



County Information – State Board of Equalization Appeal

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

Please email or mail any supporting documentation to:

propertytax@nd.gov

or

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

Information for Property Referenced in Appeal:

Owner Name: Fairways at Hunter Run Apartments LLC

Address: 4499 Pond Hill Rd

Township Name (if applicable): City of Watford City

Parcel ID: 82-42-12500

Legal Description: Lot 125 Hunters Run Subdivision

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

City/County Official Contact Information:

Name: Rita Olson

Address: PO Box 494 Watford City, ND 58854

Phone Number: 701-444-8401

Email Address: ritolson@nd.gov

Answer the questions below that apply to the appeal:

Was the appellant sent a notice of increase letter from the city/township? (use drop-down for all that apply) Not applicable, the property valuation was reduced from 2024 to 2025. The appellant was communicated with about both the city equalization meeting and the county equalization meeting which they submitted materials to the boards for appeal.

Choose One City of Watford City April 15, 2025

Choose One McKenzie County June 3, 2025

Choose One

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

☒ Township/City ☒ County ☐ N/A

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

Minutes from all levels of equalization meetings: Choose One

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

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

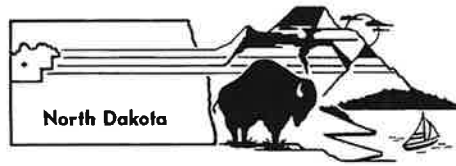
Appeal Process:

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

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

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





City of Watford City
Watford City
213 2nd St. NE
Po Box 494
Watford City, ND 58854
Ph 701-444-2533
Fax 701-444-3004

April 9, 2025

STAFF REPORT

Abatements for 82-42-12500
Fairways at Hunter's Run for 2025

Request to lower value from \$5,859,250
To \$3,060,000

Findings:

- This is a 108 unit apartment complex located in Hunter's Run Subdivision
- This apartment complex is not well maintained
- This apartment complex has sold two times. Once in 2016 and once in 2019. Both times the sales were well above the assessments on the parcel.
- This parcel is valued using the same formula as all other "like" parcels in Watford City. Using market data and using the same information for every apartment building parcel.
- This apartment building complex has historically been valued in the low range of the per unit assessed values. This year it was the only apartment building complex to not receive an increase of 10-15%. It received a 5% reduction in value.

Information:

three ways of finding value on hotels.

- RCN – depreciation
- Income minus expenses divided by CAP Rate
- Sales Approach

All three of these methods are used to determine value for income producing properties in Watford City. We use the Vanguard program to “build” the building and that places a Replacement cost on it. We take out depreciation and that is the value. Every year this value is looked at and double checked by using the other two methods. In this case it looks like this:

*** Every year the assessor gathers income and expense data from the market. This is done in many ways.

- sending a letter to property owners every December asking for the info
- going to apartments.com quarterly and noting what rents are being listed
- watching facebook posts for any rental information given and taking note.

For 2025 the information that was gathered for 2024 showed average rents to be:

Studio = \$790

1 bedroom = \$900

2 bedroom = \$1050

3 bedroom = \$1190

The rents they turned in on page 58 are not much different from these

In 2025 I used a vacancy factor of 10%. I believe this to be more like 5% but I used 10%.

In 2025 I used expenses of 40%. This is given to me by other owners and managers. Some were at 30% and some were 37%. This went up from last year where I used 35%. I notice that expenses are higher in our area.

Using these figures the Potential Income was \$1,197,504

After expenses and vacancy it came to a Net Operating Income of \$718,502

I used a CAP Rate of 9% + loaded that with the effective tax rate, so I used 9.8% . This gave me a target for this parcel of \$7,331,657.

Recommendation:

The value of \$5,570,520 is 24-25% lower than then the target value. This is due to the obs and credit given for condition of the building. I have noticed the decline and adjusted the value to account for this.

This building is valued far lower than like properties to recognize the decline, even though I believe the cleanliness of the building is an ownership choice.

I made a request to be allowed to do a complete walk-through of the buildings to see if I have missed graded the condition of the property. I have two e-mails showing that I explained I could not make further adjustments to a lower condition without a property visit to note the issues with the buildings. I made adjustments from what I viewed on the exterior and the halls of the two larger buildings.

I would recommend leaving the value as advertised. No adjustments can be made without site visits.

Contact:

Rita Olson
City Assessor
(701) 444-8401

Complex	Location	Parcel Number	# of units	Value	Per Door
Madison Heights	Madison Heights	83-24-00100	122	10,249,530	84,013
The Plantation	Hunters Run	82-42-15200& 15100	202	15,131,240	74,907
Boulder Ridge	Badlands Apartment Addition	82-09-00100, 400, 500, 0700	168	11,969,420	71,247
Layton	Fox Hills	82-31-00100	66	4,666,820	70,709
Emerald Ridge	Emerald Ridge A	83-48-09010	108	7,367,730	68,220
Hillside	Hunter's Run	82-42-12400	75	5,093,620	67,915
Pheasant Ridge 3	Pheasant Ridge	82-55-08200	48	3,229,430	67,280
Pheasant Ridge 2	Pheasant Ridge	82-58-01000	42	2,817,750	67,089
Brookledge	Fox Hills	82-31-00200	173	11,466,860	66,282
Pheasant Ridge 4	Pheasant Ridge	82-55-10000	48	3,171,750	66,078
The Springs	Hunter's Run	82-42-12300	30	1,978,520	65,951
Emerald Ridge	Emerald Ridge B	83-49-10300	108	7,007,850	64,888
Auburn Ridge	Hunter's Run	82-42-12900	154	9,769,510	63,438
Pheasant Ridge 1	Pheasant Ridge	82-55-07200	42	2,593,440	61,749
McKenzie Park	Fox Hills	82-31-06900	60	3,547,380	59,123
Prairie Heights	Prairie Heights	82-73-09860	125	\$7,349,020	58,792
Fairways at Hunter's	Hunter's Run	82-42-12500	108	5,570,520	51,579
McKenzie Village	Fox Hills	82-31-06800	40	1,690,240	42,256

* The only lower price per unit does the subsidized rent for seniors.

Watford City Equalization Meeting

April 14, 2025

The purpose of this meeting is to equalize the 2025 assessments to be within the ND State law requirements and hear any questions or concerns from property owners.

The State Tax Department conducts a Sales Ratio Study every year that looks at the sales prices for a given area and compares them to the actual true and full values. We are required by the State Board of Tax Equalization to be in at 90%-100% sales ratio, and the *State has the right to require the designated City OR County as a whole, to increase or decrease valuations as they determine fit to be within the guidelines of the law.*

Notice of Increase letters were sent on March 17th. About 290 notices were mailed out across all classes of properties.

Our median ratio for 2024 residential sales was at 90.9%, which is within the state tolerance level, however, it left me no wiggle room if I had to make any changes before reporting to the state tax department in August. I decided to change the manual level within our CAMA Assessment program. This is different than doing an across-the-board increase because it keeps the changes equitable. It changes the cost to build of each structure. Most of the properties got about a 2-3% increase but if the structure has a larger square footage or is listed above average or excellent condition that structure would get a larger increase.

The sales from 2024 also indicated that our duplex residential homes were valued low. I removed some of the obsolescence that had been added to those when they were not selling. This added to their cost to build increase so they got an average of 15% over all.

After the changes made the median ratio came in at 93.4%.

The Commercial Sales for 2024 had a sales ratio of 89.2%. This indicated that values were low. Commercial sales are figured by adding all commercial valued properties and vacant land values. Vacant land sales had a median ratio of 1.24% indicating they were valued too high. I made some adjustments to platted residential land to bring some of those closer to the sales prices.

The improved commercial sales were at 75.4% which is very low. I increased the cost to build manual level in the CAMA program for commercial as well. This gave all commercial properties an average of 3% increase.

The only other change was to remove 5% of the obsolescence on apartment buildings because rent and expense info gathered showed they needed an average of 20% increase. I ended up increasing an average of 9-12%. This brought the commercial ratio to 91% which is within the tolerance level but leaves not much room to make changes.

RECOMMENDATION:

I would recommend the City Council accept the changes that were made to both residential and commercial properties.
Current values are present on the parcel list provided.

Rita J Olson

Assessor
City of Watford City

**OFFICIAL PROCEEDINGS OF THE
BOARD OF COUNTY COMMISSIONERS
MCKENZIE COUNTY, NORTH DAKOTA**

June 3, 2025

The Board of Commissioners of McKenzie County, North Dakota met at the Commissioners Room at the McKenzie County Courthouse in Watford City, North Dakota on June 3, 2025. Present: Commissioners Clint Wold, Howdy Lawlar, Kathy Skarda, Craig Hystad, and Joel Brown. Also present Auditor/Treasurer Johnsrud and Attorney Skarda. Chairman Lawlar called the meeting to order at 9:00 a.m. with the Pledge of Allegiance.

Moved by Skarda, seconded by Hystad, to approve the agenda as presented. All voting aye, motion carried.

Moved by Brown, seconded by Skarda, to approve the May 2025 minutes as presented. All voting aye, motion carried.

Discussion was held on the bills presented for payment. Moved by Hystad, seconded by Wold, to approve the bills as presented. All voting aye, motion carried.

Moved by Skarda, seconded by Wold, to approve the Commission Consent Agenda Items 1-13 as presented. All voting aye, motion carried. Items approved: 1. Approve Out of State Travel – Extension Agent Odenbach – National Ag Agents Annual Meeting – Billings, MT – June 29-July 3; 2. Approve Out of State Travel – Extension Agent Odenbach – Modern Homesteading Conference – Coeur D’Alene, ID – June 27-28; 3. Approve & Authorize Signature – Tenant Estoppel Certificates for RTC Towers; 4. Approve & Authorize Signature – JPA with City of Watford City; 5. Approve & Authorize Signature – JPA with Arnegard Fire District; 6. Approve Special Alcohol Permit – Dabeno’s Bistro at River Ranch; 7. Approve & Authorize Signature – McKenzie County Junior Leaders Raffle Permit; 8. Approve Out of State Travel - Karolin Jappe – NACo Annual Conference; 9. Approve & Authorize Signature – 2026 Summit Food Service Contract – MCCF; 10. Reappoint Sara Reichardt to the Library Board – Term Expiring June 30, 2028; 11. Approve & Authorize Signature – 2025 Chip Seal Project Agreement with Asphalt Surface Technology Corp; 12. Approve & Authorize Signature – 2025 Mill and Overlay Project Agreement with Northern Improvement Company; 13. Approve & Authorize Signature – Gaming Site Authorization – American Legion Post 29.

Planning & Zoning Director Kimpel provided an update on upcoming NDIC, PSC, NDDOH, and other public hearings. Kimpel discussed with the Board the change in Republic EES Blue Buttes Facility’s permit which is to remove the words “industrial waste.”

MVB & Passport Manager Stueber discussed a new 5-year contract with NDDOT for the motor vehicle branch services. Stueber also report the results of a clean

NDDOT audit that was recently conducted. Moved by Hystad, seconded by Skarda, to approve the NDDOT contract for motor vehicle services as presented and authorize signatures. All voting aye, motion carried.

Stueber also discussed changes to the MVB fees, which have remained unchanged since 2013. Stueber requested to increase four fees to grow efficiencies in the system and stated that most fees are not at the \$10 maximum allowed. Moved by Skarda, seconded by Wold, to approve the fee increases for MVB services as presented effective July 1, 2025. All voting aye, motion carried.

Home On The Range Executive Director Feldmann provided information to the Board regarding their school and program. Feldmann stated Dunn County had recently provided them and requested funding from McKenzie County for school expansion needs. Moved by Skarda, seconded by Hystad, to approve \$500,000 to Home On The Range. All voting aye, motion carried.

Moved by Brown, seconded by Skarda, to approve the additional cleaning staff member for Buildings & Grounds as requested by Facilities Administrator Schuster. All voting aye, motion carried.

At 10:00 a.m. a public hearing was held for the 2025 McKenzie County Equalization. Recorder/Tax Director Paulson provided information on McKenzie County values, which are required to be within 90-100% of market value for residential and commercial valuations per NDCC 57-02-27.1. Paulson noted the changes made to commercial properties in 2024 keep that property class within the tolerance level. Paulson reported residential values fell below the tolerance in 2025 (85.8%) which meant an increase would be needed in 2025. Paulson also stated ag land also required an adjustment for 2025.

One equalization appeal was heard from Fairways at Hunter's Run Apartments, which are within the City of Watford City. City of Watford City Assessor Olson provided information on the appeal, which was denied by the City of Watford City. Olson stated the property was valued in the same manner as other similar properties and was provided some obsolescence due to the condition, which other properties did not receive. Moved by Brown, seconded by Wold, to deny the appeal from Fairways at Hunter's Run as the assessment completed by the City was representative of fair market values. All voting aye, motion carried. No other persons were present to appeal their values.

2025 Tax Equalization

Property valuations are required to be between 90-100% of market value for residential and commercial valuations per ND Century Code 57-02-27.1.

Median Ratios:

Residential: 85.8%

Commercial: 92.1%

The median ratio is the middle ratio in the sales ratio study for the year. The median ratio is the ratio that assessors use to determine the level of assessments by classes of property because it is not skewed by high and low ratios. There were 62 county residential sales in the sales ratio study and 33 commercial sales in the sales ratio study.

Overall analysis: Residential sales indicated we were needing some increase adjustments. Notices of increase were sent to any property owners that had \$3,000 of true and full value and 10% overall increase in valuation. The newest year built residential structures showed that we needed at least 10% for replacement cost to adjust structures in the county. We look at sales of the newest structures that we have good data on land prices and sales to measure our replacement cost. There is still depreciation on older structures. We also did a small increase on rural residential sites to keep the split of value held between land and buildings within the 15-20% range of overall parcel value. Land doesn't depreciate, it is important to keep land values solid. We did consider sale prices when we updated the site value.

Commercial properties were holding steady after the large changes we applied in 2024, so no changes to commercial properties unless there was new construction.

After adjusting the pricing for replacement cost and rural residential sites the current county valuations are set as follows:

Residential:	\$995,613,305	(91.5%)
Commercial:	\$1,226,414,785	(92%)
Ag:	\$300,618,191	(98%)

All of these adjustments brought our values up to state requirements, please accept them as presented. Moved by Skarda, seconded by Wold, to approve the 2025 Tax Equalization values for all property classes as presented. All voting aye, motion carried. The Equalization hearing ended at 10:21 a.m.

Moved by Lawlar, seconded by Skarda, to approve the replacement of Courthouse heat pumps as presented, to include a budget amendment. All voting aye, motion carried.

Moved by Hystad, seconded by Wold, to approve the LEC boiler replacement as presented with Wir3d for \$245,621.00, to include a budget amendment. All voting aye, motion carried.

Moved by Skarda, seconded by Brown, to approve the LEC concrete leveling as presented due to safety risks, to include a budget amendment. All voting aye, motion carried.

Moved by Skarda, seconded by Hystad, to approve the Public Works boiler pump replacement as presented, to include a budget amendment. All voting aye, motion carried.

Landfill Director Schreiber provided updates to the Board on AUF/Compaction rates and the cardboard recycling program. Schreiber reported they are averaging 25% more compaction at the Landfill with the new compactor, which will significantly extend the life of the cell. Schreiber also reported 1,140 pounds of cardboard was collected after 41 days and delivered to the Dickinson Landfill for no cost, other than the fuel to deliver the materials.

Moved by Skarda, seconded by Brown, to release the bid as presented for a Compact Track Loader and open bids within a Board meeting. All voting aye, motion carried.

NDSU Extension Agent Odenbach provide the Board a quarterly update on the Ag & Natural Resource program. Odenbach provided information on services provided to the community and ongoing activities.

Moved by Lawlar, seconded by Brown, to appoint Commissioner Kathy Skarda, to the McKenzie County Library Board. Library Director Sealy stated Lawlar's 2nd term was expiring at the end of June. All voting aye, motion carried.

Moved by Brown, seconded by Skarda, to approve the Local Emergency Operations Plan (LEOP) as presented after contact phone number corrections and authorize signatures. All voting aye, motion carried.

Moved by Skarda, seconded by Hystad, to approve a reimbursement to Sioux-Yellowstone Fire District for their out-of-pocket generator expenses in the amount of \$796.55. Emergency Manager Jappe stated the County received additional grant dollars and that Sioux-Yellowstone Fire District was the only fire district that had to pay for some expenses. All voting aye, motion carried.

Jappe discussed with the Board using HazChem funds, provided by the State, to pay stipends to firefighters who attend optional training. Jappe proposed an hourly stipend up to 8 hours each day for attending training. Attorney Skarda stated he would draft a standing joint powers agreement and return the topic to the Board for further discussion.

Moved by Brown, seconded by Skarda, to approve a \$1,000 down-payment to Aspire Ellie Papineau, LLC as presented for training to occur in October 2025 through HR. All voting aye, motion carried.

Moved by Wold, seconded by Hystad, to approve a backpay request for a Road & Bridge employee as presented with amounts to be verified by the Auditor/Treasurer's

Office Payroll team. HR Interim Generalist Brown stated the change of status form was accidentally not provided to Payroll at the time of the promotion.

Economic Development Director Stenberg provided a housing program update and additional funding request in the amount of \$2M to continue the down payment assistance program. Aaron Pelton, Watford City Housing Authority, provided an update on the nine homes being constructed in Hunter's Run. Board consensus was to wait on granting additional funding for the down payment assistance program until more of the first allotment of funding was allocated and after the WCHA homes were placed on the market for sale. Stenberg stated he would return in a few months' time with additional information and data.

Moved by Hystad, seconded by Skarda, to approve the release of the 24th Ave SW Reconstruction project (MCK-2724(001)) bid on June 18, 2025, with bids to be opened on July 10, 2025. All voting aye, motion carried.

Moved by Brown, seconded by Skarda, to approve Task Order 2025-03 with Brosz Engineering in the amount of \$77,055 for the Structure 27-153-03.0 replacement and authorize chairman to sign. All voting aye, motion carried.

Moved by Hystad, seconded by Wold, to approve Change Order 1 for the County Road 27 Reconstruction (MCK-2727(001)) project and authorize the chairman to sign. All voting aye, motion carried.

Moved by Lawlar, seconded by Skarda, to approve the Eide Bailly Engagement Letter and GAAP Conversion documents as presented and authorize the chairman to sign. All voting aye, motion carried.

Moved by Skarda, seconded by Hystad, to approve the Final Change Order(reduction) for the Ag Expo project as presented and authorize the chairman to sign. All voting aye, motion carried.

The meeting recessed at 12:20 p.m. until June 17, 2025, at 9:00 a.m.

June 17, 2025

The Board of Commissioners of McKenzie County, North Dakota met at the Commissioners Room at the McKenzie County Courthouse in Watford City, North Dakota on June 17, 2025. Present: Commissioners Howdy Lawlar, Joel Brown, Craig Hystad, Clint Wold, and Kathy Skarda. Also present Auditor/Treasurer Johnsrud and Attorney Skarda. Chairman Lawlar called the meeting to order at 9:00 a.m. with the Pledge of Allegiance.

Moved by Brown, seconded by Skarda, to approve the agenda as amended to add MCCF Administrator Werlinger. All voting aye, motion carried.

Discussion was held on the informational reports provided.

Discussion was held on the bills presented for payment. Moved by Hystad, seconded by Wold, to approve the bills as presented. All voting aye, motion carried.

Moved by Brown, seconded by Hystad, to accept the Treasurer's Report for the period ending May 31, 2025, as presented. All voting aye, motion carried.

Moved by Skarda, seconded by Wold, to approve Items 1-4 on the Commission Consent Agenda as presented. All voting aye, motion carried. Items approved: 1. Approve Special Alcohol Permit – Dabeno's Bistro at The River Ranch – July 18, 2025; 2. Approve & Authorize Signature – 2025 Road Maintenance Agreements: C&L Wahlstrom, T. Tjelde, T. Tjelde, T. Tjelde, and R. Whited; 3. Approve Out of State Travel - P & Z Director Kimpel - 2025 Brownfields Conference - Chicago IL - August 5-8; 4. Approve Out of State Travel – Media & Public Relations Training 2 Detectives-Lincoln NE.

Skarda requested to pull Planning & Zoning Consent Agenda Item 1 - #01-25REPLAT - Matthew Daniel for a question. Moved by Skarda, seconded by Hystad, to approve Items 2-3 on the Planning & Zoning Consent Agenda as presented. All voting aye, motion carried. Items approved: 2. #03-25CUP - Roger New Applicant wishes to put in an accessory live-work unit, to be used as a manager house. PID # 03-00-10070, IT 2317, PT OF SE1/4, Section 25, T-150N, R-100W, 2546 132J Ave NW, Arnegard. Planning and Zoning Board recommends approval of Conditional Use Permit # 03-25CUP, Roger New, to the County Commission to allow an accessory live-work unit for manager housing. Adopt the findings and conditions as provided in the staff report; 3. #05-25CUP - Whistle Creek Winch Applicant is requesting to have a live work quarter on property they own in the Arnegard Industrial park. PID # 03-00-10290, IT 3085, PT OF SW1/4, S-25, T-150, R-100, 13258 25M ST NW. Planning and Zoning Board recommends approval of Conditional Use Permit # 05-25CUP, Whistle Creek Winch, to the County Commission to allow a live-work unit in a Heavy Industrial zone. Adopt the findings and conditions as provided in the staff report.

Discussion was held on Planning & Zoning Consent Agenda Item 1 - #01-25REPLAT - Matthew Daniel. Skarda asked about the right to farm and ranch designation. Moved by Skarda, seconded by Wold, to approve Planning & Zoning Consent Agenda Item 1 as presented. All voting aye, motion carried. Item approved: 1. #01-25REPLAT - Matthew Daniel Applicant wishes to re-plat 99 parcels to 1 parcel. W1/2 SW1/4 Section 6, T-152N, R-101W in McKenzie County. Planning and Zoning Board recommends approval of REPLAT # 01-25REPLAT, to allow a re-plat of 99 parcels to 1 parcel to the County Commission. Adopt the findings and conditions as provided in the staff report.

There were no updates on upcoming NDIC, PSC, NDDOH, and other public hearings.

Landfill Director Schreiber presented the Board with a Patriot Award from the ND National Guard. Schreiber was nominated for the award by Dominic Robertson. Schreiber felt the award should go to the County and requested to recognize everyone who played a part in the process. The Board gave the award back to Schreiber for his role in the process.

Moved by Hystad, seconded by Skarda, to authorize the release of the Landfill Survey RFP as presented. All voting aye, motion carried.

Harvey Fitzgerald, City of Arnegard engineer, Council Member Kindel, and Council Member Schreiber presented a request for funding assistance for the paving of 133rd Ave on the east side of Arnegard. Fitzgerald stated Arnegard Township was interested in improving farther north. Board consensus was to return with a joint request from the City of Arnegard and Arnegard Township.

Moved by Skarda, seconded by Hystad, to approve the SRF Consulting Contract renewal for Planning & Zoning services as presented and authorize the chairman to sign. All voting aye, motion carried.

Scott Harmstead, SRF Consulting, provided a proposal for the Planning & Zoning 2035 Comprehensive Plan update. Discussion was held on how best to engage citizens and ensuring changes from the current plan to the new plan were highlighted and easy to understand where areas of change occurred. Board consensus was to move forward with the proposal.

Family Crisis Shelter Director Collins provided information on their 2026 budget contribution request. Collins stated a home in McKenzie County had recently been purchased as a safe haven. Board consensus was supportive of the project and funding. Moved by Brown, seconded by Skarda, to approve one-time funding to the Family Crisis Shelter in the amount of \$663,764.96 plus a 2026 contribution of \$249,940 contingent upon a letter from the City of Watford City approving the operation. All voting aye, motion carried.

At 10:15 a.m. a public hearing was held on a section line vacation. No persons from the public were present in opposition to the vacation.

RESOLUTION DISCONTINUING SECTION LINE ROADWAYS

WHEREAS, a petition to close a portion of a section line roadway in Section 36, Township 150 North, Range 100 West and Section 1, Township 149 North, Range 100 West has been filed in the office the McKenzie County Auditor, being further described as:

A tract of land in the SE1/4SE1/4 of Section 36, T150N, R100W, 5th P.M., McKenzie County, North Dakota. Said tract being described as follow: The Southernmost 33.00

feet of the Easternmost 820.00 feet of the SE1/4SE1/4 of Section 36. Said tract contains 0.62 acres more or less.

AND

A tract of land in Govt. Lot 1 of Section 1, T149N, R100W, 5th P.M., McKenzie County, North Dakota. Said tract being described as follow: The Northernmost 33.00 feet of the Easternmost 820.00 feet of Govt. Lot 1 of Section 1. Said tract contains 0.62 acres more or less.

WHEREAS, Notice of Hearing was given and duly held by the McKenzie County Board of Commissioners on Tuesday, June 17, 2025, at 10:00 AM CT in the Board Room of the McKenzie County Courthouse at 201 5th St NW, Watford City, North Dakota, with Commissioners Lawlar, Skarda, Hystad, Brown, and Wold present, and

WHEREAS, testimony has been received and evidence examined in favor of the discontinuance of said roadways, on motion made by Hystad, seconded by Skarda, and a vote of 5 aye and 0 nay,

IT IS RESOLVED by the Board of County Commissioners for McKenzie County, North Dakota, that is in the interest of the public and the parties involved granting the petition and hereby declaring the described section line roadways to be discontinued.

Fleet Manager Shannon and Road Superintendent Northrop requested to purchase a gooseneck trailer. Information was presented on 2- and 3- axle options. Discussion was held on trailers with larger per axle weight. Northrop stated they would get additional quotes and return with more information on all trailer options.

MCWRD Director Galeazzo, AE2S Engineer McGruder, and WAWSA Representative Barke presented Amendment No 1 to the McKenzie County, McKenzie County Water Resource District & Western Area Water Supply Authority Water System Development JPA which expands System II and the transmission system. The local max share of the project is \$5,461,000 which is currently in the budget. Moved by Brown, seconded by Skarda, to approve Amendment No 1 as presented and authorize the chairman to sign. All voting aye, motion carried.

Emergency Manager Jappe presented a draft NACO resolution to submit to the Public Lands Committee seeking additional funding and accountability from the USFS on wildfire prevention and mitigation. The Board expressed concern about language in the resolution that may have unintended consequences and requested Jappe work with the local fire chiefs on a revised resolution. Board consensus was to hold a special meeting on June 24 at 8:00 a.m. to discuss the revised resolution prior to submission to NACO.

Moved by Skarda, seconded by Brown, to approve the change in payment receiving methods for the Ag Expo contingent upon a release by the current provider and permission from Municipipay. All voting aye, motion carried.

Moved by Skarda, seconded by Wold, to accept the bid received from Central Specialties, Inc. and award Central Specialties, Inc. the Little Beicegel Creek Revetment Project MCKBR2018(001) in the amount of \$1,774,122.93. All voting aye, motion carried.

Ackerman Estvold Engineer Cole Jones discussed the Segments, Curves, and Intersections project with the Board and provided an update on grant funding for the project if the rumble strip portion was removed. Jones recommended rejecting all bids, removing the rumble strips, and rebidding the project. Moved by Skarda, seconded by Brown, to reject all bids for the Segments, Curves, and Intersections project as recommended. All voting aye, motion carried.

Moved by Lawlar, seconded by Hystad, to rebid the Segments, Curves, and Intersections project with the reduced scope (removal of rumble strips in place). All voting aye, motion carried.

Moved by Skarda, seconded by Wold, to approve Task Order 3 with Moore Engineering, Inc. for the 2025 Chip Seal (MCKM25001) project in the amount of \$282,000.00 and authorize chairman to sign. All voting aye, motion carried.

Moved by Brown, seconded by Skarda, to approve Task Order 4 with Moore Engineering, Inc. for the 2025 Mill & Overlay (MCKM25002) project in the amount of \$263,000.00 and authorize chairman to sign. All voting aye, motion carried.

Moved by Hystad, seconded by Skarda, to approve Work Order 3 with Ulteig Engineers Inc for the CR27 Phase II Reconstruction project MCK-2727(002) in the amount of \$189,430.50 and authorize chairman to sign. All voting aye, motion carried.

Alexander Public School District #2 Superintendent Bieber requested additional funding for the temporary Alexander School daycare for the 2025 year as actual expenses exceeded the 2024-2025 JPA amount of \$22,000 by \$4,362.06. Bieber also requested a new joint powers agreement for school year 2025-2026 in the maximum amount of \$30,218.88 to cover costs until the new daycare opened, at which time the school daycare would close. Moved by Skarda, seconded by Hystad, to amend the current 2024-2025 JPA with APSD#2 to increase the amount by \$4,362.06 (total amount \$26,362.06) and enter into a second JPA with APSD#2 for School Year 2025-2026 for a max amount of \$30,218.88. All voting aye, motion carried.

MCCF Administrator Werlinger stated the current medical provider at the Correctional Facility resigned, no candidates had currently applied, and a traveler was not yet available. Werlinger requested the Board to consider a short-term contract with local providers at a rate of \$52/hour. Attorney Skarda requested to see the terms of the

contract. Moved by Skarda, seconded by Hystad, to approve a contract with a rate of \$52/hour for medical services contingent upon approval from Attorney Skarda. All voting aye, motion carried.

City of Alexander Mayor Willcox requested funding assistance in the amount of \$3M for 2026 for the Lonesome Creek Street project to include curb, gutter, and paving. Total project cost is \$5.7M. Willcox stated this would move up the housing project one full year. Moved by Skarda, seconded by Hystad, to approve \$3M to the City of Alexander for the Lonesome Creek Street for 2026 through a joint powers agreement. All voting aye, motion carried.

Moved by Skarda, seconded by Hystad, to approve the Bankhead Jones fund distribution as presented and to reduce the County portion to \$0.00. All voting aye, motion carried.

Skarda left the meeting at 12:23 p.m.

Discussion was held on a proposed public comment policy required under SB 2180 passed in the 2025 Legislative Session. The Board requested Auditor/Treasurer Johnsrud to reach out to other counties to see what they will be implementing as a policy and return on July 1.

Moved by Hystad, seconded by Brown, to approve the security camera updates as presented to remove HR Interim Director Northrup and add HR Director Raver. All voting aye (Skarda absent), motion carried.

Moved by Brown, seconded by Hystad, to approve the Text My Gov agreement as presented, appoint Johnsrud as the administrator of the program, and authorize the chairman to sign. All voting aye (Skarda absent), motion carried.

Discussion was held on nominations for the NDACo Excellence in County Government Awards. The Board requested Johnsrud get a list of employees by tenure and reach out to department heads for suggestions.

The meeting adjourned at 12:42 p.m. until June 24, 2025, at 8:00 a.m.

Special Meeting June 24th, 2025

The Board of Commissioners of McKenzie County, North Dakota met for a special meeting at the Commissioners Room at the McKenzie County Courthouse in Watford City, North Dakota on June 24, 2025. Present: Commissioners Joel Brown, Clint Wold, Craig Hystad, Howdy Lawlar, and Kathy Skarda. Also present Auditor/Treasurer Johnsrud. Chairman Lawlar called the meeting to order at 8:00 a.m.

The topic of the meeting was to discuss a proposed NACO resolution for wildfire prevention and mitigation. Emergency Manager Jappe requested to submit the proposed resolution at the upcoming NACO meeting for consideration and asked the Board for their support. Discussion was held on the wording of the resolution, concerns about potential federal implications, and the best approach to deal with the issue.

Board consensus was to hold off on submitting the resolution to NACO but to work with NDACo and North Dakota's federal delegation on a resolution to be considered at a later time.

The meeting adjourned at 8:39 a.m.

June 24, 2025

The Board of Commissioners of McKenzie County, North Dakota met at the Commissioners Room at the McKenzie County Courthouse in Watford City, North Dakota on June 24, 2025. Present: Commissioners Howdy Lawlar, Joel Brown, Craig Hystad, Clint Wold, and Kathy Skarda. Also present Auditor/Treasurer Johnsrud. Chairman Lawlar called the meeting to order at 8:40 a.m. for the purpose of hearings on departmental 2026 budgets. The hearings adjourned at 3:04 p.m. until July 1, 2025, at 9:00 a.m.

Erica Johnsrud, Auditor/Treasurer

Howdy Lawlar, Chairman

JUNE WARRANT REGISTER

<u>Warrant #</u>	<u>Vendor Name</u>		<u>Amount</u>
80812	ACKERMAN-ESTVOLD	\$	85,510.22
80813	ADVANCED BUSINESS METHODS	\$	2,621.88
80814	ADVANCED ENG. & ENVIRON. SERV., LLC	\$	9,454.00
80815	ARMOR INTERACTIVE	\$	4,758.33
80816	BADLANDS HARDWARE	\$	720.15
80817	BADLANDS OCCUPATIONAL TESTING SERVICES	\$	630.00
80818	BAKER METAL AND RECYCLING INC	\$	668.40
80819	BALCO UNIFORM COMPANY, INC.	\$	1,141.00
80820	BORDER STATES ELECTRIC	\$	267.08
80821	BOSS OFFICE & COMPUTER PRODUCTS	\$	255.93
80822	BROSZ ENGINEERING, INC.	\$	48,748.00
80823	BURNS & MCDONNELL	\$	25,806.54
80824	CALAMP WIRELESS NETWORKS CORPORATION	\$	105.72
80825	CALIBER MFC, LLC	\$	815.85
80826	CENGAGE LEARNING INC	\$	21.44
80827	CERTIFIED POWER. INC	\$	546.16
80828	CIM SANITARY TECH LLC	\$	27,746.66

80829	COLONIAL RESEARCH CHEMICAL CORP.	\$	603.05
80830	DC AGGREGATE LLC	\$	73,920.00
80831	DIRTY BIRDS, LLC	\$	2,400.00
80832	DUKES/KIVON	\$	247.00
80833	ECOLAB PEST ELIMINATION DIVISION	\$	303.53
80834	ELECTION SYSTEMS & SOFTWARE LLC	\$	171.47
80835	ELITE CABINETS AND BUILDING SUPPLY LLC	\$	400.62
80836	FAIRFIELD AND WOODS, P.C.	\$	5,588.50
80837	FARSTAD OIL IN	\$	2,640.18
80838	FASTENAL COMPANY	\$	3,617.49
80839	FCI CONSTRUCTORS, INC.	\$	248,323.00
80840	FULKERSON FUNERAL HOME	\$	7,664.47
80841	G & G GARBAGE LLC	\$	195.00
80842	GRAINGER	\$	980.46
80843	GUESS/JACOB A	\$	157.00
80844	HECK BUILT LLC	\$	1,150.00
80845	HEGGEN EQUIPMENT CO.	\$	5,639.88
80846	HOLIDAY INN/FARGO	\$	891.00
80847	INGRAM/MAX	\$	476.42
80848	J.J. KELLER & ASSOCIATES INC	\$	217.47
80849	JAPPE/KAROLIN	\$	15.01
80850	JJ ELECTRIC LLC	\$	901.45
80851	KAY/MAH-JOY	\$	28.35
80852	KUBL GROUP, LLC	\$	50,000.00
80853	LINDE GAS & EQUIPMENT INC.	\$	1,449.15
80854	LUND OIL, INC.	\$	596.00
80855	MCKENZIE COUNTY HEALTHCARE SYSTEMS	\$	11,577.09
80856	MEADOWS/JASON J	\$	252.00
80857	MEUCHEL COMPUTER SERVICES & OFFICE SUPP	\$	423.99
80858	ND ASSN. OF COUNTIES	\$	22,616.45
80859	NDFLAGPOLEGUY.COM	\$	350.00
80860	NORTH CENTRAL INTERNATIONAL LLC	\$	875.32
80861	NORTHERN HEAVY DUTY TRUCK PARTS	\$	504.08
80862	NORTHERN PUMP & COMPRESSION, INC.	\$	1,217.40
80863	NORTHRUP/TERRI	\$	743.00
80864	O.K. TIRE STORE, INC	\$	6,799.96
80865	O'DAY EQUIPMENT, LLC	\$	751.40
80866	PEDERSEN/ANITA	\$	4,700.00
80867	RDO EQUIPMENT CO.	\$	11,282.40
80868	RUNNINGS	\$	617.42
80869	SAVVIK BUYING GROUP	\$	176.97
80870	SAX MOTOR CO	\$	123.58
80871	SEVEN L CROSS LLC	\$	17,440.00
80872	SIGN SOLUTIONS USA	\$	6,792.46
80873	SKARDA LAW FIRM PLLC	\$	10,000.00
80874	STEIN'S INC.	\$	1,200.61
80875	SUMMIT FOOD SERVICE, LLC	\$	12,954.07
80876	SUNDRE SAND & GRAVEL, INC.	\$	14,846.10
80877	SYNDICATE SAFETY & OILFIELD SUPPLIES	\$	10,145.53
80878	THORGRAMSON/WESLEY R	\$	247.00

80879	TRANE U.S. INC.	\$	10,640.70
80880	TRIPLESEAT SOFTWARE, LLC	\$	275.58
80881	TRUE NORTH STEEL, INC.	\$	15,014.40
80882	ULTEIG	\$	4,364.20
80883	UNITED QUALITY COOPERATIVE	\$	600.26
80884	VOTAVA LAW OFFICE	\$	10,000.00
80885	WATFORD CITY/CITY OF	\$	22,973.38
80886	WAYNE'S TRUCKING INC.	\$	7,905.00
80887	WESTLIE MOTOR CO. MINOT	\$	1,193.77
80888	WIR3D ELECTRIC INC.	\$	20,654.25
80889	3M TRUCKING INC	\$	1,680.00
81147	ALEX TWP.	\$	10,020.47
81148	ALEXANDER PARK DISTRICT	\$	601.58
81149	ALEXANDER RURAL FIRE DISTRICT	\$	1,161.57
81150	ALEXANDER SCHOOL DIST. #2	\$	53,621.61
81151	ANTELOPE CR. TWP.	\$	5,046.05
81152	ARNEGARD PARK DISTRICT	\$	724.98
81153	ARNEGARD RURAL FIRE PROTECTION DIST.	\$	1,131.43
81154	ARNEGARD TWP.	\$	15,213.30
81155	ARNEGARD/CITY OF	\$	1,463.06
81156	BLUE BUTTES TWP.	\$	13,030.82
81157	CHARBON TWP.	\$	9,385.60
81158	ELM TREE TWP.	\$	28,553.37
81159	GARRISON DIVERSION CONSERVANCY DIST.	\$	5,520.37
81160	GRAIL TWP.	\$	3,894.08
81161	GRASSY BUTTE FIRE DISTRICT	\$	125.28
81162	HAWKEYE TWP.	\$	7,667.41
81163	HORSE CREEK RURAL FIRE DIST.	\$	25.59
81164	HORSE CREEK SCHOOL DIST. #32	\$	576.49
81165	KEENE TWP.	\$	9,371.26
81166	MANDAREE SCHOOL DIST. 36	\$	30.31
81167	MCKENZIE CO. AMBULANCE SERVICE	\$	6,999.40
81168	MCKENZIE CO. FIRE PROT. DIST.	\$	6,409.55
81169	MCKENZIE CO. HISTORICAL SOCIETY	\$	1,380.10
81170	MCKENZIE CO. SD#1	\$	401,828.62
81171	MCKENZIE SOIL CONS. DIST.	\$	3,184.20
81172	ND STATE TREASURER	\$	1,678.42
81173	NEW TOWN PUBLIC SCHOOL DIST.	\$	102,827.54
81174	NEW TOWN RURAL AMBULANCE DIST.	\$	80.56
81175	NEW TOWN RURAL FIRE DEPT.	\$	80.56
81176	RANDOLPH TWP.	\$	2,954.82
81177	RIVERVIEW TWP.	\$	58,836.67
81178	SIOUX TWP.	\$	12,128.03
81179	SIOUX-YELLOWSTONE RURAL FIRE DIST.	\$	659.85
81180	TRI TWP	\$	35,694.49
81181	TWIN VALLEY TWP.	\$	87,405.09
81182	UPPER MISSOURI DIST. HEALTH UNIT	\$	5,455.92
81183	WATFORD CITY MUNICIPAL AIRPORT	\$	1,470.03
81184	WATFORD CITY PARK DISTRICT	\$	29,644.11
81185	WATFORD CITY/CITY OF	\$	36,299.97

81186	WILLIAMS COUNTY VECTOR CONTROL DIST.	\$	0.92
81187	WILLISTON FIRE PROTECTION DISTRICT	\$	76.76
81188	YELLOWSTONE SCHOOL DISTRICT #14	\$	10,805.84
81189	YELLOWSTONE SCHOOL DISTRICT #14	\$	1,283.44
81190	YELLOWSTONE TWP.	\$	20,089.20
81191	INFORMATION TECHNOLOGY DEPT.	\$	6,600.55
81192	LYREC	\$	49.57
81193	MCKENZIE ELECTRIC CO-OP INC.	\$	17,138.23
81194	WATFORD CITY WATER DEPT./CITY OF	\$	8,880.11
81195	ACCUSOURCE INC.	\$	1,042.70
81196	ADVANCED BUSINESS METHODS	\$	568.00
81197	ADVANCED ENG. & ENVIRON. SERV., LLC	\$	72,972.73
81198	AMERICAN BACKFLOW PRODUCTS, COMPANY	\$	109.99
81199	AMERICAN WELDING & GAS	\$	40.86
81200	ARMOR INTERACTIVE	\$	46,739.64
81201	ARNEGARD RURAL FIRE PROTECTION DIST.	\$	215,000.00
81202	ARNEGARD/CITY OF	\$	642.00
81203	ASSOC.OF PUB-SAFETY COMM. OFFC. INTL INC	\$	3,000.00
81204	ASTRO-CHEM LAB, INC.	\$	120.00
81205	BADLANDS HARDWARE	\$	58.47
81206	BADLANDS HYDROVAC SERVICE	\$	1,005.00
81207	BADLANDS OCCUPATIONAL TESTING SERVICES	\$	470.00
81208	BAKER METAL AND RECYCLING INC	\$	571.20
81209	BALCO UNIFORM COMPANY, INC.	\$	5,662.30
81210	BEICEGEL STATION	\$	60.90
81211	BOLKEN/DOUGLAS	\$	3,600.00
81212	BORDER STATES ELECTRIC	\$	14.35
81213	BOSS OFFICE & COMPUTER PRODUCTS	\$	1,369.78
81214	BRADY'S ROADSIDE SERVICE	\$	350.00
81215	BROSZ ENGINEERING, INC.	\$	330.00
81216	BROWN/ABBY L	\$	91.56
81217	BRYAN/WHITNEY	\$	546.00
81218	BURNS & MCDONNELL	\$	600.00
81219	BUTLER MACHINERY COMPANY	\$	550.00
81220	CAPITAL CITY RESTAURANT SUPPLY	\$	2,016.34
81221	CERTIFIED POWER. INC	\$	1,920.33
81222	CHARM-TEX, INC.	\$	1,258.00
81223	CHRISTENSEN/JENNIFER	\$	149.80
81224	CORPORATE TRANSLATION SERVICES, INC	\$	13.00
81225	DAKOTA BUSINESS SOLUTIONS	\$	1,244.00
81226	DAWA DEVELOPMENT, LLC	\$	480.00
81227	DEVERA/TRAVIS	\$	385.58
81228	DIRTY BIRDS, LLC	\$	22,800.00
81229	DTE, INC.	\$	7,288.77
81230	ECOLAB PEST ELIMINATION DIVISION	\$	2,191.57
81231	ELITE CABINETS AND BUILDING SUPPLY LLC	\$	2,069.96
81232	ELKAN, INC	\$	2,040.00
81233	FARSTAD OIL IN	\$	1,137.83
81234	FASTENAL COMPANY	\$	4,248.96
81235	FLATLAND FRESHWATER DEPOT, LLC	\$	150.00

81236	FLECK/WILLIAM	\$	126.00
81237	GALLAGHER BENEFIT SERVICES INC.	\$	3,125.01
81238	GOOSENECK IMPLEMENT	\$	2,346.34
81239	GRAINGER	\$	498.00
81240	GRAY MEDIA GROUP, INC	\$	710.00
81241	HANCE/JACOB D	\$	153.00
81242	HANCE/JOHN	\$	153.00
81243	HANSEN DIESEL & AUTOMOTIVE	\$	338.84
81244	HARTEL/ANGIE	\$	1,500.00
81245	HAWKEYE OILFIELD SUPPLY	\$	1,535.05
81246	HEGGEN EQUIPMENT CO.	\$	2,244.82
81247	HILL ENTERPRISES	\$	5,349.64
81248	HONSTEIN/MARK	\$	148.00
81249	HORIZON RESOURCES	\$	36,283.97
81250	IBS OF GREATER BISMARCK	\$	2,118.30
81251	INFORMATIONAL DATA TECHNOLOGIES LLC	\$	480.48
81252	INTERACTIVE DATA, INC	\$	50.00
81253	JESKE/JAMES L	\$	96.88
81254	KEYZ-FM, KYYZ-FM, KTHC-FM, WILLISTON ND	\$	1,904.00
81255	KO SAFETY SERVICES LLD	\$	73.98
81256	LARSEN SERVICE DRUG, INC.	\$	236.70
81257	LINDE GAS & EQUIPMENT INC.	\$	654.61
81258	LINK COMPUTER CORPORATION	\$	1,225.72
81259	LUND OIL, INC.	\$	1,916.20
81260	MADERA/JENNICA	\$	1,186.88
81261	MCCODY CONCRETE PRODUCTS, INC	\$	718.13
81262	MCKENZIE CO. HEALTHCARE SYSTEMS	\$	987.48
81263	MCKENZIE CO. JOB DEVELOPMENT AUTHORITY	\$	881.97
81264	MCKENZIE ELECTRIC CO-OP INC.	\$	1,950.37
81265	MEDALLUS & VACHAROTHONE LTD	\$	23,020.00
81266	MENARD, INC.	\$	192.52
81267	MID-STATES WIRELESS	\$	122.00
81268	MON-KOTA INC.	\$	1,040.00
81269	NATIONS/KAYLA	\$	9.94
81270	ND ASSN. OF COUNTIES	\$	1,474.00
81271	ND LTAP	\$	225.00
81272	NDCHCA	\$	100.00
81273	NELSON CONTRACTING CO.	\$	261.00
81274	NORTH CENTRAL INTERNATIONAL LLC	\$	4,530.53
81275	NORTH DAKOTA ONE CALL	\$	324.20
81276	NORTHERN HEAVY DUTY TRUCK PARTS	\$	2,951.95
81277	NORTHRUP/TERRI	\$	299.00
81278	NORTHWESTERN LAND, LLC	\$	5,606.00
81279	NOVA FIRE PROTECTION, INC.	\$	600.00
81280	NOVAK/LARRY	\$	43.40
81281	O.K. TIRE STORE, INC	\$	1,660.46
81282	OPENGOV, INC.	\$	9,900.00
81283	PAVEK/NICHOLAS R	\$	134.00
81284	PHARMCHEM. INC.	\$	607.05
81285	PICKERING JR/TIMOTHY J	\$	36.00

