



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: Hope Ciesynski

Address: 310 4th Ave SE, Gwinner ND 58040

Township Name (if applicable): City of Gwinner

Parcel ID: 31-9679000

Legal Description: - LOT 1 BLOCK 11, ASCHE SUBDIVISION

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

City/County Official Contact Information:

Name: LaJuana Anderson Hayen

Address: 355 Main St S, Ste 9, Forman ND 58032-4149

Phone Number: 701.724.6241 Ext 116

Email Address: lhayen@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) **The County sends out the notices.**

Prior to Township/City Equalization Meeting

Prior to County Equalization Meeting

Choose One

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

☒ Township/City ☒ County ☐ N/A Hope Ciesynski was present at the City meeting but she was not present at the County meeting. Hope did not speak at the City meeting. Her mother, Michelle Ciesynski, spoke at both the city and the county meetings and indicated she felt that the valuation was too high compared to the appraisal of 10/02/2024, which appraisal was done to develop an opinion of the market for a mortgage. The 10/02/2024 Appraisal was sent to this office by Michelle Ciesynski. Michelle was made aware that this office would be out to perform an inspection this summer.

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

Minutes from all levels of equalization meetings: Yes

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

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

Appeal Process:

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

Forman, North Dakota
June 3, 2025

The Sargent County Board of Commissioners met on Tuesday, June 3, 2025, at 9 a.m. at the Forman City Hall. Those in attendance were Commissioners Jerry Waswick, Scott Johnson, Lyle Bopp, and Chairman, Wade Anderson. Absent was Commissioner Jason Arth. Also, in attendance were Jayne Pfau, State's Attorney; Tia Bopp, Auditor; LaJuana Hayen, Tax Director; Wendy Willprecht, Dickey-Sargent Water Resource District; Samantha Schilling, Chief Deputy Property Tax and Assessment Director; Duane Peterson, Human Resources Director; and Travis Paeper, Sheriff. Others in attendance were Todd Stein, Michael Hayen, Michael Wyum, Donavon Hajek, Alicia Thompson and Pat Olofson.

Chairman Anderson called the meeting to order.

The Pledge of Allegiance was recited.

Motion to approve the agenda with additions. (Waswick/Bopp). Motion carried.

Motion to approve the minutes from the May 20, 2025, meeting. (Johnson/Waswick). Motion carried.

The Water Board was the first order of business. Commissioner Waswick wanted to understand where the Commission was in regard to paying the funds owed to the Water Board pursuant to the Joint Powers Agreement that had been entered into. A bond payment is due in May of 2026. State's Attorney Pfau mentioned that the Water Board was to advise the Commission when they were nearing default on the bond payments and then the funds would be released. Commissioner Bopp stated he requested three different times for a vote. Commissioner Bopp feels liability lies with the Water Board attorney. The Water Board respectfully disagrees. There is century code that states the County can't let the Water Board default. The matter will be discussed at the next commission meeting. Wendy Willprecht, Todd Stein and Michael Wyum left the meeting at 9:14 a.m.

Motion to nominate Jamie Nelson and Computer Express for the Dedicated Partner award. (Johnson/Bopp) Upon roll call vote, motion carried unanimously.

A recess was taken from 9:20 a.m. – 9:30 a.m.

The Board of Review and Equalization proceeded to organize for 2025 at 9:30 a.m. Several county residents were in attendance. In addition to those listed above, attending were Grover Riebe, Randall Brockman, Scott and Shawn Maro, Jan Riebe, Geneva Waswick, Carrili Larson, Kent Johnson, Amy Bergstrom, Don Patterson, Joan Johnson, Steve Klefstad, Janell McLaen, Steve McLaen, Dana Erickson, Brendan and Michelle Ciesynski, Jaimie Gavin, Auston Creech, Jessica Peterson, Bryton Ciesynski, Linda Johnson, Jodi Ost, Jan Melroe, Joleen Hardy, Cheryl Anderson, Kari Ulven, Mark Breker, Adam Hill, Sandra Hanson, Charlene Smith, Seth Aberle, Jennifer Wangler, Jerrod Sandness, Becky Sandness and Jeannie Strange.

Tax Director Hayen brought forth 28 Disabled Veteran Credits. Motion to accept the 28 Disabled Veteran Credits as presented. (Bopp/Waswick) Upon roll call vote motion carried unanimously.

Tax Director Hayen brought forth 66 approved and 6 denied Homestead Credits. Motion to approve the 66 approved Homestead Credits and 6 denied Homestead Credits. (Waswick/Johnson) Upon roll call vote, motion carried unanimously.

Motion to accept the Primary Residence Credits which list was provided to the Tax Director from the State. (Bopp/Waswick). Upon roll call vote, motion carried unanimously.

Tax Director Hayen brought forth Farm Residence Exemptions. Motion to accept the Farm Residence Property Tax Exemptions consisting of 124 active farmers, 26 vacant residences, 28 farm laborers, 83 retired farmers, 21 surviving spouses, 1 did not qualify and 8 unreturned applications. (Bopp/Waswick). Upon roll call vote, motion carried unanimously.

Tax Director Hayen requested a motion to deny a Farm Residence Property Tax Exemption for parcel 09-3028001 in Jackson Township. The Jackson Township Chairman had requested the parcel be looked into further, and upon further review the applicant does not qualify. Motion to deny the Jackson Township application on parcel 09-3028001. (Bopp/Johnson) Upon roll call vote, motion carried unanimously.

Tax Director Hayen requested a motion to deny a request for the removal of residential/improvement values and leave those values added to the total values based on the applicant not returning their

application on parcel 18-5406000 in Taylor Township. Comments were heard regarding the matter from Steve McLaen. Commissioner Waswick wants to recess and reconvene when the Board of Commissioners has had a chance to review century code and the application in further detail.

Motion to reconsider the motion made on the Jackson Township application. (Bopp/Waswick). Tabled.

There being no further business that could be acted on until all credits/exemptions have been ruled on, the meeting turned to hearing public comment. Public comment was received from Jaimie Gavin, Grover Riebe, Auston Creech, Pat Olofson, Jodi Ost, Sandra Hanson, Randall Brockman, Scott Maro, Michelle Ciesynski, and Don Patterson. Motion to ask Vanguard to adjust the numbers for the Cities of Milnor and Gwinner to the county average. (Waswick/Johnson). Upon roll call vote, motion carried unanimously.

There being no further business to be taken up at the present time, the Board of Review and Equalization went into recess until Tuesday, June 10th at 7 p.m. at the Forman City Hall.

A recess was taken from 10:45 to 11:00 to allow the meeting to be moved back to the Commission Room at the Courthouse.

Upon reconvening those in attendance were Commissioners Jerry Waswick, Scott Johnson, Lyle Bopp and Chairman Wade Anderson. Also, in attendance were Neil Weaving, Custodian; Travis Paeper, Sheriff; Brenda Wyckoff, SC District Health Administrator; and LaJuana Hayen, Tax Director.

Custodian Weaving gave an update on projects he has been working on.

Mark Breker arrived at the meeting at 11:03 a.m. Custodian Weaving left the meeting at 11:03 a.m. Human Resources Director, Duane Peterson arrived at the meeting at 11:05.

The Courthouse is scheduled to be closed on Juneteenth for a holiday, however, there is court so several offices will need to be open. Sheriff Paeper suggested swapping the Juneteenth holiday for July 3rd. Motion to swap June 19th for July 3rd with the Tax Director's office being closed on June 19th due to previous commitments. The Tax Director's office will work July 3rd; however, the courthouse will remain closed to the public. (Johnson/Bopp). Upon roll call vote, motion carried unanimously.

Discussion was held on a possible lock box for personal belongings for those attending court. No action was taken. Sheriff Paeper left the meeting at 11:21 a.m.

Brenda Wyckoff, Sargent County District Health Unit Administrator, reported on measles outbreaks across the state and actions and awareness being taken by her department. Additionally, she reported on federal funding and impacts they are or will be seeing. Ms. Wyckoff left the meeting at 11:28 a.m.

State's Attorney, Pfau arrived at the meeting at 11:28 a.m.

Human Resources Director, Duane Peterson discussed the NDPERS Defined Contribution Plan. The County currently has two employees enrolled in this plan. The County does have the option to opt out. Mr. Peterson is going to visit with the impacted employees and report back to the Board.

Roll call vote was taken for the Motion made on May 20th to amend the Sheriff's budget for \$2476.06, the same amount of the repayment of prisoner board. Voting yes were: None. Voting no were: Johnson, Bopp, Waswick and Anderson. Motion failed.

Commissioner Johnson outlined what he had requested in regard to quotes on a new county vehicle. If action is taken at this time, a vehicle could potentially be available in September.

