.00	**Net Tax Due**	55,402.23
Mill Rate	189.11	**Soil**	292.96		
Statement #	40989	**Misc**	682.60	**Tax AB/Adds**	0.00
		COMR	0.00	**S A AB/Adds**	0.00
		Tax Penalty	0.00		
		Tax Interest	0.00	**Adj.NT.Due**	55,402.23
		SA Penalty	0.00	**Total Receipts**	52,632.12
		SA Interest	0.00	**Disc Taken**	2,770.11
		Cost		**Remain Due**	0.00

Another Search | Back to ParcelList |

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Exhibit B

Subject Photos











10:17

Sabrina's post

Like Comment Send



Like Comment Send















Exhibit C

Cash Flow Analysis

CASH FLOW ANALYSIS
Fairway at Hunter's Run
Period Ending December 31, 2024
North Dakota Area
Apartments
82-42-12500

Actual Rental Rate:	$747
Total Number of Units:	108
Occupancy:	67.6%
Vacancy:	32.4%
Actual OER:	69%

INCOME	**Per Year**	**Percentage**	**Per Unit**
Rental Income	$ 968,290	91.44%	$ 8,965.65
Other Income	$ 12,604	1.19%	$ 116.70
Utilities Income	$ 78,054	7.37%	$ 722.72
Effective Gross Income	**$ 1,058,948**	100.00%	$ 9,805.07
OPERATING EXPENSES			
Maintenance and Operating	$ 26,396	2.49%	$ 244.41
Contract Services	$ 27,739	2.62%	$ 256.84
Make Ready and Decorating	$ 2,592	0.24%	$ 24.00
Utilities	$ 277,038	26.16%	$ 2,565.17
Advertising/Business Promotion	$ 15,236	1.44%	$ 141.07
Payroll and Benefits	$ 134,906	12.74%	$ 1,249.13
Administrative	$ 50,985	4.81%	$ 472.08
Management Fees	$ 54,040	5.10%	$ 500.37
Insurance	$ 126,822	11.98%	$ 1,174.28
Professional Services	$ 10,000	0.94%	$ 92.59
Total Operating Expenses *Excludes Real Estate Taxes*	$ 725,754	68.54%	$ 6,719.94
NET OPERATING INCOME	**$ 333,194**	31.46%	$ 3,085.13

Market Cap rate	9.00%
Tax Load	0.95%
TOTAL CAPITALIZATION RATE	9.95%

CAPITALIZED MARKET VALUE	$ 3,350,182
FAIR MARKET VALUE	**$ 3,351,000**

	REQUESTED MARKET VALUE	**CURRENT MARKET VALUE**	**PREVIOUS YR. MARKET VALUE**
	$3,351,000	$5,570,520	$5,859,240
PER UNIT:	$31,028	$51,579	$54,252
Increase/Decrease from Prior Year	-43%	-5%	

CASH FLOW ANALYSIS
Fairway at Hunter's Run
Period Ending December 31, 2023
North Dakota Area
Apartments
82-42-12500

Actual Rental Rate:	$654.53
Total Number of Units:	108
Occupancy:	77.8%
Vacancy:	22.2%
Actual OER:	83%

INCOME	**Per Year**	**Percentage**	**Per Unit**
Rental Income	$ 848,268	96.17%	$ 7,854.33
Other Income	$ 14,489	1.64%	$ 134.16
Utilities Income	$ 19,257	2.18%	$ 178.31
Effective Gross Income	**$ 882,014**	100.00%	$ 8,166.80
OPERATING EXPENSES			
Maintenance and Operating	$ 45,209	5.13%	$ 418.60
Contract Services	$ 57,075	6.47%	$ 528.47
Make Ready and Decorating	$ 4,146	0.47%	$ 38.39
Utilities	$ 248,725	28.20%	$ 2,303.01
Advertising/Business Promotion	$ 29,087	3.30%	$ 269.32
Payroll and Benefits	$ 156,631	17.76%	$ 1,450.29
Administrative	$ 46,237	5.24%	$ 428.12
Management Fees	$ 43,033	4.88%	$ 398.45
Insurance	$ 79,416	9.00%	$ 735.33
Professional Services	$ 21,882	2.48%	$ 202.61
Total Operating Expenses *Excludes Real Estate Taxes*	$ 731,441	82.93%	$ 6,772.60
NET OPERATING INCOME	**$ 150,573**	17.07%	$ 1,394.19

Market Cap rate	9.00%
Tax Load	0.95%
TOTAL CAPITALIZATION RATE	9.95%
CAPITALIZED MARKET VALUE	$ 1,513,974
FAIR MARKET VALUE	**$ 1,514,000**

	REQUESTED MARKET VALUE	**CURRENT MARKET VALUE**	**PREVIOUS YR. MARKET VALUE**
	$1,514,000	$5,570,520	$5,859,240
PER UNIT:	$14,019	$51,579	$54,252
Increase/Decrease from Prior Year	-74%	-5%	

CASH FLOW ANALYSIS
Fairway at Hunter's Run
Period Ending December 31, 2022
North Dakota Area
Apartments
82-42-12500

Actual Rental Rate:	$7,636.44
Total Number of Units:	108
Occupancy:	67.6%
Vacancy:	32.4%
Actual OER:	71%

INCOME	**Per Year**	**Percentage**	**Per Unit**
Rental Income	$ 824,736	98.68%	$ 7,636.44
Other Income	$ 11,056	1.32%	$ 102.37
Utilities Income	$ -	0.00%	$ -
Effective Gross Income	**$ 835,792**	100.00%	$ 7,738.81
OPERATING EXPENSES			
Maintenance and Operating	$ 24,801	2.97%	$ 229.64
Contract Services	$ 32,149	3.85%	$ 297.68
Make Ready and Decorating	$ 14,555	1.74%	$ 134.77
Utilities	$ 240,724	28.80%	$ 2,228.93
Advertising/Business Promotion	$ 33,737	4.04%	$ 312.38
Payroll and Benefits	$ 114,880	13.75%	$ 1,063.70
Administrative	$ 32,016	3.83%	$ 296.44
Management Fees	$ 42,889	5.13%	$ 397.12
Insurance	$ 54,817	6.56%	$ 507.56
Professional Services	$ 278	0.03%	$ 2.57
Total Operating Expenses *Excludes Real Estate Taxes*	$ 590,846	70.69%	$ 5,470.80
NET OPERATING INCOME	**$ 244,946**	29.31%	$ 2,268.02

Market Cap rate	9.00%
Tax Load	0.95%
TOTAL CAPITALIZATION RATE	9.95%
CAPITALIZED MARKET VALUE	$ 2,462,870
FAIR MARKET VALUE	**$ 2,463,000**

	REQUESTED MARKET VALUE	**CURRENT MARKET VALUE**	**PREVIOUS YR. MARKET VALUE**
	$2,463,000	$5,570,520	$5,859,240
PER UNIT:	$22,806	$51,579	$54,252
Increase/Decrease from Prior Year	-58%	-5%	

CASH FLOW ANALYSIS
Fairway at Hunter's Run
Period Ending December 31, 2021
North Dakota Area
Apartments
82-42-12500

Actual Rental Rate:	$7,496.95
Total Number of Units:	108
Occupancy:	67.6%
Vacancy:	32.4%
Actual OER:	83%

INCOME	**Per Year**	**Percentage**	**Per Unit**
Rental Income	$ 809,671	97.26%	$ 7,496.95
Other Income	$ 7,290	0.88%	$ 67.50
Utilities Income	$ 15,547	1.87%	$ 143.95
Effective Gross Income	**$ 832,508**	100.00%	$ 7,708.41
OPERATING EXPENSES			
Maintenance and Operating	$ 25,604	3.08%	$ 237.07
Contract Services	$ 55,228	6.63%	$ 511.37
Make Ready and Decorating	$ 19,240	2.31%	$ 178.15
Utilities	$ 281,887	33.86%	$ 2,610.06
Advertising/Business Promotion	$ 34,558	4.15%	$ 319.98
Payroll and Benefits	$ 149,531	17.96%	$ 1,384.55
Administrative	$ 25,254	3.03%	$ 233.83
Management Fees	$ 42,077	5.05%	$ 389.60
Insurance	$ 48,254	5.80%	$ 446.80
Professional Services	$ 6,288	0.76%	$ 58.22
Total Operating Expenses *Excludes Real Estate Taxes*	$ 687,921	82.63%	$ 6,369.64
NET OPERATING INCOME	**$ 144,587**	17.37%	$ 1,338.77

Market Cap rate	9.00%
Tax Load	0.95%
TOTAL CAPITALIZATION RATE	9.95%
CAPITALIZED MARKET VALUE	$ 1,453,786
FAIR MARKET VALUE	**$ 1,454,000**

	REQUESTED MARKET VALUE	**CURRENT MARKET VALUE**	**PREVIOUS YR. MARKET VALUE**
	$1,454,000	$5,570,520	$5,859,240
PER UNIT:	$13,463	$51,579	$54,252
Increase/Decrease from Prior Year	-75%	-5%	

Cap Rates

Publication	Year	Location	Rate	Notes
CoStar	2024	North Dakota	8.00%	State Actual Sales
CoStar	2024	Bismark	9.50%	Market Cap
Loopnet	2024	North Dakota	9.50%	For Sale Comps
National Association of Realtors	2024	Bismark	9.70%	
National Association of Realtors	2024	Fargo	9.00%	

Indicated Rate 9.00%



Exhibit D

Reconciliation of Value

FINAL VALUE RECONCILIATION

The following is our reconciliation of all the values that have been derived in this report:

MARKET VALE BASED ON CASH FLOW ANALYSIS = $3,351,000

FINAL ASSESSED VALUE REQUEST

$3,351,000

Explanation for Final Requested Value: The final requested value took into consideration the values suggested by the analysis. After carefully analyzing each methodology, we are giving weight to the actual income approach to value the subject property.

Respectfully Submitted



by: Spero Kopitas

Flanagan | Bilton
1 N. LaSalle St.
Suite 2100
Chicago, Illinois 60602
(312) 782-5000



Exhibit E

Appendix - Market Data

North Dakota Multi Family Sales

Comps Statistics

	Low	Average	Median	High	Count
Sale Price	$400,000	$8,233,438	$4,162,500	$26,410,000	8
Building Size	5,580 SF	188,005 SF	33,660 SF	1,291,554 SF	10
Price per SF	$4.74	$35.38	$89.46	$185.42	8
Actual Cap Rate	5.60%	8.01%	7.00%	13.36%	7
Gross Income Multiplier	-	-	-	-	-
Gross Rent Multiplier	-	-	-	-	-
# of Units	6	77	44	278	10
Price per Unit	$54,204	$88,058	$100,667	$151,190	3
Days on Market	90	217	184	371	5
Sale Price to Asking Price Ratio	80.16%	92.77%	98.16%	100.00%	3

Totals

Sold Transactions	Total Sales Volume:	$65,867,500	Total Sales Transactions:	10

Survey Criteria

basic criteria: Type of Property - Multi-Family; Sale Date - 1/1/2022 - 12/31/2024; Cap Rate - from 1.00%; Sale Status - Sold, Under Contract/Pending; - Exclude All Condo Sales; - Exclude All Bulk Portfolio Sales; Return and Search on Portfolio Sales as Individual Properties - Yes; - Exclude All Multiple Property Sales; - Exclude All Business Park Sales; Exclude Non-Arms Length Comps - Yes

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Capital Markets Overview

Bismarck Multi-Family

Asset Value	12 Mo Sales Volume	Market Cap Rate	Mkt Sale Price/Unit Chg (YOY)
$606.6M	$3.1M	9.5%	4.7%

12 MO SALES VOLUME	Total	Lowest	Highest
Transactions	3	-	-
Sales Volume	$3.1M	$170K	$2.2M
Properties Sold	3	-	-
Transacted Units	63	12	36
Average Units	21	12	36

12 MO SALES PRICE	Average	Lowest	Highest	Market
Cap Rate	-	-	-	9.5%
Sale Price/Unit	$50K	$14.2K	$61.1K	$81.4K
Sale Price	$1M	$170K	$2.2M	-
Sale vs Asking Price	-	-	-	-
% Leased at Sale	-	-	-	-

KEY PERFORMANCE INDICATORS



SUMMARY

The Bismarck multifamily sales market is navigating a recalibration as transaction volumes decline and valuations adjust to shifting economic conditions. Trailing 12-month deal volume sits at $3.1 million, compared to the market's three-year average of $2.6 million and the 10-year average of $13.3 million. Similar to demand-side conditions and rent growth performance, bifurcation exists across quality slices, with all of the recent activity flowing into the workforce housing segement.

As the state capital and a regional healthcare hub anchored by Sanford Health and CHI St. Alexius, Bismarck benefits from a stable tenant base of government employees, healthcare professionals, and energy sector workers tied to Bakken Shale operations. These drivers sustain occupancy rates above 95% and rent growth averaging 3-4% annually, making the market attractive for private equity firms, regional investors, and local operators seeking value-add opportunities. Buyers are focused on repositioning older Class B and C assets

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Jesse Riley

7014993883

Manufactured Housing Portfolio

3 Multifamily Properties Offered at $7,500,000 in Multiple Locations



EXECUTIVE SUMMARY

72 units in Killdeer and 10 units in Belfield. Located in the Bakken Oil Field, serves as the perfect home for North Dakota's energy workers. This asset has historically low vacancy and consistent cash flow. Constructed in 2012 and diligently maintained.