81286	PRO-WEST & ASSOCIATES, INC.	\$	1,038.12
81287	QUADIENT FINANCE USA, INC.	\$	2,555.99
81288	QUADIENT LEASING USA, INC.	\$	1,247.01
81289	RDO EQUIPMENT CO.	\$	3,538.20
81290	RECORD KEEPERS LLC	\$	112.50
81291	ROGER NEU	\$	250.00
81292	ROLFSRUD/JOHN	\$	50.40
81293	RUNNINGS	\$	704.27
81294	SAVVIK BUYING GROUP	\$	359.94
81295	SEALY/IRENE M	\$	35.98
81296	SEVEN L CROSS LLC	\$	33,120.00
81297	SIOUX-YELLOWSTONE RURAL FIRE DIST.	\$	796.55
81298	SRF CONSULTING GROUP, INC	\$	6,660.53
81299	STEIN'S INC.	\$	1,066.52
81300	STOCK/DONALD J	\$	135.00
81301	STREICHER'S	\$	18.95
81302	SUMMIT FOOD SERVICE, LLC	\$	16,697.26
81303	SWIGART/CHANTEL	\$	297.00
81304	SYNDICATE SAFETY & OILFIELD SUPPLIES	\$	3,213.98
81305	THOMSON REUTERS-WEST	\$	1,158.50
81306	TREVIPAY (NORTHERN TOOL)	\$	2,425.34
81307	TRIANGLE R ENTERPRISES, LLC	\$	11,500.00
81308	TRICORNE AUDIO, INC	\$	287.50
81309	TRUE NORTH STEEL, INC.	\$	27,155.00
81310	UNDERGROUND VAULTS & STORAGE, INC.	\$	7.10
81311	UNIFORM CENTER	\$	2,365.09
81312	UNITED QUALITY COOPERATIVE	\$	524.96
81313	WAWSA	\$	1,562,926.99
81314	WAYNE'S TRUCKING INC.	\$	16,352.50
81315	WERLINGER/ROBERT	\$	1,193.36
81316	WESTERN VETERINARY CLINIC	\$	616.13
81317	WESTLIE MOTOR CO.MINOT	\$	1,225.01
81318	WIR3D ELECTRIC INC.	\$	15,653.43
81319	ZEPHYR ENTERPRISES LLC	\$	12,400.00
81320	3M TRUCKING INC	\$	51,400.00
247709	ADORAMA INC.	\$	414.75
247710	AMAZON CAPITAL SERVICES	\$	2,856.38
247711	BAKER & TAYLOR	\$	401.69
247712	BAXTER/TYLER	\$	135.00
247713	BRAUN INTERTEC CORPORATION	\$	11,610.00
247714	DACOTAH PAPER CO.	\$	1,592.49
247715	DEERE CREDIT, INC	\$	750.00
247716	FIRST BAPTIST CHURCH OF WATFORD CITY	\$	156.00
247717	FIRST INTERNATIONAL BANK & TRUST CC	\$	7,710.53
247718	FRED PRYOR SEMINARS	\$	2,290.00
247719	HR COLLABORATIVE	\$	50.00
247720	HURLEY ENTERPRISES, INC	\$	375.00
247721	INTERSTATE POWER SYSTEMS	\$	1,790.72
247722	J CUSTOM ELECTRIC	\$	4,126.06
247723	LEVEL UP PHOTOGRAPHY	\$	157.00

247724	MEDLINE INDUSTRIES, INC	\$	41.17
247725	MERRI	\$	1,620.00
247726	MOORE ENGINEERING, INC.	\$	84,591.50
247727	O K IMPLEMENT CO.	\$	5,586.25
247728	SHATTUCK/NICHOLAS	\$	1,910.00
247729	SWANSTON EQUIPMENT CO.	\$	1,111.81
247730	THE TITLE TEAM	\$	12,500.00
247731	TRACTOR & EQUIPMENT CO.	\$	2,004.27
247732	VAN DYKE/WALTON	\$	767.00
247733	VANGUARD APPRAISALS INC.	\$	2,200.00
247734	WARNE CHEMICAL & EQUIPMENT CO.	\$	336.11
247735	WESTLIE TRUCK CENTER OF WILLISTON	\$	354.84
247736	THE TITLE TEAM	\$	15,000.00
247737	THE TITLE TEAM	\$	15,000.00
247738	THE TITLE TEAM	\$	15,000.00
247739-247751	PAYROLL, JUNE 6, 2025	\$	1,174,053.47
247752	ALEXANDER/CITY OF	\$	2,844.96
247753	L. YELLOWSTONE IRRIG. DIST. 2	\$	1,818.51
247754	ARMSTRONG SANITATION	\$	403.22
247755	AT&T MOBILITY	\$	165.95
247756	MCKENZIE CO. TREASURER-VERIZON	\$	10,084.13
247757	MCKENZIE COUNTY RURAL WATER	\$	1,402.39
247758	MONTANA DAKOTA UTILITIES CO.	\$	21,404.86
247759	NCC	\$	28.50
247760	RESERVATION TELEPHONE CO-OP	\$	7,203.00
247761	SOUTHWEST WATER AUTHORITY	\$	55.32
247762	ADVANCED DRAINAGE SYSTEM INC	\$	55.00
247763	AMAZON CAPITAL SERVICES	\$	1,296.90
247764	BAKER & TAYLOR	\$	425.98
247765	BEK CONSULTING, LLC	\$	9,305.00
247766	BUTTONS BY FISH	\$	1,620.00
247767	CORE & MAIN	\$	1,413.85
247768	CREATIVE PLANNING HOLDCO, LLC	\$	2,031.77
247769	DACOTAH PAPER CO.	\$	42.95
247770	DAKOTA LINE SALES LLC	\$	9,900.00
247771	DIAMOND C OILFIELD SERVICES, LLC	\$	4,200.00
247772	ELLIE PAPINEAU LLC	\$	1,000.00
247773	FARMERS UNION OIL COMPANY	\$	62,206.38
247774	FLAG FAMILY MEDIA	\$	750.00
247775	GAMPER/JOSEPH	\$	65.00
247776	GRONDAHL RECREATION INC.	\$	115,324.00
247777	GUARDIAN ALLIANCE TECHNOLOGIES, INC.	\$	64.00
247778	HARLOWS SCHOOL BUS SERVICE INC	\$	183.33
247779	HEALTHCARE ENVIRONMENTAL SERVICE LLC	\$	253.91
247780	HELENA CHEMICAL COMPANY	\$	1,022.50
247781	HOLIDAY STATIONSTORES, LLC	\$	203.50
247782	HR COLLABORATIVE	\$	50.00
247783	KUMMER'S PUMPING	\$	3,500.00
247784	LAQUINTA INN & SUITES	\$	96.30
247785	LOWER YELLOWSTONE IRRIGATION PROJECT	\$	18,361.80

247786	MCKENZIE CO. FARMER	\$	1,314.12
247787	MCKENZIE CO. MOTOR VEHICLE BRANCH	\$	10.00
247788	MCKENZIE CO. TREASURER	\$	13,285.83
247789	MCKENZIE COUNTY ROAD & BRIDGE	\$	22,679.56
247790	MCKENZIE COUNTY RURAL WATER	\$	7,649.45
247791	MEDLINE INDUSTRIES, INC	\$	36.64
247792	MONTANA DAKOTA UTILITIES CO.	\$	41.29
247793	ND COUNTY AUDITORS & TREASURERS ASSN.	\$	500.00
247794	ND OFFICE OF THE ATTORNEY GENERAL	\$	4,758.00
247795	NDGS LLC	\$	50.89
247796	NDSU EXTENSION SERVICE	\$	37.50
247797	NEXSTAR MEDIA INC	\$	300.00
247798	NW SUPPLY AND R&R TROPHIES, INC.	\$	40.00
247799	O K IMPLEMENT CO.	\$	3,609.25
247800	QED ENVIRONMENTAL SYSTEMS INC	\$	1,248.00
247801	RED ROCK OF DICKINSON, INC	\$	529.95
247802	RESERVATION TELEPHONE CO-OP	\$	1,833.21
247803	SPRAYSYNC	\$	750.00
247804	THE TITLE TEAM	\$	15,000.00
247805	UNITED STATES TREASURY DEPARTMENT	\$	1,351.78
247806	US BANK NA DBA VOYAGER FLEET SYSTEMS	\$	3,945.02
247807	USABBLUEBOOK	\$	5,773.92
247808	VANCE'S WELDING LLC	\$	1,500.00
247809	WARNE CHEMICAL & EQUIPMENT CO.	\$	1,579.64
247810	WEST DAKOTA WATER, LLC	\$	1,062.23
247811	WEST EDGE LINE CONTRACTORS	\$	14,201.04
247812	WESTLIE TRUCK CENTER OF WILLISTON	\$	1,633.35
247813	WHITE CAP, LP	\$	365.94
247814	THE TITLE TEAM	\$	15,000.00
247815	THE TITLE TEAM	\$	15,000.00
247816-247828	PAYROLL, JUNE 20, 2025	\$	1,175,656.48
TOTAL		\$	7,139,586.70



Return to:

ND GUARANTY & TITLE CO
400 E BDWY STE 102

BISMARCK ND 58501

COUNTY RECORDER, MCKENZIE COUNTY, ND

County Recorder
McKenzie County
Watford City ND 58854
Page 1 of 4

494860

I certify that this instrument was filed and recorded,

494860

Ann M Johnsrud, County Recorder Fee \$19.00

By Ann M Johnsrud Aug 12, 2016 11:52 AM

THIS DOCUMENT WAS DRAFTED
BY AND SHOULD BE RETURNED TO:

Meltzer, Lippe, Goldstein & Breitstone, LLP
190 Willis Avenue
Mineola, NY 11501
Attn: David J. Heymann

ND6T W16-0490-CO

WARRANTY DEED
(Entity to Entity)

This indenture, made this 2nd day of August, 2016, by PMV Watford LLC, a Delaware limited liability company, Grantor, to JLC HUNTERS LLC, a Delaware limited liability company, Grantee, whose post office address is 55 Railroad Ave., Suite 100, Greenwich, Connecticut 06830.

Witnesseth, for and in consideration of the sum of Ten Dollars and other good and valuable consideration paid to it, Grantor does hereby grant to the Grantee all of the following real property lying and being in the County of McKenzie, State of North Dakota, and described as follows, to-wit:

Lot 125, Hunter's Run Subdivision, Watford City, McKenzie County, North Dakota.

The legal description was obtained from the previously recorded Quit Claim Deed, dated November 4, 2014 and filed for record November 25, 2014 at 11:17 AM, recorded as Document No. 475041, executed by MP Watford LLC, grantor(s) to PMV Watford LLC, grantee(s)

together with the improvements thereon and the appurtenances thereunto belonging,

And the Grantor, for its successors and assigns, does hereby covenant with the Grantee, to warrant and defend the title to the premises hereby conveyed against the claims of every person whatsoever.

[remainder of page left intentionally blank]


Signed and delivered this 29 day of July, 2016.

PMV WATFORD LLC

By: MP Watford LLC, as manager

By: MP Hunters Run LLC, as manager

By: MP Financial Group, Ltd, as manager

By: 
Gary L. Pinkston
President

STATE OF _____
COUNTY OF _____, SS

On this _____ day of _____ 2016, Before me a Notary Public of said State and County aforesaid, personally, appeared Gary L. Pinkston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the President of MP Financial Group, Ltd., as manager of MP Hunters Run LLC, as manager of MP Watford LLC, as manager of PMV Watford LLC, the limited liability company that is described in and that executed the within instrument, and acknowledged to me that such limited liability company executed the same.

See attached

Notary Public
My commission expires:

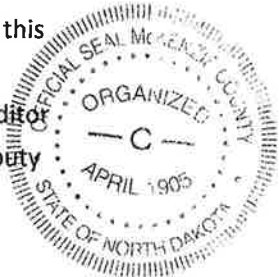
Delinquent Taxes and Special Assessments, or Installments

of Special Assessments, paid and transfer entered this

12th day of August, 2016.

Angela S. Johnson County Auditor

by *Cindy Smith* Deputy



County Recorder
McKenzie County
Watford City ND 58854

494860

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Marin

On July 29, 2016 before me, Danielle Hernandez, Notary
Date Here Insert Name and Title of the Officer

personally appeared Gary L Pinkston
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

I CERTIFY THAT THIS FULL CONSIDERATION PAID FOR THE PROPERTY
DESCRIBED IN THIS DEED IS.

\$12,600,000

SIGNED: 
DATE: Perry version 01/11/16 GRANTEE OR AGENT

County Recorder
McKenzie County
Watford City ND 58854

494860
Page 4 of 4

[Signature page to Deed]

Return to:
ND GUARANTY & TITLE
201 4TH AVE NW
MANDAN ND 58554

521108
County Recorder
McKenzie County
Watford City ND 58854
Page 1 of 3

Return To:
ND Guaranty & Title
Commercial Services
201 4th Ave NW
Mandan, ND 58554

W19-0018-CO SPECIAL WARRANTY DEED

THIS INDENTURE, made this 18th day of November, 2019, between LCM Hunters LLC f/k/a JLC Hunters LLC, a Delaware limited liability company, Grantor, whether one or more, and Fairways at Hunter Run Apartments LLC, a Delaware limited liability company, Grantee, whether one or more, whose post office address is

WITNESSETH, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, Grantor does hereby GRANT to the Grantee, all of the following real property lying and being in the County of McKenzie, State of North Dakota, and described as follows, to-wit:

Lot 125, Hunter's Run Subdivision, Watford City, McKenzie County, North Dakota.

Tax ID – 84-42-12500

SUBJECT to all prior and valid mineral reservations, restrictions, conveyances, easements and leases now of record.

And the Grantor for itself, its successors and assigns, does covenant with the Grantee, to warrant and defend the title to the premises hereby conveyed against the lawful claim of every person whosoever claiming by, through, or under the Grantor.

836327

Delinquent Taxes and Special Assessments, or Installments of
Special Assessments, paid and transfer entered this 26th day of
November, 2019.
by [Signature] County Auditor
by _____ Deputy



WITNESS, the hand of the Grantor:


LCM Hunters LLC f/k/a JLC Hunters LLC,
a Delaware limited liability company

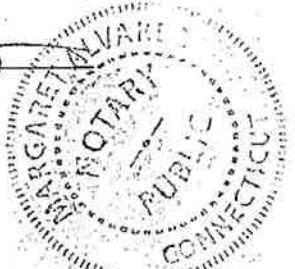
By: 
Tyler Shea
Its: Authorized Signatory

STATE OF Connecticut)
COUNTY OF Fairfield) ss.

On this 15 day of November, 2019, before me personally appeared Tyler Shea, known to me to be the Authorized Signatory of the limited liability company that is described in and that executed the within instrument and acknowledged to me that such limited liability company executed the same.

(SEAL)


Notary Public



Grantee (Buyer) Sign One of the Following

I certify that the full consideration paid or to be paid for the property described in this deed is \$ 8,500,000.00

Signed:  Date: 11-13-19
Grantee or Agent

I certify that the requirement for a record or statement of full consideration paid does not apply because this deed is for one of the transactions exempted by NDCC § 11-18-02.2(6)().

Signed: _____ Date: _____
Grantee or Agent

This instrument was drafted by: Bair Law Firm, P.O. Box 100, Mandan, ND 58554-0100
(The legal description contained herein was obtained from a previously recorded instrument.)

County Recorder

McKenzie County

Watford City ND 58854

COUNTY RECORDER, MCKENZIE COUNTY, ND

521108

Page 3 of 3

I certify that this instrument was filed and recorded,

521108

Katie R Paulson, County Recorder Fee \$20.00

By Katie R. Paulson Nov 26, 2019 10:54 AM



BOARD OF EQUALIZATION

April 14, 2025

Minutes of the special meeting held on April 14, 2025 at 5:15 p.m. at City Hall. The purpose for the special meeting was to meet as the Board of Equalization. Present were Council Members Chelsea Bulzomi, Carissa Suter, Shilo Chavez, and Lance Renville. Absent was Mayor Riely and Council Members Bethany Devlin and Steve Sanford. Also present was City Auditor Peni Peterson, City Attorney Wyatt Voll, and City Assessor Rita Olson. Council Member Bulzomi called the meeting to order.

The City Council, in the capacity of the Board of Equalization, reviewed the recommendation prepared by City Assessor Rita Olson to approve changes made and presented to the Board for both residential and commercial values for the tax year 2025.

City Assessor Olson presented an assessment appeal from Fairways at Hunter's Run requesting a reduction in the 2025 true and full value from \$5,570,520 to \$3,351,000 for parcel 82-42-12500. City Assessor Olson pointed out that the value of \$5,570,520 is 24-25% lower than the target value due to the obsolescence and credit given for the condition of the building. Because of the decline of the building, the value has already been adjusted and is valued far lower than like properties to recognize the decline in the building. Requests to complete a walk-through of the buildings was never granted. City Assessor Olson recommends denying the request for a reduction in the 2025 true and full value.

Council Member Suter moved to deny the appeal submitted by Fairways at Hunter's Run requesting to reduce the 2025 true and full value. Motion seconded by Council Member Chavez and carried by the following roll call vote: ayes: Chavez, Suter, Bulzomi, and Renville; nays: none.

City Assessor Olson presented an assessment appeal from Little Missouri Inn & Suites requesting a reduction in the 2025 true and full value from \$4,428,110 to \$3,200,000 for parcel 82-72-01300. City Assessor told the City Council that number was not equalized in the jurisdiction when a change was made to the other hotels as this one was missed. To equalize this hotel with other hotels in the jurisdiction, reducing the 2025 true and full value to \$4,063,470 is recommended.

Council Member Chavez moved to deny the appeal submitted by Little Missouri Inn & Suites to reduce the 2025 true and full value to \$3,200,000 but approves reducing the true and full value to \$4,063,470. Motion seconded by Council Member Renville and carried by the following roll call vote: ayes: Renville, Bulzomi, Chavez, and Suter; nays: none.

Council Member Renville moved to approve the 2025 valuation assessments provided by City Assessor Rita Olson, as listed in the current parcel list. Motion seconded by Council Member Chavez and carried by the following roll call vote: ayes: Suter, Renville, Chavez, and Bulzomi; nays: none.

The Tax Equalization Public Hearing was closed at 5:45 p.m.

Council Member Chavez moved to approve the purchase agreement with Edward Homes, Inc (228 N Main Street) in the amount of \$475,000. Motion seconded by Council Member Suter and carried by the following roll call vote: ayes: Chavez, Suter, Renville, and Bulzomi; nays: none.

Council Member Suter moved to approve Resolution 2025-06 Resolution to Purchase Property – Edward Homes, Inc. Motion seconded by Council Member Renville and carried by the following roll call vote: ayes: Renville, Bulzomi, Chavez, and Suter; nays: none.

Council Member Suter moved to approve Resolution 2025-07 Resolution to Purchase Property – Watford City Main Street Property. Motion seconded by Council Member Renville and carried by the following roll call vote: ayes: Suter, Renville, Bulzomi, and Chavez; nays: none.

Council Member Suter moved to approve Resolution 2025-08 Resolution to Purchase Property – Watford City Investors LLC. Motion seconded by Council Member Renville and carried by the following roll call vote: ayes: Chavez, Suter, Bulzomi, and Renville; nays: none.

Council Member Chavez moved to approve the Epiphany Church event request for June 22, 2025, from 11:45 am – 2:00 pm to allow for a prayerful walk on city streets (from Epiphany Church - S Main, E 4th Ave, 2nd St W, 6th Ave NE -back to Epiphany Church). Motion seconded by Council Member Suter and carried unanimously.

Council Member Chavez moved to approve the lease agreements and resolutions with PNC Equipment Financial (golf carts) and Huntington National Bank (golf course equipment). Motion seconded by Council Member Renville and carried by the following roll call vote: ayes: Suter, Renville, Bulzomi, and Chavez; nays: none.

Council Member Renville moved to amend Resolution 2025-01 Resolution Fee Schedule and Exhibits A and B. Motion seconded by Council Member Suter and carried by the following roll call vote: ayes: Bulzomi, Suter, Chavez, and Renville; nays: none.

Council Member Renville moved to approve Amendment No. 1 Proposal for Professional Services for Zoning Ordinance Update for additional services in the amount not to exceed \$15,000. Motion seconded by Council Member Chavez and carried by the following roll call vote: ayes: Chavez, Renville, Bulzomi, and Suter; nays: none.

Council Member Chavez moved to approve the Property Damage Release from Progressive Direct Insurance Company in the amount of \$6,125.26. Motion seconded by Council Member Suter and carried by the following roll call vote: ayes: Suter, Renville, Chavez, and Bulzomi; nays: none.

The meeting was adjourned at 6:02 p.m. Pursuant to NDCC 40-01-09.1, these minutes are published subject to the City Council's Review and Revision.

Peni Peterson, City Auditor

Philip K Riely, Mayor

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 \$10)
Acre X Rate						82,764.00	1.900			C-9.25	\$200,000.00					\$0	
Subtotal						82,764.00	1.900					\$380,000	0%	5%	0%	\$0	\$361,000
Grand Total						82,764.00	1.900					\$380,000					\$361,000

Street			Utilities			Zoning			Land Use		
Acre X Rate	Paved		City			Not Applicable			Not Applicable		

Sales				Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
06/01/2022		D000	538675						Land	\$361,000	\$0	\$0	\$361,000
									Dwlg		\$0	\$0	
									Impr	\$1,617,520	\$0	\$0	\$1,617,520
									Total	\$1,978,520	\$0	\$0	\$1,978,520

Precomputed Structure			Verticals							Plumbing		
Occ. Code	702		Fig & Fdtn	inforced Concrete w/o Bsmt	8"					Sink-Kitchen	5	
Occ. Descr.	Apartment		Exterior wall	Composition - Frame	20					3-Fixture Bathroom	5	
Price Code	702		Interior wall	Drywall or Equiv.	0					3-Fixture Bathroom		5
Price Descr.	Apartment		Pilasters									
Year Built	2014		Wall facing									
EFF Age/Yr	9/ 2014		Windows	Incl. w / Base	2							
Depr. Table	8		Fronts/Doors	Incl. w / Base	Average							
Condition	NML		Horizontals							Adjustments		
Grade Mult.	1.100		Basement							Canopy - attached	312	AVG
Phy-Depr.	9		Roof	Asph. Shingle/ Wood Dk						Wood Deck	312	AVG
Description	B1-2S FR		Ceiling	Drywall	1					Sprinkler - exposed w	5,168	AVG
Style	Frame - Wood		Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1					
Stories	2		Floor Cover	Carpet	1	Vinyl Sheet	1					
Grade	5+10		Partitions	Apartment	1							
Base	2,584		Framing	Wood - Average	1							
Basement	0		HVAC	Combination FHA - AC	1							
Basement Parking	No		Electrical	Apartment	1							
1st Flr Inset Adj	0		Sprinkler	Exposed Wet	1							
GBA	5168		Obsolescence									
Total Units	5		Layout	5%	Location	25%	Occupancy	20%				
			Functional:	5%	External:	45%	Other:					

© 1995-2024 Vanguard Appraisals, Inc.
(rev. 26.0.54.5443)

Bldg / Addn	Description (RCN \$545,084)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Ag Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
1 of 8	Bldg O 702 — Apartment													
	Pre P 702 — Apartment	2,584	\$93.80	\$242,379										
	Uppers Adjustment	2,584	\$81.00	\$209,304										
	V Ftg & Fdtn													
	Reinforced Concrete w/o Bsmt - 8"													
	V Exterior Wall													
	Composition - Frame - 20	20												
	V Interior Wall													
	Drywall or Equiv. - 0													
	V Windows													
	Incl. w / Base - 2	2												
	V Fronts/Doors													
	Incl. w / Base - Average													
	H Roof													
	Asph. Shingle/ Wood Dk	2,584												
	H Ceiling													
	Drywall - 1	2,584												
	H Struct. Floor													
	Wd Deck on Wood Joist - 1	2,584												
	Wd Deck on Wood Joist - 1	2,584												
	H Floor Cover													
	Carpet - 1	2,584												
	Vinyl Sheet - 1	1												
	H Partitions													
	Apartment - 1	2,584												
	H Framing													
	Wood - Average - 1	2,584												
	H HVAC													
	Combination FHA - AC - 1	2,584												
	H Electrical													
	Apartment - 1	2,584												
	H Sprinkler													
	Exposed Wet - 1	2,584												
	Plmb Sink-Kitchen - Base	5												
	Plmb 3-Fixture Bathroom - Base	5												
	Plmb 3-Fixture Bathroom - AVG	5	\$3,400.00	\$17,000										
	Plumbing Sub Total			\$17,000										
	Adj Canopy - attached - AVG	312	\$19.50	\$6,084										
	Adj Wood Deck - AVG	312	\$21.00	\$6,552										
	Adj Sprinkler - exposed wet - AVG	5,168	\$2.75	\$14,212										
	Adjustments Sub Total			\$26,848										
	Building Sub Total			\$495,531	1.100	2014	9	5	45	0	0	\$259,174	1.000	\$259,170

Commercial Building TOTAL Value	\$259,170
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Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	20				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontals						Adjustments		
Grade Mult.	1.100	Basement						Canopy - attached	312	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Wood Deck	312	AVG
Description	B2-2S FR	Ceiling	Drywall	1				Sprinkler - exposed w/	5,168	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1				
Stories	2	Floor Cover	Carpet	1	Vinyl Sheet	1				
Grade	5+10	Partitions	Apartment	1						
Base	2,584	Framing	Wood - Average	1						
Basement	0	HVAC	Combination FHA - AC	1						
Basement Parking	No	Electrical	Apartment	1						
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5168	Obsolescence								
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

Bldg / Addn	Description (RCN \$552,564)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Ag Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
2 of 8	Bldg O 702 — Apartment													
	Pre P 702 — Apartment	2,584	\$93.80	\$242,379										
	Uppers Adjustment	2,584	\$81.00	\$209,304										
	V Ftg & Fdtn													
	Reinforced Concrete w/o Bsmt - 8"													
	V Exterior Wall													
	Composition - Frame - 20	20												
	V Interior Wall													
	Drywall or Equiv. - 0													
	V Windows													
	Incl. w / Base - 2	2												
	V Fronts/Doors													
	Incl. w / Base - Average													
	H Roof													
	Asph. Shingle/ Wood Dk	2,584												
	H Ceiling													
	Drywall - 1	2,584												
	H Struct. Floor													
	Wd Deck on Wood Joist - 1	2,584												
	Wd Deck on Wood Joist - 1	2,584												
	H Floor Cover													
	Carpet - 1	2,584												
	Vinyl Sheet - 1	1												
	H Partitions													
	Apartment - 1	2,584												
	H Framing													
	Wood - Average - 1	2,584												
	H HVAC													
	Combination FHA - AC - 1	2,584												
	H Electrical													
	Apartment - 1	2,584												
	H Sprinkler													
	Exposed Wet - 1	2,584												
	Plmb Sink-Kitchen - Base	5												
	Plmb 3-Fixture Bathroom - Base	5												
	Plmb 3-Fixture Bathroom - AVG	7	\$3,400.00	\$23,800										
	Plumbing Sub Total			\$23,800										
	Adj Canopy - attached - AVG	312	\$19.50	\$6,084										
	Adj Wood Deck - AVG	312	\$21.00	\$6,552										
	Adj Sprinkler - exposed wet - AVG	5,168	\$2.75	\$14,212										
	Adjustments Sub Total			\$26,848										
	Building Sub Total			\$502,331	1.100	2014	9	5	45	0	0	\$262,730	1.000	\$262,730

Commercial Building TOTAL Value	\$262,730
--	-----------

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	20				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontal						Adjustments		
Grade Mult.	1.100	Basement						Canopy - attached	312	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Wood Deck	312	AVG
Description	B3-2S FR	Ceiling	Drywall	1				Sprinkler - exposed w/	5,168	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1				
Stories	2	Floor Cover	Carpet	1	Vinyl Sheet	1				
Grade	5+10	Partitions	Apartment	1						
Base	2,584	Framing	Wood - Average	1						
Basement	0	HVAC	Combination FHA - AC	1						
Basement Parking	No	Electrical	Apartment	1						
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5168	Obsolescence								
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

Bldg / Addn	Description (RCN \$552,564)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Ag Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
3 of 8	Bldg O 702 — Apartment													
	Pre P 702 — Apartment	2,584	\$93.80	\$242,379										
	Uppers Adjustment	2,584	\$81.00	\$209,304										
	V Ftg & Fdtn													
	Reinforced Concrete w/o Bsmt - 8"													
	V Exterior Wall													
	Composition - Frame - 20	20												
	V Interior Wall													
	Drywall or Equiv. - 0													
	V Windows													
	Incl. w / Base - 2	2												
	V Fronts/Doors													
	Incl. w / Base - Average													
	H Roof													
	Asph. Shingle/ Wood Dk	2,584												
	H Ceiling													
	Drywall - 1	2,584												
	H Struct. Floor													
	Wd Deck on Wood Joist - 1	2,584												
	Wd Deck on Wood Joist - 1	2,584												
	H Floor Cover													
	Carpet - 1	2,584												
	Vinyl Sheet - 1	1												
	H Partitions													
	Apartment - 1	2,584												
	H Framing													
	Wood - Average - 1	2,584												
	H HVAC													
	Combination FHA - AC - 1	2,584												
	H Electrical													
	Apartment - 1	2,584												
	H Sprinkler													
	Exposed Wet - 1	2,584												
	Plmb Sink-Kitchen - Base	5												
	Plmb 3-Fixture Bathroom - Base	5												
	Plmb 3-Fixture Bathroom - AVG	7	\$3,400.00	\$23,800										
	Plumbing Sub Total			\$23,800										
	Adj Canopy - attached - AVG	312	\$19.50	\$6,084										
	Adj Wood Deck - AVG	312	\$21.00	\$6,552										
	Adj Sprinkler - exposed wet - AVG	5,168	\$2.75	\$14,212										
	Adjustments Sub Total			\$26,848										
	Building Sub Total			\$502,331	1.100	2014	9	5	45	0	0	\$262,730	1.000	\$262,730

	Commercial Building TOTAL Value					\$262,730
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Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	5	7
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	20				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	2						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement						Canopy - attached	312	AVG
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk					Wood Deck	312	AVG
Phy-Depr.	9	Ceiling	Drywall	1				Sprinkler - exposed w/	5,168	AVG
Description	B4-2S FR	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1				
Style	Frame - Wood	Floor Cover	Carpet	1	Vinyl Sheet	1				
Stories	2	Partitions	Apartment	1						
Grade	5+10	Framing	Wood - Average	1						
Base	2,584	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5168	Layout	5%	Location	25%	Occupancy	20%			
Total Units	5	Functional:	5%	External:	45%	Other:				

Bldg / Addn	Description (RCN \$552,564)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Ag Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
4 of 8	Bldg O 702 — Apartment													
	Pre P 702 — Apartment	2,584	\$93.80	\$242,379										
	Uppers Adjustment	2,584	\$81.00	\$209,304										
	V Ftg & Fdtn													
	Reinforced Concrete w/o Bsmt - 8"													
	V Exterior Wall													
	Composition - Frame - 20	20												
	V Interior Wall													
	Drywall or Equiv. - 0													
	V Windows													
	Incl. w / Base - 2	2												
	V Fronts/Doors													
	Incl. w / Base - Average													
	H Roof													
	Asph. Shingle/ Wood Dk	2,584												
	H Ceiling													
	Drywall - 1	2,584												
	H Struct. Floor													
	Wd Deck on Wood Joist - 1	2,584												
	Wd Deck on Wood Joist - 1	2,584												
	H Floor Cover													
	Carpet - 1	2,584												
	Vinyl Sheet - 1	1												
	H Partitions													
	Apartment - 1	2,584												
	H Framing													
	Wood - Average - 1	2,584												
	H HVAC													
	Combination FHA - AC - 1	2,584												
	H Electrical													
	Apartment - 1	2,584												
	H Sprinkler													
	Exposed Wet - 1	2,584												
	Plmb Sink-Kitchen - Base	5												
	Plmb 3-Fixture Bathroom - Base	5												
	Plmb 3-Fixture Bathroom - AVG	7	\$3,400.00	\$23,800										
	Plumbing Sub Total			\$23,800										
	Adj Canopy - attached - AVG	312	\$19.50	\$6,084										
	Adj Wood Deck - AVG	312	\$21.00	\$6,552										
	Adj Sprinkler - exposed wet - AVG	5,168	\$2.75	\$14,212										
	Adjustments Sub Total			\$26,848										
	Building Sub Total			\$502,331	1.100	2014	9	5	45	0	0	\$262,730	1.000	\$262,730

[illegible]

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	5	7
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	20				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	2						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement						Canopy - attached	216	AVG
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk					Wood Deck	216	AVG
Phy-Depr.	9	Ceiling	Drywall	1				Sprinkler - exposed w/	5,168	AVG
Description	B5-2S FR	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1				
Style	Frame - Wood	Floor Cover	Carpet	1	Vinyl Sheet	1				
Stories	2	Partitions	Apartment	1						
Grade	5+10	Framing	Wood - Average	1						
Base	2,584	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5173	Layout	5%	Location	25%	Occupancy	20%			
Total Units	5	Functional:	5%	External:	45%	Other:				

Bldg / Addn	Description (RCN \$548,287)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Ag Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
5 of 8	Bldg O 702 —Apartment													
	Pre P 702 —Apartment	2,584	\$93.80	\$242,379										
	Uppers Adjustment	2,584	\$81.00	\$209,304										
	V Ftg & Fdtn													
	Reinforced Concrete w/o Bsmt - 8"													
	V Exterior Wall													
	Composition - Frame - 20	20												
	V Interior Wall													
	Drywall or Equiv. - 0													
	V Windows													
	Incl. w / Base - 2	2												
	V Fronts/Doors													
	Incl. w / Base - Average													
	H Roof													
	Asph. Shingle/ Wood Dk	2,584												
	H Ceiling													
	Drywall - 1	2,584												
	H Struct. Floor													
	Wd Deck on Wood Joist - 1	2,584												
	Wd Deck on Wood Joist - 1	2,584												
	H Floor Cover													
	Carpet - 1	2,584												
	Vinyl Sheet - 1	1												
	H Partitions													
	Apartment - 1	2,584												
	H Framing													
	Wood - Average - 1	2,584												
	H HVAC													
	Combination FHA - AC - 1	2,584												
	H Electrical													
	Apartment - 1	2,584												
	H Sprinkler													
	Exposed Wet - 1	2,584												
	Plmb Sink-Kitchen - Base	5												
	Plmb 3-Fixture Bathroom - Base	5												
	Plmb 3-Fixture Bathroom - AVG	7	\$3,400.00	\$23,800										
	Plumbing Sub Total			\$23,800										
	Adj Canopy - attached - AVG	216	\$19.50	\$4,212										
	Adj Wood Deck - AVG	216	\$21.00	\$4,536										
	Adj Sprinkler - exposed wet - AVG	5,168	\$2.75	\$14,212										
	Adjustments Sub Total			\$22,960										
	Building Sub Total			\$498,443	1.100	2014	9	5	45	0	0	\$260,697	1.000	\$260,700

	\$260,700
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Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn							B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	8						
Price Code	702	Interior wall	Drywall or Equiv.	0						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	1						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	9	Ceiling	Drywall	1						
Description	A1-1S FR	Struct. Floor	Wd Deck on Wood Joist	1				Sprinkler - exposed w/	5	AVG
Style	Frame - Wood	Floor Cover	Carpet	1				Canopy - attached	25	AVG
Stories	1	Partitions	Apartment	1				Wood Deck	25	AVG
Grade	5+10	Framing	Wood - Average	1						
Base	5	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5173	Layout	10%	Location	25%	Occupancy	20%			
Total Units	0	Functional:	10%	External:	45%	Other:				

[illegible]

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	5	7
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	20				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	2						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontal						Adjustments		
Condition	NML	Basement						Canopy - attached	216	AVG
Grade Mult.	1.050	Roof	Asph. Shingle/ Wood Dk					Wood Deck	216	AVG
Phy-Depr.	9	Ceiling	Drywall	1				Sprinkler - exposed w/	5,168	AVG
Description	B5-2S FR	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1				
Style	Frame - Wood	Floor Cover	Carpet	1	Vinyl Sheet	1				
Stories	2	Partitions	Apartment	1						
Grade	5+5	Framing	Wood - Average	1						
Base	2,584	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5173	Layout	5%	Location	25%	Occupancy	20%			
Total Units	5	Functional:	5%	External:	45%	Other:				

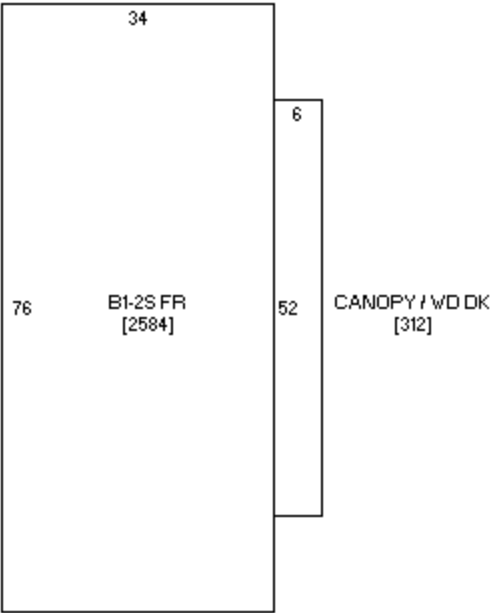
Bldg / Addn	Description (RCN \$523,365)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Ag Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
7 of 8	Bldg O 702 — Apartment													
	Pre P 702 — Apartment	2,584	\$93.80	\$242,379										
	Uppers Adjustment	2,584	\$81.00	\$209,304										
	V Ftg & Fdtn													
	Reinforced Concrete w/o Bsmt - 8"													
	V Exterior Wall													
	Composition - Frame - 20	20												
	V Interior Wall													
	Drywall or Equiv. - 0													
	V Windows													
	Incl. w / Base - 2	2												
	V Fronts/Doors													
	Incl. w / Base - Average													
	H Roof													
	Asph. Shingle/ Wood Dk	2,584												
	H Ceiling													
	Drywall - 1	2,584												
	H Struct. Floor													
	Wd Deck on Wood Joist - 1	2,584												
	Wd Deck on Wood Joist - 1	2,584												
	H Floor Cover													
	Carpet - 1	2,584												
	Vinyl Sheet - 1	1												
	H Partitions													
	Apartment - 1	2,584												
	H Framing													
	Wood - Average - 1	2,584												
	H HVAC													
	Combination FHA - AC - 1	2,584												
	H Electrical													
	Apartment - 1	2,584												
	H Sprinkler													
	Exposed Wet - 1	2,584												
	Plmb Sink-Kitchen - Base	5												
	Plmb 3-Fixture Bathroom - Base	5												
	Plmb 3-Fixture Bathroom - AVG	7	\$3,400.00	\$23,800										
	Plumbing Sub Total			\$23,800										
	Adj Canopy - attached - AVG	216	\$19.50	\$4,212										
	Adj Wood Deck - AVG	216	\$21.00	\$4,536										
	Adj Sprinkler - exposed wet - AVG	5,168	\$2.75	\$14,212										
	Adjustments Sub Total			\$22,960										
	Building Sub Total			\$498,443	1.050	2014	9	5	45	0	0	\$248,847	1.000	\$248,850

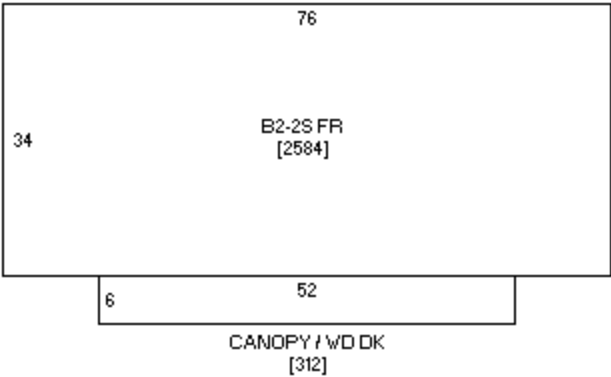
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Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn							B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	8						
Price Code	702	Interior wall	Drywall or Equiv.	0						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	1						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	9	Ceiling	Drywall	1						
Description	A1-1S FR	Struct. Floor	Wd Deck on Wood Joist	1				Sprinkler - exposed w/	5	AVG
Style	Frame - Wood	Floor Cover	Carpet	1				Canopy - attached	25	AVG
Stories	1	Partitions	Apartment	1				Wood Deck	25	AVG
Grade	5+10	Framing	Wood - Average	1						
Base	5	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5173	Layout	10%	Location	25%	Occupancy	20%			
Total Units	0	Functional:	10%	External:	45%	Other:				

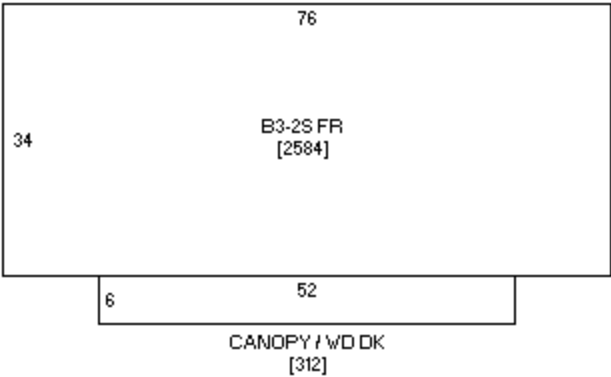
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Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Comm	\$361,000	\$0	\$1,617,520	\$0	\$1,978,520
2024		Appr	Urban	Comm	\$361,000	\$0	\$1,458,460	\$0	\$1,819,460
2023		Appr	Urban	Comm	\$361,000	\$0	\$1,384,760	\$0	\$1,745,760
2022		Appr	Urban	Comm	\$361,000	\$0	\$1,384,760	\$0	\$1,745,760
2021		Appr	Urban	Comm	\$361,000	\$0	\$1,665,390	\$0	\$2,026,390
2020		Appr	Urban	Comm	\$380,000	\$0	\$1,909,970	\$0	\$2,289,970
2019		Appr	Urban	Comm	\$380,000	\$0	\$1,719,690	\$0	\$2,099,690
2018		Appr	Urban	Comm	\$380,000	\$0	\$1,719,690	\$0	\$2,099,690
2017		Appr	Urban	Comm	\$380,000	\$0	\$2,013,780	\$0	\$2,393,780
2016	VAI Import 1-5-2017: 233	Appr	Urban	Comm	\$191,600	\$0	\$2,308,190	\$0	\$2,499,790
2015	VAI Import 7-2-2015: 233	Appr	Urban	Comm	\$189,700	\$0	\$2,285,340	\$0	\$2,475,040
2014	VAI - start of job 4-23-2015	Appr	Urban	Ag Land	\$0	\$0	\$2,285,340	\$0	\$2,285,340
2013		Import	Urban	Ag Land	\$600	\$0	\$0	\$0	\$600

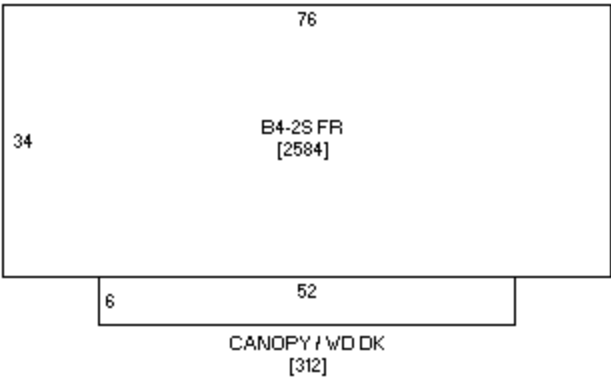




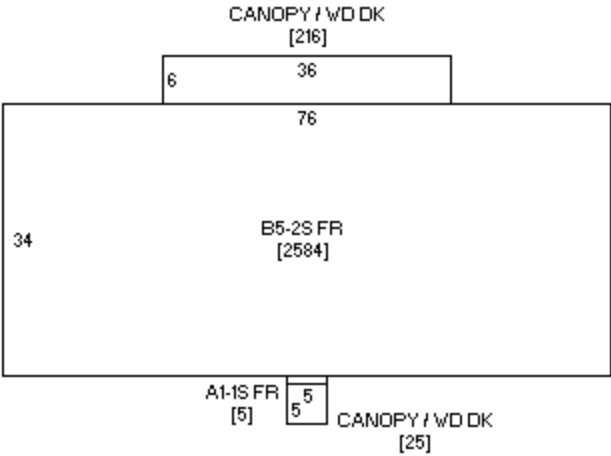
Sketch 2 of 7



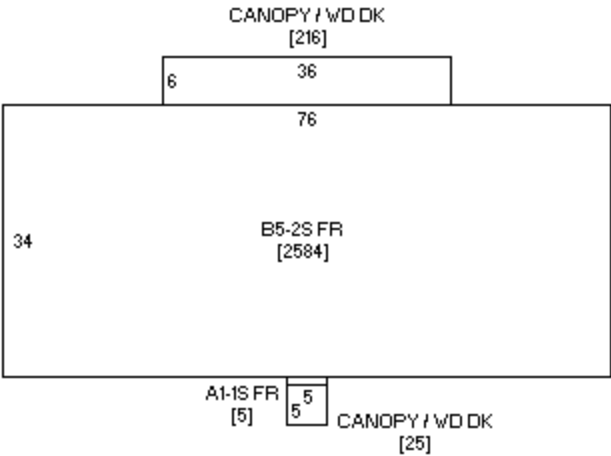
Sketch 3 of 7



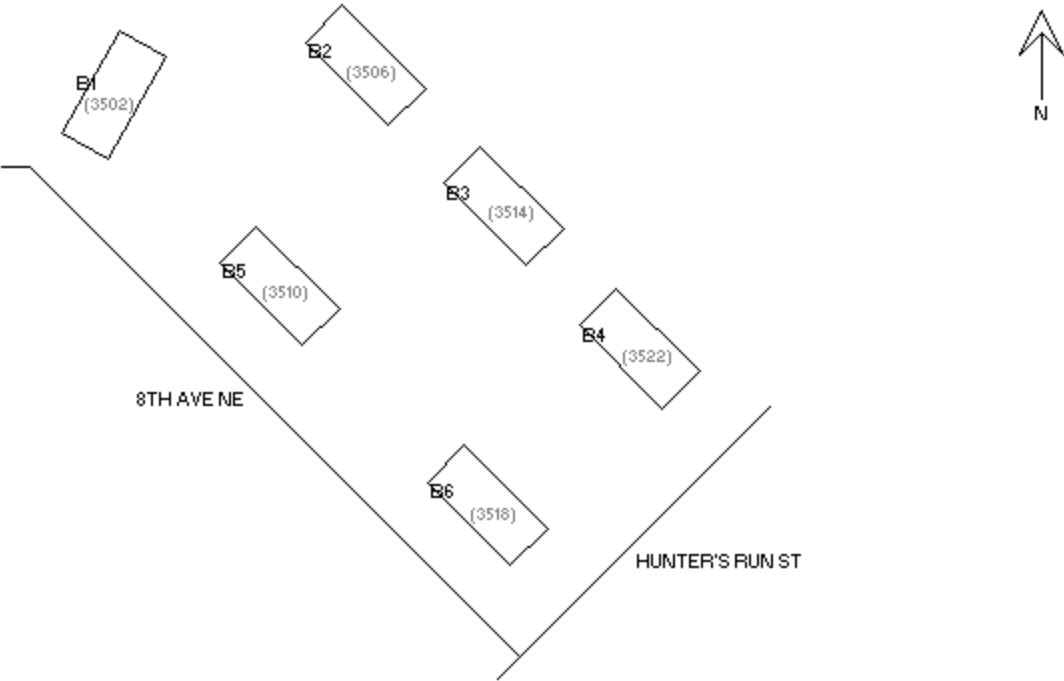
Sketch 4 of 7



Sketch 5 of 7



Sketch 6 of 7



Sketch 7 of 7



Notes:

Note Title: VAI

VAI 05/21/2015 - CHANGED FROM AG TO COMM PER RITA (5/18/2015).