Road Supervisor, Tim Faber and Damon DeVillers, Interstate Engineering, arrived at the meeting at 11:52 a.m. Mr. DeVillers explained how the DOT is supposed to distribute funds. He suggested townships and counties put together a list of projects for grants as some of the funding will be coming through grants. He did share that Interstate Engineering does have grant writers on their staff.

Ed Erickson Jr. had applied for a permit for ditch cleaning and the possibility of lowering a culvert which would result in the need of a hydrology study. The Board of Commissioners suggested that Mr. Erickson apply for a permit for cleaning the ditch and then apply for a second permit for the culvert if it was deemed to be necessary to lower the culvert and after the completion of a hydrology study.

An Application for Drainage Work Within the County Road Right of Way was received from Aaron Beaner. The application was tabled as a hydrology study needs to be completed first.

New rental rates as submitted by Road Supervisor, Tim Faber were reviewed. Motion to approve the newly proposed rental rates. (Johnson/Bopp) Upon roll call vote, motion carried unanimously.

A recess for lunch was taken from 12:22 p.m. to 1:15 p.m.

Upon reconvening, Tim Faber and Damon DeVillers returned to the meeting and were accompanied by Ed Erickson Jr. Discussion was held regarding the application which had been submitted and an explanation of the need to resubmit a new application for just ditch cleaning. Mr. Erickson indicated he may not need to lower the culvert and proceeded to complete a new application for only ditch cleaning.

Motion to pay the ambulance bills as presented. (Waswick/Johnson) Upon roll call vote, motion carried unanimously.

Motion to sign the Agreement Forms and Notice to Proceed for the Rubberized Crack Seal & Repair project on County Roads 7, 10 & 14. CMC-4100(025) ERS25-00-022.02 (Johnson/Bopp). Upon roll call vote, motion carried unanimously.

Motion to sign the Construction Agreement for the Bituminous Pavement Markings on County Roads 14, 10, 4 & 2. CP-4100(025) ER25-00-019. (Bopp/Johnson). Upon roll call vote, motion carried unanimously.

Motion to sign the Notice to Proceed for the Bituminous Pavement Markings on County Roads 14, 10, 4 & 2. CP-4100-(025) ER25-00-019. (Johnson/Waswick). Upon roll call vote, motion carried unanimously.

Motion to accept the Application for Special Permit to Sell Alcoholic Beverages at a Special Event at Designated Premises received from Jeremy Daggett. (Waswick/Bopp). Discussion was held as there needs more information on the application relating to where the alcohol will be served from. The motion was tabled.

Motion to accept the Application for Drainage Work Within the County Road Right of Way as received from Ed Erickson Jr for ditch cleaning. (Johnson/Bopp) Upon roll call vote, motion carried unanimously. Ed Erickson Jr. left the meeting at 1:33 p.m.

Discussion was held regarding converting a tri-axle truck into a semi for the road department. Motion to authorize the conversion of the tri-axle truck into a semi for the price of \$5975. (Waswick/Bopp). Voting yes were Commissioners Bopp, Waswick and Johnson. Voting no was Chairman Anderson. Motion carried.

Road Supervisor Faber left the meeting at 1:40 p.m.

Important dates were reviewed.

Motion to authorize Chairman Anderson to sign the vehicle quote FSSP13-2 to proceed with the purchase of a 2025 Ford Explorer for the purchase price of \$39,729.00. (Johnson/Waswick) Upon roll call vote, motion carried unanimously.

The meeting recessed at 1:44 p.m. and will stand in recess until June 10th at 7 p.m.

Forman, North Dakota
June 6, 2025

A Special Meeting of the Sargent County Commission was held at 4:00 p.m. on June 6, 2025, at the Sargent County Courthouse with the following present: Commissioners, Scott Johnson and Chairman, Wade Anderson. Participating via electronic means was Commissioner, Jason Arth. Absent were Commissioners Jerry Waswick and Lyle Bopp. Also, in attendance were LaJuana Hayen, Tax Director and Sharon Halmrast, Chief Deputy Auditor.

The purpose of the special meeting was the continuance of the equalization meeting. Chairman Anderson reconvened the meeting at 4:00 p.m. No further business or information was available at the time of the meeting. Chairman Anderson recessed the meeting until 8:00 a.m. on Monday, June 9th.

Forman, North Dakota
June 9, 2025

A Special Meeting of the Sargent County Commission was held at 8:00 a.m. on June 9, 2025, at the Sargent County Courthouse with the following present: Commission Chairman, Wade Anderson. Participating via electronic means were Commissioners, Jason Arth and Scott Johnson. Absent were Commissioners Jerry Waswick and Lyle Bopp. Also, in attendance were LaJuana Hayen, Tax Director and Tia Bopp, Auditor.

The purpose of the special meeting was the continuance of the equalization meeting. Chairman Anderson reconvened the meeting at 8:00 a.m. No further business or information was available at the time of the meeting. Chairman Anderson recessed the meeting until 8:00 a.m. on Tuesday, June 10th.

Forman, North Dakota
June 10, 2025

A Special Meeting of the Sargent County Commission was held at 8:00 a.m. on June 10, 2025, at the Sargent County Courthouse with the following present: Commissioners Jerry Waswick, Scott Johnson and Chairman, Wade Anderson. Participating via electronic means was Commissioner, Jason Arth. Absent was Commissioner Lyle Bopp. Also, in attendance were LaJuana Hayen, Tax Director; Jayne Pfau, State's Attorney; and Tia Bopp, Auditor.

The purpose of the special meeting was the continuance of the equalization meeting. Chairman Anderson reconvened the meeting at 8 a.m.

Commissioner Waswick wanted to go through the three townships that were discussed on June 3, 2025, at the initial Equalization Meeting.

Tax Director, LaJuana Hayen explained in Jackson Township the applicant is paid as a farm laborer, he doesn't own the house or the land. The owner of the house is retired. The individual he works for does not own or have control of the property. The State indicated they agree that the applicant does not qualify for an exemption. A vote was called for on the tabled motion to reconsider the original motion to deny the application for parcel 09-3028001. Voting yes were: None. Voting no were Commissioners Waswick, Johnson, Arth and Anderson. Motion to reconsider fails.

Taylor Township was next to be discussed. The application was sent to the tax payer listed in the tax system and who was listed on the deed transferring the property. The recipient of the application contacted the Tax Director's office and said the property was no longer a farm and he would not be returning the application. Additional family members are now contesting the addition of the property to the tax rolls. Motion to deny the request to have the values removed from the tax rolls in Taylor Township for parcel 18-5406000. (Johnson/Arth) Voting yes were Commissioners Johnson, Arth, and Anderson. Voting no was Commissioner Waswick. Motion carried.

In Milnor Township a property owner was given an inspection card and the property was assessed. The owner is appealing the value. Disconnection notices were provided, but were after the deadline. The applicant admitted there was no farmer living there. The assessment was done in 2024 and the disconnection notices were dated 2025. This property would only be on the tax roll for one year and the residence would come off. Motion to deny the application in Milnor Township for removal of

residential values and leave the value included in the total values for parcel 12-4012002.
(Waswick/Johnson) Upon roll call vote, motion carried unanimously.

Commissioner Waswick requested information on the outcome of the request made to Vanguard to adjust the assessed values for the Cities of Gwinner and Milnor down to the county average. Tax Director, Hayen stated anything they tried took the whole county out of tolerance.

There being no further information or business to discuss, the meeting was recessed until June 10, 2025, at 7:00 p.m.

Forman, North Dakota
June 10, 2025

The Board of Review and Equalization for 2025 reconvened at 7:00 p.m. on Tuesday, June 10, 2025 at the Forman City Hall. Commissioners present were Jerry Waswick, Scott Johnson and Chairman Wade Anderson. Absent were Commissioners Jason Arth and Lyle Bopp. Also attending from the County were LaJuana Hayen, Tax Director; Samantha Schilling, Chief Deputy Property Tax and Assessment Director; Duane Peterson, Human Resources Director; Jayne Pfau, State's Attorney; Tia Bopp, Auditor; and Logan Peterson, Deputy Sheriff. Representative Mike Brandenburg and Senator Robert Erbele were also present. Community members present were: Steven D. McLaen, Randall Brockman, Pat Olofson, Becky Sandness, Paula M. Hansen, Jerrod Sandness, Amy Bergstrom, Joleen Hardy, Janell McLaen, Dennis Fliehs, Lisa Fliehs, Derrick Hansen, Dana Erickson, Geneva Waswick, Joan Johnson, Mark Breker, Jaimie Gavin, Jessica Peterson, Charlene Smith, Nancy Wrage, Jodi Ost, Michelle Goettle, Grover Riebe, Jan Riebe, Paula Hansen, Julie Johnson, Kent Johnson, Dawn Anderson, Sean Anderson, Dan Johnson, Scott Maro, Shawn Maro, Jeannie Strange, Steve Klefstad, Denise Dahl, and Dennis Dahl.