PROPERTY FACTS

Price	$7,500,000	**Number of Properties**	3
Price / SF	$1,953 / SF	**Individually For Sale**	0
Cap Rate	9.30%	**Total Building Size**	3,840 SF
Sale Type	Investment	**Total Land Area**	19.06 AC
Status	Active		

PROPERTIES

PROPERTY NAME / ADDRESS	PROPERTY TYPE	SIZE	YEAR BUILT	INDIVIDUAL PRICE
216 3rd SW st, Belfield, ND 58622	Multifamily	1,280 SF	2012	-
314 Railroad SE st, Killdeer, ND 58640	Multifamily	1,280 SF	2012	-
Killdeer South Development 200 Alkali Way, Killdeer, ND 58640	Multifamily	1,280 SF	-	-

Map of 216 3rd SW st Belfield, ND 58622





Duane Wages

7013309632

217 Chestnut St

8 Unit Apartment Building | $1,345,000 ($168,125/Unit) | 9.24% Cap Rate | Grand Forks, ND 58201



INVESTMENT HIGHLIGHTS

- Tuckpoint repairs where needed on exterior brick
- Central air added in all units
- New deck system
- Landscape in front of deck area

EXECUTIVE SUMMARY

8 Unit Multi-Family Apartment for Sale!
Unit Mix and Description
Unit 217 - 3 Bed/1.5 Bath - 1,500 SF - $1,330 per month
Unit 219 - 3 Bed/1.5 Bath - 1,810 SF - $1,230 per month
Unit 221 - 3 Bed/1 Bath - 1,390 SF - $1,095 per month
Unit 223 - 3 Bed/1 Bath -1,890 SF - $1,395 per month
Unit 322 - 3 Bed/1.5 Bath - 1,560 SF - $1,295 per month
Unit 320 - 3 Bed/1 Bath - 1,560 SF - $1,295 per month
Unit 318 - 3 bed/1.5 Bath - 1,890 SF - $1,230 per month
Unit 316 - 3 Bed/1 Bath - 1,540 SF - $1,295

PROPERTY FACTS

Price	$1,345,000	**Building Class**	C
Price Per Unit	$168,125	**Lot Size**	0.32 AC
Sale Type	Investment	**Building Size**	16,608 SF
Cap Rate	9.24%	**Average Occupancy**	100%
No. Units	8	**No. Stories**	3
Property Type	Multifamily	**Year Built**	1903
Property Subtype	Apartment	**Opportunity Zone**	Yes
Apartment Style	Low-Rise		

UNIT AMENITIES

- Air Conditioning
- Deck

Bike Score®
Very Bikeable (77)

TRANSPORTATION

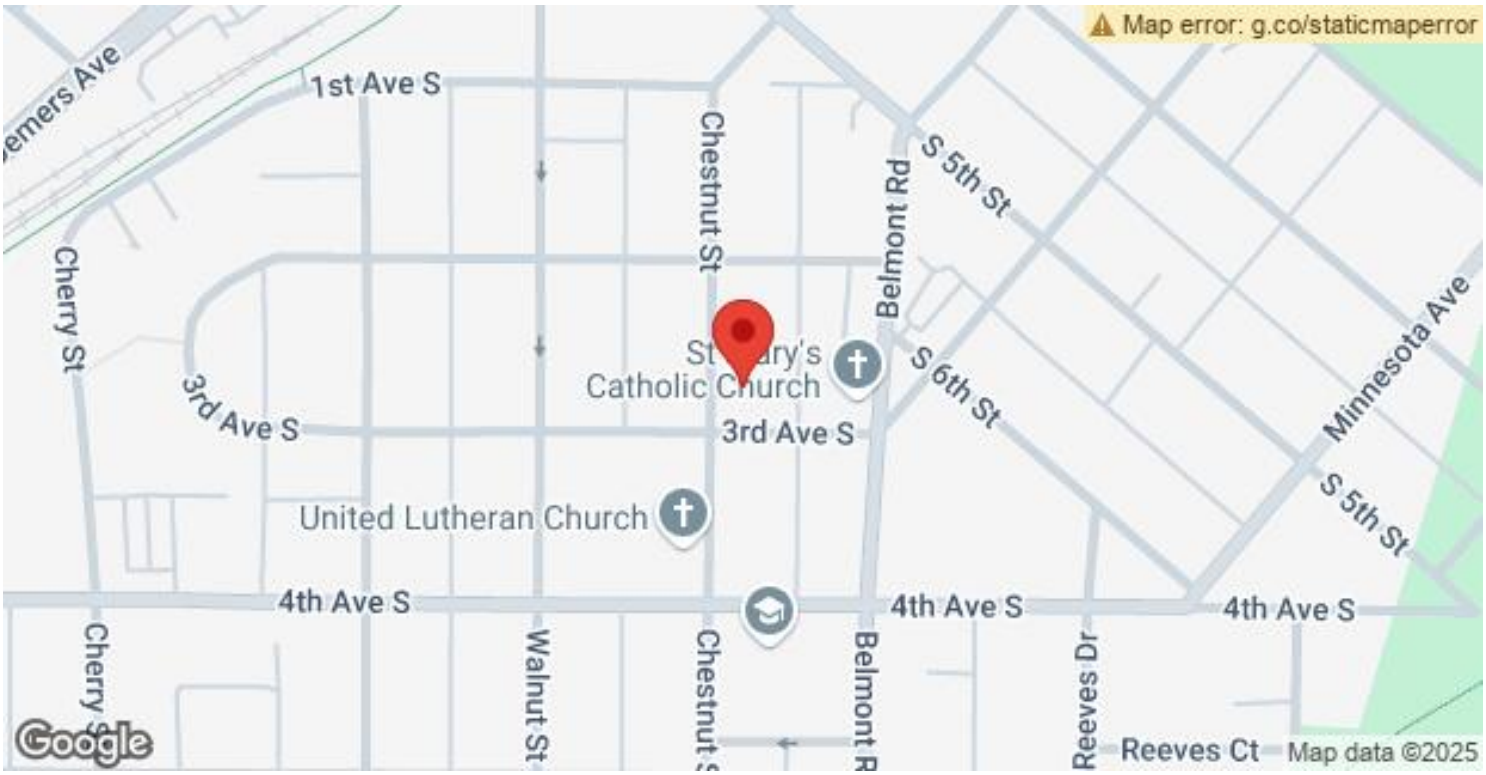
COMMUTER RAIL

Grand Forks Amtrak Station	9 min drive	4.3 mi

AIRPORT

Grand Forks International	13 min drive	8.4 mi

Map of 217 Chestnut St Grand Forks, ND 58201





Gary Pinkston

4157895530

MERIDIAN PACIFIC, LTD.

Dakota Acres | 815 College Dr

104 Unit Apartment Building | $23,835,000 ($229,183/Unit) | 10% Cap Rate | New Town, ND 58763



EXECUTIVE SUMMARY

79 units, five-plex located in New Town at the center of Bakken oil plan. NOI $2,383,536; 9.5% cap rate sales; sale price $23,835,000 closing anytime. Expect 75 % credit tenants; seller lease back for 1 year at 100%.

New Apartments in New Town, North Dakota, fully leased by seller, perfect 1031 exchange property.
*all figures are projected; please contact listing brokerage for details.

PROPERTY FACTS

Price	$23,835,000	**Apartment Style**	Garden
Price Per Unit	$229,183	**Building Class**	B
Sale Type	Investment	**Lot Size**	6.88 AC
Cap Rate	10%	**Building Size**	104,000 SF
No. Units	104	**Average Occupancy**	72%
Property Type	Multifamily	**No. Stories**	2
Property Subtype	Apartment	**Year Built**	2015

UNIT AMENITIES

- Air Conditioning
- Balcony
- Dishwasher
- Disposal
- Microwave
- Washer/Dryer
- Heating
- Kitchen
- Granite Countertops
- Ice Maker
- Refrigerator
- Range
- Wheelchair Accessible (Rooms)

SITE AMENITIES

- Property Manager on Site

TRANSPORTATION

COMMUTER RAIL

Stanley Amtrak Station	47 min drive	31.5 mi

PROPERTY TAXES

Parcel Number	56-0061000	Improvements Assessment	$3,513,450
Land Assessment	$175,300	Total Assessment	$3,688,750

Map of 815 College Dr New Town, ND 58763



Listing ID: 3680367 **Date on Market:** 9/18/2014 **Last Updated:** 3/10/2025

Address: 815 College Dr, New Town, ND 58763

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Gary Pinkston

4157895530

Meridian Pacific, Ltd.

Dakota Acres Phase II

Multifamily Portfolio Offered at $16,500,000 in New Town, ND



INVESTMENT HIGHLIGHTS

- New construction in New Town
- Perfect for 1031 Exchange

EXECUTIVE SUMMARY

96 units, five-plex located in New Town at the center of Bakken oil plan. NOI $2,868,264; 9.5% cap rate sales; sale price $28,700,000 closing anytime. Expect 75 % credit tenants; seller lease back for 1 year at 100%.
New Apartments in New Town, North Dakota, fully leased by seller, perfect 1031 exchange property.

*all figures are projected; please contact listing brokerage for details.

PROPERTY FACTS

Price	$16,500,000	**Number of Properties**	1
Price / SF	$158.65 / SF	**Individually For Sale**	1
Cap Rate	9.50%	**Total Building Size**	104,000 SF
Sale Type	Investment	**Total Land Area**	6.88 AC
Status	Active		

PROPERTIES

PROPERTY NAME / ADDRESS	PROPERTY TYPE	SIZE	YEAR BUILT	INDIVIDUAL PRICE
Dakota Acres 815 College Dr, New Town, ND 58763	Multifamily	104,000 SF	2015	$23,835,000

AMENITIES

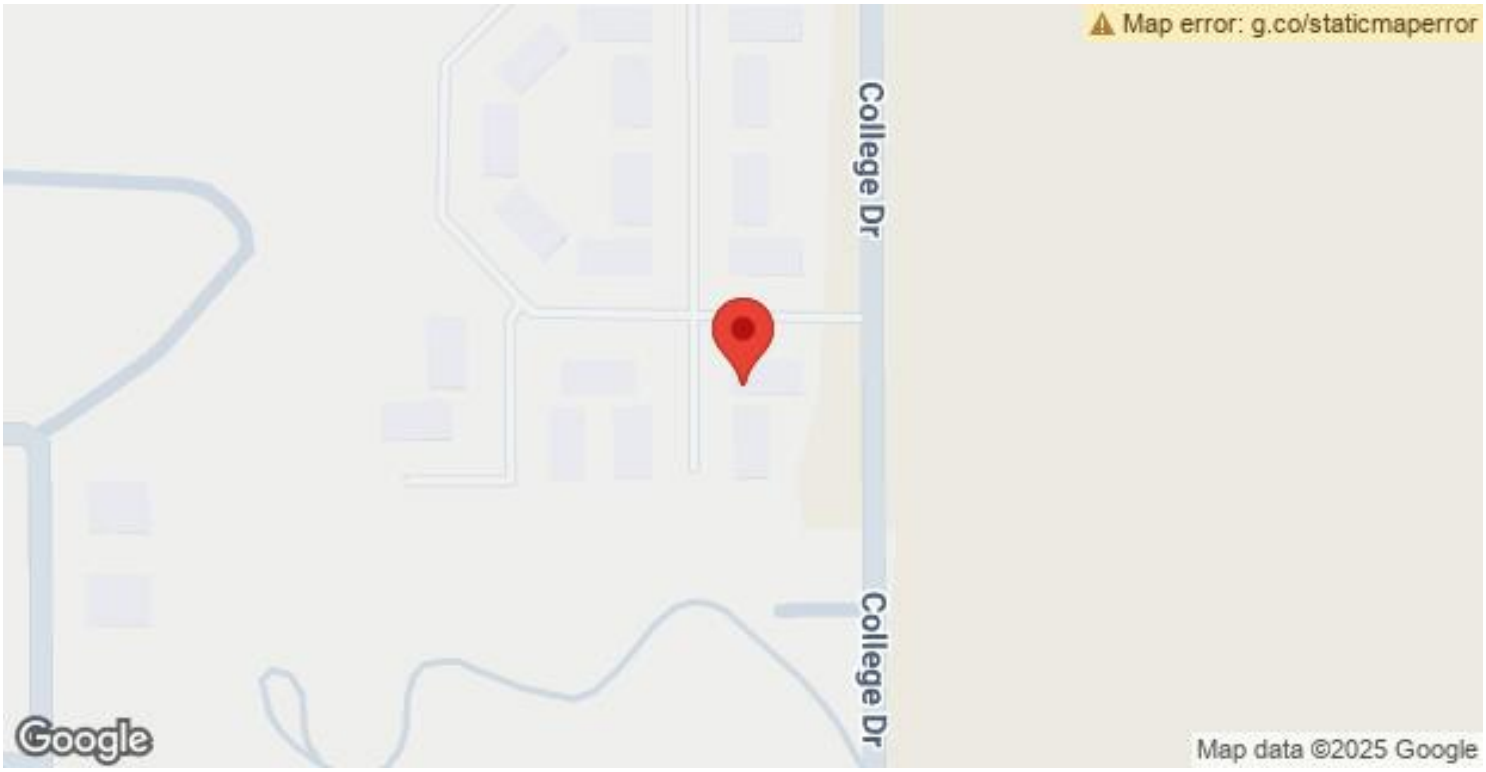
UNIT AMENITIES

- Air Conditioning
- Balcony
- Dishwasher
- Disposal
- Microwave
- Washer/Dryer
- Heating
- Kitchen
- Granite Countertops
- Ice Maker
- Refrigerator
- Range
- Wheelchair Accessible (Rooms)

SITE AMENITIES

- Property Manager on Site

Map of 815 College Dr New Town, ND 58763



ADDITIONAL PHOTOS



Building Photo



Primary Photo

Listing ID: 7926758 **Date on Market:** 9/18/2014 **Last Updated:** 3/10/2025

Address: Dakota Acres Phase II, New Town, ND

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COMMERCIAL REAL ESTATE REPORT Q2 2024

Bismarck, ND Metro Area

Select a Metro Area
Bismarck, ND Metro Area

Demographics and Economy

Demographics

0.3%	28.0%	9.9%	Net Migration 416 (2023) / 293 (2022)
population growth (2022) *U.S.: 0.4%*	share of renters (2022) *U.S.: 34.8%*	renter household formation (2022) *U.S.: 2.4%*	

Economy

6.8%	-100	-0.1%	7.8%
GDP growth (2022) *U.S.: 9.1%*	12-month job creation (June 2024)	1-year job growth (June 2024) *U.S.: 1.7%*	1-year wage growth (June 2024) *U.S.: 3.5%*

$73,180	2.1%	9.9%	International Migration 328 (2023) / 188 (2022)
Average wage per year (June 2024) *U.S.: $62,410*	unemployment rate (June 2024) *U.S.: 4.1%*	share of workers teleworking (2022) *U.S.: 17.9%*	

Commercial Real Estate by Sector

1. Office

Demand for office space is **weaker than nationwide** as this area has a slower absorption of office space. Despite weak conditions, rent prices rose faster than nationwide and vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Mo	Market Rent Growth 12 Mo	Market Rent/SF	Vacancy Rate
2024 Q2	-68,873	-201,491	1.2%	$19	9.0%
2023 Q2	63,872	221,485	2.8%	$19	4.6%

	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Total Sales Volume	Market Cap Rate
2024 Q2	4,554,733	0	0	$0.00M	10.6%
2023 Q2	4,554,733	25,000	25,000	$4.40M	10.1%

2. Multifamily

Demand for multifamily space is **weaker than nationwide** as this area has a slower absorption of multifamily space. Despite weaker conditions, rent prices rose faster than nationwide and vacancy rate is lower in this area.