VAI (JLH) 11/12/2016 -

PER PROPERTY MANAGER: ALL BUILDINGS ARE PREFAB CONSTRUCTION AND ARE IDENTICAL EXCEPT FOR SOME REVERSE/MIRROR LAYOUTS; EACH BUILDING HAS (5)-UNITS WITH THREE UNITS ON THE FIRST-FLOOR (EACH HAVING TWO-BDRMS/TWO-BTHRMS) AND TWO UNITS ON THE SECOND-FLOOR (EACH HAVING THREE-BDRMS/THREE-BTHRMS); ALL HAS FHA/AC; ALL HAS EXPOSED SPRINKLER SYSTEM; ALL BTHRMS ARE SS-BTHRMS; ALL APPLIANCES INCLUDING WASHER/DRYER; FULLY FURNISHED INCLUDING KITCHENWARE AND LINENS; ALL UTILITIES INCLUDED; TV & WI-FI INCLUDED. SEE PRIVATE NOTES FOR RENT INFORMATION.
APPEARS ALL BUILDINGS HAVE A CRAWL SPACE. ALL BUILDINGS WERE CONSTRUCTED IN 2014 PER PREVIOUS RECORD.

01/21/2015

AS OF TODAY WHEN INSPECTED

BUILDING 1, 2 & 3 HAVE OCCUPANCY

BUILDING 4, 5 & 6 ARE MOSTLY DONE JUST A FEW TOUCH UPS AND THEY WILL BE GETTING OCCUPIED AS WELL. WILL BE DONE BY FEBRUARY 1ST.

12/03/2014

LOT 23 OF HUNTERS RUN SUBDIVISION HAS IMPROVEMENTS WHICH INCLUDE 6 APARTMENT BUILDINGS

EACH BUILDING HAS 5 APARTMENTS. THE LOWER LEVEL IS 3 - TWO BEDROOM/2 BATH UNITS
THE UPPER LEVEL IS 2 - THREE BEDROOM/3 BATH UNITS

THE QUALITY OF THE CABINETRY, WOOD WORK AND FLOORING IS LOW QUALITY

3414 7TH AVE NE, WATFORD CITY

Deed: HILLSIDE L124, LLC

Map Area: Watford City Comm

Checks/Tags:

Contract:

Route: 016-050-080

Lister/Date: JLH, 11/12/2015

CID#:

Tax Dist: 82-001-00-03-00-00

Review/Date: CJ, 09/13/2016

DBA: HILLSIDE AT HUNTER'S RUN

Plat Page:

Entry Status: Inspected

MLS:

Subdiv: HUNTERS RUN SUBDIVISION

Urban / Commercial

Legal: LOT 124 HUNTERS RUN SUBDIVISION

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 \$10)
Acre X Rate						217,800.00	5.000			C-9.25	\$200,000.00					\$0	
Subtotal						217,800.00	5.000					\$1,000,000	0%	10%	0%	\$0	\$900,000
Acre X Rate						9,147.60	0.210			C-7.75	\$100,000.00					\$0	
Subtotal						9,147.60	0.210					\$21,000	0%	10%	0%	\$0	\$18,900
Grand Total						226,947.60	5.210					\$1,021,000					\$918,900

Street

Utilities

Zoning

Land Use

Acre X Rate	None	None	Not Applicable	Not Applicable
Acre X Rate	None	None	Not Applicable	Not Applicable

Sales

Building Permits

Values

Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
07/25/2018		D003	509602	8/1/2024	RES-24-024	Y	\$15,000	Roof	Land	\$918,900	\$0	\$0	\$918,900
10/16/2014		D000		4/9/2019	4336	N	\$0	Int-Remodel	Dwlg		\$0	\$0	
				5/11/2018	4062	N	\$0	Int-Remodel	Impr	\$4,174,720	\$0	\$0	\$4,174,720
				4/16/2018	4052	N	\$0	Demo/Rmvl	Total	\$5,093,620	\$0	\$0	\$5,093,620

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	19				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontals						Adjustments		
Grade Mult.	1.100	Basement						Sprinkler - exposed w/	5,320	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Canopy - attached	25	AVG
Description	B1-2S FR	Ceiling	Drywall	1				Wood Deck	25	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1		Canopy - attached	25	AVG
Stories	2	Floor Cover	Carpet	1		Ceramic	1	Wood Deck	25	AVG
Grade	5+10	Partitions	Apartment	1				Canopy - attached	25	AVG
Base	2,660	Framing	Wood - Average	1				Wood Deck	25	AVG
Basement	0	HVAC	Combination FHA - AC	1				Canopy - attached	25	AVG
Basement Parking	No	Electrical	Apartment	1				Wood Deck	25	AVG
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5325	Obsolescence						© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)		
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

[illegible]

Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn							B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	8						
Price Code	702	Interior wall	Drywall or Equiv.	0						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	1						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	9	Ceiling	Drywall	1						
Description	A1-1S FR	Struct. Floor	Wd Deck on Wood Joist	1				Sprinkler - exposed w/	5	AVG
Style	Frame - Wood	Floor Cover	Carpet	1				Canopy - attached	20	AVG
Stories	1	Partitions	Apartment	1				Wood Deck	20	AVG
Grade	5+10	Framing	Wood - Average	1						
Base	5	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5325	Layout	5%	Location	25%	Occupancy	20%			
Total Units	0	Functional:	5%	External:	45%	Other:				

[illegible]

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	19				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontals						Adjustments		
Grade Mult.	1.100	Basement						Sprinkler - exposed w/	5,320	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Canopy - attached	25	AVG
Description	B2-2S FR	Ceiling	Drywall	1				Wood Deck	25	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1		Canopy - attached	25	AVG
Stories	2	Floor Cover	Carpet	1	Ceramic	1		Wood Deck	25	AVG
Grade	5+10	Partitions	Apartment	1				Canopy - attached	25	AVG
Base	2,660	Framing	Wood - Average	1				Wood Deck	25	AVG
Basement	0	HVAC	Combination FHA - AC	1				Canopy - attached	25	AVG
Basement Parking	No	Electrical	Apartment	1				Wood Deck	25	AVG
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5325	Obsolescence						© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)		
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

[illegible]

Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn							B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	8						
Price Code	702	Interior wall	Drywall or Equiv.	0						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	1						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk					Sprinkler - exposed w/	5	AVG
Phy-Depr.	9	Ceiling	Drywall	1				Canopy - attached	20	AVG
Description	A1-1S FR	Struct. Floor	Wd Deck on Wood Joist	1				Wood Deck	20	AVG
Style	Frame - Wood	Floor Cover	Carpet	1						
Stories	1	Partitions	Apartment	1						
Grade	5+10	Framing	Wood - Average	1						
Base	5	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5325	Layout	5%	Location	25%	Occupancy	20%			
Total Units	0	Functional:	5%	External:	45%	Other:				

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	19				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontals						Adjustments		
Grade Mult.	1.100	Basement						Sprinkler - exposed w/	5,320	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Canopy - attached	216	AVG
Description	B3-2S FR	Ceiling	Drywall	1				Wood Deck	216	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1				
Stories	2	Floor Cover	Carpet	1	Ceramic	1				
Grade	5+10	Partitions	Apartment	1						
Base	2,660	Framing	Wood - Average	1						
Basement	0	HVAC	Combination FHA - AC	1						
Basement Parking	No	Electrical	Apartment	1						
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5325	Obsolescence						© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)		
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

Bldg / Addn		Description (RCN \$563,361)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Ag Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
5 of 30	Bldg	O 702 —Apartment													
	Pre	P 702 —Apartment	2,660	\$93.80	\$249,508										
		Uppers Adjustment	2,660	\$81.00	\$215,460										
	V	Ftg & Fdtn													
		Reinforced Concrete w/o Bsmt - 8"													
	V	Exterior Wall													
		Composition - Frame - 19	19												
	V	Interior Wall													
		Drywall or Equiv. - 0													
	V	Windows													
		Incl. w / Base - 2	2												
	V	Fronts/Doors													
		Incl. w / Base - Average													
	H	Roof													
		Asph. Shingle/ Wood Dk	2,660												
	H	Ceiling													
		Drywall - 1	2,660												
	H	Struct. Floor													
		Wd Deck on Wood Joist - 1	2,660												
		Wd Deck on Wood Joist - 1	2,660												
	H	Floor Cover													
		Carpet - 1	2,660												
		Ceramic - 1	1												
	H	Partitions													
		Apartment - 1	2,660												
	H	Framing													
		Wood - Average - 1	2,660												
	H	HVAC													
		Combination FHA - AC - 1	2,660												
	H	Electrical													
		Apartment - 1	2,660												
	H	Sprinkler													
		Exposed Wet - 1	2,660												
	Plmb	Sink-Kitchen - Base	5												
	Plmb	3-Fixture Bathroom - Base	5												
	Plmb	3-Fixture Bathroom - AVG	7	\$3,400.00	\$23,800										
		Plumbing Sub Total			\$23,800										
	Adj	Sprinkler - exposed wet - AVG	5,320	\$2.75	\$14,630										
	Adj	Canopy - attached - AVG	216	\$19.50	\$4,212										
	Adj	Wood Deck - AVG	216	\$21.00	\$4,536										
		Adjustments Sub Total			\$23,378										
		Building Sub Total			\$512,146	1.100	2014	9	5	45	0	0	\$267,864	1.000	\$267,860

	\$	\$267,860
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Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn							B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	8						
Price Code	702	Interior wall	Drywall or Equiv.	0						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	1						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	9	Ceiling	Drywall	1						
Description	A1-1S FR	Struct. Floor	Wd Deck on Wood Joist	1				Sprinkler - exposed w/	5	AVG
Style	Frame - Wood	Floor Cover	Carpet	1				Canopy - attached	20	AVG
Stories	1	Partitions	Apartment	1				Wood Deck	20	AVG
Grade	5+10	Framing	Wood - Average	1						
Base	5	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5325	Layout	5%	Location	25%	Occupancy	20%			
Total Units	0	Functional:	5%	External:	45%	Other:				

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	19				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontals						Adjustments		
Grade Mult.	1.100	Basement						Sprinkler - exposed w/	5,320	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Canopy - attached	25	AVG
Description	B4-2S FR	Ceiling	Drywall	1				Wood Deck	25	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1		Canopy - attached	25	AVG
Stories	2	Floor Cover	Carpet	1	Ceramic	1		Wood Deck	25	AVG
Grade	5+10	Partitions	Apartment	1				Canopy - attached	25	AVG
Base	2,660	Framing	Wood - Average	1				Wood Deck	25	AVG
Basement	0	HVAC	Combination FHA - AC	1				Canopy - attached	25	AVG
Basement Parking	No	Electrical	Apartment	1				Wood Deck	25	AVG
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5325	Obsolescence						© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)		
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

[illegible]

Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn							B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	8						
Price Code	702	Interior wall	Drywall or Equiv.	0						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	1						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	9	Ceiling	Drywall	1						
Description	A1-1S FR	Struct. Floor	Wd Deck on Wood Joist	1				Sprinkler - exposed w/	5	AVG
Style	Frame - Wood	Floor Cover	Carpet	1				Canopy - attached	20	AVG
Stories	1	Partitions	Apartment	1				Wood Deck	20	AVG
Grade	5+10	Framing	Wood - Average	1						
Base	5	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5325	Layout	5%	Location	25%	Occupancy	20%			
Total Units	0	Functional:	5%	External:	45%	Other:				

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	19				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontals						Adjustments		
Grade Mult.	1.100	Basement						Sprinkler - exposed w/	5,320	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Canopy - attached	25	AVG
Description	B5-2S FR	Ceiling	Drywall	1				Wood Deck	25	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1		Canopy - attached	25	AVG
Stories	2	Floor Cover	Carpet	1	Ceramic	1		Wood Deck	25	AVG
Grade	5+10	Partitions	Apartment	1				Canopy - attached	25	AVG
Base	2,660	Framing	Wood - Average	1				Wood Deck	25	AVG
Basement	0	HVAC	Combination FHA - AC	1				Canopy - attached	25	AVG
Basement Parking	No	Electrical	Apartment	1				Wood Deck	25	AVG
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5325	Obsolescence						© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)		
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

[illegible]

Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn							B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	8						
Price Code	702	Interior wall	Drywall or Equiv.	0						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	1						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	9	Ceiling	Drywall	1						
Description	A1-1S FR	Struct. Floor	Wd Deck on Wood Joist	1				Sprinkler - exposed w/	5	AVG
Style	Frame - Wood	Floor Cover	Carpet	1				Canopy - attached	20	AVG
Stories	1	Partitions	Apartment	1				Wood Deck	20	AVG
Grade	5+10	Framing	Wood - Average	1						
Base	5	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5325	Layout	5%	Location	25%	Occupancy	20%			
Total Units	0	Functional:	5%	External:	45%	Other:				

[illegible]

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	19				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	2						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement						Sprinkler - exposed w/	5,320	AVG
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk					Canopy - attached	25	AVG
Phy-Depr.	9	Ceiling	Drywall	1				Wood Deck	25	AVG
Description	B6-2S FR	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1		Canopy - attached	25	AVG
Style	Frame - Wood	Floor Cover	Carpet	1		Ceramic	1	Wood Deck	25	AVG
Stories	2	Partitions	Apartment	1				Canopy - attached	25	AVG
Grade	5+10	Framing	Wood - Average	1				Wood Deck	25	AVG
Base	2,660	HVAC	Combination FHA - AC	1				Canopy - attached	25	AVG
Basement	0	Electrical	Apartment	1				Wood Deck	25	AVG
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5325	Layout	5%	Location	25%	Occupancy	20%			
Total Units	5	Functional:	5%	External:	45%	Other:				

[illegible]

Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn							B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	8						
Price Code	702	Interior wall	Drywall or Equiv.	0						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	1						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	9	Ceiling	Drywall	1						
Description	A1-1S FR	Struct. Floor	Wd Deck on Wood Joist	1				Sprinkler - exposed w/	5	AVG
Style	Frame - Wood	Floor Cover	Carpet	1				Canopy - attached	20	AVG
Stories	1	Partitions	Apartment	1				Wood Deck	20	AVG
Grade	5+10	Framing	Wood - Average	1						
Base	5	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5325	Layout	5%	Location	25%	Occupancy	20%			
Total Units	0	Functional:	5%	External:	45%	Other:				

[illegible]

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	19				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontals						Adjustments		
Grade Mult.	1.100	Basement						Sprinkler - exposed w/	5,320	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Canopy - attached	216	AVG
Description	B7-2S FR	Ceiling	Drywall	1				Wood Deck	216	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1				
Stories	2	Floor Cover	Carpet	1	Ceramic	1				
Grade	5+10	Partitions	Apartment	1						
Base	2,660	Framing	Wood - Average	1						
Basement	0	HVAC	Combination FHA - AC	1						
Basement Parking	No	Electrical	Apartment	1						
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5325	Obsolescence								
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

Bldg / Addn	Description (RCN \$563,361)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Ag Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
13 of 30	Bldg O 702 —Apartment													
	Pre P 702 —Apartment	2,660	\$93.80	\$249,508										
	Uppers Adjustment	2,660	\$81.00	\$215,460										
	V Ftg & Fdtn													
	Reinforced Concrete w/o Bsmt - 8"													
	V Exterior Wall													
	Composition - Frame - 19	19												
	V Interior Wall													
	Drywall or Equiv. - 0													
	V Windows													
	Incl. w / Base - 2	2												
	V Fronts/Doors													
	Incl. w / Base - Average													
	H Roof													
	Asph. Shingle/ Wood Dk	2,660												
	H Ceiling													
	Drywall - 1	2,660												
	H Struct. Floor													
	Wd Deck on Wood Joist - 1	2,660												
	Wd Deck on Wood Joist - 1	2,660												
	H Floor Cover													
	Carpet - 1	2,660												
	Ceramic - 1	1												
	H Partitions													
	Apartment - 1	2,660												
	H Framing													
	Wood - Average - 1	2,660												
	H HVAC													
	Combination FHA - AC - 1	2,660												
	H Electrical													
	Apartment - 1	2,660												
	H Sprinkler													
	Exposed Wet - 1	2,660												
	Plmb Sink-Kitchen - Base	5												
	Plmb 3-Fixture Bathroom - Base	5												
	Plmb 3-Fixture Bathroom - AVG	7	\$3,400.00	\$23,800										
	Plumbing Sub Total			\$23,800										
	Adj Sprinkler - exposed wet - AVG	5,320	\$2.75	\$14,630										
	Adj Canopy - attached - AVG	216	\$19.50	\$4,212										
	Adj Wood Deck - AVG	216	\$21.00	\$4,536										
	Adjustments Sub Total			\$23,378										
	Building Sub Total			\$512,146	1.100	2014	9	5	45	0	0	\$267,864	1.000	\$267,860

Commercial Building TOTAL Value	\$267,860
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Precomputed Addition		Verticals							Plumbing		
Occ. Code	702	Fig & Fdtn								B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	8							
Price Code	702	Interior wall	Drywall or Equiv.	0							
Price Descr.	Apartment	Pilasters									
		Wall facing									
Year Built	2014	Windows	Incl. w / Base	1							
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average							
Depr. Table	8	Horizontals							Adjustments		
Condition	NML	Basement									
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk						Sprinkler - exposed w/	5	AVG
Phy-Depr.	9	Ceiling	Drywall	1					Canopy - attached	20	AVG
Description	A1-1S FR	Struct. Floor	Wd Deck on Wood Joist	1					Wood Deck	20	AVG
Style	Frame - Wood	Floor Cover	Carpet	1							
Stories	1	Partitions	Apartment	1							
Grade	5+10	Framing	Wood - Average	1							
Base	5	HVAC	Combination FHA - AC	1							
Basement	0	Electrical	Apartment	1							
Basement Parking	No	Sprinkler	Exposed Wet	1							
1st Flr Inset Adj	0	Obsolescence									
GBA	5325	Layout	5%	Location	25%	Occupancy	20%				
Total Units	0	Functional:	5%	External:	45%	Other:					

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[illegible]

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	19				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontals						Adjustments		
Grade Mult.	1.100	Basement						Sprinkler - exposed w/	5,320	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Canopy - attached	25	AVG
Description	B8-2S FR	Ceiling	Drywall	1				Wood Deck	25	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1		Canopy - attached	25	AVG
Stories	2	Floor Cover	Carpet	1		Ceramic	1	Wood Deck	25	AVG
Grade	5+10	Partitions	Apartment	1				Canopy - attached	25	AVG
Base	2,660	Framing	Wood - Average	1				Wood Deck	25	AVG
Basement	0	HVAC	Combination FHA - AC	1				Canopy - attached	25	AVG
Basement Parking	No	Electrical	Apartment	1				Wood Deck	25	AVG
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5325	Obsolescence						© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)		
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

[illegible]

Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn							B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	8						
Price Code	702	Interior wall	Drywall or Equiv.	0						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	1						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	9	Ceiling	Drywall	1						
Description	A1-1S FR	Struct. Floor	Wd Deck on Wood Joist	1				Sprinkler - exposed w/	5	AVG
Style	Frame - Wood	Floor Cover	Carpet	1				Canopy - attached	20	AVG
Stories	1	Partitions	Apartment	1				Wood Deck	20	AVG
Grade	5+10	Framing	Wood - Average	1						
Base	5	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5325	Layout	5%	Location	25%	Occupancy	20%			
Total Units	0	Functional:	5%	External:	45%	Other:				

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	19				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontals						Adjustments		
Grade Mult.	1.100	Basement						Sprinkler - exposed w/	5,320	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Canopy - attached	25	AVG
Description	B9-2S FR	Ceiling	Drywall	1				Wood Deck	25	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1		Canopy - attached	25	AVG
Stories	2	Floor Cover	Carpet	1		Ceramic	1	Wood Deck	25	AVG
Grade	5+10	Partitions	Apartment	1				Canopy - attached	25	AVG
Base	2,660	Framing	Wood - Average	1				Wood Deck	25	AVG
Basement	0	HVAC	Combination FHA - AC	1				Canopy - attached	25	AVG
Basement Parking	No	Electrical	Apartment	1				Wood Deck	25	AVG
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5325	Obsolescence						© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)		
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

[illegible]

Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn							B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	8						
Price Code	702	Interior wall	Drywall or Equiv.	0						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	1						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	9	Ceiling	Drywall	1						
Description	A1-1S FR	Struct. Floor	Wd Deck on Wood Joist	1				Sprinkler - exposed w/	5	AVG
Style	Frame - Wood	Floor Cover	Carpet	1				Canopy - attached	20	AVG
Stories	1	Partitions	Apartment	1				Wood Deck	20	AVG
Grade	5+10	Framing	Wood - Average	1						
Base	5	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5325	Layout	5%	Location	25%	Occupancy	20%			
Total Units	0	Functional:	5%	External:	45%	Other:				

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	19				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontals						Adjustments		
Grade Mult.	1.100	Basement						Sprinkler - exposed w/	5,320	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Canopy - attached	25	AVG
Description	B10-2S FR	Ceiling	Drywall	1				Wood Deck	25	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1		Canopy - attached	25	AVG
Stories	2	Floor Cover	Carpet	1	Ceramic	1		Wood Deck	25	AVG
Grade	5+10	Partitions	Apartment	1				Canopy - attached	25	AVG
Base	2,660	Framing	Wood - Average	1				Wood Deck	25	AVG
Basement	0	HVAC	Combination FHA - AC	1				Canopy - attached	25	AVG
Basement Parking	No	Electrical	Apartment	1				Wood Deck	25	AVG
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5325	Obsolescence						© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)		
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

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Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn							B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	8						
Price Code	702	Interior wall	Drywall or Equiv.	0						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	1						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk					Sprinkler - exposed w/	5	AVG
Phy-Depr.	9	Ceiling	Drywall	1				Canopy - attached	20	AVG
Description	A1-1S FR	Struct. Floor	Wd Deck on Wood Joist	1				Wood Deck	20	AVG
Style	Frame - Wood	Floor Cover	Carpet	1						
Stories	1	Partitions	Apartment	1						
Grade	5+10	Framing	Wood - Average	1						
Base	5	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5325	Layout	5%	Location	25%	Occupancy	20%			
Total Units	0	Functional:	5%	External:	45%	Other:				

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	19				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontals						Adjustments		
Grade Mult.	1.100	Basement						Sprinkler - exposed w/	5,320	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Canopy - attached	25	AVG
Description	B11-2S FR	Ceiling	Drywall	1				Wood Deck	25	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1		Canopy - attached	25	AVG
Stories	2	Floor Cover	Carpet	1	Ceramic	1		Wood Deck	25	AVG
Grade	5+10	Partitions	Apartment	1				Canopy - attached	25	AVG
Base	2,660	Framing	Wood - Average	1				Wood Deck	25	AVG
Basement	0	HVAC	Combination FHA - AC	1				Canopy - attached	25	AVG
Basement Parking	No	Electrical	Apartment	1				Wood Deck	25	AVG
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5325	Obsolescence						© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)		
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

[illegible]

Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn							B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	8						
Price Code	702	Interior wall	Drywall or Equiv.	0						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	1						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk					Sprinkler - exposed w/	5	AVG
Phy-Depr.	9	Ceiling	Drywall	1				Canopy - attached	20	AVG
Description	A1-1S FR	Struct. Floor	Wd Deck on Wood Joist	1				Wood Deck	20	AVG
Style	Frame - Wood	Floor Cover	Carpet	1						
Stories	1	Partitions	Apartment	1						
Grade	5+10	Framing	Wood - Average	1						
Base	5	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5325	Layout	5%	Location	25%	Occupancy	20%			
Total Units	0	Functional:	5%	External:	45%	Other:				

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	19				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	2						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement						Sprinkler - exposed w/	5,320	AVG
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk					Canopy - attached	25	AVG
Phy-Depr.	9	Ceiling	Drywall	1				Wood Deck	25	AVG
Description	B12-2S FR	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1		Canopy - attached	25	AVG
Style	Frame - Wood	Floor Cover	Carpet	1		Ceramic	1	Wood Deck	25	AVG
Stories	2	Partitions	Apartment	1				Canopy - attached	25	AVG
Grade	5+10	Framing	Wood - Average	1				Wood Deck	25	AVG
Base	2,660	HVAC	Combination FHA - AC	1				Canopy - attached	25	AVG
Basement	0	Electrical	Apartment	1				Wood Deck	25	AVG
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence						© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)		
GBA	5325	Layout	5%	Location	25%	Occupancy	20%			
Total Units	5	Functional:	5%	External:	45%	Other:				

[illegible]

Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn							B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	8						
Price Code	702	Interior wall	Drywall or Equiv.	0						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	1						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	9	Ceiling	Drywall	1				Sprinkler - exposed w/	5	AVG
Description	A1-1S FR	Struct. Floor	Wd Deck on Wood Joist	1				Canopy - attached	20	AVG
Style	Frame - Wood	Floor Cover	Carpet	1				Wood Deck	20	AVG
Stories	1	Partitions	Apartment	1						
Grade	5+10	Framing	Wood - Average	1						
Base	5	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5325	Layout	5%	Location	25%	Occupancy	20%			
Total Units	0	Functional:	5%	External:	45%	Other:				

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	19				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontals						Adjustments		
Grade Mult.	1.100	Basement						Sprinkler - exposed w/	5,320	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Canopy - attached	25	AVG
Description	B13-2S FR	Ceiling	Drywall	1				Wood Deck	25	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1		Canopy - attached	25	AVG
Stories	2	Floor Cover	Carpet	1		Ceramic	1	Wood Deck	25	AVG
Grade	5+10	Partitions	Apartment	1				Canopy - attached	25	AVG
Base	2,660	Framing	Wood - Average	1				Wood Deck	25	AVG
Basement	0	HVAC	Combination FHA - AC	1				Canopy - attached	25	AVG
Basement Parking	No	Electrical	Apartment	1				Wood Deck	25	AVG
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5325	Obsolescence						© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)		
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

[illegible]

Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn							B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	8						
Price Code	702	Interior wall	Drywall or Equiv.	0						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	1						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	9	Ceiling	Drywall	1						
Description	A1-1S FR	Struct. Floor	Wd Deck on Wood Joist	1				Sprinkler - exposed w/	5	AVG
Style	Frame - Wood	Floor Cover	Carpet	1				Canopy - attached	20	AVG
Stories	1	Partitions	Apartment	1				Wood Deck	20	AVG
Grade	5+10	Framing	Wood - Average	1						
Base	5	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5325	Layout	5%	Location	25%	Occupancy	20%			
Total Units	0	Functional:	5%	External:	45%	Other:				

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	19				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontal						Adjustments		
Grade Mult.	1.100	Basement						Sprinkler - exposed w/	5,320	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Canopy - attached	25	AVG
Description	B14-2S FR	Ceiling	Drywall	1				Wood Deck	25	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1		Canopy - attached	25	AVG
Stories	2	Floor Cover	Carpet	1		Ceramic	1	Wood Deck	25	AVG
Grade	5+10	Partitions	Apartment	1				Canopy - attached	25	AVG
Base	2,660	Framing	Wood - Average	1				Wood Deck	25	AVG
Basement	0	HVAC	Combination FHA - AC	1				Canopy - attached	25	AVG
Basement Parking	No	Electrical	Apartment	1				Wood Deck	25	AVG
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5325	Obsolescence						© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)		
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

[illegible]

Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn							B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	8						
Price Code	702	Interior wall	Drywall or Equiv.	0						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	1						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	9	Ceiling	Drywall	1						
Description	A1-1S FR	Struct. Floor	Wd Deck on Wood Joist	1				Sprinkler - exposed w/	5	AVG
Style	Frame - Wood	Floor Cover	Carpet	1				Canopy - attached	20	AVG
Stories	1	Partitions	Apartment	1				Wood Deck	20	AVG
Grade	5+10	Framing	Wood - Average	1						
Base	5	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5325	Layout	5%	Location	25%	Occupancy	20%			
Total Units	0	Functional:	5%	External:	45%	Other:				

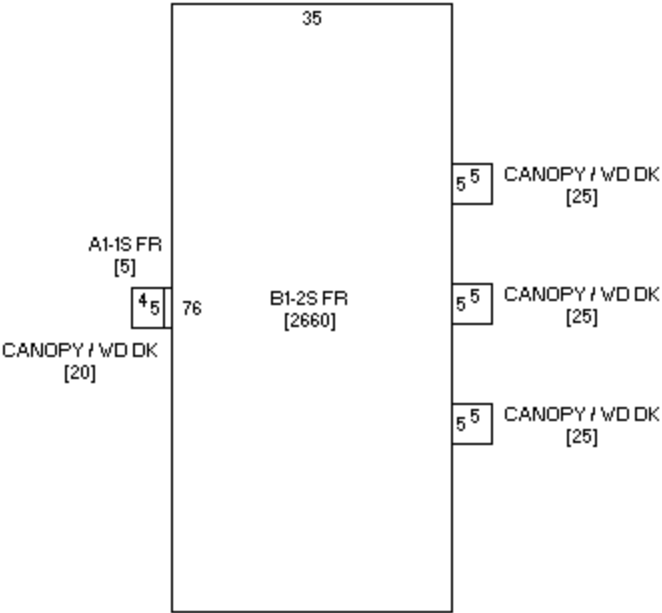
Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	19				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontal						Adjustments		
Grade Mult.	1.100	Basement						Sprinkler - exposed w/	5,320	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Canopy - attached	25	AVG
Description	B15-2S FR	Ceiling	Drywall	1				Wood Deck	25	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1		Canopy - attached	25	AVG
Stories	2	Floor Cover	Carpet	1		Ceramic	1	Wood Deck	25	AVG
Grade	5+10	Partitions	Apartment	1				Canopy - attached	25	AVG
Base	2,660	Framing	Wood - Average	1				Wood Deck	25	AVG
Basement	0	HVAC	Combination FHA - AC	1				Canopy - attached	25	AVG
Basement Parking	No	Electrical	Apartment	1				Wood Deck	25	AVG
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5325	Obsolescence						© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)		
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

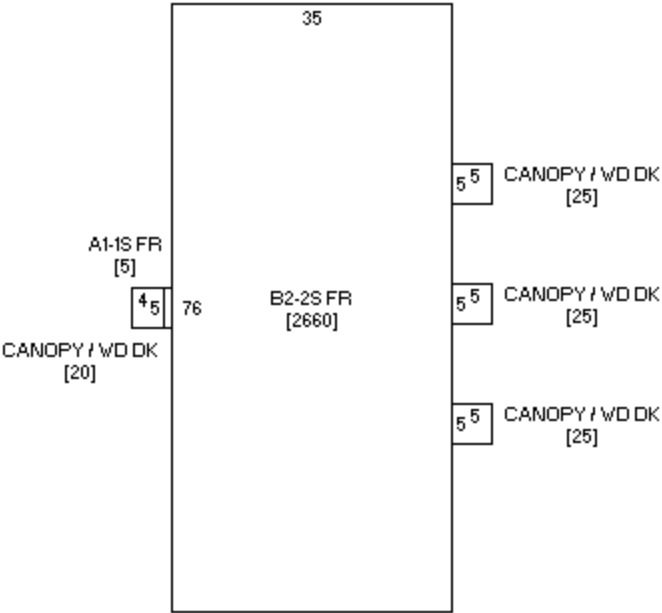
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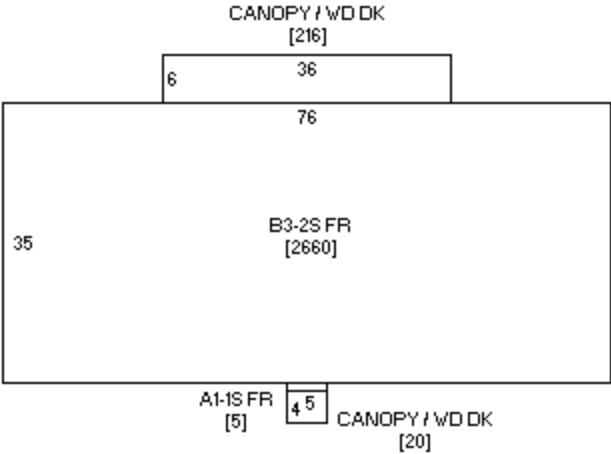
Precomputed Addition		Verticals							Plumbing		
Occ. Code	702	Fig & Fdtn								B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	8							
Price Code	702	Interior wall	Drywall or Equiv.	0							
Price Descr.	Apartment	Pilasters									
		Wall facing									
Year Built	2014	Windows	Incl. w / Base	1							
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average							
Depr. Table	8	Horizontals							Adjustments		
Condition	NML	Basement							Sprinkler - exposed w/ canopy Wood Deck	5 20 20	AVG AVG AVG
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk								
Phy-Depr.	9	Ceiling	Drywall	1							
		Struct. Floor	Wd Deck on Wood Joist	1							
Description	A1-1S FR	Floor Cover	Carpet	1							
Style	Frame - Wood	Partitions	Apartment	1							
Stories	1	Framing	Wood - Average	1							
Grade	5+10	HVAC	Combination FHA - AC	1							
Base	5	Electrical	Apartment	1							
Basement	0	Sprinkler	Exposed Wet	1							
Basement Parking	No	Obsolescence									
1st Flr Inset Adj	0	Layout	5%	Location	25%	Occupancy	20%				
GBA	5325	Functional:	5%	External:	45%	Other:					
Total Units	0										

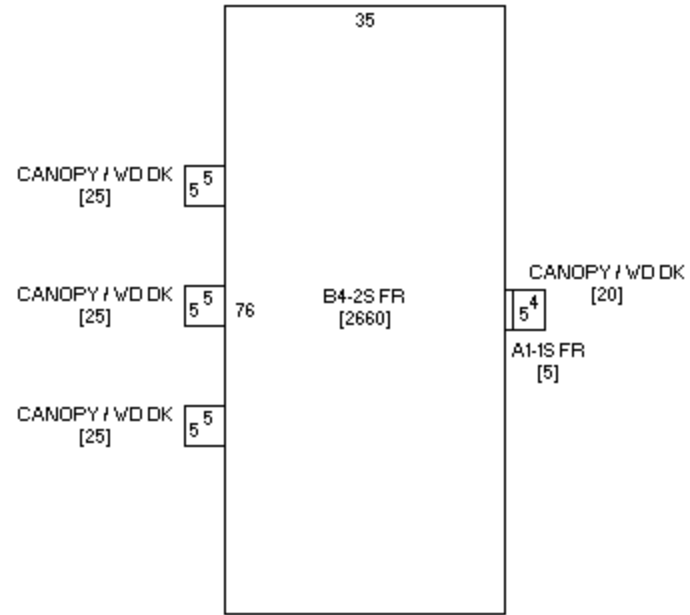
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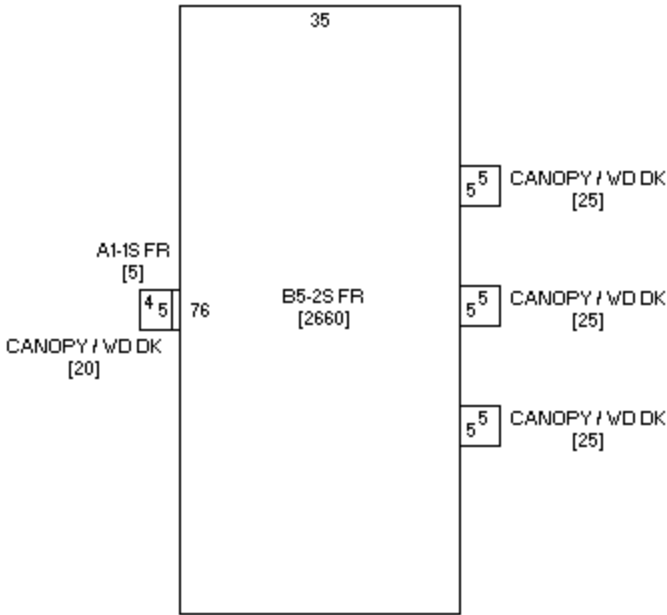
Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Comm	\$918,900	\$0	\$4,174,720	\$0	\$5,093,620
2024		Appr	Urban	Comm	\$969,950	\$0	\$3,738,580	\$0	\$4,708,530
2023		Appr	Urban	Comm	\$969,950	\$0	\$3,551,230	\$0	\$4,521,180
2022		Appr	Urban	Comm	\$969,950	\$0	\$3,551,230	\$0	\$4,521,180
2021		Appr	Urban	Comm	\$969,950	\$0	\$4,218,740	\$0	\$5,188,690
2020		Appr	Urban	Comm	\$1,021,000	\$0	\$4,831,690	\$0	\$5,852,690
2019		Appr	Urban	Comm	\$1,021,000	\$0	\$4,354,630	\$0	\$5,375,630
2018		Appr	Urban	Comm	\$1,021,000	\$0	\$4,354,630	\$0	\$5,375,630
2017		Appr	Urban	Comm	\$1,021,000	\$0	\$5,098,490	\$0	\$6,119,490
2016	VAI Import 1-5-2017: 233	Appr	Urban	Comm	\$521,000	\$0	\$5,263,730	\$0	\$5,784,730
2015	VAI Import 7-2-2015: 201	Appr	Urban	Res	\$521,000	\$5,263,730	\$0	\$0	\$5,784,730
2014	VAI - start of job 4-23-2015	Appr	Urban	Res	\$521,000	\$5,263,730	\$0	\$0	\$5,784,730

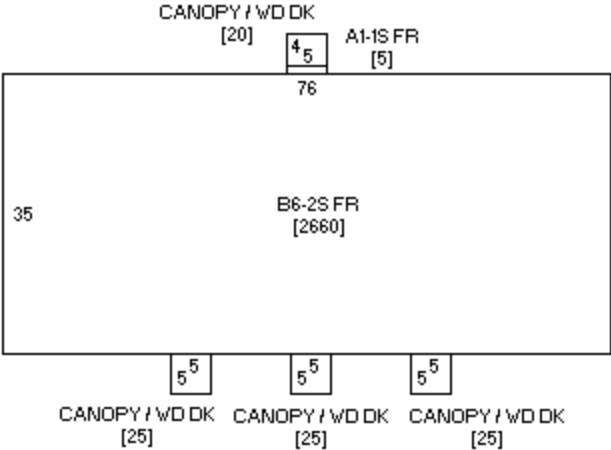


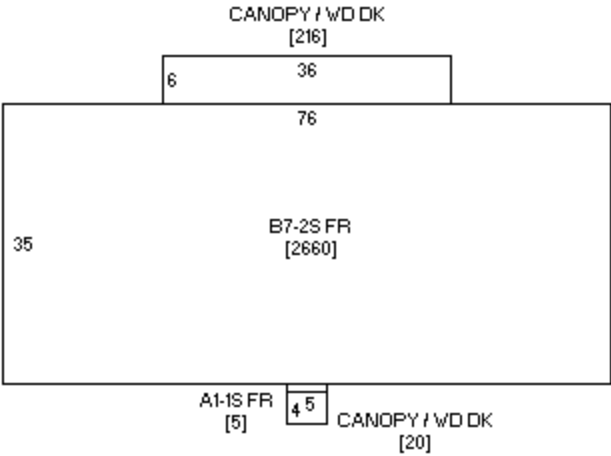


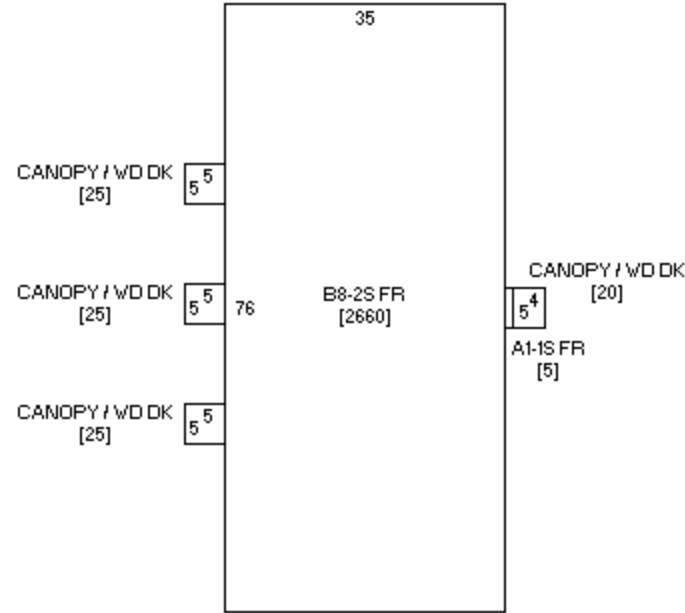




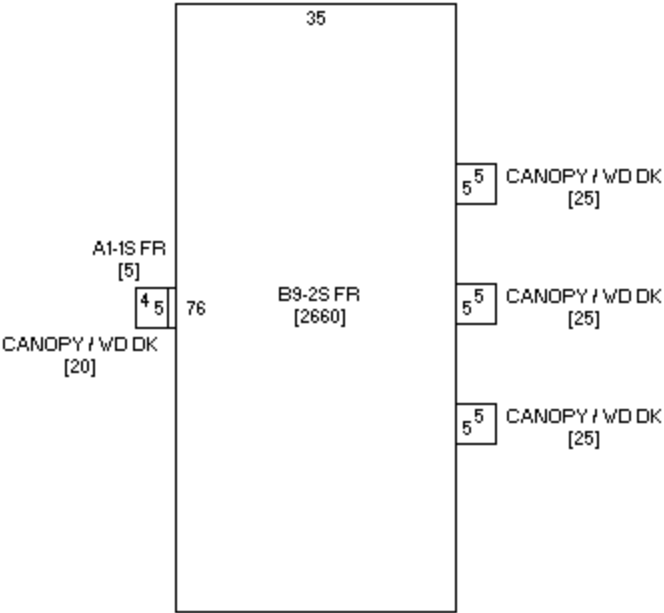


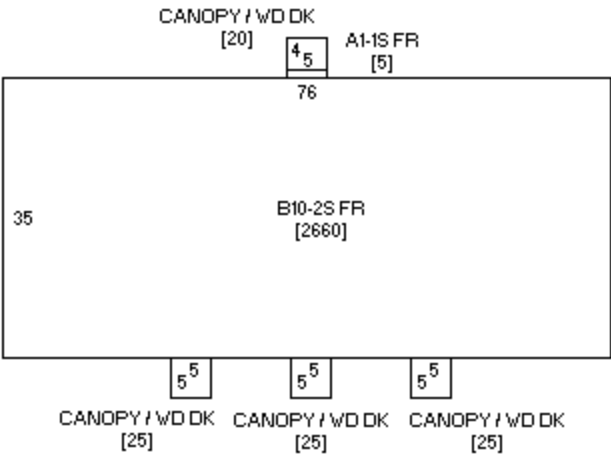


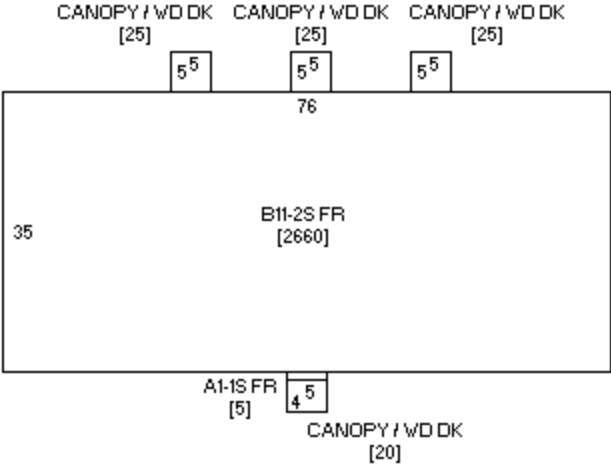


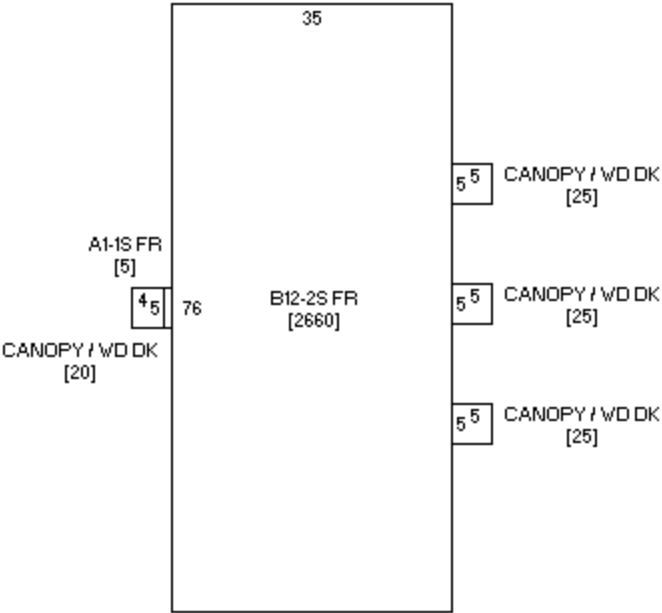


Sketch 8 of 16

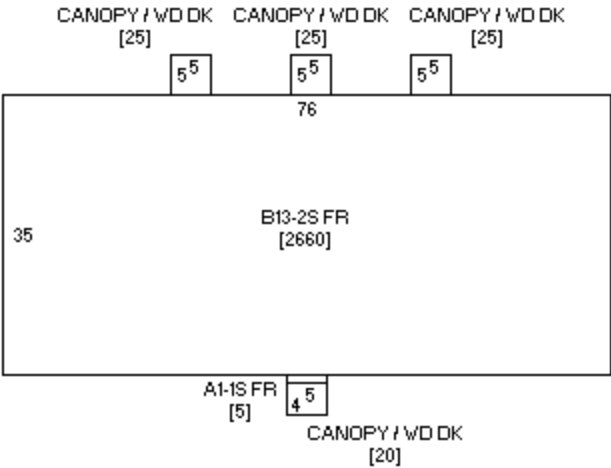




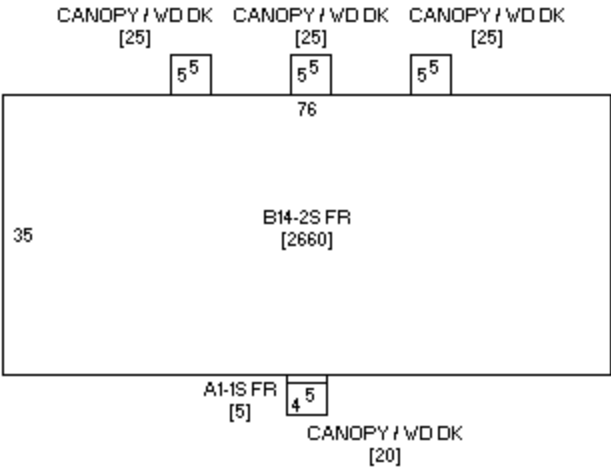




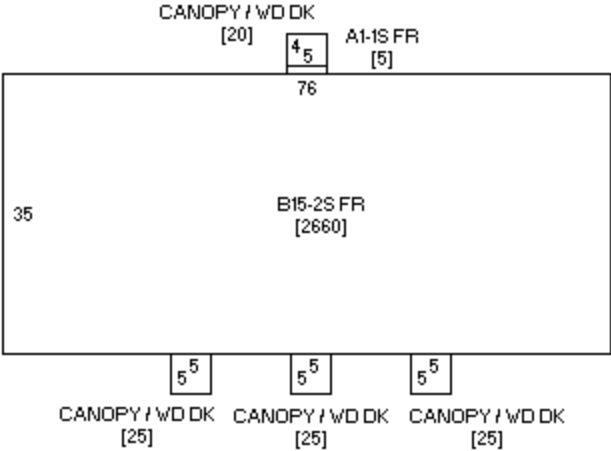
Sketch 12 of 16



Sketch 13 of 16



Sketch 14 of 16



Sketch 15 of 16







Photo 10 of 10 12/10/2014

Notes:

Note Title: VAI

VAI 06/11/2015 - CHANGED FROM RES TO COMM AND NOTIFIED KATIE.