Chairman Anderson called the continued meeting back to order at 7:00 p.m. and introduced Representative Brandenburg and Senator Erbele.

Tax Director, Hayen explained that the decision from the County was needed prior to June 30th so reports could be submitted to the state by the June 30th deadline. She also notified those in attendance that the State uses a program called GenTax not Vanguard.

Motion to accept the abstract changes in individual jurisdictions as presented. (Johnson/Waswick). Upon roll call vote motion carried unanimously.

Ms. Hayen then asked for an approval of the new cost manual adjustments, adding the market adjustment, the depreciation, and giving the cities of Cayuga, Cogswell, Forman and Havana and the townships of Bowen, Brampton, Denver, Dunbar, Forman, Hall, Harlem, Herman, Jackson, Marboe, Milnor, Ransom, Rutland, Sargent, Shuman, Southwest, Taylor, Tewaukon, Verner, Weber, Whitestone Hill and Willey a 5% residential structure increase. No motion was made and instead moved to community input.

Public input and questions were heard from several individuals. Representative Brandenburg and Senator Erbele answered questions regarding the assessment process and options the County had.

Motion to reduce Milnor and Gwinner cities to the median ratio of the County. (Waswick) Commissioner Waswick then rescinded his motion.

Motion to deny all residential property recommendations brought forth by the Tax Director, LaJuana Hayen and send everything to the state for their determination. (Waswick/Johnson) Upon roll call vote, motion carried unanimously.

There being no further business the meeting adjourned at 7:55 p.m.

Forman, North Dakota
June 12, 2025

A Special Meeting of the Sargent County Commission was held at 3:30 p.m. on Tuesday, June 12, 2025, at the Sargent County Courthouse. Commissioners present were Scott Johnson and Chairman Wade Anderson. Present via electronic means was Commissioner Jason Arth. Absent were Commissioners Lyle Bopp and Jerry Waswick. Also, in attendance were Jayne Pfau, State's Attorney; LaJuana Hayen, Tax Director; Samantha Schilling, Chief Deputy Property Tax and Assessment Director; and Tia Bopp, Auditor.

Chairman Anderson called the meeting to order at 3:30 p.m. The purpose of the meeting was to consider the Tax Director's recommendations regarding the assessed values of agricultural land and commercial land and property. Motion to accept Tax Director Hayen's recommendations for commercial land and property and agricultural land assessed values. (Johnson/Arth). Upon roll call vote, motion carried unanimously.

The Board of Review and Equalization adjourned "SINE DIE" at 3:32 p.m.

WADE ANDERSON, CHAIRMAN

ATTEST:

TIA BOPP –AUDITOR

EQUALIZATION FOR THE CITY OF GWINNER, ND

April 7th 2025 at the Fire Hall Building at 6:32pm.

MEMBERS PRESENT: Jaimie Gavin, Michelle Goettle, Auston Creech, Bryton Ciesynski, Kenny Wiederholt

MEMBERS ABSENT: -

OTHERS PRESENT: (See attached sheets) Scott Johnson, Tia Bopp, Darrel Shelbers, Mike Larson, Charlene Smith, Jay Enderson, Adam Wrage, Nancy Wrage, Joleen Hardy, Dewey Johnson, Paula Hansen, Seth Aberle, James Tindall, Klancy Tindall, Geneva Waswick, Rodney Hansen, Lucas Melroe, Scott Melroe, Jan Melroe, Grover Riebe, GCDC, Jan Reibe, Derrick Hansen, Jerrod Sandness, Becky Sandness, Paula Hansen, Bradley Bartl, Stefan Dudas, Melvin Block, Randy Christensen, Brandi and Sam French, Shane Swanson, Kent Johnson, Julie Johnson, Dennis Dahl, Dana Erickson, Kari Ulven, Samantha Opdahl, Ashley Hansen, Sean Anderson, Dawn Anderson, Delores Bohnenkamp, Larry Bohnenkamp, Walter Wrage, AW Diesel Service, Brendan Ciesynski, Michelle Ciesynski, Hope Ciesynski, Danny McKeever, Doug Anderson, Travis Swanson, Shawn Enge, Jason Arth, Tyler Henderson, Rod Utecht, Ginger Utecht, Cindy Enderson, Lisa Schwab, Kevin Schwab, Ida Shipton, Chad Crandall, Brodie Crandall, Cheryl Anderson, Donna Anderson, Heather Swanson, Patricia Essig, Corey Essig, Danny Johnson, Dorenda Johnson, Bonna Schultz, Rosie Odegard, Lola Decker, Gary Decker, Brad Lien, Adam Hill, Spencer Brockman, Randall Brockman, Jeff Anderson, Joan Johnson, Jerry Waswick, Shirley Waloch, David Hansen, Donna Hansen, Lonnie Hoechst, Derek Bohnenkamp, Vanessa Bohnenkamp, Dominic Olson, Christopher Ferderer, Jaime Decker, Pat Olofson, Christian Creech, Bryton Ciesynski, Michelle Goettle, Kenneth Wiederholt, Jaimie Gavin, Jessica Peterson


Jaimie opened up the meeting and gave the floor to LaJuana.

We need to be in 90-100% with the state for sale ratio tolerance. Sargent County is ending at 92.47%. There were ⁴⁸~~30~~ good sales in the county that were used in the formula.

The average resident in Gwinner would see a 10-20% increase on their property assessment values. There was much discussion and questions asked by many residents.

The meeting was adjourned at 7:45pm. Next equalization meeting is on April 14th at 5:30pm in the Community Center on Main Street North.


Jaimie Gavin, Council President



Jessica Peterson, City Auditor

31-9581001
Parcel #

2025 Equalization Meeting Attendance

	Parcel #	FIRST NAME	LAST NAME	Signature
1	4 Bobcat Dr.	Derrick	Hansen	<i>[Signature]</i>
2	31-9666000	Terrod	Sandness	<i>[Signature]</i>
3	31-9666000	Betty	Sandness	<i>[Signature]</i>
4	4 Bobcat Dr.	Paula	Hansen	<i>[Signature]</i>
5	208 1st St SE	Bradley	Bartel	<i>[Signature]</i>
6	117 Maplewood Dr	STEFAN	NIDAS	<i>[Signature]</i>
7	31-9447000 118 maplewood Dr	MeLuvin	Black	<i>[Signature]</i>
8	31-9328000	RANDY	CHRISTENSEN	<i>[Signature]</i>
9	211 3rd Ave NW	Frank	Frank	<i>[Signature]</i>
10	7+11 1st St.	Shane Swanson	Swanson	<i>[Signature]</i>
11	31-9701000	Kent	Johnson	<i>[Signature]</i>
12	" "	Julie	Johnson	<i>[Signature]</i>
13	108 Maplewood Dr	Dennis	Dahl	<i>[Signature]</i>
14	104 Maplewood Dr.	Dana	Erickson	<i>[Signature]</i>
15	31-9563002	Kari	Ulvin	<i>[Signature]</i>
16	319460000	Samantha	Opdahl	<i>[Signature]</i>
17	319730000	Ashley	Hansen	<i>[Signature]</i>
18	31-9818000	Sean	Anderson	<i>[Signature]</i>
19	31-9818000	Dawn	Anderson	<i>[Signature]</i>

Flip over for more lines

	Parcel #	FIRST NAME	LAST NAME	Signature
20		Scott	Johnson	Jim
21		Tia	Bopp	Tia Bopp
22		Darrel	Silbers	Darrel Silbers
23		Mike	Leison	Jim
24		Charlene	Smith	Ch.S.
25		Jay	Ender	Jay Ender
26		Alane	Wage	Alane Wage
27		Nancy	Wrage	Nancy M Wrage
28		Joleen	Narcy	Joleen Nardy
29		Dewey	Johnson	Dewey Johnson
30		Paula 	Hansen	Paula Hansen
31		Geth	abert	Jim
32		James	Tindall	James Tindall
33		Klancy	Tindall	Klancy Tindall
34		Barbara	Wagrock	Barbara Wagrock
35		Robby	Hansen	Robby Hansen
36		Lucas	Melroe	Lucas Melroe
37		Scott	Melroe	Scott Melroe
38		JAN	Melroe	Jan Melroe
39		GROVER	RIEBE	Grover Riebe
40		Jan	Riebe	Jan Riebe