	Absorption Units	Absorption Units 12 Months	Market Asking Rent Growth 12 Months	Market Asking Rent/Unit	Market Effective Rent/Unit	Vacancy Rate
2024 Q2	55	105	5.4%	$1,156	$1,152	3.2%
2023 Q2	49	120	6.0%	$1,097	$1,094	4.4%

	Inventory Units	Net Delivered Units	Net Delivered Units 12 Mo	Market Cap Rate
2024 Q2	6,967	0	26	9.7%
2023 Q2	6,941	91	143	9.2%

3. Retail

Demand for retail space is **stronger than nationwide** as this area has a faster absorption of retail space. Despite strong conditions, rent prices rose slower than nationwide. However, vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
2024 Q2	12,559	36,563	2.4%	$18	4.0%
2023 Q2	11,093	95,323	2.5%	$17	4.2%

	Inventory SF	Market Cap Rate	Total Sales Volume	Transaction Sale Price/SF
2024 Q2	7,922,724	7.8%	$1.04M	$170
2023 Q2	7,905,034	7.8%	$1.05M	$113

4. Industrial

Demand for industrial space is **stronger than nationwide** as this area has a faster absorption of industrial space. Despite strong conditions, rent prices rose slower than nationwide. However, vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
2024 Q2	52,359	124,563	3.0%	$10	1.2%
2023 Q2	22,940	281,558	6.2%	$10	2.3%

	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Market Cap Rate	Total Sales Volume
2024 Q2	5,916,758	0	65,000	10.3%	$0.00M
2023 Q2	5,851,758	12,860	237,393	9.6%	$0.60M

Sources: NAR analysis on data from the U.S. Census Bureau, U.S. Bureau of Labor Statistics, Bureau of Economic Analysis, CoStar

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NATIONAL ASSOCIATION OF REALTORS®

COMMERCIAL REAL ESTATE REPORT Q2 2024

Fargo, ND-MN Metro Area

Select a Metro Area
Fargo, ND-MN Metro Area

Demographics and Economy

Demographics

2.6%	43.4%	-3.1%	Net Migration 2,898 (2023) / 2,290 (2022)
population growth (2022) *U.S.: 0.4%*	share of renters (2022) *U.S.: 34.8%*	renter household formation (2022) *U.S.: 2.4%*	

Economy

7.6%	2,400	1.6%	4.3%
GDP growth (2022) *U.S.: 9.1%*	12-month job creation (June 2024)	1-year job growth (June 2024) *U.S.: 1.7%*	1-year wage growth (June 2024) *U.S.: 3.5%*

$59,100	2.0%	10.0%	International Migration 1,240 (2023) / 757 (2022)
Average wage per year (June 2024) *U.S.: $62,410*	unemployment rate (June 2024) *U.S.: 4.1%*	share of workers teleworking (2022) *U.S.: 17.9%*	

Commercial Real Estate by Sector

1. Office

Demand for office space is **stronger than nationwide** as this area has a faster absorption of office space. As a result, rent prices rose faster than nationwide and vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Mo	Market Rent Growth 12 Mo	Market Rent/SF	Vacancy Rate
2024 Q2	-587	434,431	1.2%	$21	3.3%
2023 Q2	-6,489	-290,489	3.1%	$20	5.8%

	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Total Sales Volume	Market Cap Rate
2024 Q2	11,068,482	0	171,274	$6.39M	10.8%
2023 Q2	10,897,208	3,200	44,817	$0.94M	10.4%

2. Multifamily

Demand for multifamily space is **weaker than nationwide** as this area has a slower absorption of multifamily space. Despite weaker conditions, rent prices rose faster than nationwide and vacancy rate is lower in this area.

	Absorption Units	Absorption Units 12 Months	Market Asking Rent Growth 12 Months	Market Asking Rent/Unit	Market Effective Rent/Unit	Vacancy Rate
2024 Q2	325	670	2.5%	$1,024	$1,018	6.2%
2023 Q2	177	306	6.0%	$1,000	$995	5.4%

	Inventory Units	Net Delivered Units	Net Delivered Units 12 Mo	Market Cap Rate
2024 Q2	38,309	193	1,042	9.0%
2023 Q2	37,267	204	797	8.8%

3. Retail

Demand for retail space is **stronger than nationwide** as this area has a faster absorption of retail space. As a result, rent prices rose faster than nationwide and vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
2024 Q2	45,644	141,651	2.9%	$17	2.9%
2023 Q2	65,472	16,544	3.2%	$16	3.4%

	Inventory SF	Market Cap Rate	Total Sales Volume	Transaction Sale Price/SF
2024 Q2	15,350,649	8.5%	$14.07M	$102
2023 Q2	15,288,193	8.5%	$4.21M	$142

4. Industrial

Demand for industrial space is **stronger than nationwide** as this area has a faster absorption of industrial space. Despite strong conditions, rent prices rose slower than nationwide. However, vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
2024 Q2	387,225	1,101,365	3.4%	$9	4.0%
2023 Q2	116,020	955,757	6.4%	$9	5.1%

	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Market Cap Rate	Total Sales Volume
2024 Q2	20,641,608	497,214	924,714	10.7%	$4.46M
2023 Q2	19,716,894	217,924	1,408,756	10.1%	$0.78M

Sources: NAR analysis on data from the U.S. Census Bureau, U.S. Bureau of Labor Statistics, Bureau of Economic Analysis, CoStar

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Exhibit F

Appendix - Income Statement & Rent Roll

Lynd Management Group, LLC - Fairways at Hunter Run

RENT ROLL DETAIL

12/27/2024 12:32 PM

As of Date: 12/27/2024

Parameters: Properties: - all subproperties-; Show All Unit Designations or Filter by: ALL; Subjournals: ALL; Sort by: Unit; Report Type: Details + Summary; Exclude Formers?: Yes; Show Unit Rent as: Market + Add

Amt / SQFT: Market = 90,108 SQFT; Leased = 64,564 SQFT;

Floorplan	# Units	Average SQFT	Average Market + Addl.	Market + Addl. Amt/SQFT	Average Leased	Leased Amt/SQFT	Units Occupied	Occupancy %	Units Available
1x1 LG	12	728	1167.5	1.6	1003.5	1.38	4	33.33	8
1x1 SM	12	542	1042.5	1.92	883.4	1.63	5	41.67	6
2x2 LG	24	973	1292.5	1.33	1108.1	1.14	20	83.33	6
2x2 SM	18	814	1256.5	1.54	1082.23	1.33	13	72.22	4
3X3 LG	6	1162	1607.5	1.38	1376.4	1.18	5	83.33	2
3x3 SM	24	1054	1557.5	1.48	1302.58	1.24	19	79.17	5
Studio	12	383	906.5	2.37	818.53	2.14	8	66.67	4
Totals / Averages:	**108**	**834**	**1278.33**	**1.53**	**1119.48**	**1.28**	**74**	**68.52**	**35**

Lynd Management Group, LLC - Fairways at Hunter Run

RENT ROLL DETAIL

12/27/2024 12:32 PM

As of Date: 12/27/2024

Parameters: Properties: - all subproperties-; Show All Unit Designations or Filter by: ALL; Subjournals: ALL; Sort by: Unit; Report Type: Details + Summary; Exclude Formers?: Yes; Show Unit Rent as: Market + Addl.

Occupancy and Rents Summary for Current Date

Unit Status	Market + Addl.	# Units	Potential Rent
Vacant Leased	2600	2	2600
Admin/Down	1256.5	1	1256.5
Vacant Not Leased	37254.5	31	37254.5
Occupied, no NTV	91199	70	77777.25
Occupied, NTV	5750	4	5064
Occupied NTV Leased	0	0	0
Totals:	**138060**	**108**	**123952.25**

Summary Billing by Transaction Code for Current Date

Code	Amount
CABLETV	1892
ELECTRIC	4499
EMPLCRED	-535
GARAGE	1150
HOUSING	4509
LBINSFEE	1022
MTOM	869.7
PEST CONTROL	306
PETRENT	380
RENT	78332.25
TRASHUTIL	127.5
UTILADMIN	96
WATER	1827
Total:	**94475.45**