VAI (JLH) 11/12/2016 -

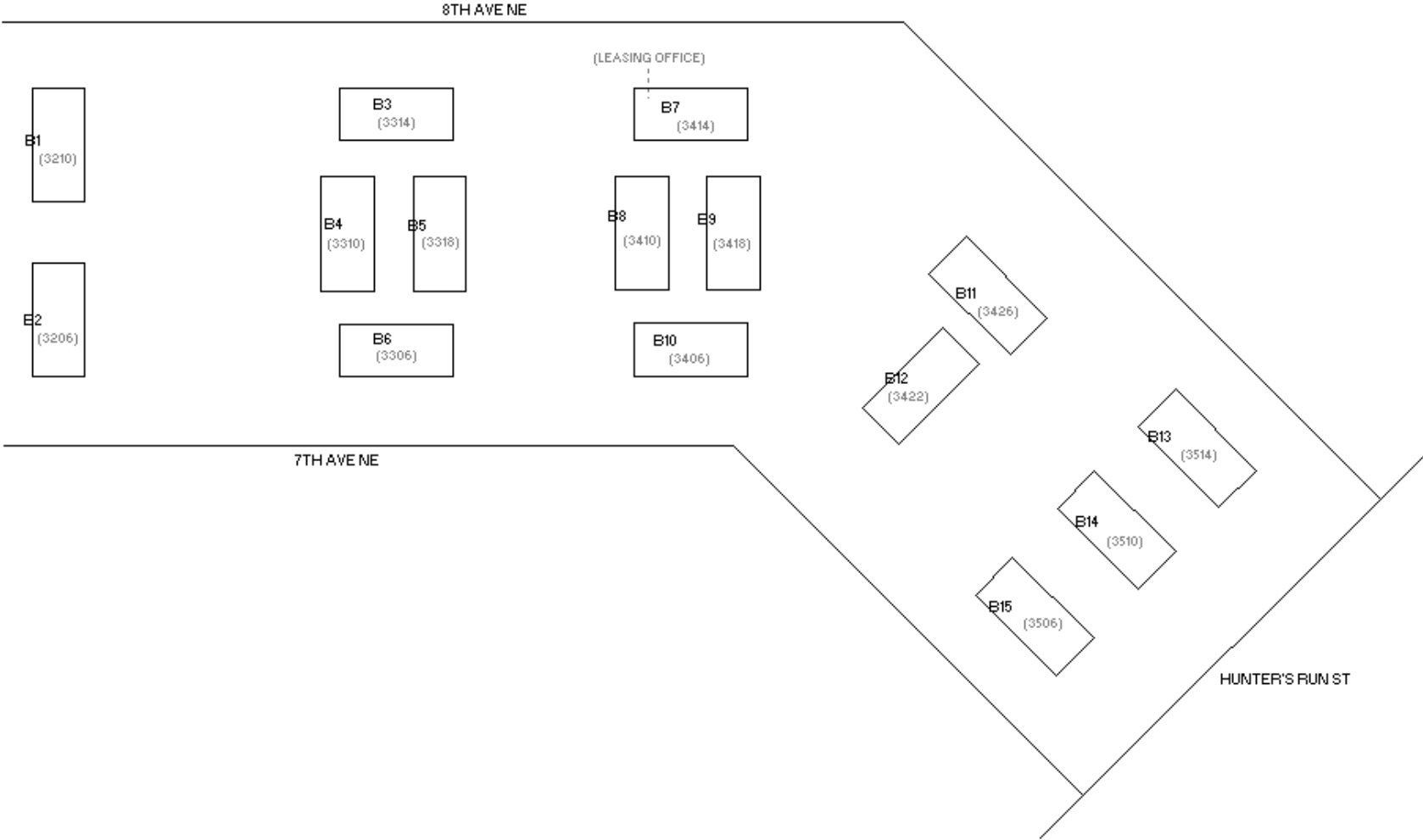
PER LEASING OFFICE LOCATED IN BUILDING #7: ALL BUILDINGS ARE PREFAB CONSTRUCTION AND ARE IDENTICAL EXCEPT FOR SOME REVERSE/MIRROR LAYOUTS (INCLUDING BLDG #7 - LEASING OFFICE OCCUPIES ONE UNIT); EACH BUILDING HAS (5)-UNITS WITH THREE UNITS ON THE FIRST-FLOOR (EACH HAVING TWO-BDRMS/TWO-BTHRMS) AND TWO UNITS ON THE SECOND-FLOOR (EACH HAVING THREE-BDRMS/THREE-BTHRMS); ALL HAS FHA/AC; ALL HAS EXPOSED SPRINKLER SYSTEM; ALL BTHRMS ARE SS-BTHRMS; ALL APPLIANCES INCLUDING WASHER/DRYER; FULLY FURNISHED INCLUDING KITCHENWARE AND LINENS; UTILITIES INCLUDED; TV & WI-FI INCLUDED. SEE PRIVATE NOTES FOR RENT INFORMATION. APPEARS ALL BUILDINGS HAVE A CRAWL SPACE. ALL BUILDINGS WERE CONSTRUCTED IN 2014 PER PREVIOUS RECORD.

12/03/2014

LOT 24 OF HUNTERS RUN SUBDIVISION HAS IMPROVEMENTS WHICH INCLUDE 15 APARTMENT BUILDINGS

EACH BUILDING HAS 5 APARTMENTS. THE LOWER LEVEL IS 3 - TWO BEDROOM/2 BATH UNITS
THE UPPER LEVEL IS 2 - THREE BEDROOM/2 BATH UNITS

THE QUALITY OF THE CABINETRY, WOOD WORK AND FLOORING IS LOW QUALITY



1112 SOUTH PHEASANT RIDGE ST, WATFORD CITY

Deed: ND PHEASANT RIDGE APARTMENTS LLC

Map Area: Watford City Comm

Checks/Tags:

Contract:

Route: 002-050-120

Lister/Date: JAC, 11/09/2015

CID#:

Tax Dist: 82-001-00-03-00-00

Review/Date: CJ, 09/12/2016

DBA: ASPEN HEIGHTS APARTMENTS (48 UNITS)

Plat Page:

Entry Status: Estimated

MLS:

Subdiv: PHEASANT RIDGE

Urban / Commercial

Legal: PHEASANT RIDGE

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 \$10)
Acre X Rate						98,881.20	2.270			C-9.25	\$200,000.00					\$0	
Subtotal						98,881.20	2.270					\$454,000	0%	10%	0%	\$0	\$408,600
Grand Total						98,881.20	2.270					\$454,000					\$408,600

Street

Utilities

Zoning

Land Use

Acre X Rate	Paved	City	Not Applicable	Not Applicable
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Sales

Building Permits

Values

Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
03/30/2020		D000	523754						Land	\$408,600	\$0	\$0	\$408,600
									Dwlg		\$0	\$0	
									Impr	\$2,863,180	\$0	\$0	\$2,863,180
									Total	\$3,271,780	\$0	\$0	\$3,271,780

Precomputed Structure

Verticals

Plumbing

B

Ext

Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"								Sink-Kitchen	48	
Occ. Descr.	Apartment	Exterior wall	Steel Siding - Frame	30								3-Fixture Bathroom	48	
Price Code	702	Interior wall	Drywall or Equiv.	27								3-Fixture Bathroom		36
Price Descr.	Apartment	Pilasters												
		Wall facing												
Year Built	2014	Windows	Incl. w / Base	0										
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average										

Horizontals

Basement														
Roof	Asph. Shingle/ Wood Dk													
Ceiling	Drywall - Textured	1												
Struct. Floor	4" R'Concrete	1	Wd Deck on Wood Truss	1										
Floor Cover	Carpet	1	Vinyl Sheet	1										
Partitions	Apartment	1												
Framing	Wood - Average	1												
HVAC	Combination FHA - AC	1												
Electrical	Apartment	1												
Sprinkler	Exposed Wet	1												

Obsolescence

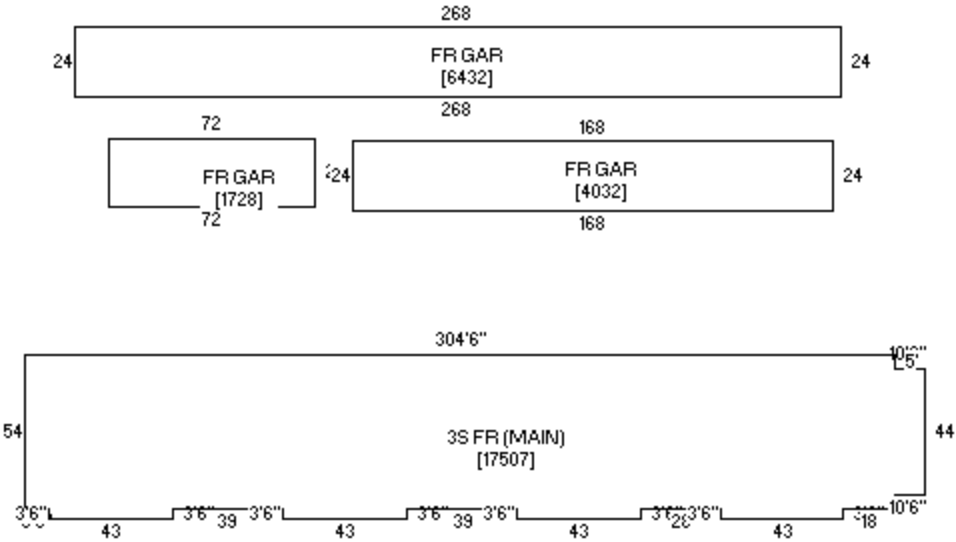
Location	25%	Occupancy	20%											
Functional:		External:	45%	Other:										

Bldg / Addn		Description (RCN \$4,970,118)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Ag Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
	Bldg	O 702 —Apartment													
	Pre	P 702 —Apartment	17,642	\$79.80	\$1,407,832										
		Uppers Adjustment	35,284	\$69.60	\$2,455,766										
	V	Ftg & Fdtn													
		Reinforced Concrete w/o Bsmt - 8"													
	V	Exterior Wall													
		Steel Siding - Frame - 30	30												
	V	Interior Wall													
		Drywall or Equiv. - 27	27												
	V	Windows													
		Incl. w / Base - 0													
	V	Fronts/Doors													
		Incl. w / Base - Average													
	H	Roof													
		Asph. Shingle/ Wood Dk	17,642												
	H	Ceiling													
		Drywall - Textured - 1	52,926												
	H	Struct. Floor													
		4" R'Concrete - 1	17,642												
		Wd Deck on Wood Truss - 1	35,284												
	H	Floor Cover													
		Carpet - 1	42,340												
		Vinyl Sheet - 1	10,586												
	H	Partitions													
		Apartment - 1	52,926												
	H	Framing													
		Wood - Average - 1	17,642												
	H	HVAC													
		Combination FHA - AC - 1	52,926												
	H	Electrical													
		Apartment - 1	52,926												
	H	Sprinkler													
		Exposed Wet - 1	52,926												
	Plmb	Sink-Kitchen - Base	48												
	Plmb	3-Fixture Bathroom - Base	48												
	Plmb	3-Fixture Bathroom - AVG	36	\$3,400.00	\$122,400										
		Plumbing Sub Total			\$122,400										
	Adj	Sprinkler - exposed wet - AVG	52,926	\$2.75	\$145,547										
		Adjustments Sub Total			\$145,547										
		Building Sub Total			\$4,131,545	1.190	2014	9	0	45	0	0	\$2,460,727	1.000	\$2,460,730
1 of 2	Ex	Porch (Commercial) 60 SF, Concrete Patio, Average Pricing	16	\$294	\$4,704.00	1.190	2014	9.00	0	45	0		\$2,802	1.000	\$2,800

		Commercial Building TOTAL Value						\$2,487,550
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[illegible]

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Comm	\$408,600	\$0	\$2,863,180	\$0	\$3,271,780
2024		Appr	Urban	Comm	\$431,300	\$0	\$2,526,980	\$0	\$2,958,280
2023		Appr	Urban	Comm	\$431,300	\$0	\$2,372,970	\$0	\$2,804,270
2022		Appr	Urban	Comm	\$431,300	\$0	\$2,372,970	\$0	\$2,804,270
2021		Appr	Urban	Comm	\$431,300	\$0	\$3,023,840	\$0	\$3,455,140
2020		Appr	Urban	Comm	\$454,000	\$0	\$3,458,880	\$0	\$3,912,880
2019		Appr	Urban	Comm	\$454,000	\$0	\$3,265,920	\$0	\$3,719,920
2018		Appr	Urban	Comm	\$454,000	\$0	\$3,265,920	\$0	\$3,719,920
2017		Appr	Urban	Comm	\$454,000	\$0	\$3,827,430	\$0	\$4,281,430
2016	VAI Import 1-5-2017: 233	Appr	Urban	Comm	\$227,000	\$0	\$4,105,580	\$0	\$4,332,580
2015	VAI Import 7-2-2015: 233	Appr	Urban	Comm	\$517,375	\$0	\$4,406,700	\$0	\$4,924,075
2014	VAI - start of job 4-23-2015	Appr	Urban	Comm	\$692,900	\$93,250	\$4,313,460	\$0	\$5,099,610



Sketch 2 of 2



FRONT

Photo 1 of 7 11/09/2015



REAR

Photo 2 of 7 11/09/2015



Photo 3 of 7 11/10/2014



Notes:

Note Title: VAI

B1: 3S FR. APARTMENTS. (48) TOTAL UNITS. (12) 1 BEDROOM UNITS W/(1) KITCHEN SINK & (1) FULL BATHROOM. (30) 2 BEDROOM UNITS W/(1) KITCHEN SINK & (2) FULL BATHROOMS. (6) 3 BEDROOM UNITS W/(1) KITCHEN SINK & (2) FULL BATHROOMS. EACH UNIT HAS LAUNDRY ROOM. ALL INTERIOR DATA FROM WEB SITE & MANAGER CINDY WHITWORTH.

11/07/2014

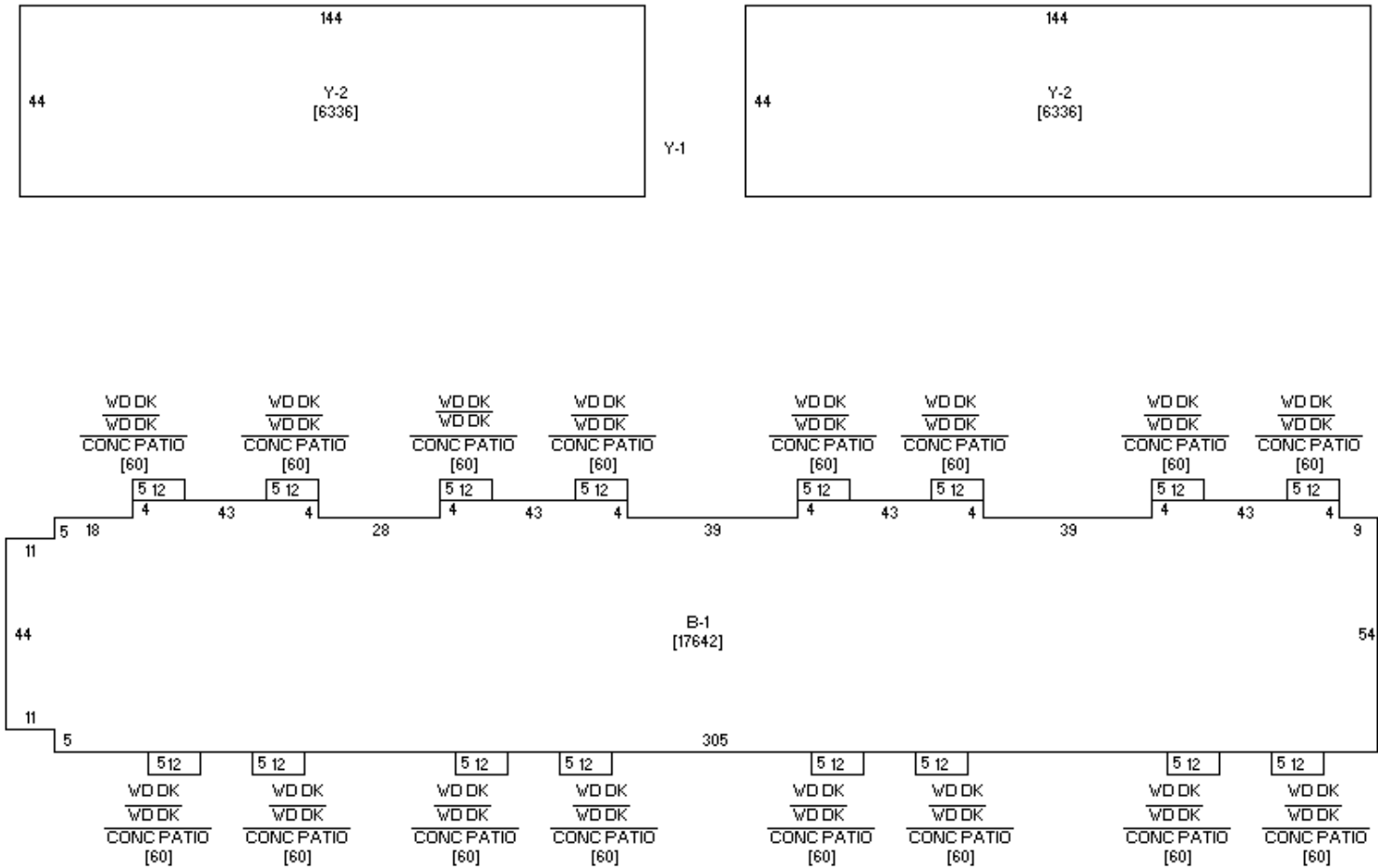
Notes:

PROPERTY IS A 48 UNIT APARTMENT BUILDING
6 - 3 BEDROOM UNITS WITH 2 BATHS
12 - 1 BEDROOM UNITS WITH 1 BATH
30 - 2 BEDROOM UNITS WITH 2 BATHS

EACH UNIT HAS THEIR OWN LAUNDRY

AVERAGE QUALITY CONSTRUCTION AND MATERIALS USED. CORIAN COUNTERTOPS IN BATHROOMS WITH AVERAGE QUALITY CABINETS
FORMICA COUNTERTOPS IN KITCHEN WITH AVERAGE QUALITY CABINETS AND FIXTURES.

THIS UNIT IS A LITTLE DIFFERENT AND MORE SECURE THAN MOST APARTMENT BUILDINGS, AS THE LAYOUT IS DIFFERENT. THE BUILDING DOES NOT HAVE A HALLWAY UP THE MIDDLE. THE
BUILDING IS BROKE UP
INTO 4 SECTIONS WITH ACCESS TO ONLY 4 APARTMENTS PER FLOOR AT EACH DOORWAY.
ADDED A GRADE INCREASE DUE TO THIS DESIGN AS THEY HAD MORE STEPS INVOLVED IN THIS LAYOUT WHICH WAS MORE LABOR



PDF+PIN: 082+82-58-01000

Watford City, ND

WORKING

Thu, 7/24/2025, 9:19 AM

Page 1

210 11TH AV NE, WATFORD CITY

Deed: PHEASANT RIDGE OWNERS LLC

Map Area: Watford City Comm

Checks/Tags:

Contract:

Route: 002-050-080

Lister/Date: JAC, 11/09/2015

CID#:

Tax Dist: 82-001-00-03-00-00

Review/Date: CJ, 09/12/2016

DBA: PHEASANT RIDGE APARTMENTS (42 UNITS)

Plat Page:

Entry Status: Inspected

MLS:

Subdiv: PHEASANT RIDGE 1ST ADDITION

Urban / Commercial

Legal: PHEASANT RIDGE 1ST ADDITION

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 \$10)
Acre X Rate						90,604.80	2.080			C-9.25	\$200,000.00					\$0	
Subtotal						90,604.80	2.080					\$416,000	10%	10%	0%	\$0	\$336,960
Grand Total						90,604.80	2.080					\$416,000					\$336,960

Street			Utilities			Zoning			Land Use		
Acre X Rate	Paved		City			Not Applicable			Not Applicable		

Sales				Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
04/17/2018		D006							Land	\$336,960	\$0	\$0	\$336,960
									Dwlg		\$0	\$0	
									Impr	\$2,480,790	\$0	\$0	\$2,480,790
									Total	\$2,817,750	\$0	\$0	\$2,817,750

Precomputed Structure				Verticals							Plumbing			B	Ext
Occ. Code	702			Fig & Fdtn	einforced Concrete w/ Bsmt		8"					Sink-Kitchen	42		
Occ. Descr.	Apartment			Exterior wall	Steel Siding - Frame		30					3-Fixture Bathroom	42		
				Interior wall	Drywall or Equiv.		9					3-Fixture Bathroom			31
Price Code	702			Pilasters											
Price Descr.	Apartment			Wall facing											
Year Built	2014			Windows	Incl. w / Base		0								
EFF Age/Yr	9/	2014		Fronts/Doors	Incl. w / Base		Average								
Depr. Table	8			Horizontals											
Condition	NML			Basement											
Grade Mult.	1.190			Roof	Asph. Shingle/ Wood Dk										
Phy-Depr.	9			Ceiling	Drywall - Textured		1								
Description	B-1			Struct. Floor	4" R'Concrete		1	Wd Deck on Wood Truss	1						
Style	Frame - Wood			Floor Cover	Carpet		1	Vinyl Sheet	1						
Stories	3			Partitions	Apartment		1								
Grade	4-5			Framing	Wood - Average		1								
Base	15,480			HVAC	Electric		1								
Basement	0			Electrical	Apartment		1								
Basement Parking	No			Sprinkler	Exposed Wet		1								
1st Flr Inset Adj	0			Obsolescence											
GBA	46728			Location	25%	Occupancy	20%								
Total Units	42			Functional:		External:	45%	Other:							
© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)															

Bldg / Addn	Description (RCN \$4,275,629)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Ag Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
1 of 3	Bldg O 702 — Apartment													
	Pre P 702 — Apartment	15,480	\$79.80	\$1,235,304										
	Uppers Adjustment	30,960	\$69.60	\$2,154,816										
	V Ftg & Fdtn													
	Reinforced Concrete w/ Bsmt - 8"													
	V Exterior Wall													
	Steel Siding - Frame - 30	30												
	V Interior Wall													
	Drywall or Equiv. - 9	9												
	V Windows													
	Incl. w / Base - 0													
	V Fronts/Doors													
	Incl. w / Base - Average													
	H Roof													
	Asph. Shingle/ Wood Dk	15,480												
	H Ceiling													
	Drywall - Textured - 1	46,440												
	H Struct. Floor													
	4" R'Concrete - 1	15,480												
	Wd Deck on Wood Truss - 1	30,960												
	H Floor Cover													
	Carpet - 1	37,150												
	Vinyl Sheet - 1	9,290												
	H Partitions													
	Apartment - 1	46,440												
	H Framing													
	Wood - Average - 1	15,480												
	H HVAC													
	Electric - 1	46,440												
	H Electrical													
	Apartment - 1	46,440												
	H Sprinkler													
	Exposed Wet - 1	46,440												
	Plmb Sink-Kitchen - Base	42												
	Plmb 3-Fixture Bathroom - Base	42												
	Plmb 3-Fixture Bathroom - AVG	31	\$3,400.00	\$105,400										
	Plumbing Sub Total			\$105,400										
	Adj Sprinkler - exposed wet - AVG	46,440	\$2.75	\$127,710										
	Adj Apt - A/C deduct wall units - High	46,440	-\$1.50	-\$69,660										
	Adjustments Sub Total			\$58,050										
	Building Sub Total			\$3,553,570	1.190	2014	9	0	45	0	0	\$2,116,489	1.000	\$2,116,490

Precomputed Addition		Verticals							Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"						B	Ext
Occ. Descr.	Apartment	Exterior wall	Steel Siding - Frame	8							
Price Code	702	Interior wall	Drywall or Equiv.	8							
Price Descr.	Apartment	Pilasters									
		Wall facing									
Year Built	2014	Windows	Incl. w / Base	0							
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average							
Depr. Table	8	Horizontals							Adjustments		
Condition	NML	Basement									
Grade Mult.	1.250	Roof	Asph. Shingle/ Wood Dk								
Phy-Depr.	9	Ceiling	Drywall - Textured	1							
Description	A - 1	Struct. Floor	4" R'Concrete	1					Sprinkler - exposed w/	144	AVG
Style	Frame - Wood	Floor Cover	Carpet	1					A/C - deduct	144	AVG
Stories	1	Partitions									
Grade	4	Framing	Wood - Average	1							
Base	144	HVAC	Electric	1							
Basement	0	Electrical	Apartment	1							
Basement Parking	No	Sprinkler	Exposed Wet	1							
1st Flr Inset Adj	0	Obsolescence									
GBA	46728	Location	25%	Occupancy	25%						
Total Units	0	Functional:		External:	50%	Other:					

Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"					B	Ext
Occ. Descr.	Apartment	Exterior wall	Steel Siding - Frame	8						
Price Code	702	Interior wall	Drywall or Equiv.	8						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	0						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement						Sprinkler - exposed w/ A/C - deduct	144	AVG
Grade Mult.	1.190	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	9	Ceiling	Drywall - Textured	1						
Description	A-2	Struct. Floor	4" R'Concrete	1						
Style	Frame - Wood	Floor Cover	Carpet	1						
Stories	1	Partitions								
Grade	4-5	Framing	Wood - Average	1						
Base	144	HVAC	Electric	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	46728	Location	25%	Occupancy	25%					
Total Units	0	Functional:		External:	50%	Other:				

[illegible]

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Comm	\$336,960	\$0	\$2,480,790	\$0	\$2,817,750
2024		Appr	Urban	Comm	\$395,200	\$0	\$2,124,020	\$0	\$2,519,220
2023		Appr	Urban	Comm	\$395,200	\$0	\$1,999,710	\$0	\$2,394,910
2022		Appr	Urban	Comm	\$395,200	\$0	\$1,999,710	\$0	\$2,394,910
2021		Appr	Urban	Comm	\$395,200	\$0	\$2,567,800	\$0	\$2,963,000
2020		Appr	Urban	Comm	\$416,000	\$0	\$2,907,930	\$0	\$3,323,930
2019		Appr	Urban	Comm	\$416,000	\$0	\$2,744,670	\$0	\$3,160,670
2018		Appr	Urban	Comm	\$416,000	\$0	\$2,744,670	\$0	\$3,160,670
2017		Appr	Urban	Comm	\$416,000	\$0	\$3,216,150	\$0	\$3,632,150
2016	VAI Import 1-5-2017: 233	Appr	Urban	Comm	\$208,000	\$0	\$3,676,900	\$0	\$3,884,900
2015	VAI Import 7-2-2015: 233	Appr	Urban	Comm	\$507,030	\$0	\$3,676,890	\$0	\$4,183,920
2014	VAI - start of job 4-23-2015	Appr	Urban	Res	\$507,030	\$3,676,890	\$0	\$0	\$4,183,920



Photo 1 of 2 11/09/2015

FRONT



Photo 2 of 2 11/09/2015

REAR

Notes:

Note Title: VAI

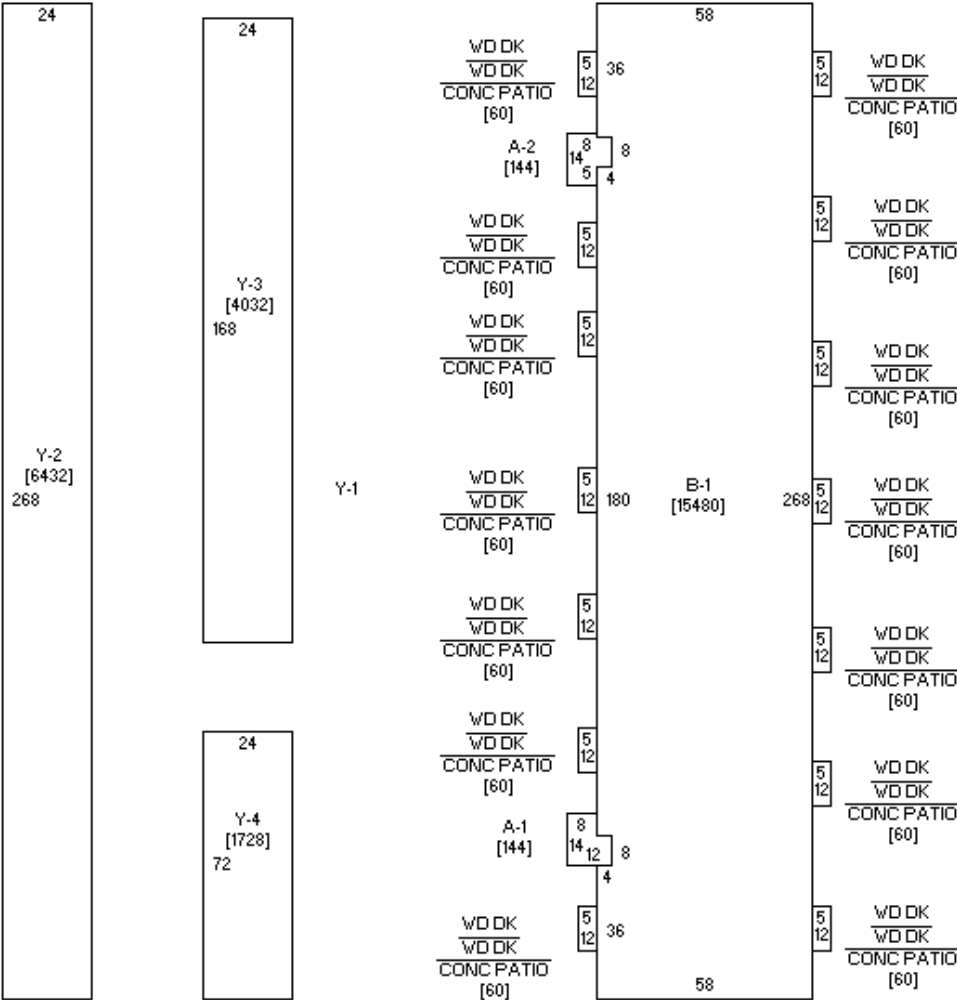
VAI 07/19/2015 - CHANGED FROM RES TO COMM PER KATIE.

PART OF LARGER TRACT. SEE PARCELS 82-55-07200 & 82-55-07300 FOR ADDITIONAL LAND & IMPROVEMENTS.

B1: 3S FR. APARTMENTS. (42) TOTAL UNITS. (11) 662 S.F. 1 BEDROOM UNITS W/(1) KITCHEN SINK & (1) FULL BATHROOM. (25) 1,044 S.F. 2 BEDROOM UNITS W/(1) KITCHEN SINK & (2) FULL BATHROOMS. (6) 1,272 S.F. 3 BEDROOM UNITS W/(1) KITCHEN SINK & (2) FULL BATHROOMS. EACH UNIT HAS WASHER/DRYER ROOM. NORMAL INTERIOR CONDITION.

A1: 1S FR. SECURITY ENTRENCE. NORMAL INTERIOR CONDITION.

A2: 1S FR. SECURITY ENTRENCE. NORMAL INTERIOR CONDITION.



501-601 HUNTER'S RUN STREET, WATFORD CITY

Deed: FAIRWAYS AT HUNTERS RUN APARTMENTS LLC

Map Area: Watford City Comm

Checks/Tags:

Contract:

Route: 016-050-070

Lister/Date: CW, 11/12/2015

CID#:

Tax Dist: 82-001-00-03-00-00

Review/Date: CJ, 09/13/2016

DBA: FAIRWAYS APARTMENTS

Plat Page:

Entry Status: Inspected

MLS:

Subdiv:

HUNTERS RUN SUBDIVISION

Urban / Commercial

Legal: LOT 125 HUNTERS RUN SUBDIVISION

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 (Rd nearest \$10)
Acre X Rate						217,800.00	5.000			C-9.25	\$200,000.00					\$0	
Subtotal						217,800.00	5.000					\$1,000,000	0%	10%	0%	\$0	\$900,000
Acre X Rate						216,057.60	4.960			C-7.75	\$100,000.00					\$0	
Subtotal						216,057.60	4.960					\$496,000	0%	10%	0%	\$0	\$446,400
Grand Total						433,857.60	9.960					\$1,496,000					\$1,346,400

Street

Utilities

Zoning

Land Use

Acre X Rate	None	None	Not Applicable	Not Applicable
Acre X Rate	None	None	Not Applicable	Not Applicable

Sales

Building Permits

Values

Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
11/26/2019		D000	521108	4/4/2023	5473	Y	\$0	None	Land	\$1,346,400	\$0	\$0	\$1,346,400
08/15/2016		D016		11/12/2015		Y	\$0	New Bldg	Dwlg		\$0	\$0	
				11/12/2015		N	\$0	Int-Remodel	Impr	\$4,224,120	\$0	\$0	\$4,224,120
									Total	\$5,570,520	\$0	\$0	\$5,570,520

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				3-Fixture Bathroom	36	
Occ. Descr.	Apartment	Exterior wall	Vinyl - Frame	28	Steel Siding - Frame	0		Sink-Kitchen	36	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		36
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2015	Windows	Incl. w / Base	0						
EFF Age/Yr	8/ 2015	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	Fair	Basement						Sprinkler - exposed w	36,063	AVG
Grade Mult.	1.100	Roof	Rubber Membrane/Wood					Apt - A/C deduct wall	36,063	AVG
Phy-Depr.	18	Ceiling	Drywall	1				Steps & Raised Stoop	154	Low
Description	B1-3S FR	Struct. Floor	R'Concrete 4"	1	Wd Deck on Wood Joist	1		Steps & Raised Stoop	84	AVG
Style	Frame - Wood	Floor Cover	Carpet	1						
Stories	3	Partitions	Apartment	1						
Grade	5+10	Framing	Wood - Average	1						
Base	12,021	HVAC	Electric	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	36063	Condition	20%	Location	25%	Occupancy	10%			
Total Units	36	Functional:		External:	35%	Other:	20%			

[illegible]

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				3-Fixture Bathroom	7	3
Occ. Descr.	Apartment	Exterior wall	Vinyl - Frame	18				Sink-Kitchen	7	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	0						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	Fair	Basement						Sprinkler - exposed w/	4,950	AVG
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	19	Ceiling	Drywall	1						
Description	B2-2S FR	Struct. Floor	Wd Deck on Wood Joist	1						
Style	Frame - Wood	Floor Cover	Carpet	1						
Stories	2	Partitions	Apartment	1						
Grade	5+10	Framing	Wood - Average	1						
Base	2,475	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	4950	Layout	5%	Location	25%	Occupancy	20%			
Total Units	7	Functional:	5%	External:	45%	Other:				

[illegible]

		Commercial Building TOTAL Value						\$217,830
--	--	--	--	--	--	--	--	------------------

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				3-Fixture Bathroom	7	3
Occ. Descr.	Apartment	Exterior wall	Vinyl - Frame	18				Sink-Kitchen	7	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	0						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontal						Adjustments		
Condition	Fair	Basement						Sprinkler - exposed w/	4,950	AVG
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	19	Ceiling	Drywall	1						
Description	B3-2S FR	Struct. Floor	Wd Deck on Wood Joist	1						
Style	Frame - Wood	Floor Cover	Carpet	1						
Stories	2	Partitions	Apartment	1						
Grade	5+10	Framing	Wood - Average	1						
Base	2,475	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	4950	Layout	5%	Location	25%	Occupancy	20%			
Total Units	7	Functional:	5%	External:	45%	Other:				

[illegible]

Precomputed Structure		Verticals							Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"					3-Fixture Bathroom	5	7
Occ. Descr.	Apartment	Exterior wall	Vinyl - Frame	18					Sink-Kitchen	5	
Price Code	702	Interior wall	Drywall or Equiv.	0					3-Fixture Bathroom		
Price Descr.	Apartment	Pilasters									
		Wall facing									
Year Built	2014	Windows	Incl. w / Base	0							
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average							
Depr. Table	8	Horizontals							Adjustments		
Condition	Fair	Basement							Sprinkler - exposed w/	4,950	AVG
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk								
Phy-Depr.	19	Ceiling	Drywall	1							
Description	B4-2S FR	Struct. Floor	Wd Deck on Wood Joist	1							
Style	Frame - Wood	Floor Cover	Carpet	1							
Stories	2	Partitions	Apartment	1							
Grade	5+10	Framing	Wood - Average	1							
Base	2,475	HVAC	Combination FHA - AC	1							
Basement	0	Electrical	Apartment	1							
Basement Parking	No	Sprinkler	Exposed Wet	1							
1st Flr Inset Adj	0	Obsolescence									
GBA	4950	Layout	5%	Location	25%	Occupancy	20%				
Total Units	5	Functional:	5%	External:	45%	Other:					

[illegible]

		Commercial Building TOTAL Value						\$224,160
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Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				3-Fixture Bathroom	7	3
Occ. Descr.	Apartment	Exterior wall	Vinyl - Frame	18				Sink-Kitchen	7	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	0						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	Fair	Basement						Sprinkler - exposed w/	4,950	AVG
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	19	Ceiling	Drywall	1						
Description	B5-2S FR	Struct. Floor	Wd Deck on Wood Joist	1						
Style	Frame - Wood	Floor Cover	Carpet	1						
Stories	2	Partitions	Apartment	1						
Grade	5+10	Framing	Wood - Average	1						
Base	2,475	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	4950	Layout	5%	Location	25%	Occupancy	20%			
Total Units	7	Functional:	5%	External:	45%	Other:				

[illegible]

[illegible]

Precomputed Structure		Verticals								Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt		8"					3-Fixture Bathroom	5	7
Occ. Descr.	Apartment	Exterior wall	Vinyl - Frame		18					Sink-Kitchen	5	
Price Code	702	Interior wall	Drywall or Equiv.		0					3-Fixture Bathroom		
Price Descr.	Apartment	Pilasters										
		Wall facing										
Year Built	2015	Windows	Incl. w / Base		0							
EFF Age/Yr	8/ 2015	Fronts/Doors	Incl. w / Base		Average							
Depr. Table	8	Horizontals										
Condition	Fair	Basement										
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk									
Phy-Depr.	18	Ceiling	Drywall		1							
Description	B6-2S FR	Struct. Floor	Wd Deck on Wood Joist		1							
Style	Frame - Wood	Floor Cover	Carpet		1							
Stories	2	Partitions	Apartment		1							
Grade	5+10	Framing	Wood - Average		1							
Base	2,475	HVAC	Combination FHA - AC		1							
Basement	0	Electrical	Apartment		1							
Basement Parking	No	Sprinkler	Exposed Wet		1							
1st Flr Inset Adj	0	Obsolescence										
GBA	4950	Layout	5%	Location	25%	Occupancy	20%					
Total Units	5	Functional:	5%	External:	45%	Other:						
© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)												

[illegible]

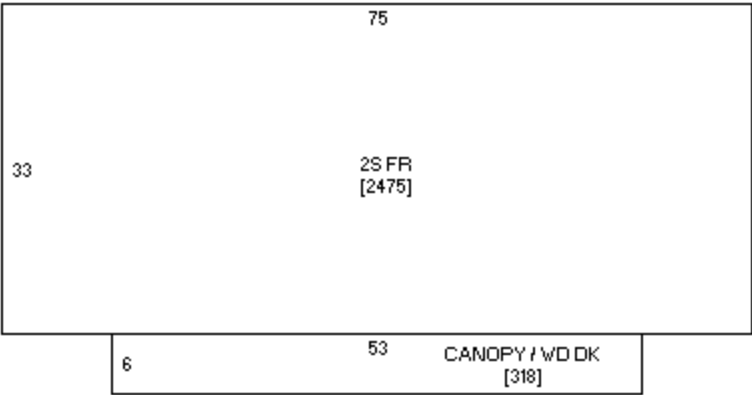
Precomputed Structure		Verticals								Plumbing					
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt		8"					3-Fixture Bathroom	5	7			
Occ. Descr.	Apartment	Exterior wall	Vinyl - Frame		18					Sink-Kitchen	5				
Price Code	702	Interior wall	Drywall or Equiv.		0					3-Fixture Bathroom					
Price Descr.	Apartment	Pilasters													
		Wall facing													
Year Built	2015	Windows	Incl. w / Base		0										
EFF Age/Yr	8/ 2015	Fronts/Doors	Incl. w / Base		Average										
Depr. Table	8	Horizontals													
Condition	Fair	Basement													
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk							Adjustments					
Phy-Depr.	18	Ceiling	Drywall		1					Sprinkler - exposed w/	4,950	AVG			
Description	B7-2S FR	Struct. Floor	Wd Deck on Wood Joist		1										
Style	Frame - Wood	Floor Cover	Carpet		1										
Stories	2	Partitions	Apartment		1										
Grade	5+10	Framing	Wood - Average		1										
Base	2,475	HVAC	Combination FHA - AC		1										
Basement	0	Electrical	Apartment		1										
Basement Parking	No	Sprinkler	Exposed Wet		1										
1st Flr Inset Adj	0	Obsolescence													
GBA	4950	Layout	5%	Location	25%	Occupancy	20%								
Total Units	5	Functional:	5%	External:	45%	Other:									
© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)															

[illegible]

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				3-Fixture Bathroom	36	
Occ. Descr.	Apartment	Exterior wall	Vinyl - Frame	28	Steel Siding - Frame	0		Sink-Kitchen	36	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		36
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2015	Windows	Incl. w / Base	0						
EFF Age/Yr	8/ 2015	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	Fair	Basement						Sprinkler - exposed w	36,063	AVG
Grade Mult.	1.100	Roof	Rubber Membrane/Wood					Apt - A/C deduct wall	36,063	AVG
Phy-Depr.	18	Ceiling	Drywall	1				Steps & Raised Stoop	154	Low
Description	B8-3S FR	Struct. Floor	R'Concrete 4"	1	Wd Deck on Wood Joist	1		Steps & Raised Stoop	84	AVG
Style	Frame - Wood	Floor Cover	Carpet	1						
Stories	3	Partitions	Apartment	1						
Grade	5+10	Framing	Wood - Average	1						
Base	12,021	HVAC	Electric	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	36063	Condition	20%	Location	25%	Occupancy	20%			
Total Units	36	Functional:		External:	45%	Other:	20%			

[illegible]

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Comm	\$1,346,400	\$0	\$4,224,120	\$0	\$5,570,520
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



Sketch 3 of 3





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





Notes:

Note Title: VAI

VAI 07/13/2015 - CHANGED MAP AREA TO COMM PER KATIE.