2025 Equalization Meeting Attendance

	Parcel #	FIRST NAME	LAST NAME	Signature
1	31-9677000	Cheryl	Anderson	Cheryl Anderson
2		Donna	Anderson	Donna Anderson
3		Heather	Swanson	Heather Swanson
4		Patricia	Essig	Patricia Essig
5		Corey	Essig	Corey Essig
6	31-9739000	Danny	Johnson	Dan Johnson
7		DORENEA	Johnson	Dorenea Johnson
8		Bonnie	Schultz	Bonnie Schultz
9	31-97382000	Landie	Odegard	Landie Odegard
10		Jola	Docker	Jola Docker
11		Gary	Docker	Gary Docker
12		Brend	Lien	Brend Lien
13	31-9495000	Adam	Hill	Adam Hill
14		Spencer	Brockman	Spencer Brockman
15		Randal	Brockman	Randal Brockman
16	31-9513000	Jeff	Anderson	Jeff Anderson
17	31-9563001	Joan	JOHNSON	Joan Johnson
18		Jerry	Waswick	Jerry Waswick
19		Shirley	Walock	Shirley Walock

Flip over for more lines

	Parcel #	FIRST NAME	LAST NAME	Signature
20		Delores	Bohnenkamp	Delores Bohnenkamp
21		Larry	Bohnenkamp	Larry Bohnenkamp
22		Walter	Wray	Walter Wray
23		AL Dirksen	Walter Wray	Walter Wray
24		Brendan	Ciesynski	Brendan S Ciesynski
25		Michelle	Ciesynski	Michelle M Ciesynski
26		Hope	Ciesynski	Hope Ciesynski
27		Danny	MS Reever	Danny Reever
28		Doug	Anderson	Doug Anderson
29		Travis S	Swanson	Travis S Swanson
30		Sharon	ENSE	Sharon ENSE
31		Jason	Arth	Jason Arth
32	31-972.8000	Tyler Henderson	Henderson	Tyler Henderson
33		Rod	Litsch	Rodney Litsch
34		Geinger	Litsch	Geinger Litsch
35		Ginny	Enderson	Ginny Enderson
36	31-972.8000 " "	Gisa	Schwab	Gisa Schwab
37	31-9815000	Kevin	Schwab	Kevin Schwab
38		Ida	Shanton	Ida Shanton
39		Chad	Cremdell	Chad V Cremdell
40		Brodie	Cremdell	Brodie Cremdell

	Parcel #	FIRST NAME	LAST NAME	Signature
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2025 Equalization Meeting Attendance

	Parcel #	FIRST NAME	LAST NAME	Signature
1	12 main st	David	Hansen	David Hansen
2	12. main st	Dawn	Hansen	Dawn Hansen
3	4 2nd st N.E. Gwinner	Lonnle	Hoekst	Lonnle Hoekst
4	211 1st st SE Gwinner	Derek	Bohnenkamp	Derek Bohnenkamp
5	557 Hwy 13 E Gwinner	Derek	Bohnenkamp Construction	Derek Bohnenkamp
6	211 1st st SE Gwinner	Vanessa	Bohnenkamp	Vanessa Bohnenkamp
7	108 3rd st SE Gwinner	Dominic	Olson	Dominic Olson
8	31-9556000	CHRISTOPHER	FERDERER	Christopher Ferderer
9		Jaimie	Decker	Jaimie Decker
10		Pat	Olofson	Pat Olofson
11		Christian	Creed	Christian Creed
12		Bryton	Ciesynski	Bryton Ciesynski
13		Michelle	Groetter	Michelle Groetter
14	319389000	KENNETH	WIEDERHOLT	Kenneth Wiederholt
15	319725000	JAMIE	GRAVIN	Jamie Gravin
16				
17				
18				
19				

Flip over for more lines

	Parcel #	FIRST NAME	LAST NAME	Signature
20		L.D.C.	L.D.C.	Lay Harper Phala
21		JESSICA	PETERSEN	JESSICA
22				
23				
24				
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2025 Equalization Meeting Attendance

	Parcel #	FIRST NAME	LAST NAME	Signature
1				
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SECOND EQUALIZATION MEETING FOR THE CITY OF GWINNER, ND

April 14th 2025 at the Community Center at 5:30pm.

MEMBERS PRESENT: Jaimie Gavin, Michelle Goettle, Auston Creech, Bryton Ciesynski

MEMBERS ABSENT: Kenny Wiederholt

OTHERS PRESENT: (See attached sign-up sheets) Dustin Schreiner, Kevin Dietz, Eric Johnson, Rodney Hansen, Shirley Waloch, Jennifer Wangler, Derek Wangler, Tyler Henderson, Jay Enderson, Shawn Maro, Scott Maro, Jim Asche, Shane Swanson, Corey Essig, Patrica Essig, Loal Decker, Michelle Ciesynski, Hope Ciesynski, Shawn Enge, Brad Lien, Dan Johnson, Delores Bohnenkamp, Dylan Ekstrom, Adam Hill, Walter Wrage, Carter Anderson, Wes Stocker, Travis Paeper, Jeff Anderson, Corey Fuss, Sean Anderson, Dawn Anderson, Samuel Helm, Scott Melroe, Lulas Melroe, Melvin Block Chad Crandall, Brand Nelson, Jan Riebe, Grover Riebe, GCDC, Marge Asche, Joe Burgard, Julie Johnson, Gary Decker, Brendan Ciesynski, Taylor Waloch, Emma Waloch, Kari Ulven, Jessica Peterson, Michelle Goettle, Rosalie Odegard, Dana Erickson, Mary Rotenberg, Jaimie Gavin, Mark Brecker, James Tindall, Klancy Tindall, Robert Kelsen, Jerry Waswick, Mike Larsen, Carrili Larson, Joshua Hansana, Roger Bopp, Paula Hansen, Derrick Hansen, Paula Hansen, Cheryl Anderson, Doug Anderson, Joan Johnson, Duane Bergmann, Darrel Salbers, Jay Enderson, Dennis Dahl, Becky Sandness, Jerrod Sandness, Dave Hansen, Linda Johnson, Ashley Hansen, Seth Aberle, Connie Kracht, Geniva Waswick, Jan Melroe, Charlene Smith, Stefan Dudas, Rhonda Weight, Denis Dah, Joleen Hardy, Larry Bohnencamp, Samantha Opdahl, Beth Stocker, Brandi French, Dominic Olson, Bonna Schultz, Ida Shipton, Donna Anderson, Paula Hansen, Adam Wrage

Mayor Jaimie opened up the meeting and gave the floor to LaJuana.

LaJuana handed a booklet out to some residents, some had to share.

Sales are looked at as a whole throughout the whole county and not just by city. Real Estate sales are much higher than valuations. Valuations are sale driven. Values start with cost but then must be adjusted to market conditions. The entire county saw a New Manual Cost Adjustment. (That together with the market adjustment and depreciation got the county to 88.20%.)

2024 assessed values and the 2024 sales were ten percent higher than last year.

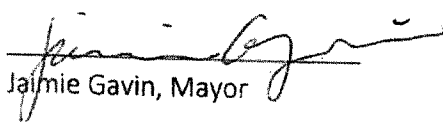
Gwinner was at 96% median ratio after the cost adjustment. COD: Coefficients of Dispersion was at 52.42%, a good COD is 15-25. PRD: Price Related Differential is one. Gwinner was at 1.3 for 2024. This shows the lower end homes are carrying the tax burden. There was much discussion and questions asked to LaJuana.


No Real Estate Exemptions were listed, so none to approve.

Ten Homestead credits and six Veteran credits were approved (Auston/ Michelle)

City Council Recommendations: Equalization Book not approved, as is. Mayor Jaimie requested that the City of Gwinner get reassessed by having Vanguard come back as soon as possible. (Auston/Bryton)

Meeting was adjourned at 7:22pm. Next city council meeting is on April 21st at 5pm.


Jaimie Gavin, Mayor


Jessica Peterson, City Auditor

2025 Equalization Meeting Attendance - Meeting 2 - 4/14/2025 at 5:30pm

	Parcel #	FIRST NAME	LAST NAME	Signature
1	31-9563001	JOAN	JOHNSON	Joan Johnson
2	31-9731000	Diane	Bergman	Diane Bergman
3		DARREL	SALBERS	Darrel Salbers
4	31-9519020	Jay	ENDERSON	Jay Enderon
5	108 Maplewood Dr.	Dennis	Dahl	Dennis Dahl
6	31-9666000	Becky	SANDNESS	Becky Sandness
7	31-9666000	Jessie	SANDNESS	Jessie Sandness
8	204 N. N. S.	Dave	HANSEN	Dave Hansen
9	31-9374000	Linda	JOHNSON	Linda Johnson
10	39730000	Shirley	HANSEN	Shirley Hansen
11		Setn	ABERLE	Setn Aberle
12		Connie	KRACHT	Connie Kracht
13	31-9402-000	Helen	MASWICK	Helen Maswick
14		JAN	MELROE	Jan Melroe
15		Charlene	SMITH	C. A. Smith
16	119 MAPLEWOOD	STEFAN	LUIAS	Stefan Luia
17	112 Maplewood Dr.	Rhonda	Weigh	Rhonda Weigh
18	108 Maplewood Dr.	Denise	Dahl	Denise Dahl
19	138 Maplewood	Soleen	Hardy	Soleen Hardy