Summary Billing by Sub Journal for Current Date

Sub Journal	Amount
HOUSING	5274
RESIDENT	89201.45
Total:	**94475.45**

Fairways at Hunter Run
Rolling 12 Month Income Statement with Capex

Reporting Book: ACCRUAL
As of Date: 01/01/2025
Location: Fairways at Hunter Run

	12/31/2023	12/31/2024	11/30/2024	10/31/2024	09/30/2024	08/31/2024	07/31/2024	06/30/2024	05/31/2024	04/30/2024	03/31/2024	02/29/2024	01/31/2024	Total
RENTAL INCOME														
5100-0001 - Market Rent	118,572	121,500	120,256	123,004	121,760	121,760	121,760	121,760	121,760	121,760	121,760	119,040	118,572	1,454,692
5100-0200 - Gain/(Loss) to Lease	(8,407)	(3,031)	(1,708)	(5,965)	(3,888)	(5,465)	(6,934)	(5,188)	(6,392)	(7,101)	(8,159)	(6,900)	(7,723)	(68,453)
Gross Potential Rent	110,165	118,469	118,548	117,039	117,872	116,295	114,826	116,572	115,368	114,659	113,601	112,140	110,849	1,386,239
Concessions														
5100-0202 - Concessions	(200)	(2,309)	(2,555)	575	(1,450)	(1,850)	0	675	(2,289)	(314)	(384)	(5,542)	532	(14,911)
5100-0207 - Preferred Employer Concessions	(87)	0	0	0	0	0	0	0	(13)	(50)	(50)	(50)	(50)	(213)
TOTAL Concessions	(287)	(2,309)	(2,555)	575	(1,450)	(1,850)	0	675	(2,302)	(364)	(434)	(5,592)	482	(15,124)
Effective Rent Potential	109,878	116,161	115,993	117,614	116,422	114,445	114,826	117,247	113,066	114,295	113,167	106,548	111,331	1,371,115
Other Reductions in Rent														
5100-0201 - Vacancy	(22,588)	(33,271)	(30,428)	(29,552)	(25,010)	(24,046)	(21,014)	(16,841)	(15,261)	(15,779)	(12,511)	(18,418)	(17,672)	(259,802)
5100-0203 - Administrative/Down/Model Units	(7,804)	(1,099)	(1,099)	(1,099)	(1,099)	(1,099)	(1,099)	(5,838)	(5,838)	(5,838)	(8,036)	(7,780)	(7,804)	(47,728)
5100-0204 - Employee Units	77	(535)	(535)	(1,053)	(1,052)	(1,052)	(604)	(1,053)	(1,959)	(555)	(555)	(1,110)	0	(10,063)
5100-0205 - Bad Debt, net of reimbursements	(9,731)	(4,951)	(2,047)	39	2,104	(13,433)	(5,393)	(176)	(3,233)	(20,330)	(1,795)	(15,882)	(20,135)	(85,232)
TOTAL Other Reductions in Rent	(40,046)	(39,856)	(34,109)	(31,665)	(25,057)	(39,630)	(28,110)	(23,908)	(26,291)	(42,502)	(22,897)	(43,190)	(45,611)	(402,825)
NET RENTAL INCOME	69,832	76,306	81,884	85,949	91,365	74,815	86,717	93,339	86,775	71,793	90,270	63,358	65,720	968,290
OTHER INCOME AND FEES														
5200-0107 - Insurance Fees: Liab Ins Fee	958	997	1,041	1,054	1,144	897	1,070	1,200	1,180	937	1,222	926	775	12,443
TOTAL OTHER INCOME AND FEES	958	997	1,041	1,054	1,144	897	1,070	1,200	1,180	937	1,222	926	775	12,443
FINANCIAL/INVESTMENT INCOME														
5400-0001 - Interest Income - Operations	77	0	0	0	0	0	0	0	0	5	6	36	113	161
TOTAL FINANCIAL/INVESTMENT INCOME	77	0	0	0	0	0	0	0	0	5	6	36	113	161
UTILITIES INCOME														
5300-0001 - Utilities Income - Water & Sewer	468	1,823	1,729	1,692	1,686	1,300	1,427	1,466	1,240	947	996	684	631	15,621
5300-0002 - Utilities Income - Cable	897	1,875	1,803	1,854	1,840	1,345	1,500	1,624	1,584	1,258	1,408	1,055	780	17,926
5300-0003 - Utilities Income - Trash	0	118	39	10	0	0	0	0	0	0	0	0	0	167
5300-0004 - Utilities Income - Electric	1,272	4,443	4,340	4,308	4,377	3,411	3,856	3,962	3,363	2,667	2,871	1,945	1,736	41,279
5300-0007 - Utilities Income - Pest Control	168	302	289	299	309	224	264	278	244	178	237	171	147	2,942
5300-0008 - Utilities Income - Admin Fee	0	89	25	5	0	0	0	0	0	0	0	0	0	119
TOTAL UTILITIES INCOME	2,805	8,650	8,225	8,168	8,212	6,280	7,047	7,330	6,431	5,050	5,512	3,855	3,294	78,054
TOTAL OPERATING INCOME	73,672	85,953	91,150	95,171	100,721	81,992	94,834	101,869	94,386	77,785	97,010	68,175	69,902	1,058,948
CONTROLLABLE EXPENSES														
MAINTENANCE AND OPERATING EXPENSES														
6200-0001 - MAINT: Repairs/ Supplies	294	1,769	0	0	0	711	0	488	481	639	131	0	428	4,648
6200-0002 - MAINT: Repairs/ Supplies - Plumbing	54	99	0	6,786	435	39	0	0	0	0	409	0	364	8,133
6200-0003 - MAINT: Repairs/ Supplies - Electrical	0	0	0	0	0	0	0	0	0	0	0	0	46	46
6200-0004 - MAINT: Repairs/ Supplies - HVAC	0	0	0	0	0	0	0	0	0	0	0	0	217	217
6200-0006 - MAINT: Repairs/ Supplies - Painting	0	0	0	0	0	0	0	0	68	0	0	0	351	420
6200-0031 - MAINT: Repairs/ Supplies - Parking Lot	0	0	0	0	108	0	0	0	0	0	0	0	0	107
6200-0075 - MAINT: Supplies - Janitor/Cleaning	131	185	0	0	57	130	0	0	378	0	0	0	20	771
6200-0076 - MAINT: Supplies - Exterminating	0	0	0	0	86	0	0	0	0	0	0	0	0	87
6200-0077 - MAINT: Supplies - Grounds	32	0	0	0	0	0	0	0	0	0	0	0	302	301
6200-0078 - MAINT: Supplies - Light Bulbs Int & Ext	239	0	0	0	0	0	0	0	0	0	0	0	0	0
6200-0079 - MAINT: Supplies - Keys, Locks, Gates	181	0	0	0	0	0	0	0	0	0	0	0	181	181
6200-0080 - MAINT: Supplies - Hardware/Tools/Small Equip	0	158	0	0	301	0	0	0	0	0	0	60	0	520
6200-0102 - MAINT: Fire System Maintenance/ Inspection	2,289	480	1,140	1,305	480	480	480	480	480	480	480	(1,020)	5,700	10,965
TOTAL MAINT AND OPERATING EXPENSES	3,220	2,691	1,140	8,091	1,467	1,360	480	968	1,407	1,119	1,020	(960)	7,609	26,396
CONTRACT SERVICES														
6300-0001 - Contract - Exterminating	4,979	0	0	3,400	0	0	0	(2,100)	700	700	700	860	0	4,260
6300-0003 - Contract - Garbage & Trash Removal	1,463	2,190	2,190	2,921	2,088	1,460	1,460	1,460	1,460	1,460	1,460	1,460	1,463	21,071
6300-0014 - Contract - HVAC/Chiller System	0	651	0	0	1,683	0	0	0	0	0	0	0	0	2,333
6300-0016 - Contract - Uniform Expense	0	0	0	0	0	0	0	0	0	0	0	0	75	75
TOTAL CONTRACT SERVICES	6,442	2,841	2,190	6,321	3,771	1,460	1,460	(640)	2,160	2,160	2,160	2,320	1,538	27,739
MAKE READY AND DECORATING														
6400-0001 - MR: Janitor/Cleaning Contract	0	0	0	0	(1,790)	4,382	0	0	0	0	0	0	0	2,592
6400-0005 - MR: Painting Supplies	854	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL MAKE READY AND DECORATING	854	0	0	0	(1,790)	4,382	0	0	0	0	0	0	0	2,592
UTILITIES EXPENSE														
6700-0001 - Utilities - Electricity	12,382	12,268	8,914	8,581	9,191	9,424	8,674	9,761	11,155	13,853	12,938	16,700	12,841	134,298
6700-0025 - Utilities - Water & Sewer	5,737	5,744	4,502	8,654	6,489	4,764	4,604	5,246	4,896	4,252	7,397	6,635	5,534	68,722
6700-0075 - Utilities - Cable/Internet Service	5,815	6,291	6,291	6,291	6,049	6,050	6,049	6,049	6,050	6,050	6,049	6,641	6,161	74,018
TOTAL UTILITIES EXPENSE	23,934	24,303	19,707	23,526	21,729	20,238	19,327	21,056	22,101	24,155	26,384	29,976	24,536	277,038
ADVERTISING/BUSINESS PROMOTION														
6500-0003 - Marketing - Internet/ Reputation Management	1,856	384	383	372	385	387	434	1,286	2,112	1,875	1,283	1,558	1,558	12,016
6500-0009 - Marketing - Resident Referral Concessions	0	0	0	0	0	0	0	0	0	0	1,000	0	0	1,000
6500-0010 - Marketing - Other	145	185	185	185	185	185	185	185	185	185	265	145	145	2,220
TOTAL ADVERTISING/BUSINESS PROMOTION	2,001	569	568	557	570	572	619	1,471	2,297	2,060	2,548	1,703	1,703	15,236
PAYROLL AND BENEFITS														
6100-0001 - Payroll - Manager	3,368	4,013	3,520	3,520	3,520	5,280	3,520	3,520	3,520	3,520	5,280	3,520	2,992	45,726
6100-0007 - Payroll - Maintenance	4,379	2,413	0	2,231	2,944	4,559	3,979	4,019	3,662	6,098	8,924	4,410	4,013	47,252
6100-0009 - Payroll - Housekeeping	1,455	0	0	0	0	0	0	0	1,440	0	1,509	571	1,544	5,064
6100-0025 - Payroll - Overtime - Office	0	0	0	0	0	0	0	0	0	0	0	0	1	1
6100-0026 - Payroll - Overtime - Maintenance	(697)	0	0	0	0	492	924	314	1,374	17	1,267	0	366	4,755
6100-0050 - Payroll - Employee Bonuses	0	0	0	0	0	3,217	0	845	657	130	948	765	0	6,562
6100-0051 - Payroll - Employee Commissions	500	600	400	0	0	0	0	1,400	1,200	1,600	1,250	1,675	900	9,025
6100-0075 - Payroll - Taxes	727	322	323	459	520	1,081	674	825	971	922	1,588	910	820	9,414
6100-0100 - Payroll - Employee Benefits	360	189	192	781	503	595	372	439	510	1,867	768	453	437	7,107
TOTAL PAYROLL AND BENEFITS	10,092	7,537	4,435	6,991	7,487	15,224	9,469	11,362	13,334	14,154	21,534	12,304	11,073	134,906
ADMINISTRATIVE EXPENSES														
6600-0002 - Admin - Office Expense	0	0	0	0	2	32	0	0	100	0	297	0	703	1,133
6600-0003 - Admin - Postage & Overnight	45	66	0	20	108	13	65	73	1	39	99	1	1	484
6600-0004 - Admin - Tenant/Employee Screens	154	258	367	146	158	311	159	159	204	242	252	254	300	2,811
6600-0006 - Admin - Legal/Eviction Fees	3,865	1,983	995	7,807	0	0	0	0	0	3,880	2,182	0	2,300	19,146
6600-0008 - Admin - Telephone Service	271	246	248	247	245	244	248	247	245	246	254	254	260	2,986
6600-0009 - Admin - Answering Service	57	59	59	54	60	60	60	59	59	60	60	60	60	711
6600-0010 - Admin - Bank Service Charges	142	696	753	758	758	702	769	903	736	764	0	103	155	7,096
6600-0049 - Admin - IT Services	516	457	456	429	461	466	463	470	464	482	505	497	511	5,660
6600-0050 - Admin - Software Expense	157	175	174	158	156	156	157	157	157	157	157	157	157	1,919
6600-0075 - Admin - Dues And Subscriptions	0	0	0	0	0	0	0	0	10	0	0	0	0	10

6600-0076 - Admin - Education, Meetings/Seminars	0	0	0	0	0	110	0	0	0	0	0	1,000	0	1,110
6600-0100 - Admin - Equipment Rental/Storage	131	130	130	130	220	131	131	130	0	130	130	130	131	1,523
6650-0001 - Admin - Travel Expenses	187	0	0	0	0	0	0	0	0	0	0	0	0	0
6650-0003 - Admin - Air Fare Costs	3,287	0	0	1,321	0	0	0	0	0	2,283	0	0	0	3,604
6650-0004 - Admin - Car Rental	640	0	0	889	0	0	0	0	0	739	0	0	0	1,628
6650-0006 - Admin - Cab/Transportation	51	0	0	46	0	0	0	0	0	0	0	0	0	46
6650-0007 - Admin - Parking	0	0	0	0	0	0	0	0	0	180	0	0	0	180
6650-0008 - Admin - Lodging	1,217	0	0	0	0	0	0	0	0	714	0	0	0	715
6650-0009 - Admin - Meals/ Entertainment	329	0	0	224	0	0	0	0	0	0	0	0	0	223
6650-0010 - Admin - Vehicle/Gasoline Expense	94	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL ADMINISTRATIVE EXPENSES	11,143	4,070	3,182	12,229	2,168	2,225	2,052	2,198	1,976	9,916	3,936	2,456	4,578	50,985
TOTAL CONTROLLABLE EXPENSES	57,686	42,011	31,222	57,715	35,402	45,461	33,407	36,415	43,275	53,564	57,582	47,799	51,037	534,892
NON-CONTROLLABLE EXPENSE														
MANAGEMENT FEES														
7000-0001 - MGMT: Management Fee	3,813	3,837	4,270	4,965	4,923	4,915	4,579	4,499	4,864	4,196	3,811	4,473	4,708	54,040
TOTAL MANAGEMENT FEES	3,813	3,837	4,270	4,965	4,923	4,915	4,579	4,499	4,864	4,196	3,811	4,473	4,708	54,040
TAXES AND INSURANCE														
7100-0001 - Taxes - Real Estate	(79,201)	(7,771)	5,491	5,491	5,491	5,491	5,492	5,491	5,491	5,491	5,491	5,491	5,491	52,632
7100-0004 - Taxes - Misc/Licenses/Permits	0	0	99	240	(155)	438	939	20	135	0	900	0	0	2,616
7100-0025 - Insurance - Property/Liability	6,604	9,079	10,065	10,064	10,064	10,064	10,064	10,064	10,064	10,064	9,477	9,478	9,478	118,025
7100-0030 - Insurance - Renters	1,053	734	702	1,017	491	664	1,042	843	465	1,083	757	434	566	8,797
TOTAL TAXES AND INSURANCE	(71,544)	2,042	16,357	16,812	15,891	16,657	17,537	16,418	16,155	16,638	16,625	15,403	15,535	182,070
PROFESSIONAL SERVICES														
7200-0001 - PROF: Professional Services	0	0	0	0	0	0	2,500	0	0	0	0	0	0	2,500
7200-0003 - PROF: Tax Preparation Fees	0	4,000	0	0	0	0	0	0	3,500	0	0	0	0	7,500
TOTAL PROFESSIONAL SERVICES	0	4,000	0	0	0	0	2,500	0	3,500	0	0	0	0	10,000
TOTAL NON-CONTROLLABLE EXPENSE	(67,731)	9,879	20,627	21,777	20,814	21,572	24,616	20,917	24,519	20,834	20,436	19,876	20,243	246,110
TOTAL OPERATING EXPENSES	(10,045)	51,890	51,849	79,492	56,216	67,033	58,023	57,332	67,794	74,398	78,018	67,675	71,280	781,002
NET OPERATING INCOME (LOSS)	90,792	39,684	45,609	21,147	50,646	16,385	42,381	50,146	33,311	3,937	27,763	3,462	6,919	341,390
FINANCIAL EXPENSES														
8000-0001 - Interest on Mortgage Payable	22,089	21,496	21,547	21,597	21,647	21,697	21,747	21,796	21,750	21,894	21,943	21,992	22,041	261,147
8000-0175 - Other Mortgage Expense	2,514	0	0	0	0	0	0	0	0	0	2,374	2,373	2,373	7,121
8100-0010 - FIN: Asset Management Fees	1,204	1,211	1,348	1,568	1,554	1,553	1,446	1,421	1,536	1,325	1,203	1,413	1,487	17,065
TOTAL FINANCIAL EXPENSES	25,807	22,707	22,895	23,165	23,201	23,250	23,193	23,217	23,286	23,219	25,520	25,778	25,901	285,333
TOTAL EARNINGS BEFORE DEPR & AMORT	64,985	16,977	22,714	(2,018)	27,445	(6,865)	19,188	26,929	10,025	(19,282)	2,243	(22,316)	(18,982)	56,058
DEPRECIATION & AMORTIZATION														
8500-0001 - Depreciation Expense	33,177	34,600	34,044	33,488	33,597	33,271	33,271	33,271	33,250	33,247	33,246	32,873	32,422	400,579
8500-0002 - Amortization Expense	656	657	655	655	655	656	656	656	656	656	656	655	656	7,871
TOTAL DEPRECIATION & AMORTIZATION	33,833	35,257	34,699	34,143	34,252	33,927	33,927	33,927	33,906	33,903	33,902	33,528	33,078	408,450
NET INCOME/(LOSS)	31,152	(18,280)	(11,985)	(36,161)	(6,807)	(40,792)	(14,739)	(6,998)	(23,881)	(53,185)	(31,659)	(55,844)	(52,060)	(352,392)
TOTAL CAPITAL EXPENDITURES														
CAPITAL EXPENDITURES - FIXED ASSETS														
1410-0002 - Replaced Exterior Painting	0	0	0	0	0	0	10,428	0	0	0	0	0	0	10,428
1410-0004 - Replaced Doors/ Windows	1,765	0	0	0	0	0	538	0	0	0	0	0	362	900
1410-0025 - Replaced Structural/Building - Fire	0	0	0	0	0	0	0	0	0	0	0	0	804	804
1410-0026 - Replaced Structural/Building	0	0	0	0	0	0	0	0	0	(21,819)	13,274	0	11,490	2,945
1410-0053 - Replaced Window Coverings	326	0	0	0	0	0	0	0	0	0	0	0	101	101
1410-0054 - Replaced Appliances	351	0	0	0	0	0	0	0	0	0	0	8,667	0	8,667
1410-0101 - Replaced Building/Office Equipment	0	203	0	0	0	0	0	0	0	0	0	0	185	388
1410-0102 - Replaced Maintenance Equipment	503	0	0	0	0	0	0	0	0	0	0	0	0	0
1410-0126 - Replaced Plumbing/Hot Water/Pool	6,116	0	0	0	0	0	10,524	0	0	0	0	34	0	10,557
1410-0151 - Replaced Flooring	12,233	(3,782)	0	0	0	0	0	0	2,561	0	1,730	34,000	8,569	43,079
1410-0200 - Replaced Signage - Fixed	244	0	0	0	0	0	0	0	0	0	0	0	0	0
1410-0326 - Insurance Proceeds (Contra)	(90,639)	(4,205)	0	0	0	0	0	0	0	0	0	0	44,167	39,961
TOTAL CAPEX - FIXED ASSETS	(69,101)	(7,784)	0	0	0	0	21,490	0	2,561	(21,819)	15,004	42,701	65,678	117,830
CAPITAL EXPENDITURES - REDEVELOPMENT														
1500-0200 - Rehab-INT: Interior Improvements	0	0	66,631	0	0	0	0	0	0	0	0	0	0	66,630
TOTAL CAPEX - REDEVELOPMENT	0	0	66,631	0	0	0	0	0	0	0	0	0	0	66,630
TOTAL CAPITAL EXPENDITURES	(69,101)	(7,784)	66,631	0	0	0	21,490	0	2,561	(21,819)	15,004	42,701	65,678	184,460