11/12/2015 CW

B1: 36 UNIT 3S FRAME APT BLDG. EXP WET SPRINKLER'S THROUGHOUT. WALL AC UNITS. EACH FLR HAS (4) 3BDRM-3BATH UNIT'S, (4) 2BDRM-2BATH UNIT'S, (2) 1BDRM-1BATH UNIT'S, AND (2) STUDIO'S WITH 1BATH.
ALL UNITS ARE FURNISHED EXCEPT FOR ONE 2BDRM ON EACH FLR.

Notes:

B2: 7 UNIT 2S FRAME APT BLDG. EXP WET SPRINKLER'S, FHA/AC. HAS (3) 2BDRM-2BATH'S, AND (4) 1BDRM-1BATH'S. ALL ARE FURNISHED EXCEPT FOR ONE.

B3: 7 UNIT 2S FRAME APT BLDG. EXP WET SPRINKLER'S, FHA/AC. HAS (3) 2BDRM-2BATH'S, AND (4) 1BDRM-1BATH'S. ALL ARE FURNISHED EXCEPT FOR ONE.

B4: 5 UNIT 2S FRAME APT BLDG. EXP WET SPRINKLER'S, FHA/AC. HAS (3) 2BDRM-2BATH'S, AND (2) 3BDRM-3BATH'S. ALL ARE FURNISHED EXCEPT FOR ONE.

B5: 7 UNIT 2S FRAME APT BLDG. EXP WET SPRINKLER'S, FHA/AC. HAS (3) 2BDRM-2BATH'S, AND (4) 1BDRM-1BATH'S. ALL ARE FURNISHED EXCEPT FOR ONE.

B6: 5 UNIT 2S FRAME APT BLDG. EXP WET SPRINKLER'S, FHA/AC. HAS (3) 2BDRM-2BATH'S, AND (2) 3BDRM-3BATH'S. ALL ARE FURNISHED EXCEPT FOR ONE.

B7: 5 UNIT 2S FRAME APT BLDG. EXP WET SPRINKLER'S, FHA/AC. HAS (3) 2BDRM-2BATH'S, AND (2) 3BDRM-3BATH'S. ALL ARE FURNISHED EXCEPT FOR ONE.

B8: 36 UNIT 3S FRAME APT BLDG. EXP WET SPRINKLER'S THROUGHOUT. WALL AC UNITS. EACH FLR HAS (4) 3BDRM-3BATH UNIT'S, (4) 2BDRM-2BATH UNIT'S, (2) 1BDRM-1BATH UNIT'S, AND (2) STUDIO'S WITH 1BATH.
ALL UNITS ARE UNFURNISHED.

FIELD CHECK CONC ON ON SKETCH FOR GARAGE'S. FIELD CHECK B8 FOR COMPLETION - WORKING ON INTERIOR BUILD OUT. ALSO PLAN TO ADD 3 MORE APT BLDG'S ON NORTH SIDE OF PARCEL - FIELD CHECK
EVERYTHING NORTH OF B7 AND B8.

06/05/2016 CW - NO CHANGES, NO PLANS TO ADD ANYTHING THIS YEAR, FIELD CHECK FOR ADDITIONAL BLDG'S 2018.

ON REVIEW, ADDED LOOP-NET INFO IN DMS. REPORTED CONSTRUCTION COST OF \$16,000,000+-.

FOR SALE FOR \$8,100,000

SOLD 2016 FOR \$12,600,000 W/PP?

LOT 25 OF HUNTERS RUN SUBDIVISION HAS IMPROVEMENTS WHICH INCLUDE 4 APARTMENT BUILDINGS THAT WERE MOVED IN JANUARY.

2 OF THE BUILDINGS HAVE BEEN THERE AND BEING WORKED ON FOR A COUPLE WEEKS AS OF FEBRUARY 1ST AND TWO OF THE BUILDING HAVE JUST BEEN SET.
THE BUILDINGS ARE MODULAR SO THEY ARE MOSTLY FINISHED WHEN THEY ARRIVE.

EACH BUILDING HAS 5 APARTMENTS. THE LOWER LEVEL IS 3 - TWO BEDROOM/2 BATH UNITS
THE UPPER LEVEL IS 2 - THREE BEDROOM/2 BATH UNITS

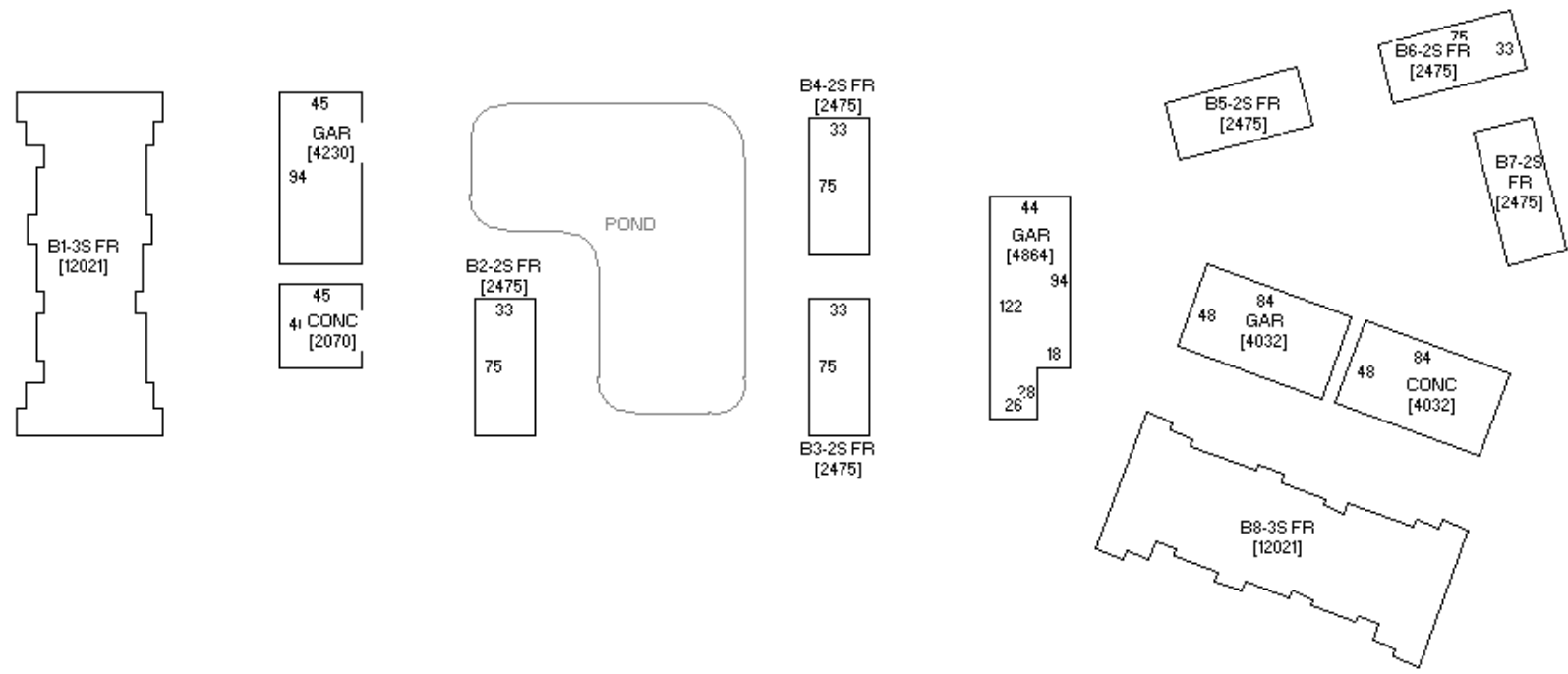
THE QUALITY OF THE CABINETRY, WOOD WORK AND FLOORING IS LOW QUALITY

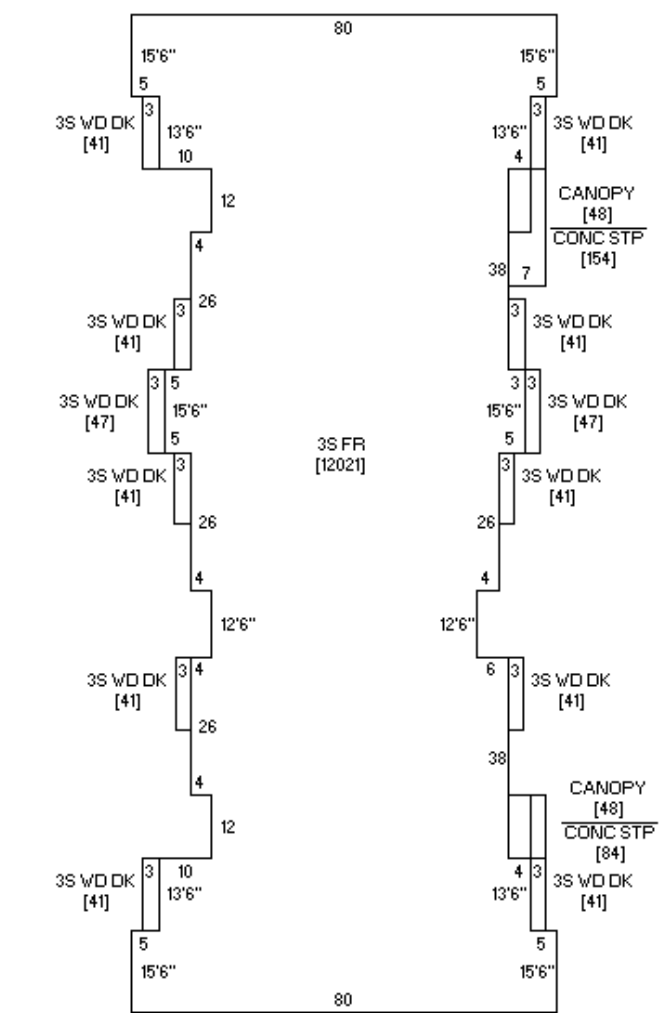
09/25/2015

BLDG #10 & #3 ARE BOTH 36 UNIT APARTMENT BUILDINGS

EACH BUILDING HAS: 6 STUDIO APARTMENTS, 6 ONE BEDROOM APARTMENTS; 12 TWO BEDROOM APARTMENTS; 12 THREE BEDROOM APARTMENTS

LOW QUALITY MATERIALS AND WORKMANSHIP





FOX HILLS PKWY, WATFORD CITY

Deed: WATFORD MCKENZIE PARK APARTMENTS LLC

Map Area: Watford City Comm

Checks/Tags: S

Contract:

Route: 017-050-020

Lister/Date: CW, 11/11/2015

CID#:

Tax Dist: 82-001-00-03-00-00

Review/Date: CJ, 09/13/2016

DBA: FOX HILLS APARTMENTS

Plat Page:

Entry Status: Inspected

MLS:

Subdiv: FOX HILLS VILLAGE

Urban / Commercial

Legal: FOX HILLS VILLAGE

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 \$10)
Acre X Rate						43,560.00	1.000			C-9.25	\$200,000.00					\$0	
Subtotal						43,560.00	1.000					\$200,000	0%	10%	5%	\$0	\$171,000
Acre X Rate						43,560.00	1.000			C-7.75	\$100,000.00					\$0	
Subtotal						43,560.00	1.000					\$100,000	0%	10%	5%	\$0	\$85,500
Acre X Rate						71,874.00	1.650			C-5.25	\$50,000.00					\$0	
Subtotal						71,874.00	1.650					\$82,500	0%	10%	5%	\$0	\$70,540
Grand Total						158,994.00	3.650					\$382,500					\$327,040

Street

Utilities

Zoning

Land Use

Acre X Rate	None	None	Not Applicable	Not Applicable
Acre X Rate	None	None	Not Applicable	Not Applicable
Acre X Rate	None	None	Not Applicable	Not Applicable

Sales

Building Permits

Values

Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
04/14/2015		D017		11/11/2015		N	\$0	New Bldg	Land	\$327,040	\$0	\$0	\$327,040
				11/11/2015		N	\$0	Int-Remodel	Dwlg		\$0	\$0	
									Impr	\$3,220,340	\$0	\$0	\$3,220,340
									Total	\$3,547,380	\$0	\$0	\$3,547,380

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				3-Fixture Bathroom	30	
Occ. Descr.	Apartment	Exterior wall	Vinyl - Frame	28				Sink-Kitchen	30	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		22
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2015	Windows	Incl. w / Base	0						
EFF Age/Yr	8/ 2015	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement						Apt - A/C deduct wall	33,408	AVG
Grade Mult.	1.130	Roof	Asph. Shingle/ Wood Dk					Sprinkler - exposed w	33,408	AVG
Phy-Depr.	8	Ceiling	Drywall	1						
Description	B2-3S FR	Struct. Floor	R'Concrete 4"	1	Wd Deck on Wood Joist	1				
Style	Frame - Wood	Floor Cover	Carpet	1						
Stories	3	Partitions	Apartment	1						
Grade	4-10	Framing	Wood - Average	1						
Base	11,056	HVAC	Electric	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	33408	Location	25%	Occupancy	40%					
Total Units	30	Functional:		External:	45%	Other:	20%			

Bldg / Addn		Description (RCN \$2,967,808)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Ag Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
1 of 7	Bldg	O 702 —Apartment													
	Pre	P 702 —Apartment	11,056	\$81.20	\$897,747										
		Uppers Adjustment	22,112	\$71.00	\$1,569,952										
	V	Ftg & Fdtn													
		Reinforced Concrete w/o Bsmt - 8"													
	V	Exterior Wall													
		Vinyl - Frame - 28	28												
	V	Interior Wall													
		Drywall or Equiv. - 0													
	V	Windows													
		Incl. w / Base - 0													
	V	Fronts/Doors													
		Incl. w / Base - Average													
	H	Roof													
		Asph. Shingle/ Wood Dk	11,056												
	H	Ceiling													
		Drywall - 1	11,056												
	H	Struct. Floor													
		R'Concrete 4" - 1	11,056												
		Wd Deck on Wood Joist - 1	11,056												
	H	Floor Cover													
		Carpet - 1	11,056												
	H	Partitions													
		Apartment - 1	11,056												
	H	Framing													
		Wood - Average - 1	11,056												
	H	HVAC													
		Electric - 1	11,056												
	H	Electrical													
		Apartment - 1	11,056												
	H	Sprinkler													
		Exposed Wet - 1	11,056												
	Plmb	3-Fixture Bathroom - Base	30												
	Plmb	Sink-Kitchen - Base	30												
	Plmb	3-Fixture Bathroom - AVG	22	\$3,400.00	\$74,800										
		Plumbing Sub Total			\$74,800										
	Adj	Apt - A/C deduct wall units - AVG	33,408	-\$1.25	-\$41,760										
	Adj	Sprinkler - exposed wet - AVG	33,408	\$2.75	\$91,872										
		Adjustments Sub Total			\$50,112										
		Building Sub Total			\$2,592,611	1.130	2015	8	0	45	20	0	\$1,185,922	1.000	\$1,185,920
1 of 2	Ex	Porch (Commercial) 72 SF, Wood Deck, Average Pricing	20	\$1,512	\$30,240.00	1.130	2015	8.00	0	45	20		\$13,832	1.000	\$13,830

Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"					B	Ext
Occ. Descr.	Apartment	Exterior wall	Vinyl - Frame	9						
Price Code	702	Interior wall	Drywall or Equiv.	0						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2015	Windows	Incl. w / Base	0						
EFF Age/Yr	8/ 2015	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.130	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	8	Ceiling	Drywall	1						
Description	A1-1S FR	Struct. Floor	R'Concrete 4"	1						
Style	Frame - Wood	Floor Cover	Ceramic	1						
Stories	1	Partitions								
Grade	4-10	Framing	Wood - Average	1						
Base	120	HVAC	Electric	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler								
1st Flr Inset Adj	0	Obsolescence								
GBA	33408	Location	25%	Occupancy	40%					
Total Units	0	Functional:		External:	45%	Other:	20%			

A/C - deduct

120

AVG

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Precomputed Addition		Verticals							Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"						B	Ext
Occ. Descr.	Apartment	Exterior wall	Vinyl - Frame	9							
Price Code	702	Interior wall	Drywall or Equiv.	0							
Price Descr.	Apartment	Pilasters									
		Wall facing									
Year Built	2015	Windows	Incl. w / Base	0							
EFF Age/Yr	8/ 2015	Fronts/Doors	Incl. w / Base	Average							
Depr. Table	8	Horizontals							Adjustments		
Condition	NML	Basement									
Grade Mult.	1.130	Roof	Asph. Shingle/ Wood Dk								
Phy-Depr.	8	Ceiling	Drywall	1							
Description	A2-1S FR	Struct. Floor	R'Concrete 4"	1					A/C - deduct	120	AVG
Style	Frame - Wood	Floor Cover	Ceramic	1							
Stories	1	Partitions									
Grade	4-10	Framing	Wood - Average	1							
Base	120	HVAC	Electric	1							
Basement	0	Electrical	Apartment	1							
Basement Parking	No	Sprinkler									
1st Flr Inset Adj	0	Obsolescence									
GBA	33408	Location	25%	Occupancy	40%						
Total Units	0	Functional:		External:	45%	Other:	20%				

[illegible]

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				3-Fixture Bathroom	30	
Occ. Descr.	Apartment	Exterior wall	Vinyl - Frame	28				Sink-Kitchen	30	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		22
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2015	Windows	Incl. w / Base	0						
EFF Age/Yr	8/ 2015	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement						Apt - A/C deduct wall	35,568	AVG
Grade Mult.	1.130	Roof	Asph. Shingle/ Wood Dk					Sprinkler - exposed w	35,568	AVG
Phy-Depr.	8	Ceiling	Drywall	1						
Description	B3-3S FR	Struct. Floor	R'Concrete 4"	1	Wd Deck on Wood Joist	1				
Style	Frame - Wood	Floor Cover	Carpet	1						
Stories	3	Partitions	Apartment	1						
Grade	4-10	Framing	Wood - Average	1						
Base	11,776	HVAC	Electric	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	36576	Location	25%	Occupancy	40%					
Total Units	30	Functional:		External:	45%	Other:	20%			

Bldg / Addn	Description (RCN \$3,134,436)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Ag Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
4 of 7	Bldg O 702 — Apartment													
	Pre P 702 — Apartment	11,776	\$79.80	\$939,725										
	Uppers Adjustment	23,552	\$71.00	\$1,672,192										
	V Ftg & Fdtn													
	Reinforced Concrete w/o Bsmt - 8"													
	V Exterior Wall													
	Vinyl - Frame - 28	28												
	V Interior Wall													
	Drywall or Equiv. - 0													
	V Windows													
	Incl. w / Base - 0													
	V Fronts/Doors													
	Incl. w / Base - Average													
	H Roof													
	Asph. Shingle/ Wood Dk	11,776												
	H Ceiling													
	Drywall - 1	11,776												
	H Struct. Floor													
	R'Concrete 4" - 1	11,776												
	Wd Deck on Wood Joist - 1	11,776												
	H Floor Cover													
	Carpet - 1	11,776												
	H Partitions													
	Apartment - 1	11,776												
	H Framing													
	Wood - Average - 1	11,776												
	H HVAC													
	Electric - 1	11,776												
	H Electrical													
	Apartment - 1	11,776												
	H Sprinkler													
	Exposed Wet - 1	11,776												
	Plmb 3-Fixture Bathroom - Base	30												
	Plmb Sink-Kitchen - Base	30												
	Plmb 3-Fixture Bathroom - AVG	22	\$3,400.00	\$74,800										
	Plumbing Sub Total			\$74,800										
	Adj Apt - A/C deduct wall units - AVG	35,568	-\$1.25	-\$44,460										
	Adj Sprinkler - exposed wet - AVG	35,568	\$2.75	\$97,812										
	Adjustments Sub Total			\$53,352										
	Building Sub Total			\$2,740,069	1.130	2015	8	0	45	20	0	\$1,253,374	1.000	\$1,253,370

Precomputed Addition		Verticals							Plumbing						
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt		8"						B	Ext			
Occ. Descr.	Apartment	Exterior wall	Vinyl - Frame		9										
Price Code	702	Interior wall	Drywall or Equiv.		0										
Price Descr.	Apartment	Pilasters													
		Wall facing													
Year Built	2015	Windows	Incl. w / Base		0										
EFF Age/Yr	8/ 2015	Fronts/Doors	Incl. w / Base		Average										
Depr. Table	8	Horizontals													
Condition	NML	Basement													
Grade Mult.	1.130	Roof	Asph. Shingle/ Wood Dk							Adjustments					
Phy-Depr.	8	Ceiling	Drywall		1					A/C - deduct	120	AVG			
Description	A1-1S FR	Struct. Floor	R'Concrete 4"		1										
Style	Frame - Wood	Floor Cover	Ceramic		1										
Stories	1	Partitions													
Grade	4-10	Framing	Wood - Average		1										
Base	120	HVAC	Electric		1										
Basement	0	Electrical	Apartment		1										
Basement Parking	No	Sprinkler													
1st Flr Inset Adj	0	Obsolescence													
GBA	36576	Location	25%	Occupancy	40%										
Total Units	0	Functional:		External:	45%	Other:	20%						© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)		

Precomputed Addition		Verticals							Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"						B	Ext
Occ. Descr.	Apartment	Exterior wall	Vinyl - Frame	9							
Price Code	702	Interior wall	Drywall or Equiv.	0							
Price Descr.	Apartment	Pilasters									
		Wall facing									
Year Built	2015	Windows	Incl. w / Base	0							
EFF Age/Yr	8/ 2015	Fronts/Doors	Incl. w / Base	Average							
Depr. Table	8	Horizontals							Adjustments		
Condition	NML	Basement									
Grade Mult.	1.130	Roof	Asph. Shingle/ Wood Dk								
Phy-Depr.	8	Ceiling	Drywall	1							
Description	A2-1S FR	Struct. Floor	R'Concrete 4"	1					A/C - deduct	120	AVG
Style	Frame - Wood	Floor Cover	Ceramic	1							
Stories	1	Partitions									
Grade	4-10	Framing	Wood - Average	1							
Base	120	HVAC	Electric	1							
Basement	0	Electrical	Apartment	1							
Basement Parking	No	Sprinkler									
1st Flr Inset Adj	0	Obsolescence									
GBA	36576	Location	25%	Occupancy	40%						
Total Units	0	Functional:		External:	45%	Other:	20%				

[illegible]

Precomputed Addition		Verticals						Plumbing		
Occ. Code	305	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Toilet Room	1	
Occ. Descr.	Clubhouse	Exterior wall	Vinyl - Frame	9				Sink-Kitchen	1	
Price Code	305	Interior wall	Drywall or Equiv.	0						
Price Descr.	Clubhouse	Pilasters								
		Wall facing								
Year Built	2015	Windows	Incl. w / Base	0						
EFF Age/Yr	8/ 2015	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement						Sprinkler - exposed w/	1,008	AVG
Grade Mult.	1.130	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	8	Ceiling	Drywall	1						
Description	A3-1S FR	Struct. Floor	R'Concrete 4"	1						
Style	Frame - Wood	Floor Cover	Carpet	1						
Stories	1	Partitions	Incl. w / Base	1						
Grade	4-10	Framing	Wood - Average	1						
Base	1,008	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Hotel/Motel Commons	1						
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	36576	Obsolescence								
		Location	25%	Occupancy	40%					
		Functional:		External:	45%	Other:	20%			

		Description	Units	Price	Base Value	Cond	Year	Phys%	Fobs%	Eobs%	Other%		Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
	Yrd I	3 — Garage (Commercial) 1,320 SF, Frame, Avg Pricing		\$34.00	\$168,300	SL NML	2015	21.00	0	25	25		\$74,788	1.000	\$74,790
	Yrd I	3 — Garage (Commercial) 2,640 SF, Frame, Avg Pricing		\$34.00	\$336,600	SL NML	2015	21.00	0	25	25		\$149,576	1.000	\$149,580
	Yrd I	1 — Garage (Commercial) 2,112 SF, Frame, Avg Pricing		\$34.00	\$89,760	SL NML	2015	21.00	0	25	25		\$39,886	1.000	\$39,890
	Yrd I	4 — Garage (Commercial) 2,640 SF, Frame, Avg Pricing		\$34.00	\$448,800	SL NML	2015	21.00	0	25	25		\$199,435	1.000	\$199,440
	Yrd I	1 — Paving - Concrete 68,000 SF, Conc Paving w/Curbs, Avg Pricing, Lighting: Avg		\$4.85	\$476,000	NML	2015	16.00	0	25	25		\$224,910	1.000	\$224,910
		Yard Extras TOTAL Value													\$688,610

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Comm	\$327,040	\$0	\$3,220,340	\$0	\$3,547,380
2024		Appr	Urban	Comm	\$327,040	\$0	\$2,938,120	\$0	\$3,265,160
2023		Appr	Urban	Comm	\$327,040	\$0	\$2,847,300	\$0	\$3,174,340
2022		Appr	Urban	Comm	\$327,040	\$0	\$2,847,300	\$0	\$3,174,340
2021		Appr	Urban	Comm	\$327,040	\$0	\$3,720,360	\$0	\$4,047,400
2020		Appr	Urban	Comm	\$344,250	\$0	\$4,178,430	\$0	\$4,522,680
2019		Appr	Urban	Comm	\$382,500	\$0	\$3,705,930	\$0	\$4,088,430
2018		Appr	Urban	Comm	\$382,500	\$0	\$4,541,600	\$0	\$4,924,100
2017		Appr	Urban	Comm	\$382,500	\$0	\$5,342,160	\$0	\$5,724,660
2016	VAI Import 1-5-2017: 233	Appr	Urban	Comm	\$204,000	\$0	\$6,031,290	\$0	\$6,235,290





Notes:

Note Title: VAI

VAI 07/13/2015 - ADDED PARCEL PER KATIE. LOT HAS NOT BEEN DEVELOPED BUT SHE THOUGHT IT WOULD BE SOMETIME NEXT YEAR.

11/11/2015 CW - APARTMENT COMPLEX HERE, SHOULD BE COMBINED WITH 82-31-06800.

VAI 01/06/2016 - CANNOT COMBINE WITH 82-31-06800 PER KATIE.

11/11/2015 CW -

Notes:

FIELD CHECK FOR COMPLETION, COULD NOT GET INFO FROM ANYONE, CONSTRUCTION WORKERS ONLY. NO PHONE NUMBER LISTED.

B1: 3S FRAME, 40 UNIT APT BLDG. AT TIME OF INSPECTION IT WAS JUST A SHELL, NO SIDING. FIELD CHECK NUMBER OF UNITS AND BATH'S.

A1: 1S FRAME ENTRY AREA.

A2: 1S FRAME ENTRY AREA.

B2: 3S FRAME, 30 UNIT APT BLDG. EXTERIOR 50% COMPLETE, WORKING ON INTERIOR AT TIME OF INSPECTION. FIELD CHECK NUMBER OF UNITS AND BATH'S.

A1: 1S FRAME ENTRY AREA.

A2: 1S FRAME ENTRY AREA.

B3: 3S FRAME, 30 UNIT APT BLDG. EXTERIOR COMPLETE, WORKING ON INTERIOR AT TIME OF INSPECTION. FIELD CHECK NUMBER OF UNITS AND BATH'S.

A1: 1S FRAME ENTRY AREA.

A2: 1S FRAME ENTRY AREA.

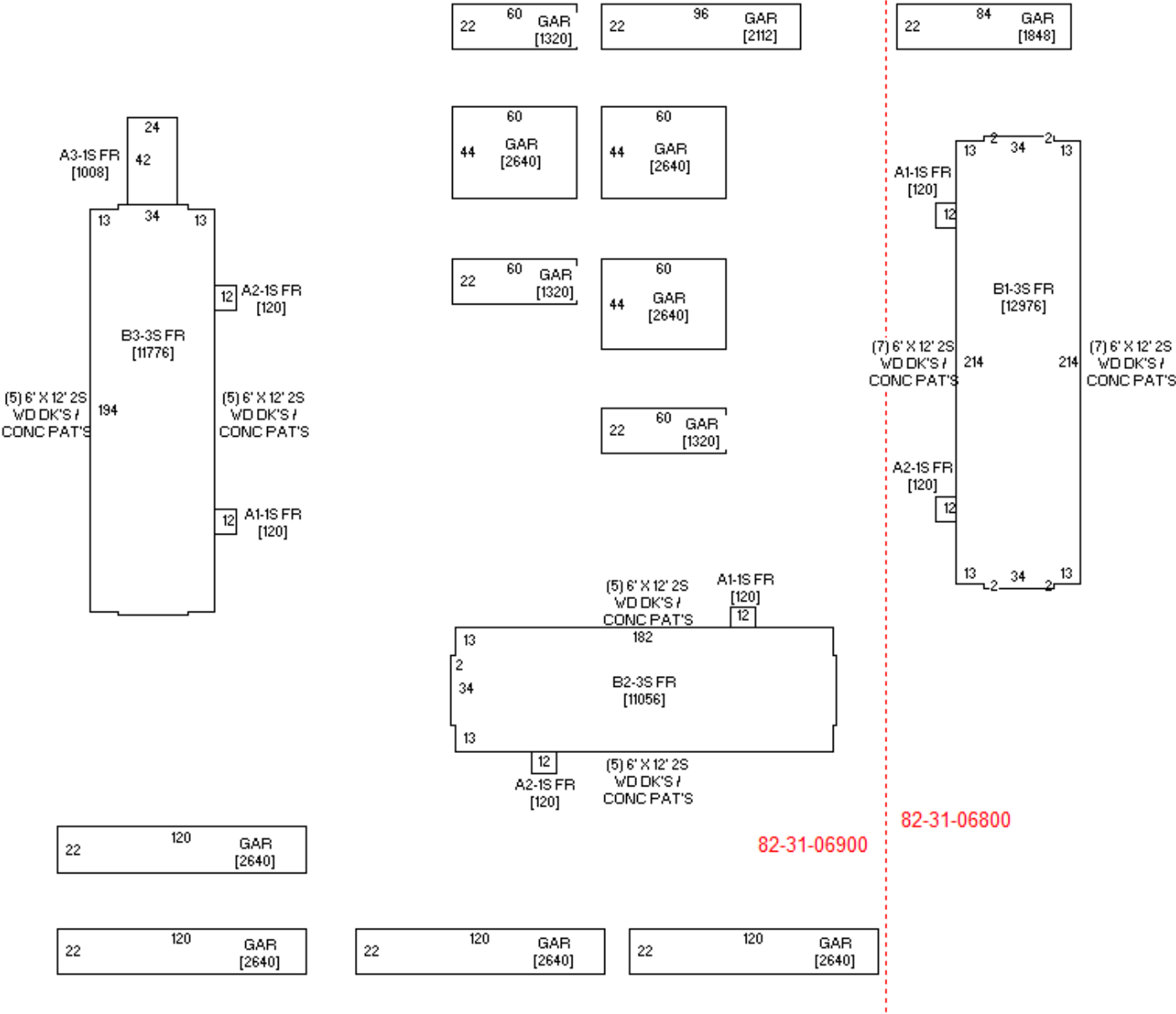
A3: 1S FRAME CLUB HOUSE. JUST A SHELL AT TIME OF INSPECTION.

06/05/2016 CW - FIELD CHECK - PERMIT WORK COMPLETE.

B1: 40 UNIT APT BLD. HAS 40 1BDRM/1BATH UNITS.

B2: 30 UNIT APT BLDG.

B3: 30 UNIT APT BLDG.



BOARD OF EQUALIZATION

April 14, 2025

Minutes of the special meeting held on April 14, 2025 at 5:15 p.m. at City Hall. The purpose for the special meeting was to meet as the Board of Equalization. Present were Council Members Chelsea Bulzomi, Carissa Suter, Shilo Chavez, and Lance Renville. Absent was Mayor Riely and Council Members Bethany Devlin and Steve Sanford. Also present was City Auditor Peni Peterson, City Attorney Wyatt Voll, and City Assessor Rita Olson. Council Member Bulzomi called the meeting to order.

The City Council, in the capacity of the Board of Equalization, reviewed the recommendation prepared by City Assessor Rita Olson to approve changes made and presented to the Board for both residential and commercial values for the tax year 2025.

City Assessor Olson presented an assessment appeal from Fairways at Hunter's Run requesting a reduction in the 2025 true and full value from \$5,570,520 to \$3,351,000 for parcel 82-42-12500. City Assessor Olson pointed out that the value of \$5,570,520 is 24-25% lower than the target value due to the obsolescence and credit given for the condition of the building. Because of the decline of the building, the value has already been adjusted and is valued far lower than like properties to recognize the decline in the building. Requests to complete a walk-through of the buildings was never granted. City Assessor Olson recommends denying the request for a reduction in the 2025 true and full value.

Council Member Suter moved to deny the appeal submitted by Fairways at Hunter's Run requesting to reduce the 2025 true and full value. Motion seconded by Council Member Chavez and carried by the following roll call vote: ayes: Chavez, Suter, Bulzomi, and Renville; nays: none.

City Assessor Olson presented an assessment appeal from Little Missouri Inn & Suites requesting a reduction in the 2025 true and full value from \$4,428,110 to \$3,200,000 for parcel 82-72-01300. City Assessor told the City Council that number was not equalized in the jurisdiction when a change was made to the other hotels as this one was missed. To equalize this hotel with other hotels in the jurisdiction, reducing the 2025 true and full value to \$4,063,470 is recommended.

Council Member Chavez moved to deny the appeal submitted by Little Missouri Inn & Suites to reduce the 2025 true and full value to \$3,200,000 but approves reducing the true and full value to \$4,063,470. Motion seconded by Council Member Renville and carried by the following roll call vote: ayes: Renville, Bulzomi, Chavez, and Suter; nays: none.

Council Member Renville moved to approve the 2025 valuation assessments provided by City Assessor Rita Olson, as listed in the current parcel list. Motion seconded by Council Member Chavez and carried by the following roll call vote: ayes: Suter, Renville, Chavez, and Bulzomi; nays: none.

The Tax Equalization Public Hearing was closed at 5:45 p.m.

Council Member Chavez moved to approve the purchase agreement with Edward Homes, Inc (228 N Main Street) in the amount of \$475,000. Motion seconded by Council Member Suter and carried by the following roll call vote: ayes: Chavez, Suter, Renville, and Bulzomi; nays: none.

Council Member Suter moved to approve Resolution 2025-06 Resolution to Purchase Property – Edward Homes, Inc. Motion seconded by Council Member Renville and carried by the following roll call vote: ayes: Renville, Bulzomi, Chavez, and Suter; nays: none.

Council Member Suter moved to approve Resolution 2025-07 Resolution to Purchase Property – Watford City Main Street Property. Motion seconded by Council Member Renville and carried by the following roll call vote: ayes: Suter, Renville, Bulzomi, and Chavez; nays: none.

Council Member Suter moved to approve Resolution 2025-08 Resolution to Purchase Property – Watford City Investors LLC. Motion seconded by Council Member Renville and carried by the following roll call vote: ayes: Chavez, Suter, Bulzomi, and Renville; nays: none.

Council Member Chavez moved to approve the Epiphany Church event request for June 22, 2025, from 11:45 am – 2:00 pm to allow for a prayerful walk on city streets (from Epiphany Church - S Main, E 4th Ave, 2nd St W, 6th Ave NE -back to Epiphany Church). Motion seconded by Council Member Suter and carried unanimously.

Council Member Chavez moved to approve the lease agreements and resolutions with PNC Equipment Financial (golf carts) and Huntington National Bank (golf course equipment). Motion seconded by Council Member Renville and carried by the following roll call vote: ayes: Suter, Renville, Bulzomi, and Chavez; nays: none.

Council Member Renville moved to amend Resolution 2025-01 Resolution Fee Schedule and Exhibits A and B. Motion seconded by Council Member Suter and carried by the following roll call vote: ayes: Bulzomi, Suter, Chavez, and Renville; nays: none.

Council Member Renville moved to approve Amendment No. 1 Proposal for Professional Services for Zoning Ordinance Update for additional services in the amount not to exceed \$15,000. Motion seconded by Council Member Chavez and carried by the following roll call vote: ayes: Chavez, Renville, Bulzomi, and Suter; nays: none.

Council Member Chavez moved to approve the Property Damage Release from Progressive Direct Insurance Company in the amount of \$6,125.26. Motion seconded by Council Member Suter and carried by the following roll call vote: ayes: Suter, Renville, Chavez, and Bulzomi; nays: none.

The meeting was adjourned at 6:02 p.m. Pursuant to NDCC 40-01-09.1, these minutes are published subject to the City Council's Review and Revision.

Peni Peterson, City Auditor

Philip K Riely, Mayor

3518 8TH AVE NE, WATFORD CITY

Deed: WESTLAKE PROPERTIES MINNESOTA A LLC
Contract:
CID#:
DBA: SILVER SPRINGS APARTMENTS
MLS:

Map Area: Watford City Comm
Route: 016-050-090
Tax Dist: 82-001-00-03-00-00
Plat Page:
Subdiv: HUNTERS RUN SUBDIVISION

Checks/Tags:
Lister/Date: JLH, 11/12/2015
Review/Date: CJ, 09/13/2016
Entry Status: Inspected

Urban / Commercial
Legal: LOT 123 HUNTERS RUN SUBDIVISION

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 \$10)
Acre X Rate						82,764.00	1.900			C-9.25	\$200,000.00					\$0	
Subtotal						82,764.00	1.900					\$380,000	0%	5%	0%	\$0	\$361,000
Grand Total						82,764.00	1.900					\$380,000					\$361,000

Street		Utilities		Zoning		Land Use	
Acre X Rate	Paved	City		Not Applicable		Not Applicable	

Sales				Building Permits				Values					
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
06/01/2022		D000	538675						Land	\$361,000	\$0	\$0	\$361,000
									Dwlg		\$0	\$0	
									Impr	\$1,617,520	\$0	\$0	\$1,617,520
									Total	\$1,978,520	\$0	\$0	\$1,978,520

Precomputed Structure			Verticals								Plumbing			B	Ext
Occ. Code	702		Fig & Fdtn	inforced Concrete w/o Bsmt		8"						Sink-Kitchen	5		
Occ. Descr.	Apartment		Exterior wall	Composition - Frame		20						3-Fixture Bathroom	5		
Price Code	702		Interior wall	Drywall or Equiv.		0						3-Fixture Bathroom			5
Price Descr.	Apartment		Pilasters												
			Wall facing												
Year Built	2014		Windows	Incl. w / Base		2									
EFF Age/Yr	9/	2014	Fronts/Doors	Incl. w / Base		Average									
Depr. Table	8		Horizontals												
Condition	NML		Basement												
Grade Mult.	1.100		Roof	Asph. Shingle/ Wood Dk											
Phy-Depr.	9		Ceiling	Drywall		1									
Description	B1-2S FR		Struct. Floor	Wd Deck on Wood Joist		1		Wd Deck on Wood Joist	1						
Style	Frame - Wood		Floor Cover	Carpet		1		Vinyl Sheet	1						
Stories	2		Partitions	Apartment		1									
Grade	5+10		Framing	Wood - Average		1									
Base	2,584		HVAC	Combination FHA - AC		1									
Basement	0		Electrical	Apartment		1									
Basement Parking	No		Sprinkler	Exposed Wet		1									
1st Flr Inset Adj	0		Obsolescence												
GBA	5168		Layout	5%	Location	25%	Occupancy	20%							
Total Units	5		Functional:	5%	External:	45%	Other:								
© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)															

Bldg / Addn	Description (RCN \$545,084)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Ag Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
1 of 8	Bldg O 702 — Apartment													
	Pre P 702 — Apartment	2,584	\$93.80	\$242,379										
	Uppers Adjustment	2,584	\$81.00	\$209,304										
	V Ftg & Fdtn													
	Reinforced Concrete w/o Bsmt - 8"													
	V Exterior Wall													
	Composition - Frame - 20	20												
	V Interior Wall													
	Drywall or Equiv. - 0													
	V Windows													
	Incl. w / Base - 2	2												
	V Fronts/Doors													
	Incl. w / Base - Average													
	H Roof													
	Asph. Shingle/ Wood Dk	2,584												
	H Ceiling													
	Drywall - 1	2,584												
	H Struct. Floor													
	Wd Deck on Wood Joist - 1	2,584												
	Wd Deck on Wood Joist - 1	2,584												
	H Floor Cover													
	Carpet - 1	2,584												
	Vinyl Sheet - 1	1												
	H Partitions													
	Apartment - 1	2,584												
	H Framing													
	Wood - Average - 1	2,584												
	H HVAC													
	Combination FHA - AC - 1	2,584												
	H Electrical													
	Apartment - 1	2,584												
	H Sprinkler													
	Exposed Wet - 1	2,584												
	Plmb Sink-Kitchen - Base	5												
	Plmb 3-Fixture Bathroom - Base	5												
	Plmb 3-Fixture Bathroom - AVG	5	\$3,400.00	\$17,000										
	Plumbing Sub Total			\$17,000										
	Adj Canopy - attached - AVG	312	\$19.50	\$6,084										
	Adj Wood Deck - AVG	312	\$21.00	\$6,552										
	Adj Sprinkler - exposed wet - AVG	5,168	\$2.75	\$14,212										
	Adjustments Sub Total			\$26,848										
	Building Sub Total			\$495,531	1.100	2014	9	5	45	0	0	\$259,174	1.000	\$259,170

\$259,170

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	20				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontal						Adjustments		
Grade Mult.	1.100	Basement						Canopy - attached	312	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Wood Deck	312	AVG
Description	B2-2S FR	Ceiling	Drywall	1				Sprinkler - exposed w/	5,168	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1				
Stories	2	Floor Cover	Carpet	1	Vinyl Sheet	1				
Grade	5+10	Partitions	Apartment	1						
Base	2,584	Framing	Wood - Average	1						
Basement	0	HVAC	Combination FHA - AC	1						
Basement Parking	No	Electrical	Apartment	1						
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5168	Obsolescence						© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)		
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

Bldg / Addn	Description (RCN \$552,564)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Ag Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
2 of 8	Bldg O 702 — Apartment													
	Pre P 702 — Apartment	2,584	\$93.80	\$242,379										
	Uppers Adjustment	2,584	\$81.00	\$209,304										
	V Ftg & Fdtn													
	Reinforced Concrete w/o Bsmt - 8"													
	V Exterior Wall													
	Composition - Frame - 20	20												
	V Interior Wall													
	Drywall or Equiv. - 0													
	V Windows													
	Incl. w / Base - 2	2												
	V Fronts/Doors													
	Incl. w / Base - Average													
	H Roof													
	Asph. Shingle/ Wood Dk	2,584												
	H Ceiling													
	Drywall - 1	2,584												
	H Struct. Floor													
	Wd Deck on Wood Joist - 1	2,584												
	Wd Deck on Wood Joist - 1	2,584												
	H Floor Cover													
	Carpet - 1	2,584												
	Vinyl Sheet - 1	1												
	H Partitions													
	Apartment - 1	2,584												
	H Framing													
	Wood - Average - 1	2,584												
	H HVAC													
	Combination FHA - AC - 1	2,584												
	H Electrical													
	Apartment - 1	2,584												
	H Sprinkler													
	Exposed Wet - 1	2,584												
	Plmb Sink-Kitchen - Base	5												
	Plmb 3-Fixture Bathroom - Base	5												
	Plmb 3-Fixture Bathroom - AVG	7	\$3,400.00	\$23,800										
	Plumbing Sub Total			\$23,800										
	Adj Canopy - attached - AVG	312	\$19.50	\$6,084										
	Adj Wood Deck - AVG	312	\$21.00	\$6,552										
	Adj Sprinkler - exposed wet - AVG	5,168	\$2.75	\$14,212										
	Adjustments Sub Total			\$26,848										
	Building Sub Total			\$502,331	1.100	2014	9	5	45	0	0	\$262,730	1.000	\$262,730

						\$262,730
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Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	20				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontals						Adjustments		
Grade Mult.	1.100	Basement						Canopy - attached	312	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Wood Deck	312	AVG
Description	B3-2S FR	Ceiling	Drywall	1				Sprinkler - exposed w/	5,168	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1				
Stories	2	Floor Cover	Carpet	1	Vinyl Sheet	1				
Grade	5+10	Partitions	Apartment	1						
Base	2,584	Framing	Wood - Average	1						
Basement	0	HVAC	Combination FHA - AC	1						
Basement Parking	No	Electrical	Apartment	1						
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5168	Obsolescence						© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)		
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