Flip over for more lines

	Parcel #	FIRST NAME	LAST NAME	Signature
20		Larry	Bohrenkamp	Larry Bohrenkamp
21	31946000 0	Samantha	Opdahl	Samantha Opdahl
22		Beth	Stocker	Beth Stocker
23	811 3rd Ave NW	Brendi	French	Brendi French
24	108 3rd St SE	Dominic	Olson	Dominic Olson
25	205 5th St NW	Bonnie	Schultz	Bonnie Schultz
26		Rda	Ship	Rda Ship
27		Donna	Anderson	Donna Anderson
28		Paula	Hansen	Paula Hansen
29		Adam	Wage	Adam Wage
30				
31				
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	Parcel #	FIRST NAME	LAST NAME	Signature
20		Dustin	Schreiner	Dustin Schreiner
21		Kevin	Dietz	Kevin Dietz
22	31-968000	Eric	Johnson	Eric Johnson
23		Reddick	Hansen	Reddick Hansen
24		Shirley	Walock	Shirley Walock
25		Jennifer	Wangler	Jill Wagner
26		Derek	Wangler	Derek Wagner
27	31-9728000	Tyler	Henderson	Tyler Henderson
28		Eric	Hansen	Eric Hansen
29		Eric	Hansen	Eric Hansen
30				
31	31-967000	Jay	Enderson	Jay Enderson
32	31-9325000	Jay	Enderson	Jay Enderson
33	31-9793000	Jay	Enderson	Jay Enderson
34				
35				
36				
37				
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39				
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2025 Equalization Meeting Attendance - Meeting 2 - 4/14/2025 at 5:30pm

	Parcel #	FIRST NAME	LAST NAME	Signature
1	31-9673000	Shawn	Maro	Shawn Maro
2	11	Scott	Maro	Scott Maro
3		Jim	Asche	Jim Asche
4	31-9349000	Shane	SWANSON	Shane Swanson
5		Corey	ESSIG	Corey Essig
6		Patricia	ESSIG	Patricia Essig
7		Sala	Decker	Sala Decker
8		Nichelle	Ciesynski	Nichelle Ciesynski
9		Hope	Ciesynski	Hope Ciesynski
10		Shawn	ERZ	Shawn Erz
11		Brad	Lien	Brad Lien
12		Dan	Johnson	Dan Johnson
13		Delores	Bohnenkamp	Delores Bohnenkamp
14		Dylan	Ekstrom	Dylan Ekstrom
15		Adam	Hill	Adam Hill
16		Walter	Way	Walter Way
17		Carter	Anderson	Carter Anderson
18	31-9675000	Wes	Stocker	Wes Stocker
19		TRAVIS	PAEPER	Travis Paeper

Flip over for more lines

	Parcel #	FIRST NAME	LAST NAME	Signature
20	31-9813000	Jeff	Anderson	Jeff Anderson
21	31948000	Corey	Fuss	Corey Fuss
22	31-9818000	Sam	Anderson	Sam Anderson
23	31-9818000	Dawn	Anderson	Dawn Anderson
24	319485000	Samuel	Helm	Samuel Helm
25		Scott	Melroe	Scott Melroe
26		Lucas	Melroe	Lucas Melroe
27	31-9447000	Block Block	Block	Ther Block
28		Chad	Crandall	Chad Crandall
29	31970000	Brian	Melton	Brian Melton
30		Jan	Riebe	Jan Riebe
31	31-9492000	GROVER	RIEBE	Grover Riebe
32	31-9781000	GADC		Grover Riebe
33	31-978-	Marge	Asche	Marge Asche
34	31-9545000	Joe	Burgess	Joe Burgess
35		Julie	Johnson	Julie Johnson
36		Ray	Becker	Ray Becker
37		Brendan	CIESZYNSKI	Brendan S. Cieszyński
38	319713000	Taylor	Waloch	Taylor Waloch
39	319713000	Emma	Waloch	Emma Waloch
40		Kari	Ulven	Kari Ulven

2025 Equalization Meeting Attendance - Meeting 2 - 4/14/2025 at 5:30pm

	Parcel #	FIRST NAME	LAST NAME	Signature
1		MISSIA	PETERSEN	Missia Petersen
2		Michelle	Guethe	Michelle Guethe
3		Rosalia	Obegard	Rosalia Obegard
4		Dana	Erickson	Dana Erickson
5		Mary	Rotenberger	Mary Rotenberger
6		JAMIE	GRAVIN	Jamie Gravin
7		MARIL	BREKER	Maril Breker
8	31-9780000	James	Tindall	James Tindall
9	31-9780000	Klancy	Tindall	Klancy Tindall
10	31-9595000	Robert	Kelson	Robert Kelson
11		Jerry	Waswick	Jerry Waswick
12		Miky	Larson	Miky Larson
13	319786000	Carrili	Larson	Carrili Larson
14	31 9737000	Joshua	Hansana	Joshua Hansana
15		Boger	Bopp	Boger Bopp
16	4 Bobcat Drive	Paula	Hansen	Paula Hansen
17	4 Bobcat Dr	Danica	Hansen	Danica Hansen
18	31-9677000	Cheryl	Anderson	Cheryl Anderson
19	31-9677000	Doug	Anderson	Doug Anderson

Flip over for more lines

City Completes:

State of North Dakota

County of Sargent

City of

Gwinner

ss.

Gwinner

We, the undersigned Council of the City of _____ in said County, do hereby certify that we, and each of us, attended at the office of the City Auditor of said City on the day set forth in the notice given by the Assessor of said City, and that we then and there remained in session the whole of said day as a Board of Review.

Witness our hands this 14th day of April, 2025.

Council Member Signature

Council Member Signature

Council Member Signature

Council Member Signature

Council Member Signature

Chairman

I hereby certify that the following is a correct transcript of the proceedings of the City
Board of Equalization of Bonner City, Sargent County, North Dakota.
In Testimony Whereof, I hereunto set my hand this 14th day of April, 2025.

Jessica Peterson
City Auditor Signature

ASSESSOR'S RETURN OATH

State of North Dakota)
County of Sargent)ss.

I, _____, Assessor of _____ City in said
County and State, do solemnly swear that the book to which this is attached contains a full list
of all real property (or personal property, as the case may be) subject to taxation in said
Township, so far as I have been able to ascertain the same, and that the assessed value set
down in the proper column opposite the several kinds and the description of property is in
each case the true and full value of such property to the best of my knowledge and belief
(where the assessment has been corrected by the Township Board, except as corrected by the
Board), and that the footings of the several columns in said books and tabular statement
returned herewith are correct, as I verily believe.

Assessor

Subscribed and sworn to before me this _____ day of _____, 20____.

Sargent County Auditor



LaJuana Anderson Hayen,
Property Tax and Assessment Director

355 Main ST S Ste 9
Forman ND 58032-4149
(701) 724-6241 Ext: 2 office
lhayen@nd.gov

July 30, 2025

The Honorable Kelly Armstrong
North Dakota Governor
600 East Boulevard Ave
Bismarck ND 58505-0100

Mr. Brian Kroshus
North Dakota State Tax Commissioner
600 East Boulevard Ave Dept 127
Bismarck ND 58505-0599

Mr. Douglas Goehring
North Dakota State Agriculture Commissioner
600 East Boulevard Ave Dept 602
Bismarck ND 58505-0020

Mr. Joshua Gallion
North Dakota State Auditor
600 East Boulevard Ave Dept 117
Bismarck ND 58505

Mr. Thomas Beadle
North Dakota State Treasurer
600 East Boulevard Ave Dept 120
Bismarck ND 58505-0600

RE: SARGENT COUNTY APPEAL – PARCEL 31-9679000

Dear Members of the State Board of Equalization:

Hope Ciesynski purchased this parcel October 24, 2024, for \$175,000.00. At that time the value of the parcel was \$220,900.00. An appraisal was completed October 2, 2024, with an opinion of value of \$190,000.00. Michelle Ciesynski, Hope's mother, indicates discrepancies in the residence between the county information and the appraisal. A property inspection form was completed by Hope Ciesynski and returned this office. It was explained that our office would be out to inspect the home this summer.

Thank you.

Sincerely,

LaJuana Anderson Hayen
Property Tax and Assessment Director



LaJuana Anderson Hayen,
Property Tax and Assessment Director

355 Main ST S Ste 9
Forman ND 58032-4149
(701) 724-6241 Ext: 2 office
lhayen@nd.gov

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Bismarck ND 58505

Mr. Thomas Beadle
North Dakota State Treasurer
600 East Boulevard Ave Dept 120
Bismarck ND 58505-0600

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Thank you.