Created on: 03/14/2025 4:30 PM CST

RENT ROLL DETAIL

As of 01/24/2024

Parameters: Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Formers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl.;

Amt / SQFT: Market = 90,108 SQFT; Leased = 73,043 SQFT;

Floorplan	# Units	Average SQFT	Average Market + Addl.	Market + Addl.	Average Leased	Leased Amt / SQFT	Units Occupied	Occupancy %	Units Available
1x1 LG	12	728	1,104.00	1.52	942.13	1.29	8	66.67	4
1x1 SM	12	542	964.00	1.78	880.40	1.62	5	41.67	2
2x2 LG	24	973	1,241.00	1.28	1,035.43	1.06	23	95.83	0
2x2 SM	18	814	1,190.00	1.46	1,008.30	1.24	10	55.56	3
3X3 LG	6	1,162	1,535.00	1.32	1,255.67	1.08	6	100.00	0
3x3 SM	24	1,054	1,464.00	1.39	1,198.91	1.14	22	91.67	4
Studio	12	383	839.00	2.19	753.40	1.97	10	83.33	2
totals / averages:	**108**	**834**	**1,207.72**	**1.45**	**1,039.06**	**1.19**	**84**	**77.78**	**15**

occupancy and rents summary for current date

unit status	Market + Addl.	# units	potential rent
Occupied, no NTV	99,785.00	81	83,571.00
Occupied, NTV	4,118.00	3	3,710.00
Occupied NTV Leased		0	-
Vacant Leased	4,585.00	4	4,585.00
Admin/Down	8,616.00	8	8,616.00
Vacant Not Leased	13,330.00	12	13,330.00
totals:	**130,434.00**	**108**	**113,812.00**

summary billing by sub journal for current date

sub journal	amount
HOUSING	539.00
RESIDENT	93,802.10
total:	**94,341.10**

summary billing by transaction code for current date

code	amount
CABLETV	1,183.00
CONC/SPECL	(2,200.00)

Parameters: Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Formers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl.;

summary billing by transaction code for current date

code	amount
ELECTRIC	2,097.00
GARAGE	1,250.00
HOUSING	539.00
LBINSFEE	1,162.00
MTOM	2,261.10
PEP	(50.00)
PEST CONTROL	219.00
PETRENT	395.00
RENT	86,742.00
WATER	743.00
total:	**94,341.10**

Fairways at Hunter Run
Rolling 12 Month Income Statement

Reporting Book:
As of Date:
Location:

	12/31/2023	11/30/2023	10/31/2023	9/30/2023	8/31/2023	7/31/2023	6/30/2023	5/31/2023	4/30/2023	3/31/2023	2/28/2023	1/31/2023	Total
RENTAL INCOME													
5100-0001 - Market Rent	118,572	117,750	117,750	118,008	118,008	118,008	118,008	113,609	113,609	113,609	113,609	112,047	1,392,587
5100-0200 - Gain/(Loss) to Lease	-8,407	-8,257	-8,583	-9,967	-16,219	-20,026	-10,462	-9,734	-9,516	-6,638	-4,195	-4,513	-116,517
Gross Potential Rent	110,165	109,494	109,167	108,041	101,789	97,982	107,546	103,875	104,093	106,971	109,414	107,534	1,276,071
Concessions													
5100-0202 - Concessions	-200	-1,471	-2,080	-6,258	957	-450	-2,503	-2,881	-11,074	-10,455	-3,275	-9,211	-48,900
5100-0207 - Preferred Employer Concessions	-87	-15	-100	-150	-150	-250	-250	-64	0	0	0	0	-1,066
5100-0208 - Charitable Waiver	0	0	0	0	0	0	0	0	0	16	0	0	16
TOTAL Concessions	-287	-1,486	-2,180	-6,408	807	-700	-2,753	-2,945	-11,074	-10,439	-3,275	-9,211	-49,950
Effective Rent Potential	109,878	108,009	106,987	101,633	102,596	97,282	104,793	100,930	93,019	96,532	106,139	98,323	1,226,121
Other Reductions in Rent													
5100-0201 - Vacancy	-22,588	-16,019	-17,216	-23,849	-22,278	-19,065	-11,552	-14,114	-17,274	-22,229	-32,523	-25,854	-244,560
5100-0203 - Administrative/Down/Model Units	-7,804	-8,615	-8,615	-9,164	-1,086	-1,086	-8,200	-7,774	-7,774	-7,774	-5,111	-5,111	-78,114
5100-0204 - Employee Units	77	-400	-507	0	0	0	-112	-139	-783	-1,834	-2,298	-2,298	-8,294
5100-0205 - Bad Debt, net of reimbursements	-9,731	-238	-1,405	-2,024	-20,544	-1,260	-1,806	-1,058	-870	-2,266	-2,659	-3,024	-46,885
TOTAL Other Reductions in Rent	-40,046	-25,272	-27,743	-35,037	-43,908	-21,411	-21,670	-23,085	-26,701	-34,103	-42,591	-36,287	-377,853
NET RENTAL INCOME	69,832	82,738	79,244	66,596	58,688	75,871	83,123	77,845	66,318	62,429	63,548	62,036	848,268
OTHER INCOME AND FEES													
5200-0101 - Misc Income	0	0	0	0	0	0	0	0	750	0	0	0	750
5200-0107 - Insurance Fees: Liab Ins Fee	958	1,149	1,131	918	822	1,120	1,206	1,152	1,059	967	893	921	12,297
TOTAL OTHER INCOME AND FEES	958	1,149	1,131	918	822	1,120	1,206	1,152	1,809	967	893	921	13,047
FINANCIAL/INVESTMENT INCOME													
5400-0001 - Interest Income - Operations	77	53	68	66	68	91	132	178	206	316	116	72	1,442
TOTAL FINANCIAL/INVESTMENT INCOME	77	53	68	66	68	91	132	178	206	316	116	72	1,442
UTILITIES INCOME													
5300-0001 - Utilities Income - Water & Sewer	468	415	215	151	83	109	117	57	29	5	1	213	1,863
5300-0002 - Utilities Income - Cable	897	917	711	778	826	1,103	1,056	1,260	1,084	988	324	490	10,434
5300-0004 - Utilities Income - Electric	1,272	1,127	685	492	281	362	377	192	89	21	2	710	5,610
5300-0007 - Utilities Income - Pest Control	168	194	173	151	83	109	117	57	29	5	1	213	1,300
5300-0025 - Utilities Income - Other	0	0	50	0	0	0	0	0	0	0	0	0	50
TOTAL UTILITIES INCOME	2,805	2,653	1,834	1,572	1,273	1,683	1,667	1,566	1,231	1,019	328	1,626	19,257
TOTAL OPERATING INCOME	73,672	86,593	82,277	69,152	60,851	78,765	86,128	80,741	69,564	64,731	64,885	64,655	882,014
CONTROLLABLE EXPENSES													
MAINTENANCE AND OPERATING EXPENSES													
6200-0001 - MAINT: Repairs/ Supplies	294	220	750	663	0	41	123	149	-69	1,757	246	88	4,261
6200-0002 - MAINT: Repairs/ Supplies - Plumbing	54	358	557	1,252	0	0	0	0	156	589	0	0	2,966
6200-0003 - MAINT: Repairs/ Supplies - Electrical	0	24	83	212	0	0	80	54	0	81	9	0	545
6200-0004 - MAINT: Repairs/ Supplies - HVAC	0	468	44	118	155	0	0	0	0	0	0	0	785
6200-0006 - MAINT: Repairs/ Supplies - Painting	0	0	0	176	0	0	0	0	0	0	118	15	309
6200-0028 - MAINT: Repairs/ Supplies - Doors/Glass/Windows	0	0	0	12	0	0	0	0	0	0	0	0	13
6200-0075 - MAINT: Supplies - Janitor/Cleaning	131	14	384	279	279	0	231	284	324	659	489	676	3,747
6200-0077 - MAINT: Supplies - Grounds	32	0	0	0	0	0	0	187	0	0	0	0	219
6200-0078 - MAINT: Supplies - Light Bulbs Int & Ext	239	195	124	592	0	0	163	0	0	0	99	0	1,413
6200-0079 - MAINT: Supplies - Keys, Locks, Gates	181	0	281	0	181	0	0	419	362	17	181	0	1,623
6200-0080 - MAINT: Supplies - Hardware/Tools/Small Equip	0	24	326	586	0	73	112	0	0	245	115	227	1,709
6200-0102 - MAINT: Fire System Maintenance/ Inspection	2,289	10,731	2,289	956	789	789	789	789	789	3,336	536	1,340	25,421
6200-0104 - MAINT: Repairs Contract - Flooring	0	0	0	1,555	0	0	0	0	0	644	0	0	2,199
TOTAL MAINT AND OPERATING EXPENSES	3,220	12,034	4,838	6,401	1,404	903	1,498	1,882	1,562	7,328	1,793	2,346	45,209
CONTRACT SERVICES													
6300-0001 - Contract - Exterminating	4,979	0	950	0	0	0	659	0	0	-1,032	344	2,347	8,247
6300-0003 - Contract - Garbage & Trash Removal	1,463	1,463	2,543	2,060	2,060	2,060	2,060	2,060	1,460	1,460	1,460	1,460	21,608
6300-0005 - Contract - Cleaning - Common Area	0	0	0	0	0	0	3,000	0	0	0	0	0	3,000
6300-0010 - Contract - Grounds/Landscaping	0	0	16,575	0	0	0	5,850	0	0	0	0	0	22,425
6300-0012 - Contract - Snow Removal	0	0	1,795	0	0	0	0	0	0	0	0	0	1,795
TOTAL CONTRACT SERVICES	6,442	1,463	21,863	2,060	2,060	2,060	11,569	2,060	1,460	428	1,804	3,807	57,075
MAKE READY AND DECORATING													
6400-0002 - MR: Flooring Cleaning/Repairs	0	0	0	34	0	0	0	0	0	0	0	0	34