Bldg / Addn	Description (RCN \$552,564)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Ag Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
3 of 8	Bldg O 702 — Apartment													
	Pre P 702 — Apartment	2,584	\$93.80	\$242,379										
	Uppers Adjustment	2,584	\$81.00	\$209,304										
	V Ftg & Fdtn													
	Reinforced Concrete w/o Bsmt - 8"													
	V Exterior Wall													
	Composition - Frame - 20	20												
	V Interior Wall													
	Drywall or Equiv. - 0													
	V Windows													
	Incl. w / Base - 2	2												
	V Fronts/Doors													
	Incl. w / Base - Average													
	H Roof													
	Asph. Shingle/ Wood Dk	2,584												
	H Ceiling													
	Drywall - 1	2,584												
	H Struct. Floor													
	Wd Deck on Wood Joist - 1	2,584												
	Wd Deck on Wood Joist - 1	2,584												
	H Floor Cover													
	Carpet - 1	2,584												
	Vinyl Sheet - 1	1												
	H Partitions													
	Apartment - 1	2,584												
	H Framing													
	Wood - Average - 1	2,584												
	H HVAC													
	Combination FHA - AC - 1	2,584												
	H Electrical													
	Apartment - 1	2,584												
	H Sprinkler													
	Exposed Wet - 1	2,584												
	Plmb Sink-Kitchen - Base	5												
	Plmb 3-Fixture Bathroom - Base	5												
	Plmb 3-Fixture Bathroom - AVG	7	\$3,400.00	\$23,800										
	Plumbing Sub Total			\$23,800										
	Adj Canopy - attached - AVG	312	\$19.50	\$6,084										
	Adj Wood Deck - AVG	312	\$21.00	\$6,552										
	Adj Sprinkler - exposed wet - AVG	5,168	\$2.75	\$14,212										
	Adjustments Sub Total			\$26,848										
	Building Sub Total			\$502,331	1.100	2014	9	5	45	0	0	\$262,730	1.000	\$262,730

						\$262,730
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Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	20				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontals						Adjustments		
Grade Mult.	1.100	Basement						Canopy - attached	312	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Wood Deck	312	AVG
Description	B4-2S FR	Ceiling	Drywall	1				Sprinkler - exposed w/	5,168	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1				
Stories	2	Floor Cover	Carpet	1	Vinyl Sheet	1				
Grade	5+10	Partitions	Apartment	1						
Base	2,584	Framing	Wood - Average	1						
Basement	0	HVAC	Combination FHA - AC	1						
Basement Parking	No	Electrical	Apartment	1						
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5168	Obsolescence								
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

Bldg / Addn	Description (RCN \$552,564)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Ag Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
4 of 8	Bldg O 702 — Apartment													
	Pre P 702 — Apartment	2,584	\$93.80	\$242,379										
	Uppers Adjustment	2,584	\$81.00	\$209,304										
	V Ftg & Fdtn													
	Reinforced Concrete w/o Bsmt - 8"													
	V Exterior Wall													
	Composition - Frame - 20	20												
	V Interior Wall													
	Drywall or Equiv. - 0													
	V Windows													
	Incl. w / Base - 2	2												
	V Fronts/Doors													
	Incl. w / Base - Average													
	H Roof													
	Asph. Shingle/ Wood Dk	2,584												
	H Ceiling													
	Drywall - 1	2,584												
	H Struct. Floor													
	Wd Deck on Wood Joist - 1	2,584												
	Wd Deck on Wood Joist - 1	2,584												
	H Floor Cover													
	Carpet - 1	2,584												
	Vinyl Sheet - 1	1												
	H Partitions													
	Apartment - 1	2,584												
	H Framing													
	Wood - Average - 1	2,584												
	H HVAC													
	Combination FHA - AC - 1	2,584												
	H Electrical													
	Apartment - 1	2,584												
	H Sprinkler													
	Exposed Wet - 1	2,584												
	Plmb Sink-Kitchen - Base	5												
	Plmb 3-Fixture Bathroom - Base	5												
	Plmb 3-Fixture Bathroom - AVG	7	\$3,400.00	\$23,800										
	Plumbing Sub Total			\$23,800										
	Adj Canopy - attached - AVG	312	\$19.50	\$6,084										
	Adj Wood Deck - AVG	312	\$21.00	\$6,552										
	Adj Sprinkler - exposed wet - AVG	5,168	\$2.75	\$14,212										
	Adjustments Sub Total			\$26,848										
	Building Sub Total			\$502,331	1.100	2014	9	5	45	0	0	\$262,730	1.000	\$262,730

	Commercial Building TOTAL Value					\$262,730
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Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	5	7
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	20				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontals						Adjustments		
Grade Mult.	1.100	Basement						Canopy - attached	216	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Wood Deck	216	AVG
Description	B5-2S FR	Ceiling	Drywall	1				Sprinkler - exposed w/	5,168	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1				
Stories	2	Floor Cover	Carpet	1	Vinyl Sheet	1				
Grade	5+10	Partitions	Apartment	1						
Base	2,584	Framing	Wood - Average	1						
Basement	0	HVAC	Combination FHA - AC	1						
Basement Parking	No	Electrical	Apartment	1						
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5173	Obsolescence						© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)		
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

Bldg / Addn	Description (RCN \$548,287)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Ag Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
5 of 8	Bldg O 702 —Apartment													
	Pre P 702 —Apartment	2,584	\$93.80	\$242,379										
	Uppers Adjustment	2,584	\$81.00	\$209,304										
	V Ftg & Fdtn													
	Reinforced Concrete w/o Bsmt - 8"													
	V Exterior Wall													
	Composition - Frame - 20	20												
	V Interior Wall													
	Drywall or Equiv. - 0													
	V Windows													
	Incl. w / Base - 2	2												
	V Fronts/Doors													
	Incl. w / Base - Average													
	H Roof													
	Asph. Shingle/ Wood Dk	2,584												
	H Ceiling													
	Drywall - 1	2,584												
	H Struct. Floor													
	Wd Deck on Wood Joist - 1	2,584												
	Wd Deck on Wood Joist - 1	2,584												
	H Floor Cover													
	Carpet - 1	2,584												
	Vinyl Sheet - 1	1												
	H Partitions													
	Apartment - 1	2,584												
	H Framing													
	Wood - Average - 1	2,584												
	H HVAC													
	Combination FHA - AC - 1	2,584												
	H Electrical													
	Apartment - 1	2,584												
	H Sprinkler													
	Exposed Wet - 1	2,584												
	Plmb Sink-Kitchen - Base	5												
	Plmb 3-Fixture Bathroom - Base	5												
	Plmb 3-Fixture Bathroom - AVG	7	\$3,400.00	\$23,800										
	Plumbing Sub Total			\$23,800										
	Adj Canopy - attached - AVG	216	\$19.50	\$4,212										
	Adj Wood Deck - AVG	216	\$21.00	\$4,536										
	Adj Sprinkler - exposed wet - AVG	5,168	\$2.75	\$14,212										
	Adjustments Sub Total			\$22,960										
	Building Sub Total			\$498,443	1.100	2014	9	5	45	0	0	\$260,697	1.000	\$260,700

	\$260,700
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Precomputed Addition		Verticals								Plumbing			B	Ext	
Occ. Code	702	Fig & Fdtn													
Occ. Descr.	Apartment	Exterior wall	Composition - Frame		8										
Price Code	702	Interior wall	Drywall or Equiv.		0										
Price Descr.	Apartment	Pilasters													
		Wall facing													
Year Built	2014	Windows	Incl. w / Base		1										
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base		Average										
Depr. Table	8	Horizontals													
Condition	NML	Basement													
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk							Adjustments					
Phy-Depr.	9	Ceiling	Drywall		1					Sprinkler - exposed w/	5	AVG			
Description	A1-1S FR	Struct. Floor	Wd Deck on Wood Joist		1					Canopy - attached	25	AVG			
Style	Frame - Wood	Floor Cover	Carpet		1					Wood Deck	25	AVG			
Stories	1	Partitions	Apartment		1										
Grade	5+10	Framing	Wood - Average		1										
Base	5	HVAC	Combination FHA - AC		1										
Basement	0	Electrical	Apartment		1										
Basement Parking	No	Sprinkler	Exposed Wet		1										
1st Flr Inset Adj	0	Obsolescence													
GBA	5173	Layout	10%	Location	25%	Occupancy	20%								
Total Units	0	Functional:	10%	External:	45%	Other:									
© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)															

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Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	5	7
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	20				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontals						Adjustments		
Grade Mult.	1.050	Basement						Canopy - attached	216	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Wood Deck	216	AVG
Description	B5-2S FR	Ceiling	Drywall	1				Sprinkler - exposed w/	5,168	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1				
Stories	2	Floor Cover	Carpet	1	Vinyl Sheet	1				
Grade	5+5	Partitions	Apartment	1						
Base	2,584	Framing	Wood - Average	1						
Basement	0	HVAC	Combination FHA - AC	1						
Basement Parking	No	Electrical	Apartment	1						
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5173	Obsolescence								
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

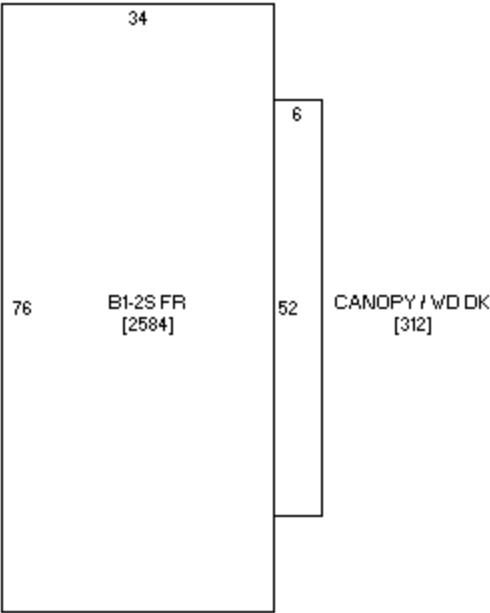
Bldg / Addn		Description (RCN \$523,365)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Ag Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
7 of 8	Bldg	O 702 —Apartment													
	Pre	P 702 —Apartment	2,584	\$93.80	\$242,379										
		Uppers Adjustment	2,584	\$81.00	\$209,304										
	V	Ftg & Fdtn													
		Reinforced Concrete w/o Bsmt - 8"													
	V	Exterior Wall													
		Composition - Frame - 20	20												
	V	Interior Wall													
		Drywall or Equiv. - 0													
	V	Windows													
		Incl. w / Base - 2	2												
	V	Fronts/Doors													
		Incl. w / Base - Average													
	H	Roof													
		Asph. Shingle/ Wood Dk	2,584												
	H	Ceiling													
		Drywall - 1	2,584												
	H	Struct. Floor													
		Wd Deck on Wood Joist - 1	2,584												
		Wd Deck on Wood Joist - 1	2,584												
	H	Floor Cover													
		Carpet - 1	2,584												
		Vinyl Sheet - 1	1												
	H	Partitions													
		Apartment - 1	2,584												
	H	Framing													
		Wood - Average - 1	2,584												
	H	HVAC													
		Combination FHA - AC - 1	2,584												
	H	Electrical													
		Apartment - 1	2,584												
	H	Sprinkler													
		Exposed Wet - 1	2,584												
	Plmb	Sink-Kitchen - Base	5												
	Plmb	3-Fixture Bathroom - Base	5												
	Plmb	3-Fixture Bathroom - AVG	7	\$3,400.00	\$23,800										
		Plumbing Sub Total			\$23,800										
	Adj	Canopy - attached - AVG	216	\$19.50	\$4,212										
	Adj	Wood Deck - AVG	216	\$21.00	\$4,536										
	Adj	Sprinkler - exposed wet - AVG	5,168	\$2.75	\$14,212										
		Adjustments Sub Total			\$22,960										
		Building Sub Total			\$498,443	1.050	2014	9	5	45	0	0	\$248,847	1.000	\$248,850

						\$248,850
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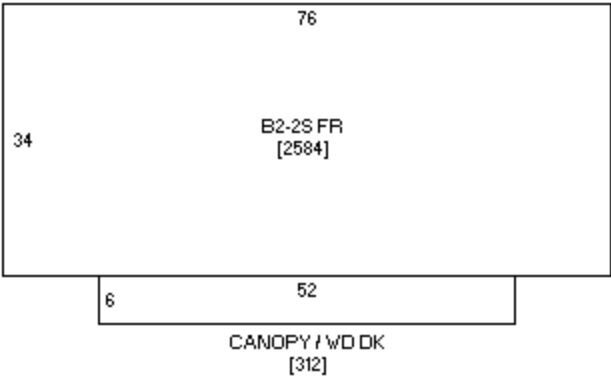
Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn							B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	8						
Price Code	702	Interior wall	Drywall or Equiv.	0						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	1						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	9	Ceiling	Drywall	1				Sprinkler - exposed w/	5	AVG
Description	A1-1S FR	Struct. Floor	Wd Deck on Wood Joist	1				Canopy - attached	25	AVG
Style	Frame - Wood	Floor Cover	Carpet	1				Wood Deck	25	AVG
Stories	1	Partitions	Apartment	1						
Grade	5+10	Framing	Wood - Average	1						
Base	5	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5173	Layout	10%	Location	25%	Occupancy	20%			
Total Units	0	Functional:	10%	External:	45%	Other:				

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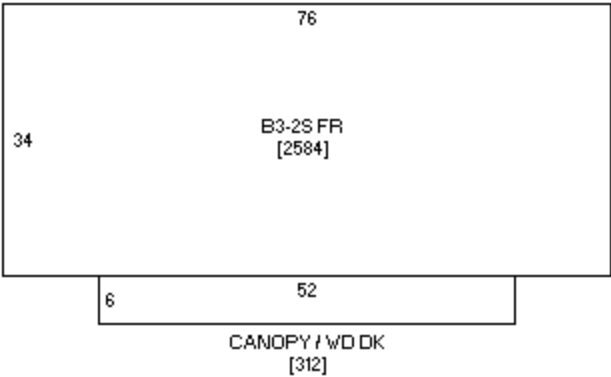
Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Comm	\$361,000	\$0	\$1,617,520	\$0	\$1,978,520
2024		Appr	Urban	Comm	\$361,000	\$0	\$1,458,460	\$0	\$1,819,460
2023		Appr	Urban	Comm	\$361,000	\$0	\$1,384,760	\$0	\$1,745,760
2022		Appr	Urban	Comm	\$361,000	\$0	\$1,384,760	\$0	\$1,745,760
2021		Appr	Urban	Comm	\$361,000	\$0	\$1,665,390	\$0	\$2,026,390
2020		Appr	Urban	Comm	\$380,000	\$0	\$1,909,970	\$0	\$2,289,970
2019		Appr	Urban	Comm	\$380,000	\$0	\$1,719,690	\$0	\$2,099,690
2018		Appr	Urban	Comm	\$380,000	\$0	\$1,719,690	\$0	\$2,099,690
2017		Appr	Urban	Comm	\$380,000	\$0	\$2,013,780	\$0	\$2,393,780
2016	VAI Import 1-5-2017: 233	Appr	Urban	Comm	\$191,600	\$0	\$2,308,190	\$0	\$2,499,790
2015	VAI Import 7-2-2015: 233	Appr	Urban	Comm	\$189,700	\$0	\$2,285,340	\$0	\$2,475,040
2014	VAI - start of job 4-23-2015	Appr	Urban	Ag Land	\$0	\$0	\$2,285,340	\$0	\$2,285,340
2013		Import	Urban	Ag Land	\$600	\$0	\$0	\$0	\$600



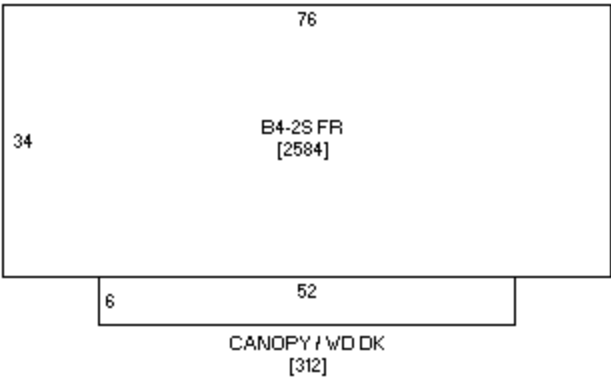
Sketch 1 of 7



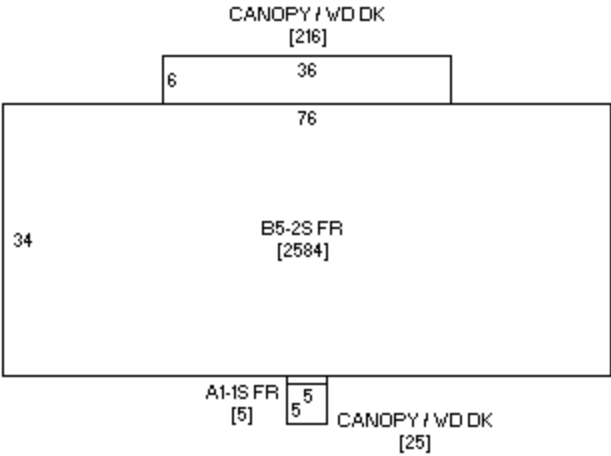
Sketch 2 of 7



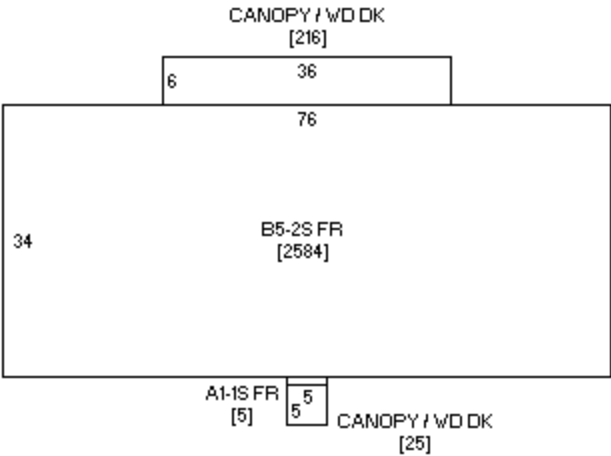
Sketch 3 of 7



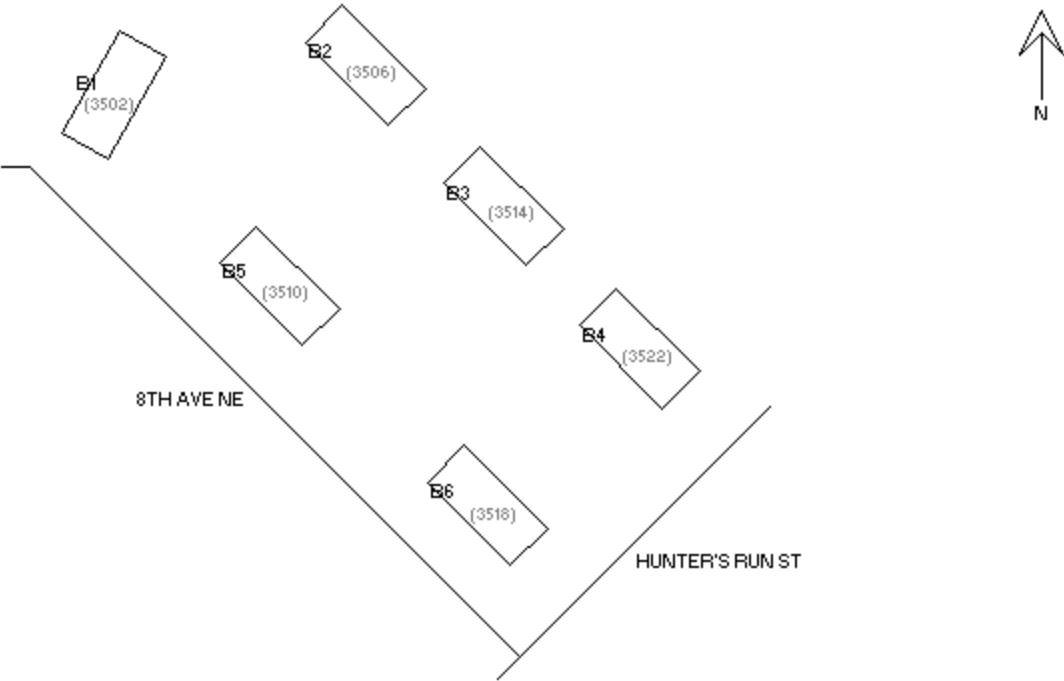
Sketch 4 of 7



Sketch 5 of 7



Sketch 6 of 7



Sketch 7 of 7



Notes:

Note Title: VAI

VAI 05/21/2015 - CHANGED FROM AG TO COMM PER RITA (5/18/2015).

VAI (JLH) 11/12/2016 -

PER PROPERTY MANAGER: ALL BUILDINGS ARE PREFAB CONSTRUCTION AND ARE IDENTICAL EXCEPT FOR SOME REVERSE/MIRROR LAYOUTS; EACH BUILDING HAS (5)-UNITS WITH THREE UNITS ON THE FIRST-FLOOR (EACH HAVING TWO-BDRMS/TWO-BTHRMS) AND TWO UNITS ON THE SECOND-FLOOR (EACH HAVING THREE-BDRMS/THREE-BTHRMS); ALL HAS FHA/AC; ALL HAS EXPOSED SPRINKLER SYSTEM; ALL BTHRMS ARE SS-BTHRMS; ALL APPLIANCES INCLUDING WASHER/DRYER; FULLY FURNISHED INCLUDING KITCHENWARE AND LINENS; ALL UTILITIES INCLUDED; TV & WI-FI INCLUDED. SEE PRIVATE NOTES FOR RENT INFORMATION. APPEARS ALL BUILDINGS HAVE A CRAWL SPACE. ALL BUILDINGS WERE CONSTRUCTED IN 2014 PER PREVIOUS RECORD.

01/21/2015

AS OF TODAY WHEN INSPECTED

BUILDING 1, 2 & 3 HAVE OCCUPANCY

BUILDING 4, 5 & 6 ARE MOSTLY DONE JUST A FEW TOUCH UPS AND THEY WILL BE GETTING OCCUPIED AS WELL. WILL BE DONE BY FEBRUARY 1ST.

12/03/2014

LOT 23 OF HUNTERS RUN SUBDIVISION HAS IMPROVEMENTS WHICH INCLUDE 6 APARTMENT BUILDINGS

EACH BUILDING HAS 5 APARTMENTS. THE LOWER LEVEL IS 3 - TWO BEDROOM/2 BATH UNITS
THE UPPER LEVEL IS 2 - THREE BEDROOM/3 BATH UNITS

THE QUALITY OF THE CABINETRY, WOOD WORK AND FLOORING IS LOW QUALITY

3414 7TH AVE NE, WATFORD CITY

Deed: HILLSIDE L124, LLC

Map Area: Watford City Comm

Checks/Tags:

Contract:

Route: 016-050-080

Lister/Date: JLH, 11/12/2015

CID#:

Tax Dist: 82-001-00-03-00-00

Review/Date: CJ, 09/13/2016

DBA: HILLSIDE AT HUNTER'S RUN

Plat Page:

Entry Status: Inspected

MLS:

Subdiv: HUNTERS RUN SUBDIVISION

Urban / Commercial

Legal: LOT 124 HUNTERS RUN SUBDIVISION

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 \$10)
Acre X Rate						217,800.00	5.000			C-9.25	\$200,000.00					\$0	
Subtotal						217,800.00	5.000					\$1,000,000	0%	10%	0%	\$0	\$900,000
Acre X Rate						9,147.60	0.210			C-7.75	\$100,000.00					\$0	
Subtotal						9,147.60	0.210					\$21,000	0%	10%	0%	\$0	\$18,900
Grand Total						226,947.60	5.210					\$1,021,000					\$918,900

Street

Utilities

Zoning

Land Use

Acre X Rate	None	None	Not Applicable	Not Applicable
Acre X Rate	None	None	Not Applicable	Not Applicable

Sales

Building Permits

Values

Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
07/25/2018		D003	509602	8/1/2024	RES-24-024	Y	\$15,000	Roof	Land	\$918,900	\$0	\$0	\$918,900
10/16/2014		D000		4/9/2019	4336	N	\$0	Int-Remodel	Dwlg		\$0	\$0	
				5/11/2018	4062	N	\$0	Int-Remodel	Impr	\$4,174,720	\$0	\$0	\$4,174,720
				4/16/2018	4052	N	\$0	Demo/Rmvl	Total	\$5,093,620	\$0	\$0	\$5,093,620

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	19				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontals						Adjustments		
Grade Mult.	1.100	Basement						Sprinkler - exposed w/	5,320	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Canopy - attached	25	AVG
Description	B1-2S FR	Ceiling	Drywall	1				Wood Deck	25	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1		Canopy - attached	25	AVG
Stories	2	Floor Cover	Carpet	1		Ceramic	1	Wood Deck	25	AVG
Grade	5+10	Partitions	Apartment	1				Canopy - attached	25	AVG
Base	2,660	Framing	Wood - Average	1				Wood Deck	25	AVG
Basement	0	HVAC	Combination FHA - AC	1				Canopy - attached	25	AVG
Basement Parking	No	Electrical	Apartment	1				Wood Deck	25	AVG
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5325	Obsolescence						© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)		
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

[illegible]

Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn							B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	8						
Price Code	702	Interior wall	Drywall or Equiv.	0						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	1						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	9	Ceiling	Drywall	1						
Description	A1-1S FR	Struct. Floor	Wd Deck on Wood Joist	1				Sprinkler - exposed w/	5	AVG
Style	Frame - Wood	Floor Cover	Carpet	1				Canopy - attached	20	AVG
Stories	1	Partitions	Apartment	1				Wood Deck	20	AVG
Grade	5+10	Framing	Wood - Average	1						
Base	5	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5325	Layout	5%	Location	25%	Occupancy	20%			
Total Units	0	Functional:	5%	External:	45%	Other:				

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	19				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontals						Adjustments		
Grade Mult.	1.100	Basement						Sprinkler - exposed w/	5,320	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Canopy - attached	25	AVG
Description	B2-2S FR	Ceiling	Drywall	1				Wood Deck	25	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1		Canopy - attached	25	AVG
Stories	2	Floor Cover	Carpet	1	Ceramic	1		Wood Deck	25	AVG
Grade	5+10	Partitions	Apartment	1				Canopy - attached	25	AVG
Base	2,660	Framing	Wood - Average	1				Wood Deck	25	AVG
Basement	0	HVAC	Combination FHA - AC	1				Canopy - attached	25	AVG
Basement Parking	No	Electrical	Apartment	1				Wood Deck	25	AVG
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5325	Obsolescence						© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)		
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

[illegible]

Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn							B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	8						
Price Code	702	Interior wall	Drywall or Equiv.	0						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	1						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	9	Ceiling	Drywall	1						
Description	A1-1S FR	Struct. Floor	Wd Deck on Wood Joist	1				Sprinkler - exposed w/	5	AVG
Style	Frame - Wood	Floor Cover	Carpet	1				Canopy - attached	20	AVG
Stories	1	Partitions	Apartment	1				Wood Deck	20	AVG
Grade	5+10	Framing	Wood - Average	1						
Base	5	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5325	Layout	5%	Location	25%	Occupancy	20%			
Total Units	0	Functional:	5%	External:	45%	Other:				

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	19				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontals						Adjustments		
Grade Mult.	1.100	Basement						Sprinkler - exposed w/	5,320	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Canopy - attached	216	AVG
Description	B3-2S FR	Ceiling	Drywall	1				Wood Deck	216	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1				
Stories	2	Floor Cover	Carpet	1		Ceramic	1			
Grade	5+10	Partitions	Apartment	1						
Base	2,660	Framing	Wood - Average	1						
Basement	0	HVAC	Combination FHA - AC	1						
Basement Parking	No	Electrical	Apartment	1						
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5325	Obsolescence						© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)		
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

Bldg / Addn	Description (RCN \$563,361)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Ag Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
5 of 30	Bldg O 702 —Apartment													
	Pre P 702 —Apartment	2,660	\$93.80	\$249,508										
	Uppers Adjustment	2,660	\$81.00	\$215,460										
	V Ftg & Fdtn													
	Reinforced Concrete w/o Bsmt - 8"													
	V Exterior Wall													
	Composition - Frame - 19	19												
	V Interior Wall													
	Drywall or Equiv. - 0													
	V Windows													
	Incl. w / Base - 2	2												
	V Fronts/Doors													
	Incl. w / Base - Average													
	H Roof													
	Asph. Shingle/ Wood Dk	2,660												
	H Ceiling													
	Drywall - 1	2,660												
	H Struct. Floor													
	Wd Deck on Wood Joist - 1	2,660												
	Wd Deck on Wood Joist - 1	2,660												
	H Floor Cover													
	Carpet - 1	2,660												
	Ceramic - 1	1												
	H Partitions													
	Apartment - 1	2,660												
	H Framing													
	Wood - Average - 1	2,660												
	H HVAC													
	Combination FHA - AC - 1	2,660												
	H Electrical													
	Apartment - 1	2,660												
	H Sprinkler													
	Exposed Wet - 1	2,660												
	Plmb Sink-Kitchen - Base	5												
	Plmb 3-Fixture Bathroom - Base	5												
	Plmb 3-Fixture Bathroom - AVG	7	\$3,400.00	\$23,800										
	Plumbing Sub Total			\$23,800										
	Adj Sprinkler - exposed wet - AVG	5,320	\$2.75	\$14,630										
	Adj Canopy - attached - AVG	216	\$19.50	\$4,212										
	Adj Wood Deck - AVG	216	\$21.00	\$4,536										
	Adjustments Sub Total			\$23,378										
	Building Sub Total			\$512,146	1.100	2014	9	5	45	0	0	\$267,864	1.000	\$267,860

Commercial Building TOTAL Value	\$267,860
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Precomputed Addition		Verticals								Plumbing			B	Ext	
Occ. Code	702	Fig & Fdtn													
Occ. Descr.	Apartment	Exterior wall	Composition - Frame		8										
Price Code	702	Interior wall	Drywall or Equiv.		0										
Price Descr.	Apartment	Pilasters													
		Wall facing													
Year Built	2014	Windows	Incl. w / Base		1										
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base		Average										
Depr. Table	8	Horizontals													
Condition	NML	Basement									Adjustments				
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk												
Phy-Depr.	9	Ceiling	Drywall		1										
Description	A1-1S FR	Struct. Floor	Wd Deck on Wood Joist		1										
Style	Frame - Wood	Floor Cover	Carpet		1										
Stories	1	Partitions	Apartment		1										
Grade	5+10	Framing	Wood - Average		1										
Base	5	HVAC	Combination FHA - AC		1										
Basement	0	Electrical	Apartment		1										
Basement Parking	No	Sprinkler	Exposed Wet		1						Sprinkler - exposed w/	5	AVG		
1st Flr Inset Adj	0	Obsolescence													
GBA	5325	Layout	5%	Location	25%	Occupancy	20%								
Total Units	0	Functional:	5%	External:	45%	Other:									
© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)															

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	19				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	2						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement						Sprinkler - exposed w/	5,320	AVG
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk					Canopy - attached	25	AVG
Phy-Depr.	9	Ceiling	Drywall	1				Wood Deck	25	AVG
Description	B4-2S FR	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1		Canopy - attached	25	AVG
Style	Frame - Wood	Floor Cover	Carpet	1		Ceramic	1	Wood Deck	25	AVG
Stories	2	Partitions	Apartment	1				Canopy - attached	25	AVG
Grade	5+10	Framing	Wood - Average	1				Wood Deck	25	AVG
Base	2,660	HVAC	Combination FHA - AC	1				Canopy - attached	25	AVG
Basement	0	Electrical	Apartment	1				Wood Deck	25	AVG
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5325	Layout	5%	Location	25%	Occupancy	20%			
Total Units	5	Functional:	5%	External:	45%	Other:				

[illegible]

Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn							B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	8						
Price Code	702	Interior wall	Drywall or Equiv.	0						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	1						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	9	Ceiling	Drywall	1						
Description	A1-1S FR	Struct. Floor	Wd Deck on Wood Joist	1				Sprinkler - exposed w/	5	AVG
Style	Frame - Wood	Floor Cover	Carpet	1				Canopy - attached	20	AVG
Stories	1	Partitions	Apartment	1				Wood Deck	20	AVG
Grade	5+10	Framing	Wood - Average	1						
Base	5	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5325	Layout	5%	Location	25%	Occupancy	20%			
Total Units	0	Functional:	5%	External:	45%	Other:				

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	19				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontals						Adjustments		
Grade Mult.	1.100	Basement						Sprinkler - exposed w/	5,320	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Canopy - attached	25	AVG
Description	B5-2S FR	Ceiling	Drywall	1				Wood Deck	25	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1		Canopy - attached	25	AVG
Stories	2	Floor Cover	Carpet	1	Ceramic	1		Wood Deck	25	AVG
Grade	5+10	Partitions	Apartment	1				Canopy - attached	25	AVG
Base	2,660	Framing	Wood - Average	1				Wood Deck	25	AVG
Basement	0	HVAC	Combination FHA - AC	1				Canopy - attached	25	AVG
Basement Parking	No	Electrical	Apartment	1				Wood Deck	25	AVG
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5325	Obsolescence						© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)		
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

[illegible]

Precomputed Addition		Verticals							Plumbing		
Occ. Code	702	Fig & Fdtn								B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	8							
Price Code	702	Interior wall	Drywall or Equiv.	0							
Price Descr.	Apartment	Pilasters									
		Wall facing									
Year Built	2014	Windows	Incl. w / Base	1							
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average							
Depr. Table	8	Horizontals							Adjustments		
Condition	NML	Basement							Sprinkler - exposed w/ Canopy - attached Wood Deck	5 20 20	AVG AVG AVG
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk								
Phy-Depr.	9	Ceiling	Drywall	1							
		Struct. Floor	Wd Deck on Wood Joist	1							
Description	A1-1S FR	Floor Cover	Carpet	1							
Style	Frame - Wood	Partitions	Apartment	1							
Stories	1	Framing	Wood - Average	1							
Grade	5+10	HVAC	Combination FHA - AC	1							
Base	5	Electrical	Apartment	1							
Basement	0	Sprinkler	Exposed Wet	1							
Basement Parking	No	Obsolescence									
1st Flr Inset Adj	0	Layout	5%	Location	25%	Occupancy	20%				
GBA	5325	Functional:	5%	External:	45%	Other:					
Total Units	0										

[illegible]

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	19				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontals						Adjustments		
Grade Mult.	1.100	Basement						Sprinkler - exposed w/	5,320	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Canopy - attached	25	AVG
Description	B6-2S FR	Ceiling	Drywall	1				Wood Deck	25	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1		Canopy - attached	25	AVG
Stories	2	Floor Cover	Carpet	1		Ceramic	1	Wood Deck	25	AVG
Grade	5+10	Partitions	Apartment	1				Canopy - attached	25	AVG
Base	2,660	Framing	Wood - Average	1				Wood Deck	25	AVG
Basement	0	HVAC	Combination FHA - AC	1				Canopy - attached	25	AVG
Basement Parking	No	Electrical	Apartment	1				Wood Deck	25	AVG
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5325	Obsolescence						© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)		
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

[illegible]

Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn							B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	8						
Price Code	702	Interior wall	Drywall or Equiv.	0						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	1						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk					Sprinkler - exposed w/	5	AVG
Phy-Depr.	9	Ceiling	Drywall	1				Canopy - attached	20	AVG
Description	A1-1S FR	Struct. Floor	Wd Deck on Wood Joist	1				Wood Deck	20	AVG
Style	Frame - Wood	Floor Cover	Carpet	1						
Stories	1	Partitions	Apartment	1						
Grade	5+10	Framing	Wood - Average	1						
Base	5	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5325	Layout	5%	Location	25%	Occupancy	20%			
Total Units	0	Functional:	5%	External:	45%	Other:				

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	19				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontals						Adjustments		
Grade Mult.	1.100	Basement						Sprinkler - exposed w/	5,320	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Canopy - attached	216	AVG
Description	B7-2S FR	Ceiling	Drywall	1				Wood Deck	216	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1				
Stories	2	Floor Cover	Carpet	1		Ceramic	1			
Grade	5+10	Partitions	Apartment	1						
Base	2,660	Framing	Wood - Average	1						
Basement	0	HVAC	Combination FHA - AC	1						
Basement Parking	No	Electrical	Apartment	1						
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5325	Obsolescence								
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

Bldg / Addn	Description (RCN \$563,361)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Ag Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
13 of 30	Bldg O 702 —Apartment													
	Pre P 702 —Apartment	2,660	\$93.80	\$249,508										
	Uppers Adjustment	2,660	\$81.00	\$215,460										
	V Ftg & Fdtn													
	Reinforced Concrete w/o Bsmt - 8"													
	V Exterior Wall													
	Composition - Frame - 19	19												
	V Interior Wall													
	Drywall or Equiv. - 0													
	V Windows													
	Incl. w / Base - 2	2												
	V Fronts/Doors													
	Incl. w / Base - Average													
	H Roof													
	Asph. Shingle/ Wood Dk	2,660												
	H Ceiling													
	Drywall - 1	2,660												
	H Struct. Floor													
	Wd Deck on Wood Joist - 1	2,660												
	Wd Deck on Wood Joist - 1	2,660												
	H Floor Cover													
	Carpet - 1	2,660												
	Ceramic - 1	1												
	H Partitions													
	Apartment - 1	2,660												
	H Framing													
	Wood - Average - 1	2,660												
	H HVAC													
	Combination FHA - AC - 1	2,660												
	H Electrical													
	Apartment - 1	2,660												
	H Sprinkler													
	Exposed Wet - 1	2,660												
	Plmb Sink-Kitchen - Base	5												
	Plmb 3-Fixture Bathroom - Base	5												
	Plmb 3-Fixture Bathroom - AVG	7	\$3,400.00	\$23,800										
	Plumbing Sub Total			\$23,800										
	Adj Sprinkler - exposed wet - AVG	5,320	\$2.75	\$14,630										
	Adj Canopy - attached - AVG	216	\$19.50	\$4,212										
	Adj Wood Deck - AVG	216	\$21.00	\$4,536										
	Adjustments Sub Total			\$23,378										
	Building Sub Total			\$512,146	1.100	2014	9	5	45	0	0	\$267,864	1.000	\$267,860

[illegible]

Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn							B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	8						
Price Code	702	Interior wall	Drywall or Equiv.	0						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	1						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	9	Ceiling	Drywall	1						
Description	A1-1S FR	Struct. Floor	Wd Deck on Wood Joist	1				Sprinkler - exposed w/	5	AVG
Style	Frame - Wood	Floor Cover	Carpet	1				Canopy - attached	20	AVG
Stories	1	Partitions	Apartment	1				Wood Deck	20	AVG
Grade	5+10	Framing	Wood - Average	1						
Base	5	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5325	Layout	5%	Location	25%	Occupancy	20%			
Total Units	0	Functional:	5%	External:	45%	Other:				

[illegible]

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	19				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontals						Adjustments		
Grade Mult.	1.100	Basement						Sprinkler - exposed w/	5,320	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Canopy - attached	25	AVG
Description	B8-2S FR	Ceiling	Drywall	1				Wood Deck	25	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1		Canopy - attached	25	AVG
Stories	2	Floor Cover	Carpet	1		Ceramic	1	Wood Deck	25	AVG
Grade	5+10	Partitions	Apartment	1				Canopy - attached	25	AVG
Base	2,660	Framing	Wood - Average	1				Wood Deck	25	AVG
Basement	0	HVAC	Combination FHA - AC	1				Canopy - attached	25	AVG
Basement Parking	No	Electrical	Apartment	1				Wood Deck	25	AVG
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5325	Obsolescence						© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)		
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

[illegible]

Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn							B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	8						
Price Code	702	Interior wall	Drywall or Equiv.	0						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	1						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	9	Ceiling	Drywall	1						
Description	A1-1S FR	Struct. Floor	Wd Deck on Wood Joist	1				Sprinkler - exposed w/	5	AVG
Style	Frame - Wood	Floor Cover	Carpet	1				Canopy - attached	20	AVG
Stories	1	Partitions	Apartment	1				Wood Deck	20	AVG
Grade	5+10	Framing	Wood - Average	1						
Base	5	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5325	Layout	5%	Location	25%	Occupancy	20%			
Total Units	0	Functional:	5%	External:	45%	Other:				

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	19				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontals						Adjustments		
Grade Mult.	1.100	Basement						Sprinkler - exposed w/	5,320	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Canopy - attached	25	AVG
Description	B9-2S FR	Ceiling	Drywall	1				Wood Deck	25	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1		Canopy - attached	25	AVG
Stories	2	Floor Cover	Carpet	1		Ceramic	1	Wood Deck	25	AVG
Grade	5+10	Partitions	Apartment	1				Canopy - attached	25	AVG
Base	2,660	Framing	Wood - Average	1				Wood Deck	25	AVG
Basement	0	HVAC	Combination FHA - AC	1				Canopy - attached	25	AVG
Basement Parking	No	Electrical	Apartment	1				Wood Deck	25	AVG
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5325	Obsolescence						© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)		
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

[illegible]

Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn							B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	8						
Price Code	702	Interior wall	Drywall or Equiv.	0						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	1						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk					Sprinkler - exposed w/	5	AVG
Phy-Depr.	9	Ceiling	Drywall	1				Canopy - attached	20	AVG
Description	A1-1S FR	Struct. Floor	Wd Deck on Wood Joist	1				Wood Deck	20	AVG
Style	Frame - Wood	Floor Cover	Carpet	1						
Stories	1	Partitions	Apartment	1						
Grade	5+10	Framing	Wood - Average	1						
Base	5	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5325	Layout	5%	Location	25%	Occupancy	20%			
Total Units	0	Functional:	5%	External:	45%	Other:				

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	19				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontals						Adjustments		
Grade Mult.	1.100	Basement						Sprinkler - exposed w/	5,320	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Canopy - attached	25	AVG
Description	B10-2S FR	Ceiling	Drywall	1				Wood Deck	25	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1		Canopy - attached	25	AVG
Stories	2	Floor Cover	Carpet	1		Ceramic	1	Wood Deck	25	AVG
Grade	5+10	Partitions	Apartment	1				Canopy - attached	25	AVG
Base	2,660	Framing	Wood - Average	1				Wood Deck	25	AVG
Basement	0	HVAC	Combination FHA - AC	1				Canopy - attached	25	AVG
Basement Parking	No	Electrical	Apartment	1				Wood Deck	25	AVG
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5325	Obsolescence						© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)		
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

[illegible]

Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn							B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	8						
Price Code	702	Interior wall	Drywall or Equiv.	0						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	1						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	9	Ceiling	Drywall	1						
Description	A1-1S FR	Struct. Floor	Wd Deck on Wood Joist	1				Sprinkler - exposed w/	5	AVG
Style	Frame - Wood	Floor Cover	Carpet	1				Canopy - attached	20	AVG
Stories	1	Partitions	Apartment	1				Wood Deck	20	AVG
Grade	5+10	Framing	Wood - Average	1						
Base	5	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5325	Layout	5%	Location	25%	Occupancy	20%			
Total Units	0	Functional:	5%	External:	45%	Other:				

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	19				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontal						Adjustments		
Grade Mult.	1.100	Basement						Sprinkler - exposed w/	5,320	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Canopy - attached	25	AVG
Description	B11-2S FR	Ceiling	Drywall	1				Wood Deck	25	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1		Canopy - attached	25	AVG
Stories	2	Floor Cover	Carpet	1	Ceramic	1		Wood Deck	25	AVG
Grade	5+10	Partitions	Apartment	1				Canopy - attached	25	AVG
Base	2,660	Framing	Wood - Average	1				Wood Deck	25	AVG
Basement	0	HVAC	Combination FHA - AC	1				Canopy - attached	25	AVG
Basement Parking	No	Electrical	Apartment	1				Wood Deck	25	AVG
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5325	Obsolescence						© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)		
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

[illegible]

Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn							B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	8						
Price Code	702	Interior wall	Drywall or Equiv.	0						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	1						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	9	Ceiling	Drywall	1				Sprinkler - exposed w/	5	AVG
Description	A1-1S FR	Struct. Floor	Wd Deck on Wood Joist	1				Canopy - attached	20	AVG
Style	Frame - Wood	Floor Cover	Carpet	1				Wood Deck	20	AVG
Stories	1	Partitions	Apartment	1						
Grade	5+10	Framing	Wood - Average	1						
Base	5	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5325	Layout	5%	Location	25%	Occupancy	20%			
Total Units	0	Functional:	5%	External:	45%	Other:				

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	19				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontals						Adjustments		
Grade Mult.	1.100	Basement						Sprinkler - exposed w/	5,320	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Canopy - attached	25	AVG
Description	B12-2S FR	Ceiling	Drywall	1				Wood Deck	25	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1		Canopy - attached	25	AVG
Stories	2	Floor Cover	Carpet	1		Ceramic	1	Wood Deck	25	AVG
Grade	5+10	Partitions	Apartment	1				Canopy - attached	25	AVG
Base	2,660	Framing	Wood - Average	1				Wood Deck	25	AVG
Basement	0	HVAC	Combination FHA - AC	1				Canopy - attached	25	AVG
Basement Parking	No	Electrical	Apartment	1				Wood Deck	25	AVG
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5325	Obsolescence						© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)		
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

[illegible]

Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn							B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	8						
Price Code	702	Interior wall	Drywall or Equiv.	0						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	1						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk					Sprinkler - exposed w/	5	AVG
Phy-Depr.	9	Ceiling	Drywall	1				Canopy - attached	20	AVG
Description	A1-1S FR	Struct. Floor	Wd Deck on Wood Joist	1				Wood Deck	20	AVG
Style	Frame - Wood	Floor Cover	Carpet	1						
Stories	1	Partitions	Apartment	1						
Grade	5+10	Framing	Wood - Average	1						
Base	5	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5325	Layout	5%	Location	25%	Occupancy	20%			
Total Units	0	Functional:	5%	External:	45%	Other:				

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	19				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontals						Adjustments		
Grade Mult.	1.100	Basement						Sprinkler - exposed w/	5,320	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Canopy - attached	25	AVG
Description	B13-2S FR	Ceiling	Drywall	1				Wood Deck	25	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1		Canopy - attached	25	AVG
Stories	2	Floor Cover	Carpet	1	Ceramic	1		Wood Deck	25	AVG
Grade	5+10	Partitions	Apartment	1				Canopy - attached	25	AVG
Base	2,660	Framing	Wood - Average	1				Wood Deck	25	AVG
Basement	0	HVAC	Combination FHA - AC	1				Canopy - attached	25	AVG
Basement Parking	No	Electrical	Apartment	1				Wood Deck	25	AVG
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5325	Obsolescence						© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)		
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

[illegible]

Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn							B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	8						
Price Code	702	Interior wall	Drywall or Equiv.	0						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	1						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	9	Ceiling	Drywall	1						
Description	A1-1S FR	Struct. Floor	Wd Deck on Wood Joist	1				Sprinkler - exposed w/	5	AVG
Style	Frame - Wood	Floor Cover	Carpet	1				Canopy - attached	20	AVG
Stories	1	Partitions	Apartment	1				Wood Deck	20	AVG
Grade	5+10	Framing	Wood - Average	1						
Base	5	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5325	Layout	5%	Location	25%	Occupancy	20%			
Total Units	0	Functional:	5%	External:	45%	Other:				

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	19				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontal						Adjustments		
Grade Mult.	1.100	Basement						Sprinkler - exposed w/	5,320	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Canopy - attached	25	AVG
Description	B14-2S FR	Ceiling	Drywall	1				Wood Deck	25	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1		Canopy - attached	25	AVG
Stories	2	Floor Cover	Carpet	1		Ceramic	1	Wood Deck	25	AVG
Grade	5+10	Partitions	Apartment	1				Canopy - attached	25	AVG
Base	2,660	Framing	Wood - Average	1				Wood Deck	25	AVG
Basement	0	HVAC	Combination FHA - AC	1				Canopy - attached	25	AVG
Basement Parking	No	Electrical	Apartment	1				Wood Deck	25	AVG
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5325	Obsolescence						© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)		
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

[illegible]

Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn							B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	8						
Price Code	702	Interior wall	Drywall or Equiv.	0						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	1						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk					Sprinkler - exposed w/	5	AVG
Phy-Depr.	9	Ceiling	Drywall	1				Canopy - attached	20	AVG
Description	A1-1S FR	Struct. Floor	Wd Deck on Wood Joist	1				Wood Deck	20	AVG
Style	Frame - Wood	Floor Cover	Carpet	1						
Stories	1	Partitions	Apartment	1						
Grade	5+10	Framing	Wood - Average	1						
Base	5	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5325	Layout	5%	Location	25%	Occupancy	20%			
Total Units	0	Functional:	5%	External:	45%	Other:				

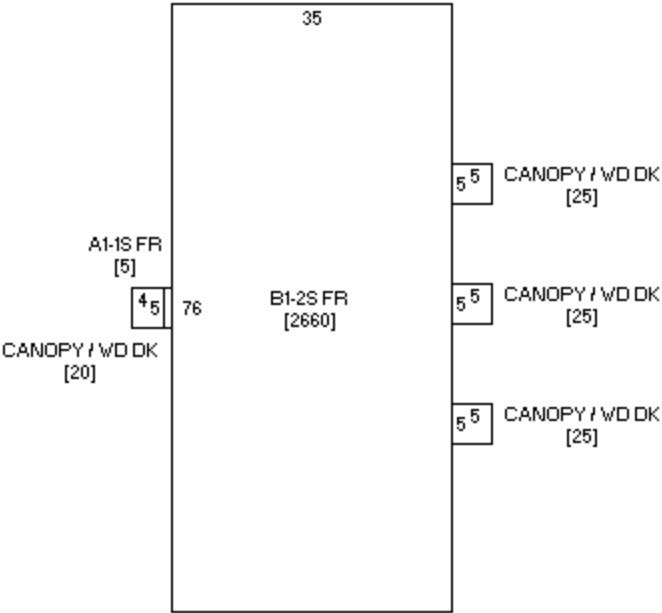
Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Sink-Kitchen	B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	19				3-Fixture Bathroom	5	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		7
Price Descr.	Apartment	Pilasters								
Year Built	2014	Wall facing								
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	2						
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontals						Adjustments		
Grade Mult.	1.100	Basement						Sprinkler - exposed w/	5,320	AVG
Phy-Depr.	9	Roof	Asph. Shingle/ Wood Dk					Canopy - attached	25	AVG
Description	B15-2S FR	Ceiling	Drywall	1				Wood Deck	25	AVG
Style	Frame - Wood	Struct. Floor	Wd Deck on Wood Joist	1	Wd Deck on Wood Joist	1		Canopy - attached	25	AVG
Stories	2	Floor Cover	Carpet	1	Ceramic	1		Wood Deck	25	AVG
Grade	5+10	Partitions	Apartment	1				Canopy - attached	25	AVG
Base	2,660	Framing	Wood - Average	1				Wood Deck	25	AVG
Basement	0	HVAC	Combination FHA - AC	1				Canopy - attached	25	AVG
Basement Parking	No	Electrical	Apartment	1				Wood Deck	25	AVG
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	5325	Obsolescence						© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)		
Total Units	5	Layout	5%	Location	25%	Occupancy	20%			
		Functional:	5%	External:	45%	Other:				

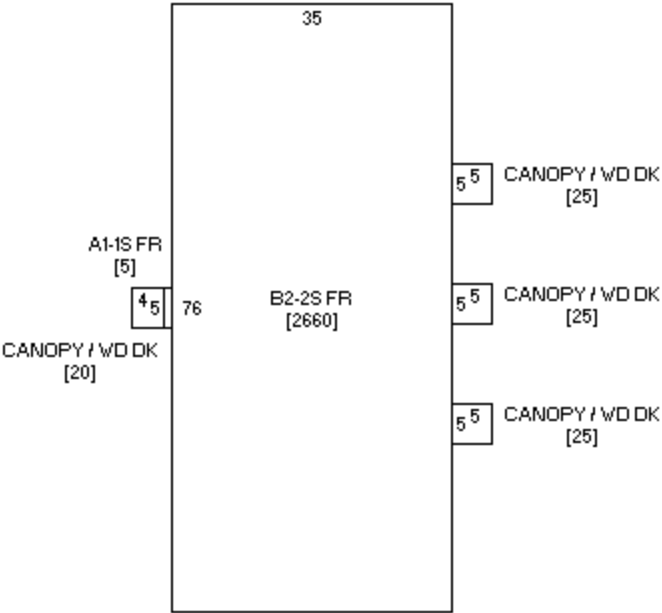
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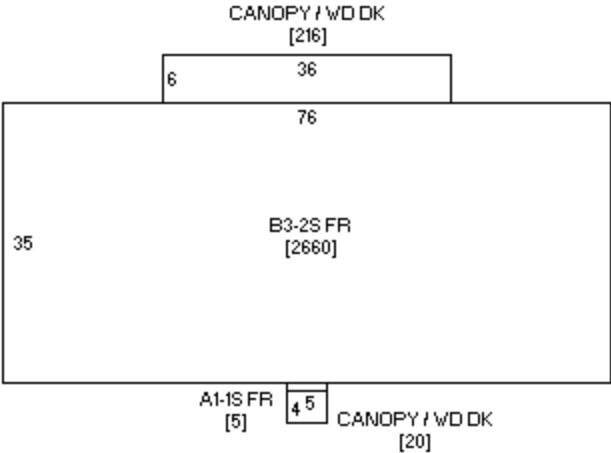
Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn							B	Ext
Occ. Descr.	Apartment	Exterior wall	Composition - Frame	8						
Price Code	702	Interior wall	Drywall or Equiv.	0						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	1						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	9	Ceiling	Drywall	1						
Description	A1-1S FR	Struct. Floor	Wd Deck on Wood Joist	1				Sprinkler - exposed w/	5	AVG
Style	Frame - Wood	Floor Cover	Carpet	1				Canopy - attached	20	AVG
Stories	1	Partitions	Apartment	1				Wood Deck	20	AVG
Grade	5+10	Framing	Wood - Average	1						
Base	5	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	5325	Layout	5%	Location	25%	Occupancy	20%			
Total Units	0	Functional:	5%	External:	45%	Other:				

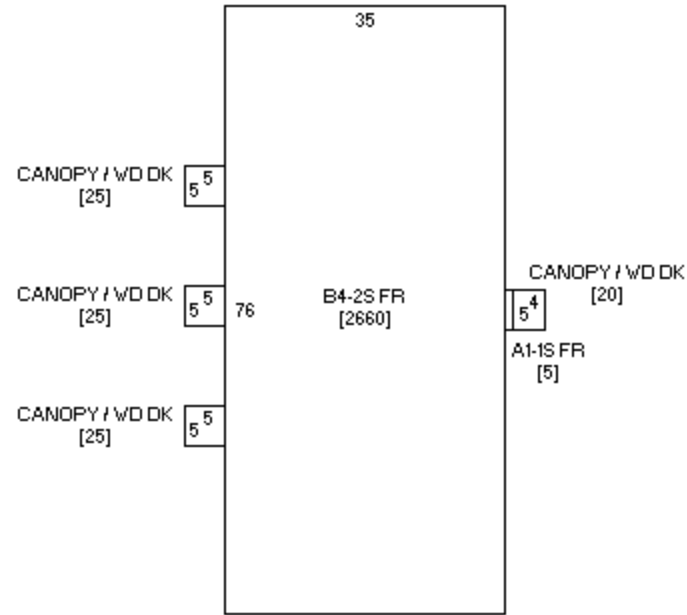
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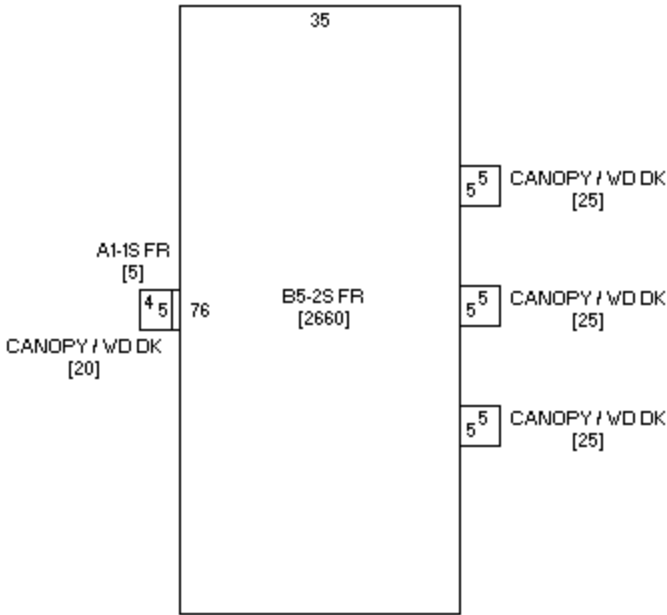
Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Comm	\$918,900	\$0	\$4,174,720	\$0	\$5,093,620
2024		Appr	Urban	Comm	\$969,950	\$0	\$3,738,580	\$0	\$4,708,530
2023		Appr	Urban	Comm	\$969,950	\$0	\$3,551,230	\$0	\$4,521,180
2022		Appr	Urban	Comm	\$969,950	\$0	\$3,551,230	\$0	\$4,521,180
2021		Appr	Urban	Comm	\$969,950	\$0	\$4,218,740	\$0	\$5,188,690
2020		Appr	Urban	Comm	\$1,021,000	\$0	\$4,831,690	\$0	\$5,852,690
2019		Appr	Urban	Comm	\$1,021,000	\$0	\$4,354,630	\$0	\$5,375,630
2018		Appr	Urban	Comm	\$1,021,000	\$0	\$4,354,630	\$0	\$5,375,630
2017		Appr	Urban	Comm	\$1,021,000	\$0	\$5,098,490	\$0	\$6,119,490
2016	VAI Import 1-5-2017: 233	Appr	Urban	Comm	\$521,000	\$0	\$5,263,730	\$0	\$5,784,730
2015	VAI Import 7-2-2015: 201	Appr	Urban	Res	\$521,000	\$5,263,730	\$0	\$0	\$5,784,730
2014	VAI - start of job 4-23-2015	Appr	Urban	Res	\$521,000	\$5,263,730	\$0	\$0	\$5,784,730

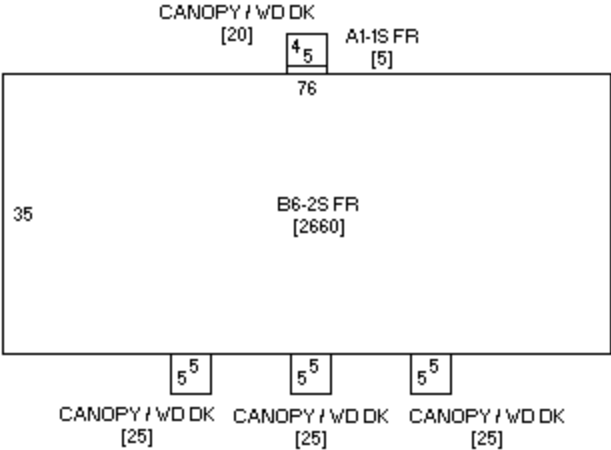


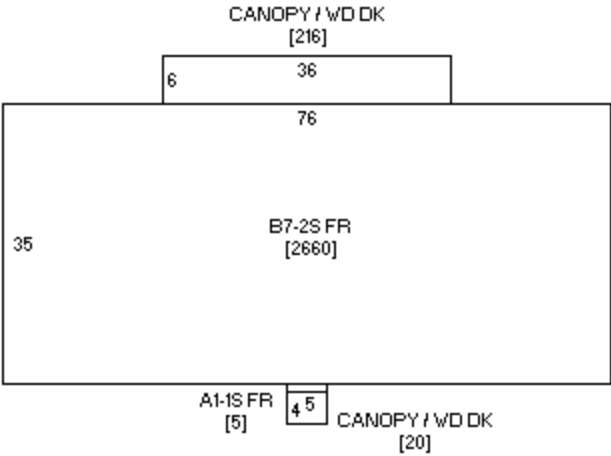


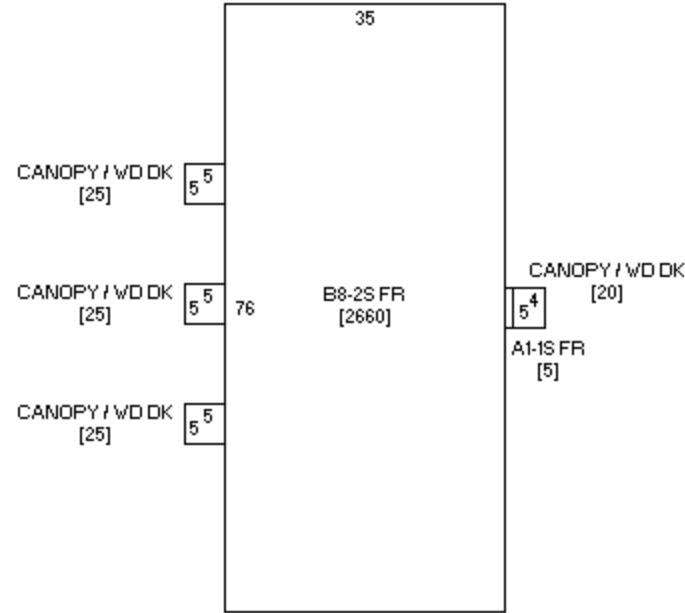




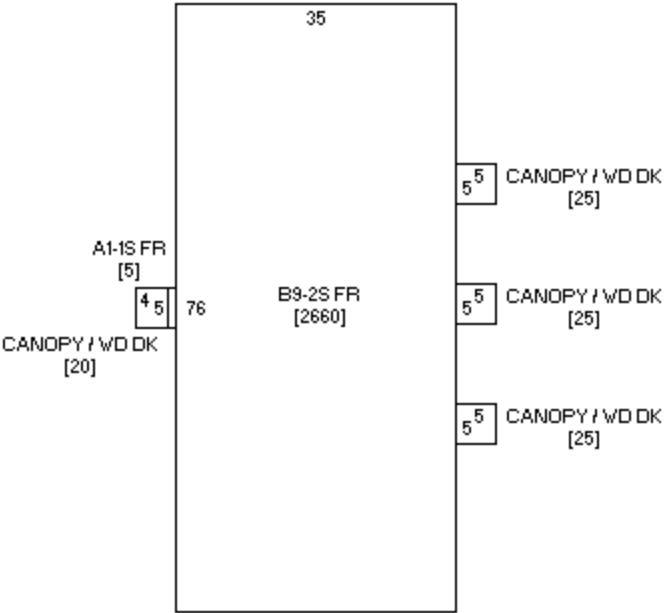


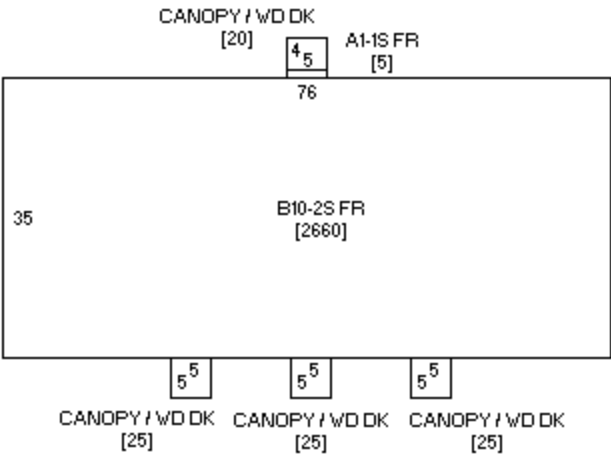


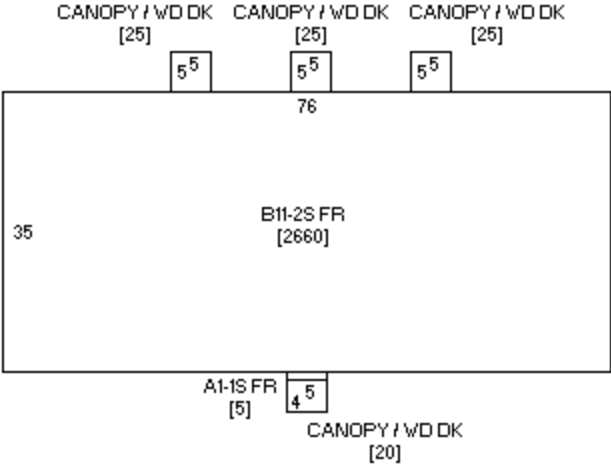


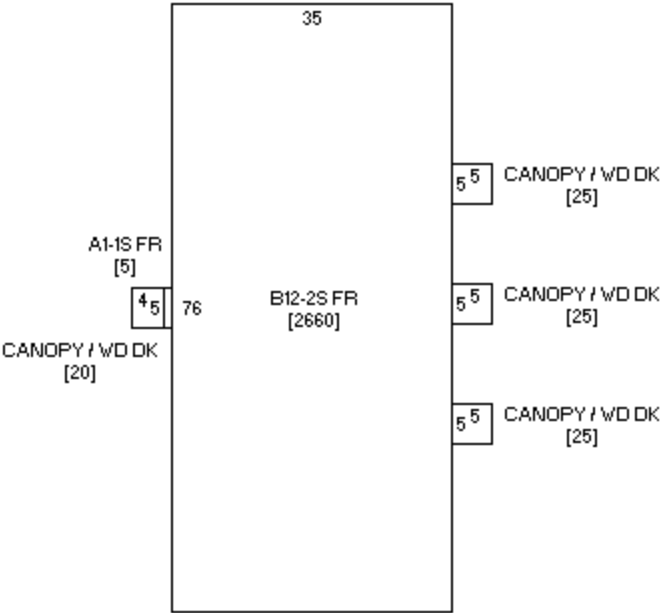


Sketch 8 of 16

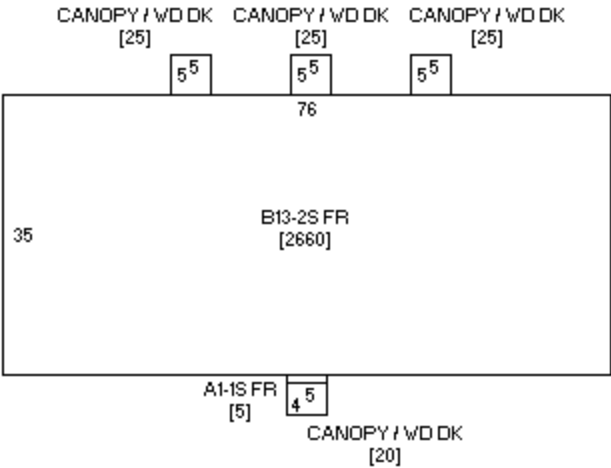




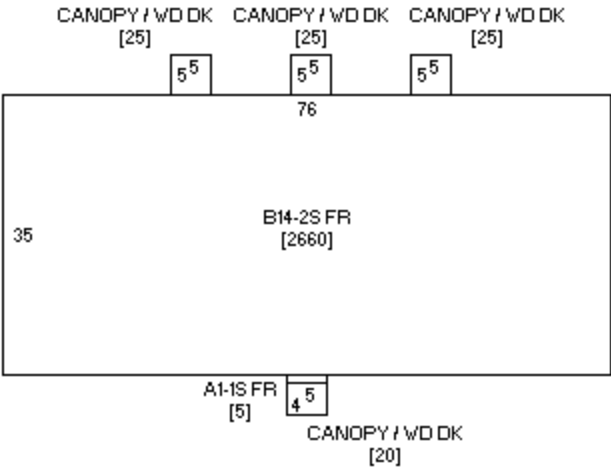




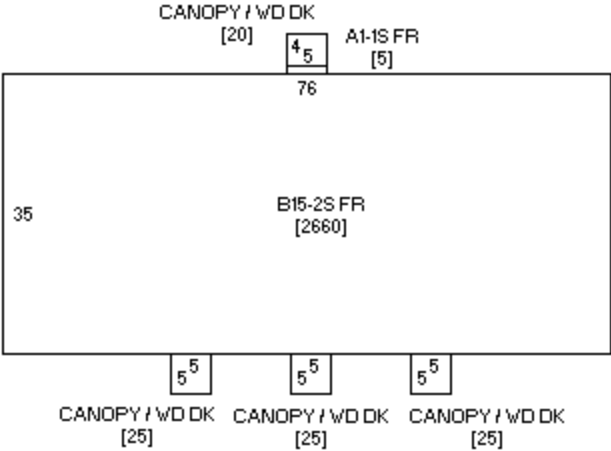
Sketch 12 of 16



Sketch 13 of 16



Sketch 14 of 16



Sketch 15 of 16







Photo 10 of 10 12/10/2014

Notes:

Note Title: VAI

VAI 06/11/2015 - CHANGED FROM RES TO COMM AND NOTIFIED KATIE.

VAI (JLH) 11/12/2016 -

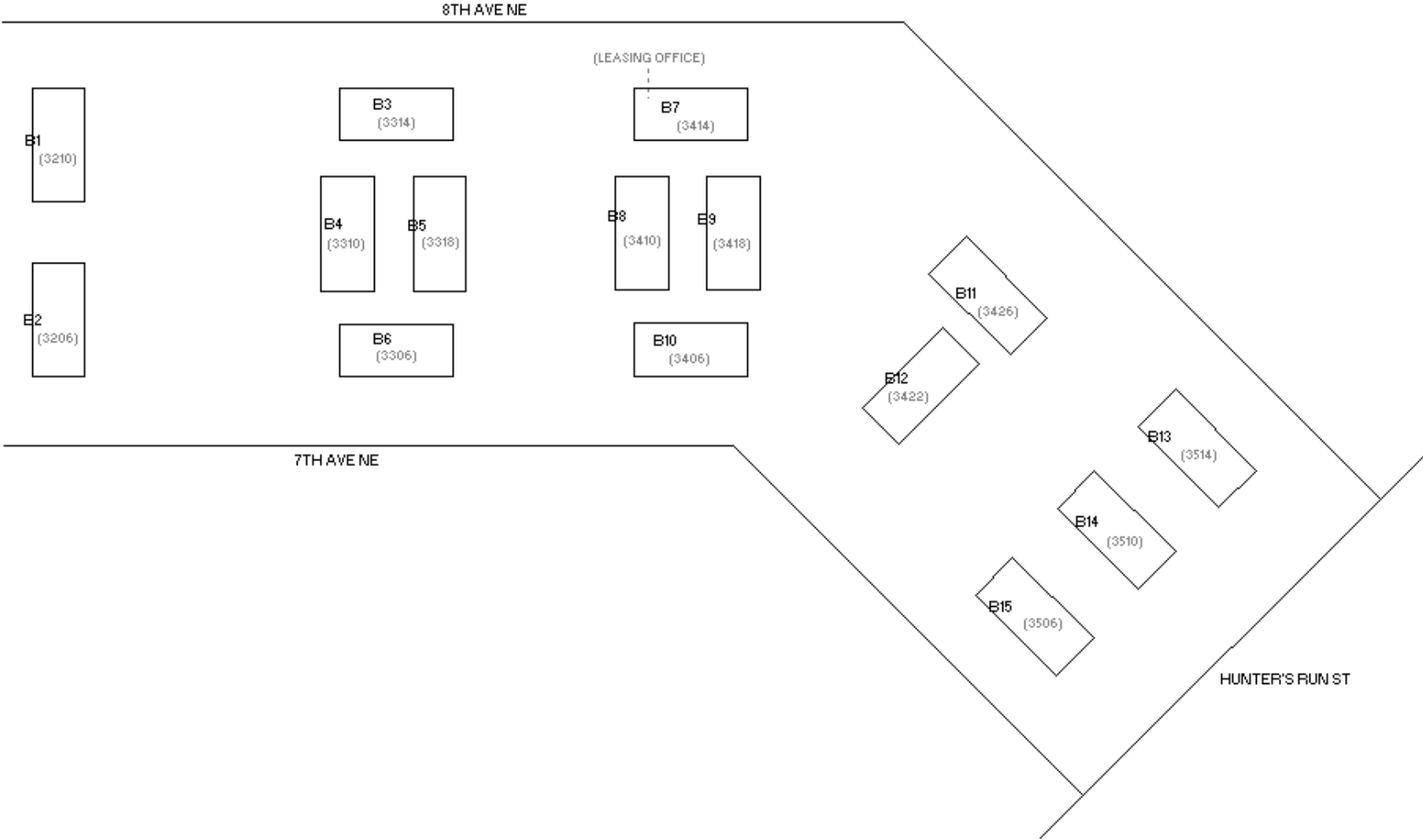
PER LEASING OFFICE LOCATED IN BUILDING #7: ALL BUILDINGS ARE PREFAB CONSTRUCTION AND ARE IDENTICAL EXCEPT FOR SOME REVERSE/MIRROR LAYOUTS (INCLUDING BLDG #7 - LEASING OFFICE OCCUPIES ONE UNIT); EACH BUILDING HAS (5)-UNITS WITH THREE UNITS ON THE FIRST-FLOOR (EACH HAVING TWO-BDRMS/TWO-BTHRMS) AND TWO UNITS ON THE SECOND-FLOOR (EACH HAVING THREE-BDRMS/THREE-BTHRMS); ALL HAS FHA/AC; ALL HAS EXPOSED SPRINKLER SYSTEM; ALL BTHRMS ARE SS-BTHRMS; ALL APPLIANCES INCLUDING WASHER/DRYER; FULLY FURNISHED INCLUDING KITCHENWARE AND LINENS; UTILITIES INCLUDED; TV & WI-FI INCLUDED. SEE PRIVATE NOTES FOR RENT INFORMATION. APPEARS ALL BUILDINGS HAVE A CRAWL SPACE. ALL BUILDINGS WERE CONSTRUCTED IN 2014 PER PREVIOUS RECORD.

12/03/2014

LOT 24 OF HUNTERS RUN SUBDIVISION HAS IMPROVEMENTS WHICH INCLUDE 15 APARTMENT BUILDINGS

EACH BUILDING HAS 5 APARTMENTS. THE LOWER LEVEL IS 3 - TWO BEDROOM/2 BATH UNITS
THE UPPER LEVEL IS 2 - THREE BEDROOM/2 BATH UNITS

THE QUALITY OF THE CABINETRY, WOOD WORK AND FLOORING IS LOW QUALITY



1112 SOUTH PHEASANT RIDGE ST, WATFORD CITY

Deed: ND PHEASANT RIDGE APARTMENTS LLC

Map Area: Watford City Comm

Checks/Tags:

Contract:

Route: 002-050-120

Lister/Date: JAC, 11/09/2015

CID#:

Tax Dist: 82-001-00-03-00-00

Review/Date: CJ, 09/12/2016

DBA: ASPEN HEIGHTS APARTMENTS (48 UNITS)

Plat Page:

Entry Status: Estimated

MLS:

Subdiv: PHEASANT RIDGE

Urban / Commercial

Legal: PHEASANT RIDGE

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 \$10)
Acre X Rate						98,881.20	2.270			C-9.25	\$200,000.00					\$0	
Subtotal						98,881.20	2.270					\$454,000	0%	10%	0%	\$0	\$408,600
Grand Total						98,881.20	2.270					\$454,000					\$408,600

Street

Utilities

Zoning

Land Use

Acre X Rate	Paved	City	Not Applicable	Not Applicable
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Sales

Building Permits

Values

Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
03/30/2020		D000	523754						Land	\$408,600	\$0	\$0	\$408,600
									Dwlg		\$0	\$0	
									Impr	\$2,863,180	\$0	\$0	\$2,863,180
									Total	\$3,271,780	\$0	\$0	\$3,271,780

Precomputed Structure

Verticals

Plumbing

B

Ext

Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"								Sink-Kitchen	48	
Occ. Descr.	Apartment	Exterior wall	Steel Siding - Frame	30								3-Fixture Bathroom	48	
Price Code	702	Interior wall	Drywall or Equiv.	27								3-Fixture Bathroom		36
Price Descr.	Apartment	Pilasters												
		Wall facing												
Year Built	2014	Windows	Incl. w / Base	0										
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average										

Horizontals

Basement														
Roof	Asph. Shingle/ Wood Dk													
Ceiling	Drywall - Textured	1												
Struct. Floor	4" R'Concrete	1	Wd Deck on Wood Truss	1										
Floor Cover	Carpet	1	Vinyl Sheet	1										
Partitions	Apartment	1												
Framing	Wood - Average	1												
HVAC	Combination FHA - AC	1												
Electrical	Apartment	1												
Sprinkler	Exposed Wet	1												

Obsolescence

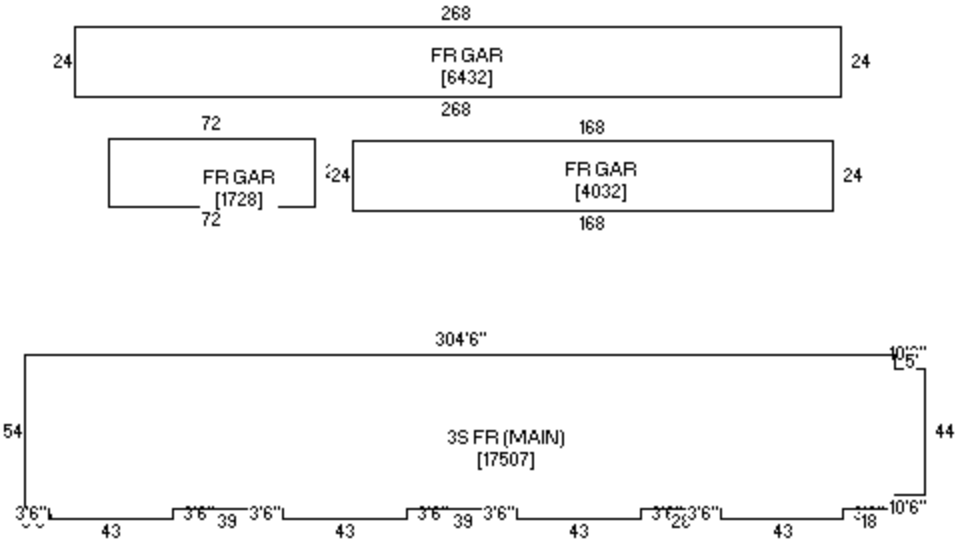
Location	25%	Occupancy	20%											
Functional:		External:	45%	Other:										

Bldg / Addn		Description (RCN \$4,970,118)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Ag Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
	Bldg	O 702 —Apartment													
	Pre	P 702 —Apartment	17,642	\$79.80	\$1,407,832										
		Uppers Adjustment	35,284	\$69.60	\$2,455,766										
	V	Ftg & Fdtn													
		Reinforced Concrete w/o Bsmt - 8"													
	V	Exterior Wall													
		Steel Siding - Frame - 30	30												
	V	Interior Wall													
		Drywall or Equiv. - 27	27												
	V	Windows													
		Incl. w / Base - 0													
	V	Fronts/Doors													
		Incl. w / Base - Average													
	H	Roof													
		Asph. Shingle/ Wood Dk	17,642												
	H	Ceiling													
		Drywall - Textured - 1	52,926												
	H	Struct. Floor													
		4" R'Concrete - 1	17,642												
		Wd Deck on Wood Truss - 1	35,284												
	H	Floor Cover													
		Carpet - 1	42,340												
		Vinyl Sheet - 1	10,586												
	H	Partitions													
		Apartment - 1	52,926												
	H	Framing													
		Wood - Average - 1	17,642												
	H	HVAC													
		Combination FHA - AC - 1	52,926												
	H	Electrical													
		Apartment - 1	52,926												
	H	Sprinkler													
		Exposed Wet - 1	52,926												
	Plmb	Sink-Kitchen - Base	48												
	Plmb	3-Fixture Bathroom - Base	48												
	Plmb	3-Fixture Bathroom - AVG	36	\$3,400.00	\$122,400										
		Plumbing Sub Total			\$122,400										
	Adj	Sprinkler - exposed wet - AVG	52,926	\$2.75	\$145,547										
		Adjustments Sub Total			\$145,547										
		Building Sub Total			\$4,131,545	1.190	2014	9	0	45	0	0	\$2,460,727	1.000	\$2,460,730
1 of 2	Ex	Porch (Commercial) 60 SF, Concrete Patio, Average Pricing	16	\$294	\$4,704.00	1.190	2014	9.00	0	45	0		\$2,802	1.000	\$2,800

		Commercial Building TOTAL Value						\$2,487,550
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[illegible]

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Comm	\$408,600	\$0	\$2,863,180	\$0	\$3,271,780
2024		Appr	Urban	Comm	\$431,300	\$0	\$2,526,980	\$0	\$2,958,280
2023		Appr	Urban	Comm	\$431,300	\$0	\$2,372,970	\$0	\$2,804,270
2022		Appr	Urban	Comm	\$431,300	\$0	\$2,372,970	\$0	\$2,804,270
2021		Appr	Urban	Comm	\$431,300	\$0	\$3,023,840	\$0	\$3,455,140
2020		Appr	Urban	Comm	\$454,000	\$0	\$3,458,880	\$0	\$3,912,880
2019		Appr	Urban	Comm	\$454,000	\$0	\$3,265,920	\$0	\$3,719,920
2018		Appr	Urban	Comm	\$454,000	\$0	\$3,265,920	\$0	\$3,719,920
2017		Appr	Urban	Comm	\$454,000	\$0	\$3,827,430	\$0	\$4,281,430
2016	VAI Import 1-5-2017: 233	Appr	Urban	Comm	\$227,000	\$0	\$4,105,580	\$0	\$4,332,580
2015	VAI Import 7-2-2015: 233	Appr	Urban	Comm	\$517,375	\$0	\$4,406,700	\$0	\$4,924,075
2014	VAI - start of job 4-23-2015	Appr	Urban	Comm	\$692,900	\$93,250	\$4,313,460	\$0	\$5,099,610



Sketch 2 of 2



FRONT

Photo 1 of 7 11/09/2015



REAR

Photo 2 of 7 11/09/2015



Photo 3 of 7 11/10/2014



Notes:

Note Title: VAI

B1: 3S FR. APARTMENTS. (48) TOTAL UNITS. (12) 1 BEDROOM UNITS W/(1) KITCHEN SINK & (1) FULL BATHROOM. (30) 2 BEDROOM UNITS W/(1) KITCHEN SINK & (2) FULL BATHROOMS. (6) 3 BEDROOM UNITS W/(1) KITCHEN SINK & (2) FULL BATHROOMS. EACH UNIT HAS LAUNDRY ROOM. ALL INTERIOR DATA FROM WEB SITE & MANAGER CINDY WHITWORTH.

11/07/2014

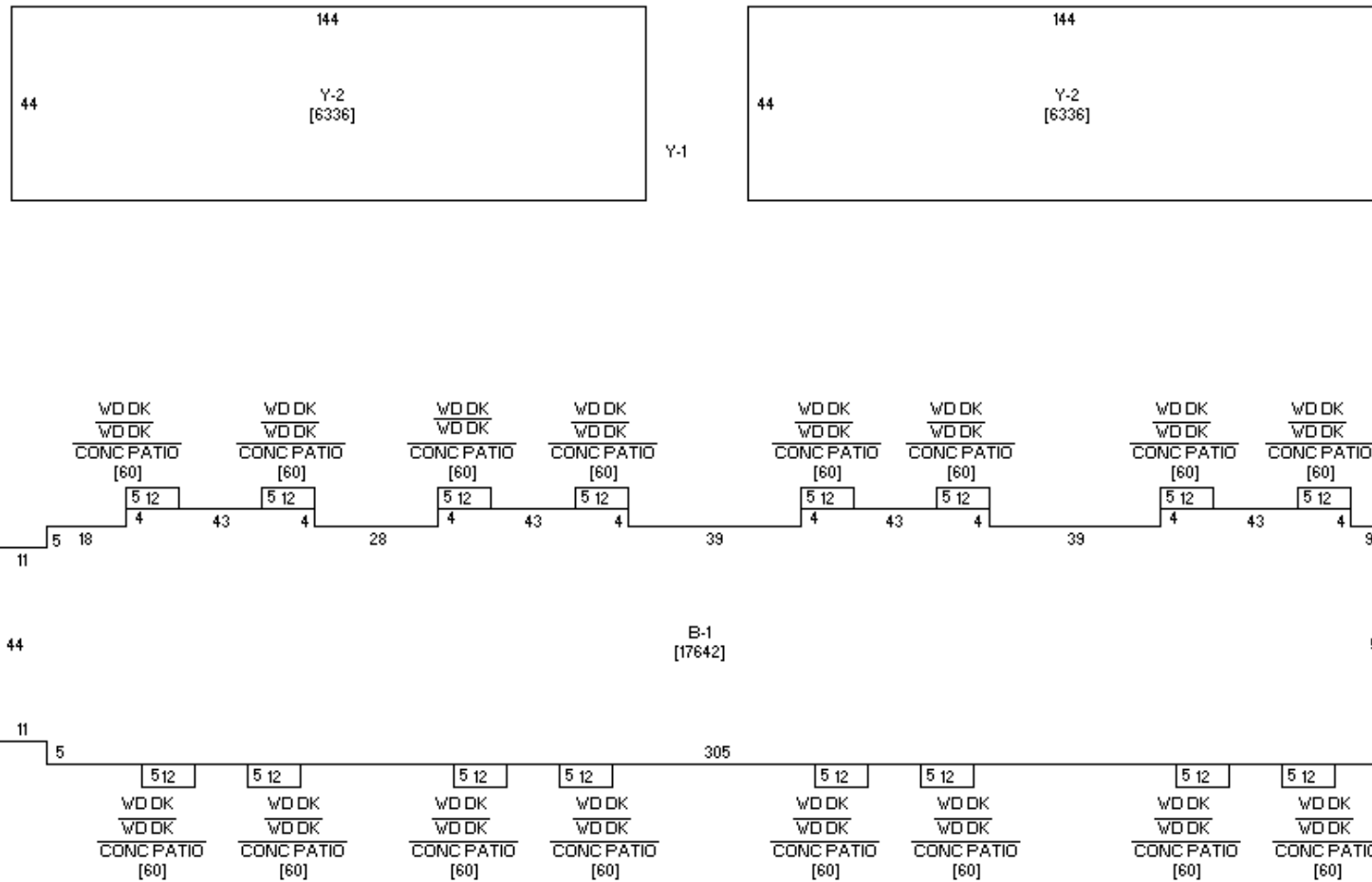
Notes:

PROPERTY IS A 48 UNIT APARTMENT BUILDING
6 - 3 BEDROOM UNITS WITH 2 BATHS
12 - 1 BEDROOM UNITS WITH 1 BATH
30 - 2 BEDROOM UNITS WITH 2 BATHS

EACH UNIT HAS THEIR OWN LAUNDRY

AVERAGE QUALITY CONSTRUCTION AND MATERIALS USED. CORIAN COUNTERTOPS IN BATHROOMS WITH AVERAGE QUALITY CABINETS
FORMICA COUNTERTOPS IN KITCHEN WITH AVERAGE QUALITY CABINETS AND FIXTURES.