Sincerely,

LaJuana Anderson Hayen
Property Tax and Assessment Director

310 4TH AVE SE, GWINNER

Deed: CIESYNSKI/HOPE

Map Area: GWINNER CITY-R

Checks/Tags:

Contract:

Route: 152-014-010

Lister/Date: SH, 11/25/2014

CID#:

Tax Dist: North Sargent

Review/Date: SH, 03/10/2015

DBA:

Plat Page:

Entry Status: Inspected

MLS:

Subdiv: ASCHE SUBDIVISION

Urban / Residential

Legal: TIF PARCEL - LOT 1 BLOCK 11

Land

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Total (Rnd nearest \$100)
FF Main	100.00	100.00	150.00	150.00	0.00			1.04	104.00	R-150	\$173.64						
Sub Total						15,000.00	0.344					\$18,059	0%	0%	0%	\$0	\$18,100
Grand Total						15,000.00	0.344					\$18,059					\$18,100

Street	Utilities	Zoning	Land Use
FF Main	Paved	City	Not Applicable
			Residential

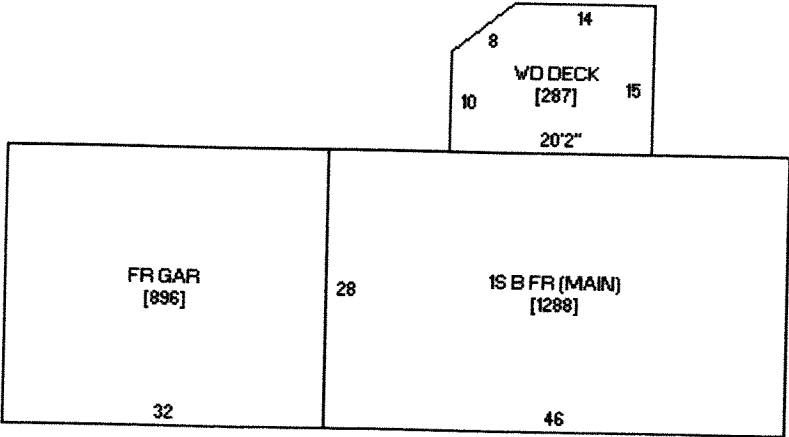
Sales				Building Permits				Values					
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2024
10/24/2024	\$175,000	D000	161606	9/20/2014		N	\$0	Misc	Land	\$18,100	\$18,100	\$0	\$18,100
04/29/2020	\$170,000	D000	157261						Dwlg	\$225,700	\$202,800	\$0	\$202,800
07/25/2019	\$0	D008	156506						Impr		\$0	\$0	
07/11/2011	\$108,900	D000	148512						Total	\$243,800	\$220,900	\$0	\$220,900

Res. Structure			Finish			Plumbing			Addition			Garage		
Occ. Code	101		Ttl Rooms Above #	5	Bedrooms Above #	3	Standard Bath - 3 Fixt	1	Addition	No Additions		Garage	1 of 1	
Occ. Descr.	Single-Family / Owner Occupied		Ttl Rooms Below #	3	Bedrooms Below #	2	Shower Stall Bath -3 Fixt	1	Year Built			Year Built	1996	
Year Built	1996		Living Qtrs. (Multi)	750		\$27.75	Toilet Room (1/2 Bath)		EFA			EFA	29	
EFA / EYr	29 / 1996						Lavatory		EFA Year			EFF Year	1996	
Arch. Dsgn	N/A		Foundation	Wd			Water Closet		Style			Style	Att Fr.	
Style	1 Story Frame		Exterior Walls	Vinyl			Sink		Area (SF)			W X L	0' X 0'	
AreaSF/TLA	1,288 / 1,288		Roof	Asph / Gable			Shower Stall/Tub		Condition			Area (SF)	896	
GLA 1st/2nd	1,288 / 0		Interior Finish	Drwl			Mtl St Sh Bath		Phy-Depr.%			No Flr Adj.	No	
Grade	4+5		Flooring	Carp / Vinyl			Mtl Stall Shower		Bsmt (SF)			Grade	Main Building	
Grade Mult.	1.310		Non-base Heating			Fireplace			No Hot Water Tank			Condition	NML	
Condition	NML		Floor/Wall #	0			Wet Bar		No Plumbing			Bsmt (SF)		
Phy-Depr.%	17%		Pipeless #	0			Cust Bath - 3 Fixt		Sewer & Water Only			Interior Finish	<None>	
Basement	Full		Hand Fired (Y/N)	No			Custom Tub		Water Only w/Sink			Interior Finish (SF)		
No Bsmt Flr.	0		Space Heat #	0			No Hot Water Tank		Hot Tub			Qtrs Over	None	
Heat	FHA - Gas		Appliances				No Plumbing		Bidet			Qtrs Over (SF)		
AC	Yes		Range Unit		Built-In Vacuums		Sewer & Water Only		Fbgl's Service Sink			Qtrs AC (SF)		
Attic	None		Oven - Single		Intercom System		Water Only w/Sink		Urinal			%Phy/F-E-O Obs	17.00-0-0-0	
			Oven - Double		BI Stereo(SpkrsOnly)		Hot Tub		Sauna			Door Opnrs		
			Dishwasher				Bidet		Cust Bath - 4 Fixt			Stalls- Bsmt / Std		
			Microwave				Fbgl's Service Sink		Cust Tile Full Bath					
			Trash Compactor				Urinal		Cust Tile SS Bath					
			Jennair				Sauna		Cust Bath - 5 Fixt					
			Security System						Cust Tile Shower/Tub					
									Cust Tile SSB +lav					
									Cust Tile SSB w/Std Tub					
									Cust Tile SSB - 5 Fixt					
									Cust Bath +lav					
									Cust Bath w/Cust SS					
									Cust Bath w/Cust SS +lav					



Bldg / Addn	Description	Units	Base Value	Grade Mult	Replacement Cost new (rounded to \$1)	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$100)
	101 — Single-Family / Owner Occupied												
	1 Story Frame	1,288 SF	\$142,960										
#1	Bsmt Fin - Living Qtrs. (Multi) (Avg)	750 Tbl	\$20,813										
	Base Heat: FHA - Gas												
	Add Central Air	1,288 SF	\$3,420										
D1	Wood Deck	287 SF	\$6,027										
	Plumbing	2	\$6,800										
	Sub Total		\$180,020	1.310	\$235,826	1996	17.00	0	0	0	\$195,736		
Gar	Att Frame	896 SF	\$27,580	1.310	\$36,130	1996	17.00	0	0	0	\$29,988		
	Dwelling TOTAL				\$271,956						\$225,724		
	Residential Building TOTAL										\$225,724	1.000	\$225,700

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2024		Appr	Urban	Res	\$18,100	\$202,800	\$0	\$0	\$220,900
2023		Eq	Urban	Res	\$16,600	\$163,800	\$0	\$0	\$180,400
2022		Eq	Urban	Res	\$16,536	\$167,798	\$0	\$0	\$184,334
2021		Appr	Urban	Res	\$15,600	\$144,700	\$0	\$0	\$160,300
2020		Appr	Urban	Res	\$15,600	\$142,500	\$0	\$0	\$158,100
2019		Appr	Urban	Res	\$15,600	\$130,000	\$0	\$0	\$145,600
2018		Eq	Urban	Res	\$17,534	\$137,150	\$0	\$0	\$154,684
2017		Eq	Urban	Res	\$16,068	\$130,000	\$0	\$0	\$146,068
2016	VAI Import from file	Import			\$15,600	\$131,500	\$0	\$0	\$147,100
2015	VAI Import from file	Import			\$15,290	\$105,550	\$0	\$0	\$120,840
2014		Appr	Urban	Res	\$7,800	\$115,500	\$0	\$0	\$123,300
2013		Appr	Urban	Res	\$7,800	\$98,200	\$0	\$0	\$106,000
2012		Appr	Urban	Res	\$7,800	\$98,200	\$0	\$0	\$106,000
2011	Import from file	Appr	Urban	Ag Land	\$2,663	\$0	\$102,550	\$0	\$105,213
2010	VAI	Appr	Urban	Ag Land	\$3,045	\$117,271	\$0	\$0	\$120,316



Sketch 1 of 1



Photo 1 of 1 05/06/2011

Notes:

Note Title: parcel notes

OCTOBER 14, 2016

NC - 8 x 12 shingled playhouse on skids, wood siding, needs paint

2014 NOV

exterior

Treated wood deck

2011 Mass Re-appraisal

NEIGHBOR STATED THAT DWLG IS OCCUPIED AND OWNER IS CURRENTLY SELLING.

EXTERIOR

APPEARS TO BE PREFAB CONSTRUCTION.

BASEMENT

EST BSMT FINISH BUT COULD NOT TELL FOR SURE FROM EXT.