6400-0005 - MR: Painting Supplies	854	116	-48	1,967	0	0	47	260	56	124	58	0	3,436
6400-0006 - MR: Plumbing FIxtures	0	0	0	0	0	0	0	76	0	0	0	0	76
6400-0007 - MR: Electrical/ Lighting Fixtures	0	0	70	143	0	0	0	0	0	93	0	0	306
6400-0008 - MR: Decorating Materials/Supplies	0	0	0	0	0	0	0	0	232	61	0	0	294
TOTAL MAKE READY AND DECORATING	854	116	22	2,144	0	0	47	336	288	278	58	0	4,146
UTILITIES EXPENSE													
6700-0001 - Utilities - Electricity	12,382	2,285	12,127	8,304	8,285	8,099	7,775	10,163	13,025	12,427	13,664	11,303	119,839
6700-0025 - Utilities - Water & Sewer	5,737	19,263	5,139	3,673	3,630	2,852	3,309	2,884	3,969	2,762	2,953	2,952	59,121
6700-0075 - Utilities - Cable/Internet Service	5,815	5,818	5,818	5,812	5,813	5,812	5,813	5,813	5,813	5,812	5,812	5,812	69,766
TOTAL UTILITIES EXPENSE	23,934	27,366	23,084	17,789	17,728	16,763	16,897	18,860	22,807	21,001	22,429	20,067	248,725
ADVERTISING/BUSINESS PROMOTION													
6500-0001 - Marketing - Promotional Items	0	0	0	0	0	0	0	162	0	0	0	0	162
6500-0003 - Marketing - Internet/ Reputation Management	1,856	3,485	1,563	1,560	1,555	1,571	1,552	1,550	1,473	1,478	1,512	1,437	20,590
6500-0004 - Marketing - Signage	0	0	0	0	0	0	0	53	0	0	0	0	52
6500-0007 - Marketing - Resident Functions	0	0	0	0	11	0	0	121	39	334	0	37	542
6500-0009 - Marketing - Resident Referral Concessions	0	1,000	1,500	0	500	500	0	1,000	1,000	0	0	500	6,000
6500-0010 - Marketing - Other	145	145	131	159	145	145	145	145	145	145	145	145	1,740
TOTAL ADVERTISING/BUSINESS PROMOTION	2,001	4,630	3,194	1,719	2,211	2,216	1,697	3,031	2,657	1,957	1,657	2,119	29,087
PAYROLL AND BENEFITS													
6100-0001 - Payroll - Manager	3,368	3,728	4,000	2,400	0	0	1,840	4,460	0	2,240	0	0	22,036
6100-0003 - Payroll - Assistant Manager	0	0	628	4,787	3,031	0	0	0	31	1,936	2,900	2,908	16,221
6100-0007 - Payroll - Maintenance	4,379	6,789	3,798	10,478	0	4,704	5,348	5,360	3,708	8,655	3,354	3,606	60,178
6100-0009 - Payroll - Housekeeping	1,455	315	0	0	0	0	0	0	0	0	0	0	1,770
6100-0025 - Payroll - Overtime - Office	0	0	0	157	118	0	0	0	0	307	181	329	1,093
6100-0026 - Payroll - Overtime - Maintenance	-697	10,653	6,005	0	0	317	373	782	1,331	1,549	680	513	21,506
6100-0050 - Payroll - Employee Bonuses	0	500	2,500	0	470	0	0	292	1,500	0	393	0	5,656
6100-0051 - Payroll - Employee Commissions	500	100	550	500	0	2,100	1,300	1,500	0	0	83	156	6,790
6100-0075 - Payroll - Taxes	727	1,724	1,408	1,087	299	549	699	982	506	1,336	754	775	10,843
6100-0100 - Payroll - Employee Benefits	360	1,150	805	1,243	152	604	992	547	283	1,657	1,373	1,370	10,538
6100-0127 - Payroll - 401k Employer Contributions	0	0	0	0	0	-242	0	0	30	40	87	86	0
TOTAL PAYROLL AND BENEFITS	10,092	24,959	19,694	20,652	4,070	8,032	10,552	13,923	7,389	17,720	9,805	9,743	156,631
ADMINISTRATIVE EXPENSES													
6600-0002 - Admin - Office Expense	0	-53	164	619	0	-23	-434	597	-438	1,115	412	100	2,060
6600-0003 - Admin - Postage & Overnight	45	1	57	4	6	7	83	232	56	11	55	0	557
6600-0004 - Admin - Tenant/Employee Screens	154	264	197	288	153	154	153	126	301	273	701	160	2,924
6600-0005 - Admin - Lease Costs	0	350	0	0	0	0	0	0	0	0	0	0	350
6600-0006 - Admin - Legal/Eviction Fees	3,865	0	0	0	0	0	0	0	0	0	0	0	3,865
6600-0008 - Admin - Telephone Service	271	264	280	416	371	272	245	247	248	265	255	260	3,393
6600-0009 - Admin - Answering Service	57	57	57	58	57	58	58	57	57	57	59	59	691
6600-0010 - Admin - Bank Service Charges	142	148	194	147	158	37	69	67	96	88	134	38	1,318
6600-0049 - Admin - IT Services	516	497	459	472	466	465	470	480	464	471	475	493	5,728
6600-0050 - Admin - Software Expense	157	157	157	158	158	158	158	156	157	157	139	113	1,824
6600-0075 - Admin - Dues And Subscriptions	0	377	0	0	0	0	0	0	0	0	0	0	377
6600-0076 - Admin - Education, Meetings/Seminars	0	0	0	0	0	0	0	6	46	190	750	0	992
6600-0100 - Admin - Equipment Rental/Storage	131	130	131	130	130	128	132	130	128	132	132	133	1,569
6650-0001 - Admin - Travel Expenses	187	0	0	0	0	0	0	0	0	0	0	0	187
6650-0003 - Admin - Air Fare Costs	3,287	0	0	4,439	0	0	0	35	105	105	0	0	7,971
6650-0004 - Admin - Car Rental	640	0	39	2,481	0	0	0	0	0	0	0	0	3,160
6650-0006 - Admin - Cab/Transportation	51	0	134	1,188	0	0	0	403	679	525	0	0	2,981
6650-0008 - Admin - Lodging	1,217	0	0	1,982	0	0	0	0	0	0	0	0	3,198
6650-0009 - Admin - Meals/ Entertainment	329	0	749	824	0	0	0	247	316	531	0	0	2,998
6650-0010 - Admin - Vehicle/Gasoline Expense	94	0	0	0	0	0	0	0	0	0	0	0	94
TOTAL ADMINISTRATIVE EXPENSES	11,143	2,192	2,618	13,206	1,499	1,256	934	2,783	2,215	3,920	3,112	1,356	46,237
TOTAL CONTROLLABLE EXPENSES	57,686	72,760	75,313	63,971	28,972	31,230	43,194	42,875	38,378	52,632	40,658	39,438	587,110
NON-CONTROLLABLE EXPENSE													
MANAGEMENT FEES													
7000-0001 - MGMT: Management Fee	3,813	3,549	3,903	4,001	3,531	3,493	3,385	3,488	3,411	3,406	3,620	3,436	43,033
TOTAL MANAGEMENT FEES	3,813	3,549	3,903	4,001	3,531	3,493	3,385	3,488	3,411	3,406	3,620	3,436	43,033
TAXES AND INSURANCE													
7100-0001 - Taxes - Real Estate	-79,201	11,917	11,917	11,917	11,917	11,917	11,917	11,917	11,917	11,917	11,917	11,917	51,886
7100-0004 - Taxes - Misc/Licenses/Permits	0	0	0	0	285	240	0	1,182	2,179	670	0	0	4,557
7100-0025 - Insurance - Property/Liability	6,604	5,797	5,796	5,796	5,796	5,797	5,797	5,797	5,796	5,890	5,889	5,890	70,644
7100-0030 - Insurance - Renters	1,053	808	656	374	740	515	877	849	783	711	630	774	8,772
TOTAL TAXES AND INSURANCE	-71,544	18,522	18,369	18,087	18,738	18,469	18,591	19,745	20,675	19,188	18,436	18,581	135,859
PROFESSIONAL SERVICES													
7200-0003 - PROF: Tax Preparation Fees	0	0	0	0	0	0	0	8,000	0	0	0	6,000	14,000
7200-0008 - PROF: Legal Fees	0	7,617	54	0	0	0	0	210	0	0	0	0	7,882
TOTAL PROFESSIONAL SERVICES	0	7,617	54	0	0	0	0	8,210	0	0	0	6,000	21,882
TOTAL NON-CONTROLLABLE EXPENSE	-67,731	29,688	22,326	22,088	22,269	21,962	21,976	31,443	24,086	22,594	22,056	28,017	200,774
TOTAL OPERATING EXPENSES	-10,045	102,448	97,639	86,059	51,241	53,192	65,170	74,318	62,464	75,226	62,714	67,455	787,884

NET OPERATING INCOME (LOSS)	90,792	-10,750	-10,494	-5,809	12,918	28,423	28,769	10,775	9,618	-7,646	9,586	1,103	157,283

Created on: 01/10/2024 12:13 PM CST

Lynd Management Group, LLC - Fairways at Hunter Run

RENT ROLL DETAIL

12/29/2022 11:27 AM

As of Date: 12/29/2022

Parameters: Properties: - all subproperties-; Show All Unit Designations or Filter by: ALL; Subjournals: ALL; Sort by: Unit; Report Type: Details + Summary; Exclude Formers?: Yes; Show Unit Rent as: Market + Addl.

Amt / SQFT: Market = 90,108 SQFT; Leased = 66,504 SQFT;

Floorplan	# Units	Average SQFT	Average Market + Addl.	Market + Addl. Amt/SQFT	Average Leased	Leased Amt/SQFT	Units Occupied	Occupancy %	Units Available
1x1 LG	12	728	1,013.00	1.39	987.22	1.36	9	75.00	6
1x1 SM	12	542	963.00	1.78	941.83	1.74	6	50.00	5
2x2 LG	24	973	1,113.00	1.14	1,070.05	1.10	19	79.17	9
2x2 SM	18	814	1,085.00	1.33	984.00	1.21	9	50.00	7
3X3 LG	6	1,162	1,313.00	1.13	1,295.33	1.11	3	50.00	2
3x3 SM	24	1,054	1,213.00	1.15	1,193.55	1.13	22	91.67	5
Studio	12	383	913.00	2.38	865.09	2.26	11	91.67	2
Totals / Averages:	**108**	**834**	**1,091.67**	**1.31**	**1,055.48**	**1.25**	**79**	**73.15**	**36**

Lynd Management Group, LLC - Fairways at Hunter Run

RENT ROLL DETAIL

12/29/2022 11:27 AM

As of Date: 12/29/2022

Parameters: Properties: - all subproperties-; Show All Unit Designations or Filter by: ALL; Subjournals: ALL; Sort by: Unit; Report Type: Details + Summary; Exclude Formers?: Yes; Show Unit Rent as: Market + Addl.

Occupancy and Rents Summary for Current Date

Unit Status	Market + Addl.	# Units	Potential Rent
Vacant Leased	1,313.00	1	1,313.00
Admin/Down	5,181.00	5	5,181.00
Vacant Not Leased	24,931.00	23	24,931.00
Occupied, no NTV	70,358.00	64	67,606.00
Occupied, NTV	14,091.00	13	13,779.00
Occupied NTV Leased	2,026.00	2	1,998.00
Totals:	**117,900.00**	**108**	**114,808.00**

Summary Billing by Transaction Code for Current Date

Code	Amount
CONC/SPECL	-5,169.00
EMPLCRED	-2,298.00
GARAGE	975.00
HOUSING	1,179.00
LBINSFEE	1,036.00
MTOM	1,859.10
PETRENT	115.00
RENT	82,204.00
Total:	**79,901.10**

Summary Billing by Sub Journal for Current Date

Sub Journal	Amount
HOUSING	1,179.00
RESIDENT	78,722.10
Total:	**79,901.10**

Fairways at Hunter Run
Rolling 12 Month Income Statement

Reporting Book:
As of Date:
Location:

	12/31/2022	11/30/2022	10/31/2022	9/30/2022	8/31/2022	7/31/2022	6/30/2022	5/31/2022	4/30/2022	3/31/2022	2/28/2022	1/31/2022	Total
	78%	78%	76%	77%	73%	70%	64%	66%	64%	66%	64%	65%	69%
RENTAL INCOME													
5100-0001 - Market Rent	116,388	116,388	116,388	116,388	116,388	116,388	116,388	171,000	171,000	171,000	171,000	171,000	1,669,716
5100-0200 - Gain/(Loss) to Lease	-2,943	-1,893	-2,795	-4,668	-2,710	-2,819	-2,501	-35,182	-36,119	-41,529	-39,807	-42,308	-215,274
Gross Potential Rent	113,445	114,495	113,593	111,720	113,678	113,569	113,887	135,818	134,881	129,471	131,193	128,692	1,454,442
Concessions													
5100-0202 - Concessions	-6,449	-3,154	-4,439	-3,244	-3,142	-2,830	-106	-1,318	-2,446	852	-1,308	3,374	-24,211
5100-0208 - Charitable Waiver	0	0	0	-118	0	0	0	0	0	0	0	0	-118
TOTAL Concessions	-6,449	-3,154	-4,439	-3,362	-3,142	-2,830	-106	-1,318	-2,446	852	-1,308	3,374	-24,329
Effective Rent Potential	106,996	111,341	109,154	108,358	110,536	110,739	113,781	134,500	132,435	130,323	129,885	132,066	1,430,113
Other Reductions in Rent													
5100-0201 - Vacancy	-26,124	-26,029	-27,773	-26,303	-30,874	-35,219	-42,322	-57,848	-61,476	-57,957	-61,735	-59,200	-512,860
5100-0203 - Administrative/Down/Model Units	-5,111	-5,111	-5,111	-5,111	-5,111	-5,111	-5,111	-7,500	-7,500	-1,600	-1,600	-1,600	-55,577
5100-0204 - Employee Units	-2,298	-2,525	-1,366	-597	-267	0	0	0	-61	-178	358	-536	-7,470
5100-0205 - Bad Debt, net of reimbursements	-329	-3,536	-1,365	-224	-2,420	-8,893	-5,292	-4,398	-4,757	-3,696	7,613	-2,173	-29,470
TOTAL Other Reductions in Rent	-33,862	-37,201	-35,615	-32,235	-38,672	-49,223	-52,725	-69,746	-73,794	-63,431	-55,364	-63,509	-605,377
NET RENTAL INCOME	73,134	74,140	73,539	76,123	71,864	61,516	61,056	64,754	58,641	66,892	74,521	68,557	824,736
OTHER INCOME AND FEES													
5200-0101 - Misc Income	0	0	0	0	0	0	0	0	0	0	0	0	0
5200-0107 - Insurance Fees: Liab Ins Fee	1,027	994	1,014	1,019	999	883	805	873	729	556	930	863	10,691
TOTAL OTHER INCOME AND FEES	1,027	994	1,014	1,019	999	883	805	873	729	556	930	863	10,691
FINANCIAL/INVESTMENT INCOME													
5400-0001 - Interest Income - Operations	98	89	75	28	14	10	23	17	10	1	0	0	365
TOTAL FINANCIAL/INVESTMENT INCOME	98	89	75	28	14	10	23	17	10	1	0	0	365
UTILITIES INCOME													
5300-0002 - Utilities Income - Cable	0	0	0	0	0	0	0	0	0	0	0	0	0
5300-0003 - Utilities Income - Trash	0	0	0	0	0	0	0	0	0	0	0	0	0
5300-0004 - Utilities Income - Electric	0	0	0	0	0	0	0	0	0	0	0	0	0
5300-0007 - Utilities Income - Pest Control	0	0	0	0	0	0	0	0	0	0	0	0	0
5300-0008 - Utilities Income - Admin Fee	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL UTILITIES INCOME	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL OPERATING INCOME	74,259	75,223	74,628	77,170	72,877	62,409	61,884	65,644	59,380	67,449	75,451	69,420	835,792
CONTROLLABLE EXPENSES													
MAINTENANCE AND OPERATING EXPENSES													
6200-0001 - MAINT: Repairs/ Supplies	18	316	566	0	0	0	86	119	1,667	126	251	45	3,194
6200-0002 - MAINT: Repairs/ Supplies - Plumbing	41	0	334	0	10	570	374	149	320	157	69	0	2,023
6200-0003 - MAINT: Repairs/ Supplies - Electrical	0	0	22	0	65	0	22	275	0	0	0	15	400
6200-0004 - MAINT: Repairs/ Supplies - HVAC	0	33	20	0	31	0	0	0	250	10	11	0	355
6200-0006 - MAINT: Repairs/ Supplies - Painting	0	39	181	0	0	0	0	0	0	0	45	47	313
6200-0075 - MAINT: Supplies - Janitor/Cleaning	0	419	295	49	65	313	265	68	0	44	865	72	2,453
6200-0076 - MAINT: Supplies - Exterminating	0	0	34	0	19	0	0	0	0	0	0	0	53
6200-0077 - MAINT: Supplies - Grounds	0	0	95	0	0	0	0	0	0	0	0	0	95
6200-0078 - MAINT: Supplies - Light Bulbs Int & Ext	50	0	25	0	0	0	153	0	0	0	0	157	386
6200-0079 - MAINT: Supplies - Keys, Locks, Gates	330	165	133	0	0	0	0	104	0	494	149	173	1,548
6200-0080 - MAINT: Supplies - Hardware/Tools/Small Equip	238	7	244	0	263	106	0	0	0	0	0	0	858
6200-0102 - MAINT: Fire System Maintenance/ Inspection	3,644	764	764	4,124	284	284	284	284	284	284	284	1,840	13,124
TOTAL MAINT AND OPERATING EXPENSES	4,321	1,743	2,713	4,173	737	1,273	1,184	999	2,521	1,115	1,674	2,349	24,801
CONTRACT SERVICES													
6300-0001 - Contract - Exterminating	344	344	344	344	345	345	341	691	341	-2,060	310	300	1,989
6300-0003 - Contract - Garbage & Trash Removal	1,460	1,460	1,460	1,460	1,420	1,911	1,460	1,460	1,462	1,461	-374	2,410	17,050
6300-0005 - Contract - Cleaning - Common Area	0	0	0	0	0	0	0	475	500	0	0	0	975
6300-0010 - Contract - Grounds/Landscaping	0	2,750	0	2,500	0	0	0	0	0	0	2,750	0	8,000
6300-0012 - Contract - Snow Removal	0	0	0	0	0	0	0	2,125	0	-380	0	2,390	4,135
TOTAL CONTRACT SERVICES	1,804	4,554	1,804	4,304	1,765	2,256	1,801	4,751	2,303	-979	2,686	5,100	32,149
MAKE READY AND DECORATING													
6400-0001 - MR: Janitor/Cleaning Contract	0	0	0	0	0	450	0	2,075	6,830	-243	0	0	9,112
6400-0002 - MR: Flooring Cleaning/Repairs	0	0	14	0	0	600	0	0	1,950	-154	-323	0	2,087
6400-0004 - MR: Painting/Make Ready Contract	0	0	0	0	0	0	0	1,200	650	0	0	0	1,850
6400-0005 - MR: Painting Supplies	0	0	27	0	0	0	0	0	0	0	0	527	555
6400-0006 - MR: Plumbing FIxtures	0	0	3	0	0	0	71	0	270	0	0	103	446
6400-0007 - MR: Electrical/ Lighting Fixtures	0	0	0	0	0	0	0	0	505	0	0	0	505
TOTAL MAKE READY AND DECORATING	0	0	44	0	0	1,050	71	3,275	10,205	-397	-323	630	14,555
UTILITIES EXPENSE													
6700-0001 - Utilities - Electricity	12,827	8,500	9,925	8,473	8,553	7,773	8,723	11,615	13,085	14,460	14,248	14,238	132,421