THIS UNIT IS A LITTLE DIFFERENT AND MORE SECURE THAN MOST APARTMENT BUILDINGS, AS THE LAYOUT IS DIFFERENT. THE BUILDING DOES NOT HAVE A HALLWAY UP THE MIDDLE. THE
BUILDING IS BROKE UP
INTO 4 SECTIONS WITH ACCESS TO ONLY 4 APARTMENTS PER FLOOR AT EACH DOORWAY.
ADDED A GRADE INCREASE DUE TO THIS DESIGN AS THEY HAD MORE STEPS INVOLVED IN THIS LAYOUT WHICH WAS MORE LABOR



PDF+PIN: 082+82-58-01000

Watford City, ND

WORKING

Thu, 7/24/2025, 9:19 AM

Page 1

210 11TH AV NE, WATFORD CITY

Deed: PHEASANT RIDGE OWNERS LLC

Map Area: Watford City Comm

Checks/Tags:

Contract:

Route: 002-050-080

Lister/Date: JAC, 11/09/2015

CID#:

Tax Dist: 82-001-00-03-00-00

Review/Date: CJ, 09/12/2016

DBA: PHEASANT RIDGE APARTMENTS (42 UNITS)

Plat Page:

Entry Status: Inspected

MLS:

Subdiv: PHEASANT RIDGE 1ST ADDITION

Urban / Commercial

Legal: PHEASANT RIDGE 1ST ADDITION

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 \$10)
Acre X Rate						90,604.80	2.080			C-9.25	\$200,000.00					\$0	
Subtotal						90,604.80	2.080					\$416,000	10%	10%	0%	\$0	\$336,960
Grand Total						90,604.80	2.080					\$416,000					\$336,960

Street		Utilities		Zoning		Land Use	
Acre X Rate	Paved	City		Not Applicable		Not Applicable	

Sales				Building Permits				Values					
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
04/17/2018		D006							Land	\$336,960	\$0	\$0	\$336,960
									Dwlg		\$0	\$0	
									Impr	\$2,480,790	\$0	\$0	\$2,480,790
									Total	\$2,817,750	\$0	\$0	\$2,817,750

Precomputed Structure				Verticals								Plumbing		
Occ. Code	702	Fig & Fdtn	einforced Concrete w/ Bsmt	8"								Sink-Kitchen	42	
Occ. Descr.	Apartment	Exterior wall	Steel Siding - Frame	30								3-Fixture Bathroom	42	
Price Code	702	Interior wall	Drywall or Equiv.	9								3-Fixture Bathroom		31
Price Descr.	Apartment	Pilasters												
Year Built	2014	Wall facing												
EFF Age/Yr	9/ 2014	Windows	Incl. w / Base	0										
Depr. Table	8	Fronts/Doors	Incl. w / Base	Average										
Condition	NML													
Grade Mult.	1.190													
Phy-Depr.	9													
Description	B-1													
Style	Frame - Wood													
Stories	3													
Grade	4-5													
Base	15,480													
Basement	0													
Basement Parking	No													
1st Flr Inset Adj	0													
GBA	46728													
Total Units	42													
Horizontal														
Basement														
Roof	Asph. Shingle/ Wood Dk													
Ceiling	Drywall - Textured	1												
Struct. Floor	4" R'Concrete	1	Wd Deck on Wood Truss	1										
Floor Cover	Carpet	1	Vinyl Sheet	1										
Partitions	Apartment	1												
Framing	Wood - Average	1												
HVAC	Electric	1												
Electrical	Apartment	1												
Sprinkler	Exposed Wet	1												
Obsolescence														
Location	25%	Occupancy	20%											
Functional:		External:	45%	Other:										
Adjustments														
Sprinkler - exposed w	46,440	AVG												
Apt - A/C deduct wall	46,440	High												

Bldg / Addn	Description (RCN \$4,275,629)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Ag Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
1 of 3	Bldg O 702 — Apartment													
	Pre P 702 — Apartment	15,480	\$79.80	\$1,235,304										
	Uppers Adjustment	30,960	\$69.60	\$2,154,816										
	V Ftg & Fdtn													
	Reinforced Concrete w/ Bsmt - 8"													
	V Exterior Wall													
	Steel Siding - Frame - 30	30												
	V Interior Wall													
	Drywall or Equiv. - 9	9												
	V Windows													
	Incl. w / Base - 0													
	V Fronts/Doors													
	Incl. w / Base - Average													
	H Roof													
	Asph. Shingle/ Wood Dk	15,480												
	H Ceiling													
	Drywall - Textured - 1	46,440												
	H Struct. Floor													
	4" R'Concrete - 1	15,480												
	Wd Deck on Wood Truss - 1	30,960												
	H Floor Cover													
	Carpet - 1	37,150												
	Vinyl Sheet - 1	9,290												
	H Partitions													
	Apartment - 1	46,440												
	H Framing													
	Wood - Average - 1	15,480												
	H HVAC													
	Electric - 1	46,440												
	H Electrical													
	Apartment - 1	46,440												
	H Sprinkler													
	Exposed Wet - 1	46,440												
	Plmb Sink-Kitchen - Base	42												
	Plmb 3-Fixture Bathroom - Base	42												
	Plmb 3-Fixture Bathroom - AVG	31	\$3,400.00	\$105,400										
	Plumbing Sub Total			\$105,400										
	Adj Sprinkler - exposed wet - AVG	46,440	\$2.75	\$127,710										
	Adj Apt - A/C deduct wall units - High	46,440	-\$1.50	-\$69,660										
	Adjustments Sub Total			\$58,050										
	Building Sub Total			\$3,553,570	1.190	2014	9	0	45	0	0	\$2,116,489	1.000	\$2,116,490

[illegible]

Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"					B	Ext
Occ. Descr.	Apartment	Exterior wall	Steel Siding - Frame	8						
Price Code	702	Interior wall	Drywall or Equiv.	8						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	0						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement						Sprinkler - exposed w/ A/C - deduct	144	AVG
Grade Mult.	1.250	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	9	Ceiling	Drywall - Textured	1						
Description	A-1	Struct. Floor	4" R'Concrete	1						
Style	Frame - Wood	Floor Cover	Carpet	1						
Stories	1	Partitions								
Grade	4	Framing	Wood - Average	1						
Base	144	HVAC	Electric	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	46728	Location	25%	Occupancy	25%					
Total Units	0	Functional:		External:	50%	Other:				

[illegible]

Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"					B	Ext
Occ. Descr.	Apartment	Exterior wall	Steel Siding - Frame	8						
Price Code	702	Interior wall	Drywall or Equiv.	8						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	0						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.190	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	9	Ceiling	Drywall - Textured	1						
Description	A-2	Struct. Floor	4" R'Concrete	1				Sprinkler - exposed w/	144	AVG
Style	Frame - Wood	Floor Cover	Carpet	1				A/C - deduct	144	AVG
Stories	1	Partitions								
Grade	4-5	Framing	Wood - Average	1						
Base	144	HVAC	Electric	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	46728	Location	25%	Occupancy	25%					
Total Units	0	Functional:		External:	50%	Other:				

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Comm	\$336,960	\$0	\$2,480,790	\$0	\$2,817,750
2024		Appr	Urban	Comm	\$395,200	\$0	\$2,124,020	\$0	\$2,519,220
2023		Appr	Urban	Comm	\$395,200	\$0	\$1,999,710	\$0	\$2,394,910
2022		Appr	Urban	Comm	\$395,200	\$0	\$1,999,710	\$0	\$2,394,910
2021		Appr	Urban	Comm	\$395,200	\$0	\$2,567,800	\$0	\$2,963,000
2020		Appr	Urban	Comm	\$416,000	\$0	\$2,907,930	\$0	\$3,323,930
2019		Appr	Urban	Comm	\$416,000	\$0	\$2,744,670	\$0	\$3,160,670
2018		Appr	Urban	Comm	\$416,000	\$0	\$2,744,670	\$0	\$3,160,670
2017		Appr	Urban	Comm	\$416,000	\$0	\$3,216,150	\$0	\$3,632,150
2016	VAI Import 1-5-2017: 233	Appr	Urban	Comm	\$208,000	\$0	\$3,676,900	\$0	\$3,884,900
2015	VAI Import 7-2-2015: 233	Appr	Urban	Comm	\$507,030	\$0	\$3,676,890	\$0	\$4,183,920
2014	VAI - start of job 4-23-2015	Appr	Urban	Res	\$507,030	\$3,676,890	\$0	\$0	\$4,183,920



Photo 1 of 2 11/09/2015

FRONT



Photo 2 of 2 11/09/2015

REAR

Notes:

Note Title: VAI

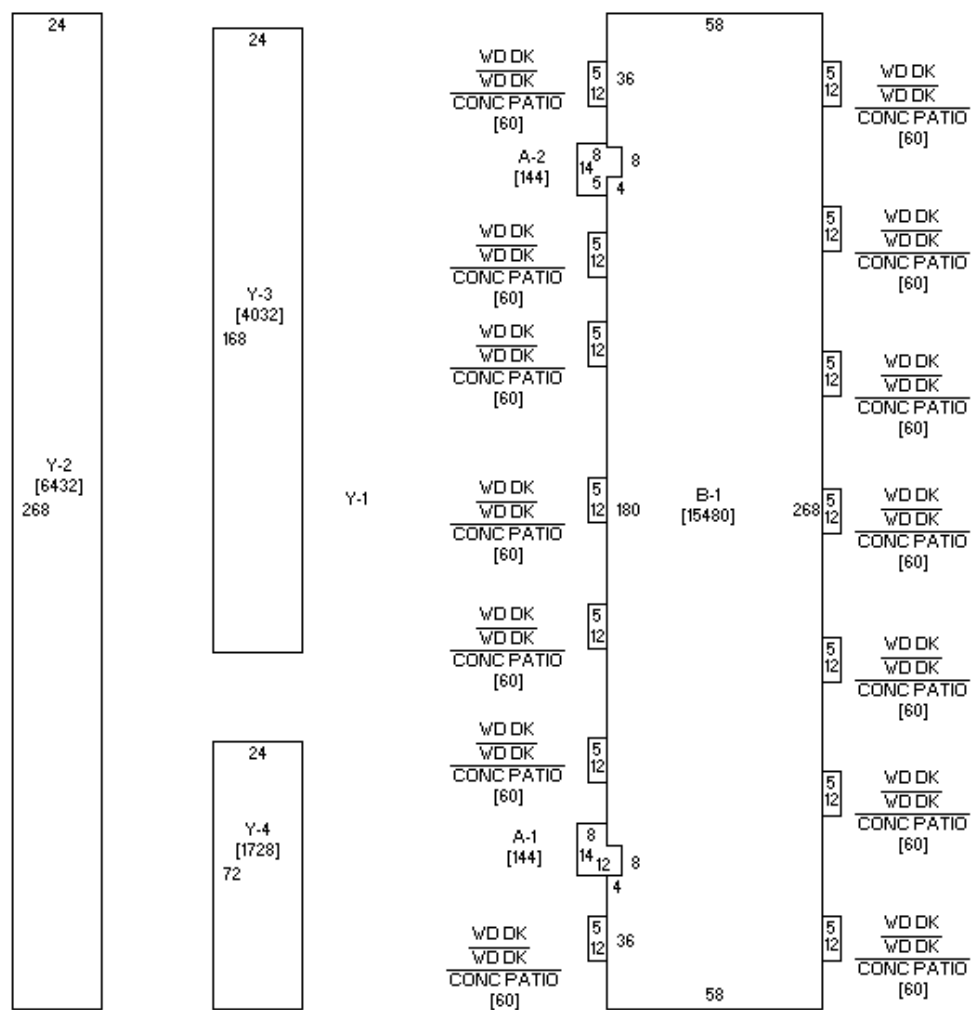
VAI 07/19/2015 - CHANGED FROM RES TO COMM PER KATIE.

PART OF LARGER TRACT. SEE PARCELS 82-55-07200 & 82-55-07300 FOR ADDITIONAL LAND & IMPROVEMENTS.

B1: 3S FR. APARTMENTS. (42) TOTAL UNITS. (11) 662 S.F. 1 BEDROOM UNITS W/(1) KITCHEN SINK & (1) FULL BATHROOM. (25) 1,044 S.F. 2 BEDROOM UNITS W/(1) KITCHEN SINK & (2) FULL BATHROOMS. (6) 1,272 S.F. 3 BEDROOM UNITS W/(1) KITCHEN SINK & (2) FULL BATHROOMS. EACH UNIT HAS WASHER/DRYER ROOM. NORMAL INTERIOR CONDITION.

A1: 1S FR. SECURITY ENTRENCE. NORMAL INTERIOR CONDITION.

A2: 1S FR. SECURITY ENTRENCE. NORMAL INTERIOR CONDITION.



501-601 HUNTER'S RUN STREET, WATFORD CITY

Deed: FAIRWAYS AT HUNTERS RUN APARTMENTS LLC

Map Area: Watford City Comm

Checks/Tags:

Contract:

Route: 016-050-070

Lister/Date: CW, 11/12/2015

CID#:

Tax Dist: 82-001-00-03-00-00

Review/Date: CJ, 09/13/2016

DBA: FAIRWAYS APARTMENTS

Plat Page:

Entry Status: Inspected

MLS:

Subdiv:

HUNTERS RUN SUBDIVISION

Urban / Commercial

Legal: LOT 125 HUNTERS RUN SUBDIVISION

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 (Rd nearest \$10)
Acre X Rate						217,800.00	5.000			C-9.25	\$200,000.00					\$0	
Subtotal						217,800.00	5.000					\$1,000,000	0%	10%	0%	\$0	\$900,000
Acre X Rate						216,057.60	4.960			C-7.75	\$100,000.00					\$0	
Subtotal						216,057.60	4.960					\$496,000	0%	10%	0%	\$0	\$446,400
Grand Total						433,857.60	9.960					\$1,496,000					\$1,346,400

Street

Utilities

Zoning

Land Use

Acre X Rate	None	None	Not Applicable	Not Applicable
Acre X Rate	None	None	Not Applicable	Not Applicable

Sales

Building Permits

Values

Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
11/26/2019		D000	521108	4/4/2023	5473	Y	\$0	None	Land	\$1,346,400	\$0	\$0	\$1,346,400
08/15/2016		D016		11/12/2015		Y	\$0	New Bldg	Dwlg		\$0	\$0	
				11/12/2015		N	\$0	Int-Remodel	Impr	\$4,224,120	\$0	\$0	\$4,224,120
									Total	\$5,570,520	\$0	\$0	\$5,570,520

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				3-Fixture Bathroom	36	
Occ. Descr.	Apartment	Exterior wall	Vinyl - Frame	28	Steel Siding - Frame	0		Sink-Kitchen	36	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		36
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2015	Windows	Incl. w / Base	0						
EFF Age/Yr	8/ 2015	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	Fair	Basement						Sprinkler - exposed w	36,063	AVG
Grade Mult.	1.100	Roof	Rubber Membrane/Wood					Apt - A/C deduct wall	36,063	AVG
Phy-Depr.	18	Ceiling	Drywall	1				Steps & Raised Stoop	154	Low
Description	B1-3S FR	Struct. Floor	R'Concrete 4"	1	Wd Deck on Wood Joist	1		Steps & Raised Stoop	84	AVG
Style	Frame - Wood	Floor Cover	Carpet	1						
Stories	3	Partitions	Apartment	1						
Grade	5+10	Framing	Wood - Average	1						
Base	12,021	HVAC	Electric	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	36063	Condition	20%	Location	25%	Occupancy	10%			
Total Units	36	Functional:		External:	35%	Other:	20%			

[illegible]

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				3-Fixture Bathroom	7	3
Occ. Descr.	Apartment	Exterior wall	Vinyl - Frame	18				Sink-Kitchen	7	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	0						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	Fair	Basement						Sprinkler - exposed w/	4,950	AVG
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	19	Ceiling	Drywall	1						
Description	B2-2S FR	Struct. Floor	Wd Deck on Wood Joist	1						
Style	Frame - Wood	Floor Cover	Carpet	1						
Stories	2	Partitions	Apartment	1						
Grade	5+10	Framing	Wood - Average	1						
Base	2,475	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	4950	Layout	5%	Location	25%	Occupancy	20%			
Total Units	7	Functional:	5%	External:	45%	Other:				

[illegible]

		Commercial Building TOTAL Value						\$217,830
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Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				3-Fixture Bathroom	7	3
Occ. Descr.	Apartment	Exterior wall	Vinyl - Frame	18				Sink-Kitchen	7	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2014	Windows	Incl. w / Base	0						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	Fair	Basement						Sprinkler - exposed w/	4,950	AVG
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	19	Ceiling	Drywall	1						
Description	B3-2S FR	Struct. Floor	Wd Deck on Wood Joist	1						
Style	Frame - Wood	Floor Cover	Carpet	1						
Stories	2	Partitions	Apartment	1						
Grade	5+10	Framing	Wood - Average	1						
Base	2,475	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	4950	Layout	5%	Location	25%	Occupancy	20%			
Total Units	7	Functional:	5%	External:	45%	Other:				

[illegible]

	Commercial Building TOTAL Value						\$217,830
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Precomputed Structure		Verticals							Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt		8"				3-Fixture Bathroom	5	7
Occ. Descr.	Apartment	Exterior wall	Vinyl - Frame		18				Sink-Kitchen	5	
Price Code	702	Interior wall	Drywall or Equiv.		0				3-Fixture Bathroom		
Price Descr.	Apartment	Pilasters									
		Wall facing									
Year Built	2014	Windows	Incl. w / Base		0						
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base		Average						
Depr. Table	8	Horizontals									
Condition	Fair	Basement									
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk								
Phy-Depr.	19	Ceiling	Drywall		1						
Description	B4-2S FR	Struct. Floor	Wd Deck on Wood Joist		1						
Style	Frame - Wood	Floor Cover	Carpet		1						
Stories	2	Partitions	Apartment		1						
Grade	5+10	Framing	Wood - Average		1						
Base	2,475	HVAC	Combination FHA - AC		1						
Basement	0	Electrical	Apartment		1						
Basement Parking	No	Sprinkler	Exposed Wet		1						
1st Flr Inset Adj	0	Obsolescence									
GBA	4950	Layout	5%	Location	25%	Occupancy	20%				
Total Units	5	Functional:	5%	External:	45%	Other:					
									© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)		

[illegible]

		Commercial Building TOTAL Value						\$224,160
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Precomputed Structure		Verticals							Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"					3-Fixture Bathroom	7	
Occ. Descr.	Apartment	Exterior wall	Vinyl - Frame	18					Sink-Kitchen	7	
Price Code	702	Interior wall	Drywall or Equiv.	0					3-Fixture Bathroom		3
Price Descr.	Apartment	Pilasters									
		Wall facing									
Year Built	2014	Windows	Incl. w / Base	0							
EFF Age/Yr	9/ 2014	Fronts/Doors	Incl. w / Base	Average							
Depr. Table	8	Horizontals							Adjustments		
Condition	Fair	Basement							Sprinkler - exposed w/	4,950	AVG
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk								
Phy-Depr.	19	Ceiling	Drywall	1							
Description	B5-2S FR	Struct. Floor	Wd Deck on Wood Joist	1							
Style	Frame - Wood	Floor Cover	Carpet	1							
Stories	2	Partitions	Apartment	1							
Grade	5+10	Framing	Wood - Average	1							
Base	2,475	HVAC	Combination FHA - AC	1							
Basement	0	Electrical	Apartment	1							
Basement Parking	No	Sprinkler	Exposed Wet	1							
1st Flr Inset Adj	0	Obsolescence									
GBA	4950	Layout	5%	Location	25%	Occupancy	20%				
Total Units	7	Functional:	5%	External:	45%	Other:					

[illegible]

Precomputed Structure		Verticals								Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt		8"					3-Fixture Bathroom	5	7
Occ. Descr.	Apartment	Exterior wall	Vinyl - Frame		18					Sink-Kitchen	5	
Price Code	702	Interior wall	Drywall or Equiv.		0					3-Fixture Bathroom		
Price Descr.	Apartment	Pilasters										
		Wall facing										
Year Built	2015	Windows	Incl. w / Base		0							
EFF Age/Yr	8/ 2015	Fronts/Doors	Incl. w / Base		Average							
Depr. Table	8	Horizontals										
Condition	Fair	Basement										
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk									
Phy-Depr.	18	Ceiling	Drywall		1							
Description	B6-2S FR	Struct. Floor	Wd Deck on Wood Joist		1							
Style	Frame - Wood	Floor Cover	Carpet		1							
Stories	2	Partitions	Apartment		1							
Grade	5+10	Framing	Wood - Average		1							
Base	2,475	HVAC	Combination FHA - AC		1							
Basement	0	Electrical	Apartment		1							
Basement Parking	No	Sprinkler	Exposed Wet		1							
1st Flr Inset Adj	0	Obsolescence										
GBA	4950	Layout	5%	Location	25%	Occupancy	20%					
Total Units	5	Functional:	5%	External:	45%	Other:						
© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)												

[illegible]

[illegible]

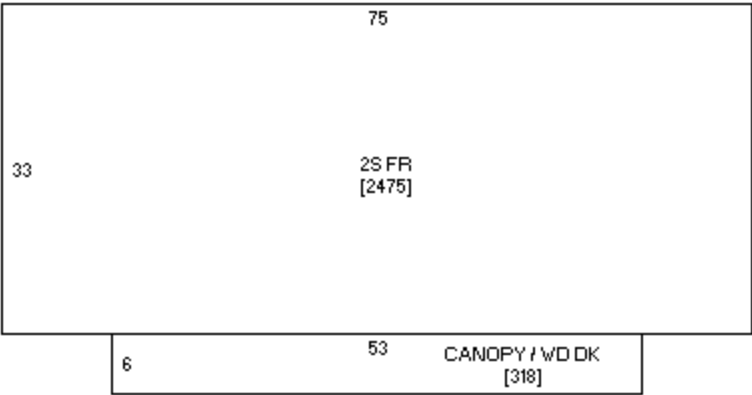
Precomputed Structure		Verticals								Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt		8"					3-Fixture Bathroom	5	7
Occ. Descr.	Apartment	Exterior wall	Vinyl - Frame		18					Sink-Kitchen	5	
Price Code	702	Interior wall	Drywall or Equiv.		0					3-Fixture Bathroom		
Price Descr.	Apartment	Pilasters										
		Wall facing										
Year Built	2015	Windows	Incl. w / Base		0							
EFF Age/Yr	8/ 2015	Fronts/Doors	Incl. w / Base		Average							
Depr. Table	8	Horizontals										
Condition	Fair	Basement										
Grade Mult.	1.100	Roof	Asph. Shingle/ Wood Dk									
Phy-Depr.	18	Ceiling	Drywall		1							
Description	B7-2S FR	Struct. Floor	Wd Deck on Wood Joist		1							
Style	Frame - Wood	Floor Cover	Carpet		1							
Stories	2	Partitions	Apartment		1							
Grade	5+10	Framing	Wood - Average		1							
Base	2,475	HVAC	Combination FHA - AC		1							
Basement	0	Electrical	Apartment		1							
Basement Parking	No	Sprinkler	Exposed Wet		1							
1st Flr Inset Adj	0	Obsolescence										
GBA	4950	Layout	5%	Location	25%	Occupancy	20%					
Total Units	5	Functional:	5%	External:	45%	Other:						
© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5443)												

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				3-Fixture Bathroom	B	Ext
Occ. Descr.	Apartment	Exterior wall	Vinyl - Frame	28	Steel Siding - Frame	0		Sink-Kitchen	36	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		36
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2015	Windows	Incl. w / Base	0						
EFF Age/Yr	8/ 2015	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	Fair	Basement						Sprinkler - exposed w	36,063	AVG
Grade Mult.	1.100	Roof	Rubber Membrane/Wood					Apt - A/C deduct wall	36,063	AVG
Phy-Depr.	18	Ceiling	Drywall	1				Steps & Raised Stoop	154	Low
Description	B8-3S FR	Struct. Floor	R'Concrete 4"	1	Wd Deck on Wood Joist	1		Steps & Raised Stoop	84	AVG
Style	Frame - Wood	Floor Cover	Carpet	1						
Stories	3	Partitions	Apartment	1						
Grade	5+10	Framing	Wood - Average	1						
Base	12,021	HVAC	Electric	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	36063	Condition	20%	Location	25%	Occupancy	20%			
Total Units	36	Functional:		External:	45%	Other:	20%			

[illegible]

[illegible]

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Comm	\$1,346,400	\$0	\$4,224,120	\$0	\$5,570,520
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



Sketch 3 of 3





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





Notes:

Note Title: VAI

VAI 07/13/2015 - CHANGED MAP AREA TO COMM PER KATIE.

11/12/2015 CW

B1: 36 UNIT 3S FRAME APT BLDG. EXP WET SPRINKLER'S THROUGHOUT. WALL AC UNITS. EACH FLR HAS (4) 3BDRM-3BATH UNIT'S, (4) 2BDRM-2BATH UNIT'S, (2) 1BDRM-1BATH UNIT'S, AND (2) STUDIO'S WITH 1BATH.
ALL UNITS ARE FURNISHED EXCEPT FOR ONE 2BDRM ON EACH FLR.

Notes:

B2: 7 UNIT 2S FRAME APT BLDG. EXP WET SPRINKLER'S, FHA/AC. HAS (3) 2BDRM-2BATH'S, AND (4) 1BDRM-1BATH'S. ALL ARE FURNISHED EXCEPT FOR ONE.

B3: 7 UNIT 2S FRAME APT BLDG. EXP WET SPRINKLER'S, FHA/AC. HAS (3) 2BDRM-2BATH'S, AND (4) 1BDRM-1BATH'S. ALL ARE FURNISHED EXCEPT FOR ONE.

B4: 5 UNIT 2S FRAME APT BLDG. EXP WET SPRINKLER'S, FHA/AC. HAS (3) 2BDRM-2BATH'S, AND (2) 3BDRM-3BATH'S. ALL ARE FURNISHED EXCEPT FOR ONE.

B5: 7 UNIT 2S FRAME APT BLDG. EXP WET SPRINKLER'S, FHA/AC. HAS (3) 2BDRM-2BATH'S, AND (4) 1BDRM-1BATH'S. ALL ARE FURNISHED EXCEPT FOR ONE.

B6: 5 UNIT 2S FRAME APT BLDG. EXP WET SPRINKLER'S, FHA/AC. HAS (3) 2BDRM-2BATH'S, AND (2) 3BDRM-3BATH'S. ALL ARE FURNISHED EXCEPT FOR ONE.

B7: 5 UNIT 2S FRAME APT BLDG. EXP WET SPRINKLER'S, FHA/AC. HAS (3) 2BDRM-2BATH'S, AND (2) 3BDRM-3BATH'S. ALL ARE FURNISHED EXCEPT FOR ONE.

B8: 36 UNIT 3S FRAME APT BLDG. EXP WET SPRINKLER'S THROUGHOUT. WALL AC UNITS. EACH FLR HAS (4) 3BDRM-3BATH UNIT'S, (4) 2BDRM-2BATH UNIT'S, (2) 1BDRM-1BATH UNIT'S, AND (2) STUDIO'S WITH 1BATH.
ALL UNITS ARE UNFURNISHED.

FIELD CHECK CONC ON ON SKETCH FOR GARAGE'S. FIELD CHECK B8 FOR COMPLETION - WORKING ON INTERIOR BUILD OUT. ALSO PLAN TO ADD 3 MORE APT BLDG'S ON NORTH SIDE OF PARCEL - FIELD CHECK
EVERYTHING NORTH OF B7 AND B8.

06/05/2016 CW - NO CHANGES, NO PLANS TO ADD ANYTHING THIS YEAR, FIELD CHECK FOR ADDITIONAL BLDG'S 2018.

ON REVIEW, ADDED LOOP-NET INFO IN DMS. REPORTED CONSTRUCTION COST OF \$16,000,000+-.

FOR SALE FOR \$8,100,000

SOLD 2016 FOR \$12,600,000 W/PP?

LOT 25 OF HUNTERS RUN SUBDIVISION HAS IMPROVEMENTS WHICH INCLUDE 4 APARTMENT BUILDINGS THAT WERE MOVED IN JANUARY.

2 OF THE BUILDINGS HAVE BEEN THERE AND BEING WORKED ON FOR A COUPLE WEEKS AS OF FEBRUARY 1ST AND TWO OF THE BUILDING HAVE JUST BEEN SET.
THE BUILDINGS ARE MODULAR SO THEY ARE MOSTLY FINISHED WHEN THEY ARRIVE.

EACH BUILDING HAS 5 APARTMENTS. THE LOWER LEVEL IS 3 - TWO BEDROOM/2 BATH UNITS
THE UPPER LEVEL IS 2 - THREE BEDROOM/2 BATH UNITS

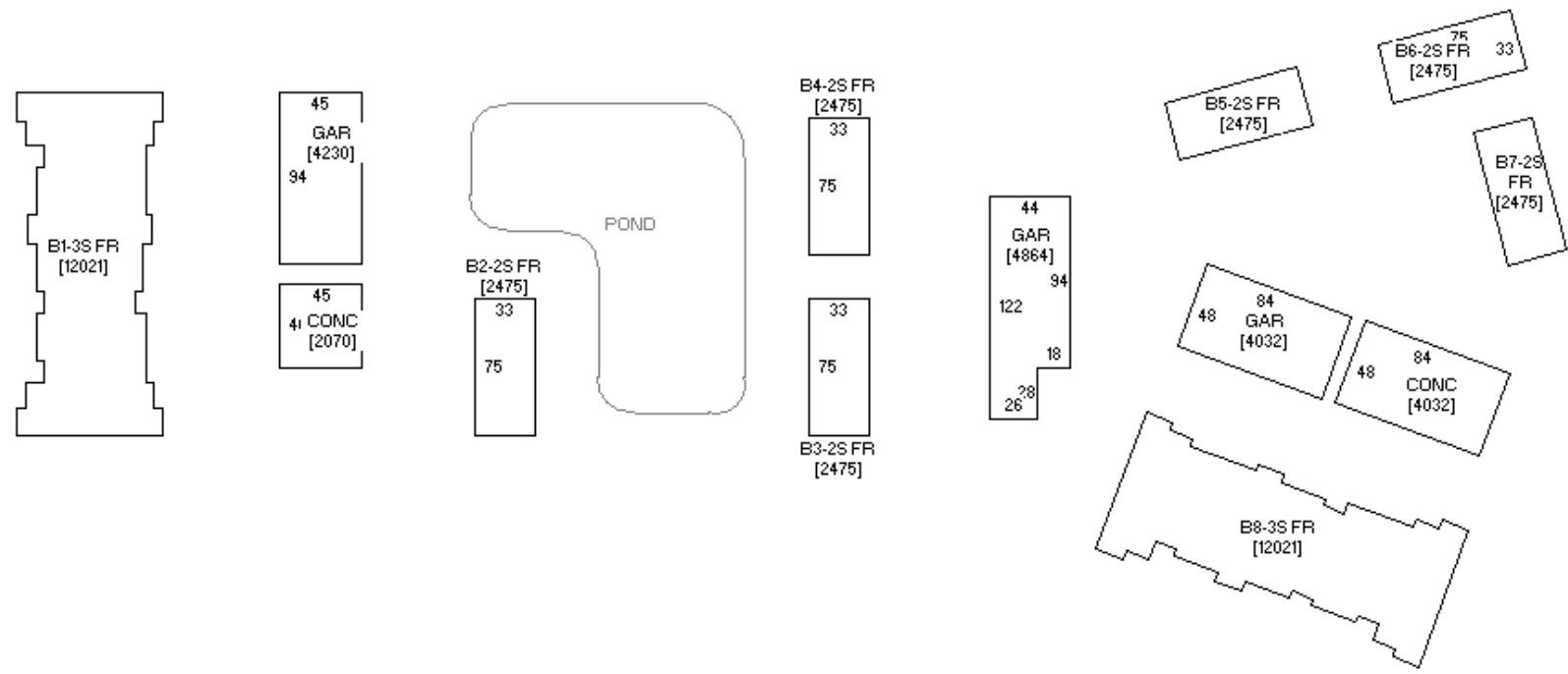
THE QUALITY OF THE CABINETRY, WOOD WORK AND FLOORING IS LOW QUALITY

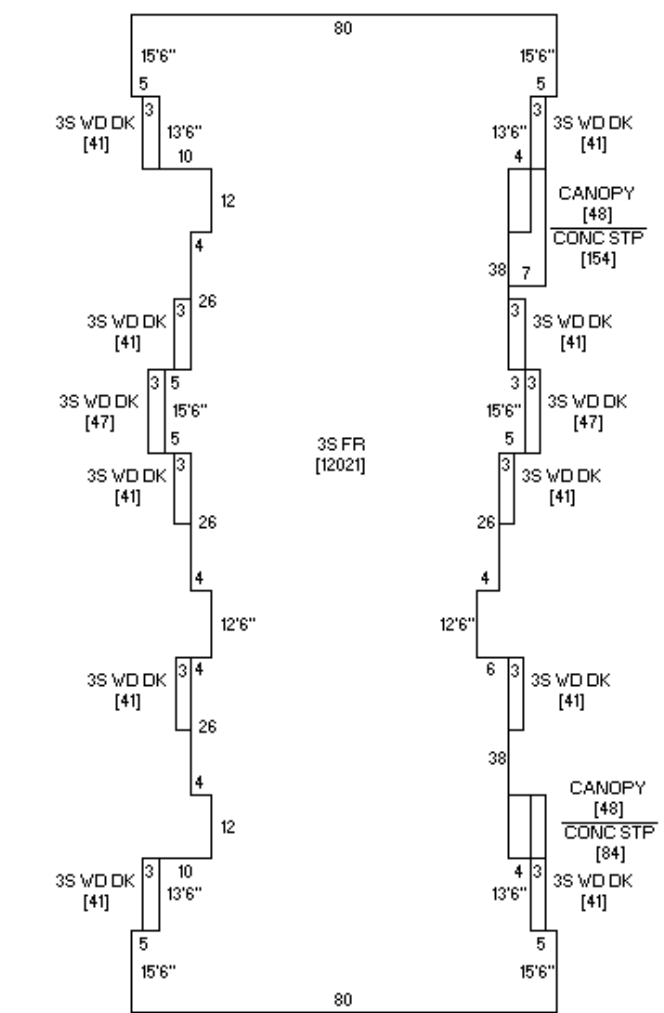
09/25/2015

BLDG #10 & #3 ARE BOTH 36 UNIT APARTMENT BUILDINGS

EACH BUILDING HAS: 6 STUDIO APARTMENTS, 6 ONE BEDROOM APARTMENTS; 12 TWO BEDROOM APARTMENTS; 12 THREE BEDROOM APARTMENTS

LOW QUALITY MATERIALS AND WORKMANSHIP





FOX HILLS PKWY, WATFORD CITY

Deed: WATFORD MCKENZIE PARK APARTMENTS LLC

Map Area: Watford City Comm

Checks/Tags: S

Contract:

Route: 017-050-020

Lister/Date: CW, 11/11/2015

CID#:

Tax Dist: 82-001-00-03-00-00

Review/Date: CJ, 09/13/2016

DBA: FOX HILLS APARTMENTS

Plat Page:

Entry Status: Inspected

MLS:

Subdiv: FOX HILLS VILLAGE

Urban / Commercial

Legal: FOX HILLS VILLAGE

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 \$10)
Acre X Rate						43,560.00	1.000			C-9.25	\$200,000.00					\$0	
Subtotal						43,560.00	1.000					\$200,000	0%	10%	5%	\$0	\$171,000
Acre X Rate						43,560.00	1.000			C-7.75	\$100,000.00					\$0	
Subtotal						43,560.00	1.000					\$100,000	0%	10%	5%	\$0	\$85,500
Acre X Rate						71,874.00	1.650			C-5.25	\$50,000.00					\$0	
Subtotal						71,874.00	1.650					\$82,500	0%	10%	5%	\$0	\$70,540
Grand Total						158,994.00	3.650					\$382,500					\$327,040

Street

Utilities

Zoning

Land Use

Acre X Rate	None	None	Not Applicable	Not Applicable
Acre X Rate	None	None	Not Applicable	Not Applicable
Acre X Rate	None	None	Not Applicable	Not Applicable

Sales

Building Permits

Values

Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
04/14/2015		D017		11/11/2015		N	\$0	New Bldg	Land	\$327,040	\$0	\$0	\$327,040
				11/11/2015		N	\$0	Int-Remodel	Dwlg		\$0	\$0	
									Impr	\$3,220,340	\$0	\$0	\$3,220,340
									Total	\$3,547,380	\$0	\$0	\$3,547,380

Precomputed Structure		Verticals							Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"					3-Fixture Bathroom	30	
Occ. Descr.	Apartment	Exterior wall	Vinyl - Frame	28					Sink-Kitchen	30	
Price Code	702	Interior wall	Drywall or Equiv.	0					3-Fixture Bathroom		22
Price Descr.	Apartment	Pilasters									
		Wall facing									
Year Built	2015	Windows	Incl. w / Base	0							
EFF Age/Yr	8/ 2015	Fronts/Doors	Incl. w / Base	Average							
Depr. Table	8	Horizontals							Adjustments		
Condition	NML	Basement							Apt - A/C deduct wall	33,408	AVG
Grade Mult.	1.130	Roof	Asph. Shingle/ Wood Dk						Sprinkler - exposed w	33,408	AVG
Phy-Depr.	8	Ceiling	Drywall	1							
Description	B2-3S FR	Struct. Floor	R'Concrete 4"	1	Wd Deck on Wood Joist	1					
Style	Frame - Wood	Floor Cover	Carpet	1							
Stories	3	Partitions	Apartment	1							
Grade	4-10	Framing	Wood - Average	1							
Base	11,056	HVAC	Electric	1							
Basement	0	Electrical	Apartment	1							
Basement Parking	No	Sprinkler	Exposed Wet	1							
1st Flr Inset Adj	0	Obsolescence									
GBA	33408	Location	25%	Occupancy	40%						
Total Units	30	Functional:		External:	45%	Other:	20%				

Bldg / Addn		Description (RCN \$2,967,808)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Ag Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
1 of 7	Bldg	O 702 —Apartment													
	Pre	P 702 —Apartment	11,056	\$81.20	\$897,747										
		Uppers Adjustment	22,112	\$71.00	\$1,569,952										
	V	Ftg & Fdtn													
		Reinforced Concrete w/o Bsmt - 8"													
	V	Exterior Wall													
		Vinyl - Frame - 28	28												
	V	Interior Wall													
		Drywall or Equiv. - 0													
	V	Windows													
		Incl. w / Base - 0													
	V	Fronts/Doors													
		Incl. w / Base - Average													
	H	Roof													
		Asph. Shingle/ Wood Dk	11,056												
	H	Ceiling													
		Drywall - 1	11,056												
	H	Struct. Floor													
		R'Concrete 4" - 1	11,056												
		Wd Deck on Wood Joist - 1	11,056												
	H	Floor Cover													
		Carpet - 1	11,056												
	H	Partitions													
		Apartment - 1	11,056												
	H	Framing													
		Wood - Average - 1	11,056												
	H	HVAC													
		Electric - 1	11,056												
	H	Electrical													
		Apartment - 1	11,056												
	H	Sprinkler													
		Exposed Wet - 1	11,056												
	Plmb	3-Fixture Bathroom - Base	30												
	Plmb	Sink-Kitchen - Base	30												
	Plmb	3-Fixture Bathroom - AVG	22	\$3,400.00	\$74,800										
		Plumbing Sub Total			\$74,800										
	Adj	Apt - A/C deduct wall units - AVG	33,408	-\$1.25	-\$41,760										
	Adj	Sprinkler - exposed wet - AVG	33,408	\$2.75	\$91,872										
		Adjustments Sub Total			\$50,112										
		Building Sub Total			\$2,592,611	1.130	2015	8	0	45	20	0	\$1,185,922	1.000	\$1,185,920
1 of 2	Ex	Porch (Commercial) 72 SF, Wood Deck, Average Pricing	20	\$1,512	\$30,240.00	1.130	2015	8.00	0	45	20		\$13,832	1.000	\$13,830

Precomputed Addition		Verticals							Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"						B	Ext
Occ. Descr.	Apartment	Exterior wall	Vinyl - Frame	9							
Price Code	702	Interior wall	Drywall or Equiv.	0							
Price Descr.	Apartment	Pilasters									
		Wall facing									
Year Built	2015	Windows	Incl. w / Base	0							
EFF Age/Yr	8/ 2015	Fronts/Doors	Incl. w / Base	Average							
Depr. Table	8	Horizontals							Adjustments		
Condition	NML	Basement									
Grade Mult.	1.130	Roof	Asph. Shingle/ Wood Dk								
Phy-Depr.	8	Ceiling	Drywall	1							
Description	A1-1S FR	Struct. Floor	R'Concrete 4"	1					A/C - deduct	120	AVG
Style	Frame - Wood	Floor Cover	Ceramic	1							
Stories	1	Partitions									
Grade	4-10	Framing	Wood - Average	1							
Base	120	HVAC	Electric	1							
Basement	0	Electrical	Apartment	1							
Basement Parking	No	Sprinkler									
1st Flr Inset Adj	0	Obsolescence									
GBA	33408	Location	25%	Occupancy	40%						
Total Units	0	Functional:		External:	45%	Other:	20%				

Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"					B	Ext
Occ. Descr.	Apartment	Exterior wall	Vinyl - Frame	9						
Price Code	702	Interior wall	Drywall or Equiv.	0						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2015	Windows	Incl. w / Base	0						
EFF Age/Yr	8/ 2015	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.130	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	8	Ceiling	Drywall	1						
Description	A2-1S FR	Struct. Floor	R'Concrete 4"	1						
Style	Frame - Wood	Floor Cover	Ceramic	1						
Stories	1	Partitions								
Grade	4-10	Framing	Wood - Average	1						
Base	120	HVAC	Electric	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler								
1st Flr Inset Adj	0	Obsolescence								
GBA	33408	Location	25%	Occupancy	40%					
Total Units	0	Functional:		External:	45%	Other:	20%			

A/C - deduct

120

AVG

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(rev. 26.0.54.5443)

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				3-Fixture Bathroom	30	
Occ. Descr.	Apartment	Exterior wall	Vinyl - Frame	28				Sink-Kitchen	30	
Price Code	702	Interior wall	Drywall or Equiv.	0				3-Fixture Bathroom		22
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2015	Windows	Incl. w / Base	0						
EFF Age/Yr	8/ 2015	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement						Apt - A/C deduct wall	35,568	AVG
Grade Mult.	1.130	Roof	Asph. Shingle/ Wood Dk					Sprinkler - exposed w	35,568	AVG
Phy-Depr.	8	Ceiling	Drywall	1						
Description	B3-3S FR	Struct. Floor	R'Concrete 4"	1	Wd Deck on Wood Joist	1				
Style	Frame - Wood	Floor Cover	Carpet	1						
Stories	3	Partitions	Apartment	1						
Grade	4-10	Framing	Wood - Average	1						
Base	11,776	HVAC	Electric	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler	Exposed Wet	1						
1st Flr Inset Adj	0	Obsolescence								
GBA	36576	Location	25%	Occupancy	40%					
Total Units	30	Functional:		External:	45%	Other:	20%			

Bldg / Addn	Description (RCN \$3,134,436)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Ag Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
4 of 7	Bldg O 702 — Apartment													
	Pre P 702 — Apartment	11,776	\$79.80	\$939,725										
	Uppers Adjustment	23,552	\$71.00	\$1,672,192										
	V Ftg & Fdtn													
	Reinforced Concrete w/o Bsmt - 8"													
	V Exterior Wall													
	Vinyl - Frame - 28	28												
	V Interior Wall													
	Drywall or Equiv. - 0													
	V Windows													
	Incl. w / Base - 0													
	V Fronts/Doors													
	Incl. w / Base - Average													
	H Roof													
	Asph. Shingle/ Wood Dk	11,776												
	H Ceiling													
	Drywall - 1	11,776												
	H Struct. Floor													
	R'Concrete 4" - 1	11,776												
	Wd Deck on Wood Joist - 1	11,776												
	H Floor Cover													
	Carpet - 1	11,776												
	H Partitions													
	Apartment - 1	11,776												
	H Framing													
	Wood - Average - 1	11,776												
	H HVAC													
	Electric - 1	11,776												
	H Electrical													
	Apartment - 1	11,776												
	H Sprinkler													
	Exposed Wet - 1	11,776												
	Plmb 3-Fixture Bathroom - Base	30												
	Plmb Sink-Kitchen - Base	30												
	Plmb 3-Fixture Bathroom - AVG	22	\$3,400.00	\$74,800										
	Plumbing Sub Total			\$74,800										
	Adj Apt - A/C deduct wall units - AVG	35,568	-\$1.25	-\$44,460										
	Adj Sprinkler - exposed wet - AVG	35,568	\$2.75	\$97,812										
	Adjustments Sub Total			\$53,352										
	Building Sub Total			\$2,740,069	1.130	2015	8	0	45	20	0	\$1,253,374	1.000	\$1,253,370

Precomputed Addition		Verticals							Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"						B	Ext
Occ. Descr.	Apartment	Exterior wall	Vinyl - Frame	9							
Price Code	702	Interior wall	Drywall or Equiv.	0							
Price Descr.	Apartment	Pilasters									
		Wall facing									
Year Built	2015	Windows	Incl. w / Base	0							
EFF Age/Yr	8/ 2015	Fronts/Doors	Incl. w / Base	Average							
Depr. Table	8	Horizontals							Adjustments		
Condition	NML	Basement									
Grade Mult.	1.130	Roof	Asph. Shingle/ Wood Dk								
Phy-Depr.	8	Ceiling	Drywall	1							
Description	A1-1S FR	Struct. Floor	R'Concrete 4"	1					A/C - deduct	120	AVG
Style	Frame - Wood	Floor Cover	Ceramic	1							
Stories	1	Partitions									
Grade	4-10	Framing	Wood - Average	1							
Base	120	HVAC	Electric	1							
Basement	0	Electrical	Apartment	1							
Basement Parking	No	Sprinkler									
1st Flr Inset Adj	0	Obsolescence									
GBA	36576	Location	25%	Occupancy	40%						
Total Units	0	Functional:		External:	45%	Other:	20%				

Precomputed Addition		Verticals						Plumbing		
Occ. Code	702	Fig & Fdtn	inforced Concrete w/o Bsmt	8"					B	Ext
Occ. Descr.	Apartment	Exterior wall	Vinyl - Frame	9						
Price Code	702	Interior wall	Drywall or Equiv.	0						
Price Descr.	Apartment	Pilasters								
		Wall facing								
Year Built	2015	Windows	Incl. w / Base	0						
EFF Age/Yr	8/ 2015	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.130	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	8	Ceiling	Drywall	1						
Description	A2-1S FR	Struct. Floor	R'Concrete 4"	1						
Style	Frame - Wood	Floor Cover	Ceramic	1						
Stories	1	Partitions								
Grade	4-10	Framing	Wood - Average	1						
Base	120	HVAC	Electric	1						
Basement	0	Electrical	Apartment	1						
Basement Parking	No	Sprinkler								
1st Flr Inset Adj	0	Obsolescence								
GBA	36576	Location	25%	Occupancy	40%					
Total Units	0	Functional:		External:	45%	Other:	20%			

A/C - deduct

120

AVG

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[illegible]

Precomputed Addition		Verticals						Plumbing		
Occ. Code	305	Fig & Fdtn	inforced Concrete w/o Bsmt	8"				Toilet Room	B	Ext
Occ. Descr.	Clubhouse	Exterior wall	Vinyl - Frame	9				Sink-Kitchen	1	
Price Code	305	Interior wall	Drywall or Equiv.	0						
Price Descr.	Clubhouse	Pilasters								
		Wall facing								
Year Built	2015	Windows	Incl. w / Base	0						
EFF Age/Yr	8/ 2015	Fronts/Doors	Incl. w / Base	Average						
Depr. Table	8	Horizontals						Adjustments		
Condition	NML	Basement						Sprinkler - exposed w/	1,008	AVG
Grade Mult.	1.130	Roof	Asph. Shingle/ Wood Dk							
Phy-Depr.	8	Ceiling	Drywall	1						
Description	A3-1S FR	Struct. Floor	R'Concrete 4"	1						
Style	Frame - Wood	Floor Cover	Carpet	1						
Stories	1	Partitions	Incl. w / Base	1						
Grade	4-10	Framing	Wood - Average	1						
Base	1,008	HVAC	Combination FHA - AC	1						
Basement	0	Electrical	Hotel/Motel Commons	1						
1st Flr Inset Adj	0	Sprinkler	Exposed Wet	1						
GBA	36576	Obsolescence								
		Location	25%	Occupancy	40%					
		Functional:		External:	45%	Other:	20%			

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Comm	\$327,040	\$0	\$3,220,340	\$0	\$3,547,380
2024		Appr	Urban	Comm	\$327,040	\$0	\$2,938,120	\$0	\$3,265,160
2023		Appr	Urban	Comm	\$327,040	\$0	\$2,847,300	\$0	\$3,174,340
2022		Appr	Urban	Comm	\$327,040	\$0	\$2,847,300	\$0	\$3,174,340
2021		Appr	Urban	Comm	\$327,040	\$0	\$3,720,360	\$0	\$4,047,400
2020		Appr	Urban	Comm	\$344,250	\$0	\$4,178,430	\$0	\$4,522,680
2019		Appr	Urban	Comm	\$382,500	\$0	\$3,705,930	\$0	\$4,088,430
2018		Appr	Urban	Comm	\$382,500	\$0	\$4,541,600	\$0	\$4,924,100
2017		Appr	Urban	Comm	\$382,500	\$0	\$5,342,160	\$0	\$5,724,660
2016	VAI Import 1-5-2017: 233	Appr	Urban	Comm	\$204,000	\$0	\$6,031,290	\$0	\$6,235,290





Notes:

Note Title: VAI

VAI 07/13/2015 - ADDED PARCEL PER KATIE. LOT HAS NOT BEEN DEVELOPED BUT SHE THOUGHT IT WOULD BE SOMETIME NEXT YEAR.

11/11/2015 CW - APARTMENT COMPLEX HERE, SHOULD BE COMBINED WITH 82-31-06800.

VAI 01/06/2016 - CANNOT COMBINE WITH 82-31-06800 PER KATIE.

11/11/2015 CW -

Notes:

FIELD CHECK FOR COMPLETION, COULD NOT GET INFO FROM ANYONE, CONSTRUCTION WORKERS ONLY. NO PHONE NUMBER LISTED.

B1: 3S FRAME, 40 UNIT APT BLDG. AT TIME OF INSPECTION IT WAS JUST A SHELL, NO SIDING. FIELD CHECK NUMBER OF UNITS AND BATH'S.

A1: 1S FRAME ENTRY AREA.

A2: 1S FRAME ENTRY AREA.

B2: 3S FRAME, 30 UNIT APT BLDG. EXTERIOR 50% COMPLETE, WORKING ON INTERIOR AT TIME OF INSPECTION. FIELD CHECK NUMBER OF UNITS AND BATH'S.

A1: 1S FRAME ENTRY AREA.

A2: 1S FRAME ENTRY AREA.

B3: 3S FRAME, 30 UNIT APT BLDG. EXTERIOR COMPLETE, WORKING ON INTERIOR AT TIME OF INSPECTION. FIELD CHECK NUMBER OF UNITS AND BATH'S.

A1: 1S FRAME ENTRY AREA.

A2: 1S FRAME ENTRY AREA.

A3: 1S FRAME CLUB HOUSE. JUST A SHELL AT TIME OF INSPECTION.

06/05/2016 CW - FIELD CHECK - PERMIT WORK COMPLETE.

B1: 40 UNIT APT BLD. HAS 40 1BDRM/1BATH UNITS.

B2: 30 UNIT APT BLDG.

B3: 30 UNIT APT BLDG.