05/12/2020 ~ Sent Sale Confirmation Questionnaire with Cover letter for April 2020 purchase. Idah

211 3RD AVE NW, GWINNER

Deed: FRENCH/SAMUEL E & FRENCH/BRANDI L

Map Area: GWINNER CITY-R

Checks/Tags:

Contract:

Route: 150-004-03A

Lister/Date: MA, 05/06/2011

CID#:

Tax Dist: North Sargent

Review/Date: DS, 07/20/2011

DBA:

Plat Page:

Entry Status: Inspected

MLS:

Subdiv: GCDC FIRST ADDITION

Urban / Residential

Legal: GCDC FIRST 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 \$100)
FF Main	145.00	145.00	140.00	140.00	0.00			1.02	147.90	R-150	\$173.64						
Sub Total						20,300.00	0.466					\$25,681	0%	0%	0%	\$0	\$25,700
Grand Total						20,300.00	0.466					\$25,681					\$25,700

Street	Utilities	Zoning	Land Use
FF Main	None	Not Applicable	Not Applicable

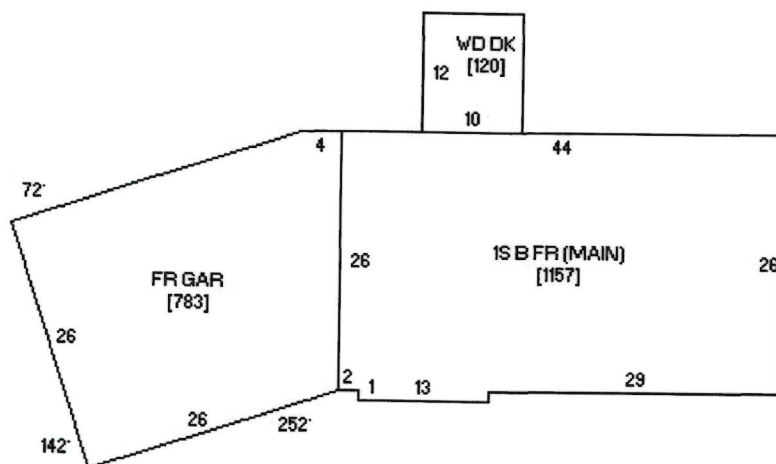
Sales			Building Permits				Values						
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2024
12/19/2024	\$100,000	D003	161730						Land	\$25,700	\$25,700	\$0	
11/13/2024	\$0	D003	161620						Dwlg	\$205,300	\$187,200	\$0	\$187,200
									Impr		\$0	\$0	
									Total	\$231,000	\$212,900	\$0	\$187,200

Res. Structure			Finish				Plumbing				Addition		Garage	
Occ. Code	101		Ttl Rooms Above #	6	Bedrooms Above #	2	Standard Bath - 3 Fixt	1			Addition	No Additions	Garage	1 of 1
Occ. Descr.	Single-Family / Owner Occupied		Ttl Rooms Below #	3	Bedrooms Below #	2	Shower Stall Bath -3 Fixt	1			Year Built		Year Built	1998
Year Built	1998		Living Qtrs. (Multi)	850			Toilet Room (1/2 Bath)				EFA		EFA	27
EFA / EFYr	27 / 1998						Lavatory				EFA Year		EFF Year	1998
Arch. Dsgn	N/A		Foundation	Wd			Water Closet				Style		Style	Att Fr.
Style	1 Story Frame		Exterior Walls	Vinyl			Sink				Area (SF)		W X L	0' X 0'
AreaSF/TLA	1,157 / 1,157		Roof	Asph / Gable			Shower Stall/Tub				Condition		Area (SF)	783
GLA 1st/2nd	1,157 / 0		Interior Finish	Drwl			Wet Bar				Phy-Depr. %		No Flr Adj.	No
Grade	4+5		Flooring	Carp / Vinyl			Cust Bath - 3 Fixt				Bsmt (SF)		Grade	Main Building
Grade Mult.	1.310		Non-base Heating			Fireplace			No Hot Water Tank		NoBsmt Flr(SF)		Condition	NML
Condition	NML		Floor/Wall #	0			No Plumbing		Sewer & Water Only		2nd Flr Adj.		Bsmt (SF)	
Phy-Depr. %	17%		Pipeless #	0			Water Only w/Sink		Hot Tub		Heat		Interior Finish	<None>
Basement	Full		Hand Fired (Y/N)	No			Bidet		Bidets		AC		Interior Finish (SF)	
No Bsmt Flr.	0		Space Heat #	0			Fbgls Service Sink		Urinal		Attic (SF)		Qtrs Over	None
Heat	FHA - Gas		Appliances				Sauna				Obsolescence		Qtrs Over (SF)	
AC	Yes		Range Unit		Built-In Vacuums		Cust Bath - 4 Fixt				Functional %	0%	Qtrs AC (SF)	
Attic	None		Oven - Single		Intercom System		Cust Tile Full Bath				External %	0%	%Phy/F-E-O Obs	17.00-0-0-0
			Oven - Double		BI Stereo(SpkrsOnly)		Cust Tile SS Bath				Other %	0%	Door Opnrs	
			Dishwasher				Cust Bath - 5 Fixt				None		Stalls- Bsmt / Std	
			Microwave				Cust Tile Shower/Tub				None			
			Trash Compactor				Cust Tile SSB +lav				None			
			Jennair				Cust Tile SSB w/Std Tub				None			
			Security System				Cust Tile SSB - 5 Fixt				None			
							Cust Bath +lav				None			
							Cust Bath w/Cust SS				None			
							Cust Bath w/Cust SS +lav				None			



Bldg / Addn	Description	Units	Base Value	Grade Mult	Replacement Cost new (rounded to \$1)	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$100)
	101 — Single-Family / Owner Occupied												
	1 Story Frame	1,157 SF	\$132,610										
#1	Bsmt Fin - Living Qtrs. (Multi) (Low)	850 Tbl	\$18,913										
	Base Heat: FHA - Gas												
	Add Central Air	1,157 SF	\$3,200										
D1	Wood Deck	120 SF	\$2,520										
	Plumbing	2	\$6,800										
	Sub Total		\$164,043	1.310	\$214,896	1998	17.00	0	0	0	\$178,364		
Gar	Att Frame	783 SF	\$24,770	1.310	\$32,449	1998	17.00	0	0	0	\$26,933		
	Dwelling TOTAL				\$247,345						\$205,296		
	Residential Building TOTAL										\$205,296	1.000	\$205,300

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2024		Appr	Urban	Res	\$0	\$187,200	\$0	\$0	\$187,200
2023		Eq	Urban	Res	\$0	\$151,200	\$0	\$0	\$151,200
2022		Eq	Urban	Res	\$0	\$154,866	\$0	\$0	\$154,866
2021		Appr	Urban	Res	\$0	\$133,500	\$0	\$0	\$133,500
2020		Appr	Urban	Res	\$0	\$131,400	\$0	\$0	\$131,400
2019		Appr	Urban	Res	\$0	\$120,000	\$0	\$0	\$120,000
2018		Eq	Urban	Res	\$0	\$126,600	\$0	\$0	\$126,600
2017		Eq	Urban	Res	\$0	\$120,000	\$0	\$0	\$120,000
2016	VAI Import from file	Import			\$0	\$122,700	\$0	\$0	\$122,700
2015	VAI Import from file	Import			\$0	\$98,390	\$0	\$0	\$98,390
2014		Appr	Urban	Res	\$0	\$109,800	\$0	\$0	\$109,800
2013		Appr	Urban	Res	\$0	\$94,400	\$0	\$0	\$94,400
2012		Appr	Urban	Res	\$0	\$94,400	\$0	\$0	\$94,400
2011	Import from file	Appr	Urban	Ag Land	\$0	\$0	\$88,064	\$0	\$88,064
2010	VAI	Appr	Urban	Ag Land	\$0	\$100,705	\$0	\$0	\$100,705



Sketch 1 of 1



Photo 1 of 1 05/06/2011

Notes:

Note Title: VAI

THIS PARCEL IS A BUILDING ASSESSMENT ONLY

EXTERIOR

NO CHARGE 8 x 12 FR SHED. ORIGINAL SIDING AND ROOF.

BASEMENT

REC RM, 2 BDRMS, 3/4 BATH, WOOD SUB-FLR WHICH IS UNEVEN, LOW QUALITY.

INTERIOR

KITCHEN WITH LOWER QUALITY CABINETS, DINING RM, LIVING RM, LAUNDRY, 2 BDRMS, FULL BATH. NO QUALITY WD WORK. AVERAGE QUALITY FINISH, MOST OF DWLG HAS VINYL SHEETING FOR FLR COVERING.

ORIGINAL KITCHEN , BATH AND FURNACE/AC.

01/09/2025- SPLIT FROM 31-9701000. ADDED RES LAND.