6700-0025 - Utilities - Water & Sewer	2,863	3,000	2,885	3,200	360	3,240	3,505	3,315	3,074	5,646	4,974	4,503	40,563
6700-0075 - Utilities - Cable/Internet Service	5,813	5,813	5,812	5,589	5,589	5,589	5,589	5,589	5,589	5,589	5,589	5,589	67,740
TOTAL UTILITIES EXPENSE	21,503	17,313	18,622	17,262	14,502	16,602	17,817	20,519	21,748	25,695	24,811	24,330	240,724
ADVERTISING/BUSINESS PROMOTION													
6500-0001 - Marketing - Promotional Items	0	0	0	0	0	0	0	0	0	0	0	0	0
6500-0003 - Marketing - Internet/ Reputation Management	1,660	1,433	1,426	1,444	4,040	4,056	6,906	1,375	1,481	1,434	1,466	913	27,635
6500-0004 - Marketing - Signage	0	0	0	0	0	0	0	0	0	0	0	0	0
6500-0005 - Marketing - Printing Costs/ Items	0	3,847	0	0	0	0	0	0	0	0	0	0	3,847
6500-0007 - Marketing - Resident Functions	0	0	0	0	0	0	115	0	0	0	0	0	115
6500-0009 - Marketing - Resident Referral Concessions	0	0	0	0	0	0	0	0	400	0	0	0	400
6500-0010 - Marketing - Other	145	145	145	145	145	145	145	725	0	0	0	0	1,740
TOTAL ADVERTISING/BUSINESS PROMOTION	1,805	5,425	1,571	1,589	4,185	4,201	7,166	2,100	1,881	1,434	1,466	913	33,737
PAYROLL AND BENEFITS													
6100-0001 - Payroll - Manager	0	0	0	0	0	0	0	0	0	0	0	3,329	3,330
6100-0002 - Payroll - Contract/Temporary - Manager	0	0	0	0	0	0	0	0	0	864	0	0	864
6100-0003 - Payroll - Assistant Manager	2,275	3,067	2,764	4,398	2,909	2,995	4,131	503	3,200	3,200	2,127	0	31,568
6100-0004 - Payroll - Contract/Temporary - Assistant Manager	0	0	0	0	0	0	0	0	0	1,296	864	4,805	6,965
6100-0005 - Payroll - Office Staff	0	0	0	0	0	0	0	2,415	1,222	0	0	0	3,636
6100-0006 - Payroll - Contract/Temporary - Office Staff	0	0	0	0	0	0	0	0	0	0	432	0	432
6100-0007 - Payroll - Maintenance	3,071	3,387	2,164	1,206	847	706	0	0	0	3,618	5,265	6,546	26,810
6100-0008 - Payroll - Contract/Temporary - Maintenance	0	0	0	0	0	0	2,197	6,276	1,418	2,344	0	0	12,236
6100-0025 - Payroll - Overtime - Office	203	148	0	35	83	448	750	335	840	872	719	0	4,433
6100-0026 - Payroll - Overtime - Maintenance	67	203	82	0	0	0	0	0	0	689	387	266	1,693
6100-0050 - Payroll - Employee Bonuses	35	0	0	0	280	0	0	4,000	0	0	0	0	4,315
6100-0051 - Payroll - Employee Commissions	158	161	190	77	178	179	0	0	0	154	0	0	1,098
6100-0075 - Payroll - Taxes	590	654	475	547	400	400	399	627	488	703	708	1,095	7,087
6100-0100 - Payroll - Employee Benefits	1,302	1,349	719	740	684	702	729	2,048	229	342	370	1,199	10,413
TOTAL PAYROLL AND BENEFITS	7,701	8,969	6,394	7,003	5,381	5,430	8,206	16,204	7,397	14,082	10,872	17,240	114,880
ADMINISTRATIVE EXPENSES													
6600-0002 - Admin - Office Expense	0	160	179	0	0	28	28	15	89	0	-76	126	547
6600-0003 - Admin - Postage & Overnight	14	0	0	27	71	105	29	2	51	0	209	107	614
6600-0004 - Admin - Tenant/Employee Screens	148	148	303	725	238	148	148	588	0	71	0	145	2,663
6600-0005 - Admin - Lease Costs	325	0	0	0	0	0	0	0	0	0	325	0	650
6600-0006 - Admin - Legal/Eviction Fees	0	0	0	-2,432	0	0	116	1,269	0	5,238	795	2,500	7,488
6600-0008 - Admin - Telephone Service	263	260	269	256	263	265	304	311	339	265	277	279	3,350
6600-0009 - Admin - Answering Service	55	55	55	55	55	55	55	55	55	64	55	55	669
6600-0049 - Admin - IT Services	559	829	545	525	528	534	526	-868	876	867	867	895	6,682
6600-0050 - Admin - Software Expense	114	114	138	138	114	114	113	114	114	111	112	110	1,405
6600-0075 - Admin - Dues And Subscriptions	323	0	0	0	0	0	0	0	0	200	322	138	984
6600-0076 - Admin - Education, Meetings/Seminars	0	0	0	0	0	0	0	0	0	0	750	0	750
6600-0100 - Admin - Equipment Rental/Storage	133	132	133	132	132	133	133	132	132	133	133	132	1,592
6650-0001 - Admin - Travel Expenses	0	0	0	0	0	13	70	0	0	0	0	1,185	1,268
6650-0003 - Admin - Air Fare Costs	0	0	0	0	0	1,165	0	0	0	0	0	0	1,165
6650-0005 - Admin - Mileage Expense	0	0	0	0	926	0	0	0	0	0	0	0	926
6650-0006 - Admin - Cab/Transportation	0	0	0	0	0	95	356	0	0	0	0	0	451
6650-0007 - Admin - Parking	0	0	0	0	0	0	368	0	0	0	0	0	368
6650-0008 - Admin - Lodging	0	0	0	0	156	0	0	0	0	0	0	0	156
6650-0009 - Admin - Meals/ Entertainment	0	0	0	0	0	289	0	0	0	0	0	0	289
TOTAL ADMINISTRATIVE EXPENSES	1,934	1,698	1,622	-574	2,483	2,944	2,246	1,618	1,656	6,949	3,769	5,672	32,016
TOTAL CONTROLLABLE EXPENSES	39,068	39,702	32,770	33,757	29,053	33,756	38,491	49,466	47,711	47,899	44,955	56,234	492,862
NON-CONTROLLABLE EXPENSE													
MANAGEMENT FEES													
7000-0001 - MGMT: Management Fee	3,266	3,643	3,659	3,855	3,830	3,161	2,840	3,433	3,881	3,756	4,550	3,015	42,889
TOTAL MANAGEMENT FEES	3,266	3,643	3,659	3,855	3,830	3,161	2,840	3,433	3,881	3,756	4,550	3,015	42,889
TAXES AND INSURANCE													
7100-0001 - Taxes - Real Estate	-13,305	5,957	5,958	5,958	5,958	5,958	5,958	5,958	5,957	5,958	5,958	5,958	52,230
7100-0004 - Taxes - Misc/Licenses/Permits	0	0	0	0	285	0	2,263	0	0	0	0	0	2,548
7100-0025 - Insurance - Property/Liability	5,306	2,889	3,815	3,815	3,815	3,815	3,815	3,815	3,816	3,587	3,588	3,587	45,664
7100-0030 - Insurance - Renters	888	856	862	897	893	794	338	805	677	483	854	807	9,153
TOTAL TAXES AND INSURANCE	-7,111	9,702	10,635	10,670	10,951	10,567	12,374	10,578	10,450	10,028	10,400	10,352	109,596
PROFESSIONAL SERVICES													
7200-0003 - PROF: Tax Preparation Fees	45	86	0	0	0	0	0	0	0	0	0	0	131
7200-0008 - PROF: Legal Fees	0	0	0	0	134	0	0	0	0	12	0	0	146
TOTAL PROFESSIONAL SERVICES	45	86	0	0	134	0	0	0	0	12	0	0	278
TOTAL NON-CONTROLLABLE EXPENSE	-3,800	13,431	14,294	14,525	14,915	13,728	15,214	14,011	14,331	13,796	14,950	13,367	152,763
TOTAL OPERATING EXPENSES	35,268	53,133	47,064	48,282	43,968	47,484	53,705	63,477	62,042	61,695	59,905	69,601	645,624
NET OPERATING INCOME (LOSS)	43,283	24,748	31,411	34,885	33,660	18,662	11,960	12,022	3,602	9,298	22,399	7,446	253,376

Created on: 02/03/2023 10:11 AM CST

Parameters: Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Formers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl.;

Amt / SQFT: Market = 90,108 SQFT; Leased = 59,554 SQFT;

Floorplan	# Units	Average SQFT	Average Market + Addl.	Market + Addl.	Average Leased	Leased Amt / SQFT	Units Occupied	Occupancy %	Units Available
1x1 LG	12	728	1,514.00	2.08	920.20	1.26	10	83.33	3
1x1 SM	12	542	1,364.00	2.52	889.43	1.64	7	58.33	5
2x2 LG	24	973	1,714.00	1.76	1,023.00	1.05	14	58.33	8
2x2 SM	18	814	1,614.00	1.98	969.93	1.19	15	83.33	3
3X3 LG	6	1,162	1,914.00	1.65	1,562.67	1.34	3	50.00	3
3x3 SM	24	1,054	1,764.00	1.67	1,137.38	1.08	16	66.67	9
Studio	12	383	1,164.00	3.04	774.83	2.02	6	50.00	6
totals / averages:	**108**	**834**	**1,597.33**	**1.91**	**1,011.75**	**1.21**	**71**	**65.74**	**37**

occupancy and rents summary for current date

unit status	Market + Addl.	# units	potential rent
Occupied, no NTV	107,188.00	67	67,870.00
Occupied, NTV	6,656.00	4	3,964.00
Occupied NTV Leased		0	-
Vacant Leased	5,192.00	3	5,192.00
Admin/Down	1,614.00	1	1,614.00
Vacant Not Leased	51,862.00	33	51,862.00
totals:	**172,512.00**	**108**	**130,502.00**

summary billing by sub journal for current date

sub journal	amount
HOUSING	1,557.00
RESIDENT	68,080.00
total:	**69,637.00**

summary billing by transaction code for current date

code	amount
CONC/SPECL	(1,977.00)
EMPLCRED	(2,060.00)

Parameters: Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Formers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl.;

summary billing by transaction code for current date

code	amount
GARAGE	1,400.00
HOUSING	1,557.00
LBINSFEE	880.00
PETRENT	135.00
RENEWCONC	(575.00)
RENT	70,277.00
total:	**69,637.00**

Fairways at Hunters Run
Rolling 12 Month Income Statement

Reporting Book:
As of Date:
Location:

	12/31/2021	11/30/2021	10/31/2021	9/30/2021	8/31/2021	7/31/2021	6/30/2021	5/31/2021	4/30/2021	3/31/2021	2/28/2021	1/31/2021	Total
	70%	75%	74%	75%	78%	79%	79%	79%	78%	79%	78%	79%	77%
RENTAL INCOME													
Market Rent	171,000	171,000	171,000	171,000	171,000	171,000	171,000	171,000	171,000	171,000	171,000	171,000	2,052,000
Gain/(Loss) to Lease	-43,173	-45,817	-45,712	-66,628	-51,985	-57,856	-43,595	-52,341	-60,560	-58,136	-41,708	-39,502	-607,013
Gross Potential Rent	127,827	125,183	125,288	104,372	119,015	113,144	127,405	118,659	110,440	112,864	129,292	131,498	1,444,987
Concessions													
Concessions	-2,867	-2,364	710	1,407	-1,575	250	-2,163	-2,888	-163	-169	-6,643	-18,920	-35,384
TOTAL Concessions	-2,867	-2,364	710	1,407	-1,575	250	-2,163	-2,888	-163	-169	-6,643	-18,920	-35,384
Effective Rent Potential	124,960	122,819	125,998	105,779	117,440	113,394	125,242	115,772	110,277	112,695	122,649	112,578	1,409,603
Other Reductions in Rent													
Vacancy	-51,650	-43,564	-44,070	-42,364	-36,962	-36,687	-36,664	-36,046	-36,839	-36,761	-37,592	-36,471	-475,669
Administrative/Down/Model Units	-1,600	-1,600	-1,600	-1,600	-1,600	-1,600	-1,600	-1,600	-1,600	-1,600	-1,600	-1,600	-19,200
Employee Units	-2,060	-2,060	-2,060	-2,060	-2,060	-2,060	-2,060	-2,060	-2,060	-2,060	-2,060	-2,060	-24,720
Bad Debt, net of reimbursements	-19,391	0	-8,231	-16,837	-210	-9,941	-2,228	-12,617	-7,617	-697	-2,512	-62	-80,342
TOTAL Other Reductions in Rent	-74,701	-47,224	-55,961	-62,861	-40,832	-50,288	-42,552	-52,323	-48,116	-41,118	-43,764	-40,193	-599,931
NET RENTAL INCOME	50,259	75,595	70,037	42,918	76,608	63,106	82,690	63,449	62,162	71,577	78,885	72,385	809,671
OTHER INCOME AND FEES													
Misc Income	24	0	0	0	0	0	0	0	0	0	15	100	139
Insurance Fees: Liab Ins Fee	733	907	757	486	804	676	722	445	436	464	375	345	7,150
TOTAL OTHER INCOME AND FEES	757	907	757	486	804	676	722	445	436	464	390	445	7,289
FINANCIAL/INVESTMENT INCOME													
Interest Income - Operations	0	0	0	0	0	0	0	0	0	0	0	0	1
TOTAL FINANCIAL/INVESTMENT INCOME	0	0	0	0	0	0	0	0	0	0	0	0	1
UTILITIES INCOME													
Utilities Income - Water & Sewer	0	0	0	0	0	0	31	0	0	0	0	0	30
Utilities Income - Cable	6,649	0	0	-128	-157	-107	1,578	0	0	0	0	6,750	14,585
Utilities Income - Trash	-14	0	0	-18	-22	-14	215	0	0	0	0	0	148
Utilities Income - Electric	-42	0	0	-82	-61	-103	984	0	0	0	0	0	697
Utilities Income - Pest Control	-3	0	0	-4	-5	-4	58	0	0	0	0	0	39
Utilities Income - Admin Fee	-6	0	0	-6	-6	-6	72	0	0	0	0	0	48
TOTAL UTILITIES INCOME	6,584	0	0	-238	-251	-234	2,938	0	0	0	0	6,750	15,547
	57,600	76,502	70,794	43,166	77,161	63,548	86,350	63,894	62,598	72,041	79,275	79,580	832,508
CONTROLLABLE EXPENSES													
MAINTENANCE AND OPERATING EXPENSES													
MAINT: Repairs/ Supplies	-76	154	1,451	39	300	207	541	488	418	129	1,015	996	5,662
MAINT: Repairs/ Supplies - Plumbing	122	267	125	140	10	445	287	28	51	0	108	25	1,606
MAINT: Repairs/ Supplies - Electrical	0	0	0	0	471	0	0	0	0	900	0	450	1,821
MAINT: Repairs/ Supplies - HVAC	0	0	0	0	0	0	78	0	0	122	218	0	417
MAINT: Repairs/ Supplies - Painting	0	18	76	4	47	156	170	233	0	0	85	34	824
MAINT: Repairs Contract	0	0	0	0	0	0	0	0	868	0	0	0	868
MAINT: Repairs/ Supplies - Doors/Glass/Windows	0	0	0	342	0	0	0	0	0	559	0	0	901
MAINT: Supplies - Janitor/Cleaning	0	310	465	7	279	88	130	0	58	0	36	92	1,465
MAINT: Supplies - Grounds	0	0	104	0	0	0	40	9	0	826	60	0	1,040
MAINT: Supplies - Light Bulbs Int & Ext	106	78	40	0	0	299	16	0	99	0	49	89	775
MAINT: Supplies - Keys, Locks, Gates	100	149	0	0	0	0	68	149	141	0	68	42	718
MAINT: Vehicle/Maintenance Equipment	0	35	0	0	0	0	0	0	0	0	0	0	35
MAINT: Fire System Maintenance/ Inspection	480	480	480	480	510	480	480	3,682	480	480	920	520	9,472
TOTAL MAINT AND OPERATING EXPENSES	732	1,491	2,741	1,012	1,617	1,675	1,810	4,589	2,115	3,016	2,559	2,248	25,604
CONTRACT SERVICES													
Contract - Exterminating	310	310	310	300	300	300	300	300	300	300	300	300	3,630
Contract - Garbage & Trash Removal	1,610	2,389	1,800	2,039	1,610	1,821	1,835	1,611	1,710	2,221	1,560	2,432	22,638
Contract - Cleaning - Common Area	1,021	0	0	540	1,100	1,440	690	2,240	1,140	1,740	2,160	1,440	13,511
Contract - Grounds/Landscaping	0	0	2,750	0	2,750	2,750	2,750	2,750	0	0	0	0	13,750
Contract - Seasonal Landscaping/Other	0	0	0	0	0	834	0	0	0	0	0	0	834
Contract - Snow Removal	0	0	0	0	0	0	0	0	488	0	378	0	865
TOTAL CONTRACT SERVICES	2,941	2,699	4,860	2,879	5,760	7,145	5,575	6,901	3,638	4,261	4,398	4,172	55,228
MAKE READY AND DECORATING													
MR: Janitor/Cleaning Contract	1,364	243	0	230	490	900	1,660	1,175	2,545	260	920	0	9,787
MR: Flooring Cleaning/Repairs	0	0	0	0	323	323	100	403	318	440	350	979	3,236
MR: Painting/Make Ready Contract	0	0	0	0	0	0	0	1,115	0	0	0	0	1,115
MR: Painting Supplies	0	0	0	0	0	0	709	730	42	636	105	0	2,222
MR: Plumbing Fixtures	0	0	0	0	0	0	0	0	96	0	0	0	96
MR: Decorating Materials/Supplies	0	62	277	95	252	147	274	873	526	0	278	0	2,784

TOTAL MAKE READY AND DECORATING	1,364	305	277	325	1,065	1,370	2,743	4,296	3,527	1,336	1,653	979	19,240
UTILITIES EXPENSE													
Utilities - Electricity	11,074	9,130	7,401	5,369	8,143	9,000	8,711	10,194	11,995	15,139	13,795	14,359	124,310
Utilities - Water & Sewer	3,327	4,967	7,872	8,452	8,458	6,000	8,460	5,947	6,655	8,855	5,839	6,231	81,063
Utilities - Cable/Internet Service	5,589	9,156	5,589	7,599	11,217	3,186	7,202	4,757	5,000	5,213	4,547	6,994	76,047
Utility Billing Service	0	0	0	0	0	0	0	467	0	0	0	0	467
TOTAL UTILITIES EXPENSE	19,990	23,253	20,862	21,420	27,818	18,186	24,373	21,365	23,650	29,207	24,181	27,584	281,887
ADVERTISING/BUSINESS PROMOTION													
Marketing - Promotional Items	110	0	0	0	0	0	39	0	0	69	0	0	217
Marketing - Internet/ Reputation Management	675	662	723	-1,264	1,795	2,461	2,383	2,419	2,632	2,398	2,598	2,708	20,193
Marketing - Signage	911	155	0	-198	753	0	62	482	136	50	0	0	2,351
Marketing - Printing Costs/ Items	0	0	0	0	0	0	0	0	0	0	0	319	319
Marketing - Resident Functions	0	405	141	0	116	0	383	0	33	0	0	0	1,077
Marketing - Resident Referral Concessions	0	4,400	400	0	800	1,200	0	400	800	0	1,200	1,200	10,400
TOTAL ADVERTISING/BUSINESS PROMOTION	1,696	5,622	1,264	-1,462	3,464	3,661	2,867	3,301	3,601	2,517	3,798	4,227	34,558
PAYROLL AND BENEFITS													
Payroll - Manager	3,090	3,090	4,635	3,090	3,090	3,090	3,090	3,090	4,545	3,000	3,000	3,000	39,810
Payroll - Maintenance	6,098	6,076	8,918	5,995	6,149	6,039	5,825	4,902	8,584	6,031	5,535	5,472	75,624
Payroll - Overtime - Maintenance	209	31	80	324	322	261	215	314	273	955	876	180	4,042
Payroll - Employee Bonuses	0	266	0	0	201	0	0	0	0	195	0	0	662
Payroll - Employee Commissions	65	83	48	88	127	61	31	129	37	118	203	189	1,177
Payroll - Taxes	851	856	1,283	896	944	941	916	853	1,363	1,047	987	949	11,886
Payroll - Employee Benefits	1,401	1,405	1,444	1,276	1,293	1,274	1,263	1,697	1,435	1,317	1,273	1,250	16,330
TOTAL PAYROLL AND BENEFITS	11,714	11,807	16,408	11,669	12,126	11,666	11,340	10,985	16,237	12,663	11,874	11,040	149,531
ADMINISTRATIVE EXPENSES													
Admin - Office Expense	68	162	109	0	35	104	79	187	204	35	162	41	1,185
Admin - Postage & Overnight	87	126	192	28	79	0	84	8	1	9	1	6	620
Admin - Tenant/Employee Screens	0	0	0	0	0	0	0	0	0	0	0	0	0
Admin - Legal/Eviction Fees	0	0	0	706	124	0	502	0	-156	306	36	-270	1,248
Admin - Telephone Service	-363	610	610	959	620	615	627	616	604	604	620	624	6,746
Admin - Answering Service	55	55	55	55	55	55	55	55	55	55	55	55	660
Admin - Data Processing Fee	0	0	0	0	0	0	0	0	0	0	0	0	0
Admin - IT Services	856	828	844	859	750	995	854	958	846	867	873	856	10,387
Admin - Software Expense	110	109	110	110	109	110	110	110	109	110	109	109	1,315
Admin - Dues And Subscriptions	0	0	39	0	13	0	13	13	13	0	13	146	250
Admin - Education, Meetings/Seminars	0	0	0	0	0	0	0	0	0	0	0	117	117
Admin - Equipment Rental/Storage	132	133	265	-600	266	432	300	1,011	342	133	133	133	2,679
Admin - Mileage Expense	0	0	0	0	0	0	47	0	0	0	0	0	47
TOTAL ADMINISTRATIVE EXPENSES	945	2,023	2,224	2,117	2,051	2,311	2,671	2,958	2,018	2,119	2,002	1,817	25,254
TOTAL CONTROLLABLE EXPENSES	39,382	47,200	48,636	37,960	53,901	46,014	51,379	54,395	54,786	55,119	50,465	52,067	591,302
NON-CONTROLLABLE EXPENSE													
MANAGEMENT FEES													
MGMT: Management Fee	3,143	3,079	3,521	4,000	3,392	3,247	4,277	3,192	3,655	3,788	3,386	3,397	42,077
TOTAL MANAGEMENT FEES	3,143	3,079	3,521	4,000	3,392	3,247	4,277	3,192	3,655	3,788	3,386	3,397	42,077
TAXES AND INSURANCE													
Taxes - Real Estate	4,559	5,031	5,031	5,031	5,032	5,032	5,031	5,031	5,031	5,031	5,031	5,032	59,904
Taxes - Misc/Licenses/Permits	0	0	0	0	0	0	0	890	0	0	0	0	890
Insurance - Property/Liability	3,574	3,520	3,474	3,474	3,473	3,473	3,474	3,474	3,474	3,189	3,190	3,189	40,977
Insurance - Renters	670	883	742	1,466	500	639	436	528	464	375	345	228	7,277
TOTAL TAXES AND INSURANCE	8,803	9,434	9,247	9,971	9,005	9,144	8,941	9,923	8,969	8,595	8,566	8,449	109,047
PROFESSIONAL SERVICES													
PROF: Professional Services	0	0	0	0	0	0	1,620	0	0	0	0	0	1,620
PROF: Tax Preparation Fees	0	0	0	0	4,500	0	0	0	0	0	0	0	4,500
PROF: Legal Fees	0	0	0	0	0	168	0	0	0	0	0	0	168
TOTAL PROFESSIONAL SERVICES	0	0	0	0	4,500	168	1,620	0	0	0	0	0	6,288
TOTAL NON-CONTROLLABLE EXPENSE	11,946	12,513	12,768	13,971	16,897	12,559	14,838	13,115	12,624	12,383	11,952	11,846	157,412
TOTAL OPERATING EXPENSES	51,328	59,713	61,404	51,931	70,798	58,573	66,217	67,510	67,410	67,502	62,417	63,913	748,714
NET OPERATING INCOME (LOSS)	6,524	23,461	14,683	-9,713	5,978	10,014	26,992	4,032	-771	9,295	22,252	19,607	132,355
FINANCIAL EXPENSES													
Interest on Mortgage Payable	23,185	23,228	23,271	23,314	23,357	23,399	23,441	23,483	23,525	23,568	23,608	23,650	281,029
FIN: Asset Management Fees	992	972	1,112	1,263	1,071	1,006	1,362	993	1,157	1,203	1,050	1,056	13,238
FIN: Prior Year Tax/Ins Expense	0	0	0	0	0	0	0	0	0	0	743	0	743
TOTAL FINANCIAL EXPENSES	24,177	24,200	24,383	24,577	24,428	24,405	24,803	24,476	24,682	24,771	25,401	24,706	295,010
TOTAL EARNINGS BEFORE DEPR & AMORT	-17,653	-739	-9,700	-34,290	-18,450	-14,391	2,189	-20,444	-25,453	-15,476	-3,149	-5,099	-162,655
DEPRECIATION & AMORTIZATION													
Depreciation Expense	26,367	26,165	26,154	26,147	26,120	26,103	25,988	25,847	25,823	25,825	25,842	25,851	312,232
Amortization Expense	656	656	656	656	656	656	656	656	656	656	656	655	7,870
TOTAL DEPRECIATION & AMORTIZATION	27,023	26,821	26,810	26,803	26,776	26,759	26,644	26,503	26,479	26,481	26,498	26,506	320,103
NET INCOME/(LOSS)	-44,676	-27,560	-36,510	-61,093	-45,226	-41,150	-24,455	-46,947	-51,932	-41,957	-29,647	-31,605	-482,758