309 4TH AVE SE, GWINNER

Deed: ASCHE/RODNEY J

Map Area: GWINNER CITY-R

Checks/Tags: S

Contract:

Route: 152-009-05F

Lister/Date: RF, 05/05/2011

CID#:

Tax Dist: North Sargent

Review/Date: DS, 07/21/2011

DBA:

Plat Page:

Entry Status: Inspected

MLS:

Subdiv: ASCHE SUBDIVISION

Urban / Residential

Legal: TIF PARCEL - LOT 2 BLOCK 2

Land

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Total (Rnd nearest \$100)
FF Main	100.00	100.00	150.00	150.00	0.00			1.04	104.00	R-150	\$173.64						
Sub Total						15,000.00	0.344					\$18,059	0%	0%	0%	\$0	\$18,100
Grand Total						15,000.00	0.344					\$18,059					\$18,100

Street	Utilities	Zoning	Land Use
FF Main	Paved	City	Not Applicable

Sales				Building Permits				Values					
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2024
09/08/2022	\$0	D003	159769						Land	\$18,100	\$18,100	\$0	\$18,100
04/23/2018	\$1	D008	155495						Dwlg	\$245,500	\$219,800	\$0	\$219,800
									Impr		\$0	\$0	
									Total	\$263,600	\$237,900	\$0	\$237,900

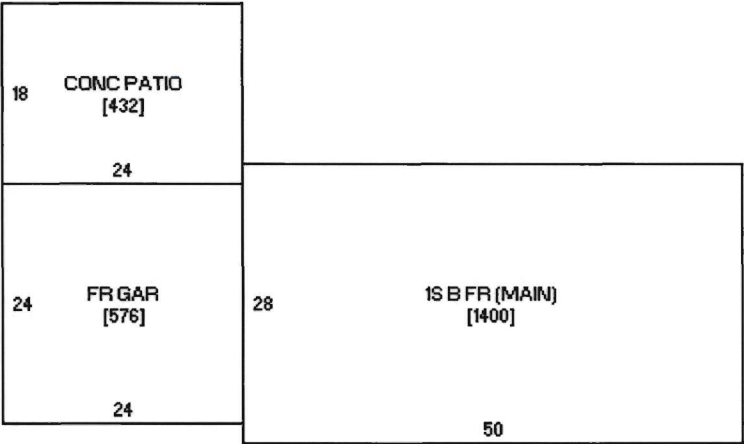
Res. Structure			Finish			Plumbing			Addition			Garage		
Occ. Code	101		Ttl Rooms Above #	4	Bedrooms Above #	2	Standard Bath - 3 Fixt	1	Addition	No Additions		Garage	1 of 1	
Occ. Descr.	Single-Family / Owner Occupied		Ttl Rooms Below #	4	Bedrooms Below #	3	Shower Stall Bath -3 Fixt	2	Year Built			Year Built	1991	
Year Built	1991		Living Qtrs. (Multi)	1125			Toilet Room (1/2 Bath)		EFA			EFA	34	
EFA / EFYr	34 / 1991						Lavatory		EFA Year			EFF Year	1991	
Arch. Dsgn	N/A		Foundation	Wd			Water Closet		Style			Style	Att Fr.	
Style	1 Story Frame		Exterior Walls	Stl			Sink		Area (SF)			W X L	0' X 0'	
AreaSF/TLA	1,400 / 1,400		Roof	Asph / Gable			Shower Stall/Tub		Condition			Area (SF)	576	
GLA 1st/2nd	1,400 / 0		Interior Finish	Drwl			Wet Bar		Phy-Depr.%			No Flr Adj.	No	
Grade	3-10		Flooring	Carpet/Laminate/Vinyl			Cust Bath - 3 Fixt		Bsmt (SF)			Grade	Main Building	
Grade Mult.	1.380		Non-base Heating		Fireplace		Custom Tub		NoBsmt Flr(SF)			Condition	NML	
Condition	NML		Floor/Wall #	0			No Hot Water Tank		2nd Flr Adj.			Bsmt (SF)		
Phy-Depr.%	19%		Pipeless #	0			No Plumbing		Heat			Interior Finish	<None>	
Basement	Full		Hand Fired (Y/N)	No			Sewer & Water Only		AC			Interior Finish (SF)		
No Bsmt Flr.	0		Space Heat #	0			Water Only w/Sink		Attic (SF)			Qtrs Over	None	
Heat	FHA - Electric		Appliances				Hot Tub		Obsolescence			Qtrs Over (SF)		
AC	Yes		Range Unit		Built-In Vacuums		Bidet		Functional %	0%		Qtrs AC (SF)		
Attic	None		Oven - Single		Intercom System		Fbgl Service Sink		External %	0%		%Phy/F-E-O Obs	19.00-0-0-0	
			Oven - Double		BI Stereo(SpkrsOnly)		Urinal		Other %	0%		Door Opnrs		
			Dishwasher				Sauna		None			Stalls- Bsmt / Std		
			Microwave						None					
			Trash Compactor				Cust Bath - 4 Fixt		None					
			Jennair				Cust Tile Full Bath		None					
			Security System				Cust Tile SS Bath		None					
							Cust Bath - 5 Fixt		None					
							Cust Tile Shower/Tub							
							Cust Tile SSB +lav							
							Cust Tile SSB w/Std Tub							
							Cust Tile SSB - 5 Fixt							
							Cust Bath +lav							
							Cust Bath w/Cust SS							
							Cust Bath w/Cust SS +lav							



Bldg / Addn	Description	Units	Base Value	Grade Mult	Replacement Cost new (rounded to \$1)	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$100)
	101 — Single-Family / Owner Occupied												
	1 Story Frame	1,400 SF	\$149,740										
#1	Bsmt Fin - Living Qtrs. (Multi) (Avg)	1,125 Tbl	\$31,219										
	Base Heat: FHA - Electric												
	Add Central Air	1,400 SF	\$3,620										
D1	Concrete Patio	432 SF	\$2,117										
	Plumbing	3	\$10,200										
	Sub Total		\$196,896	1.380	\$271,716	1991	19.00	0	0	0	\$220,090		
Gar	Att Frame	576 SF	\$19,840	1.380	\$27,379	1991	19.00	0	0	0	\$22,177		
	Dwelling TOTAL				\$299,095						\$242,267		
	Residential Building TOTAL										\$242,267	1.000	\$242,300

[illegible]

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2024		Appr	Urban	Res	\$18,100	\$219,800	\$0	\$0	\$237,900
2023		Eq	Urban	Res	\$16,600	\$179,500	\$0	\$0	\$196,100
2022		Eq	Urban	Res	\$16,536	\$184,758	\$0	\$0	\$201,294
2021		Appr	Urban	Res	\$15,600	\$159,200	\$0	\$0	\$174,800
2020		Appr	Urban	Res	\$15,600	\$156,800	\$0	\$0	\$172,400
2019		Appr	Urban	Res	\$15,600	\$143,900	\$0	\$0	\$159,500
2018		Eq	Urban	Res	\$17,534	\$151,815	\$0	\$0	\$169,349
2017		Eq	Urban	Res	\$16,068	\$143,900	\$0	\$0	\$159,968
2016	VAI Import from file	Import			\$15,600	\$144,100	\$0	\$0	\$159,700
2015	VAI Import from file	Import			\$15,290	\$114,560	\$0	\$0	\$129,850
2014		Appr	Urban	Res	\$7,800	\$129,800	\$0	\$0	\$137,600
2013		Appr	Urban	Res	\$7,800	\$109,000	\$0	\$0	\$116,800
2012		Appr	Urban	Res	\$7,800	\$109,000	\$0	\$0	\$116,800
2011	Import from file	Appr	Urban	Ag Land	\$2,663	\$0	\$96,847	\$0	\$99,510
2010	VAI	Appr	Urban	Ag Land	\$3,045	\$110,749	\$0	\$0	\$113,794



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Sketch 1 of 1



Photo 1 of 1 05/05/2011

Notes:

Note Title: VAI

DYNAMIC HOMES (DETROIT LAKES, MN), CAME IN 2 HALVES.

EXTERIOR

CONC PATIO SEVERELY CRACKED. PROBLEM WITH SHINGLES. 2003 SIDING. 2010 WINDOWS.

BASEMENT

FAMILY RM, SHOWER STALL BATH, BDRM WITH CARPET/VINYL FLR, DRWL WALLS, SUSP CLG, AVERAGE, NORMAL CONDITION.

INTERIOR

LOWER QUALITY PREFAB KITCHEN CABINETS. SHOWER STALL BATH AND FULL BATH. 1 BDRM USED AS OFFICE. 2010 FURNACE/AC.

404 4TH ST NW, GWINNER

Deed: JOHNSON/DANNY W & JOHNSON/DOREND A M H/V Map Area: GWINNER CITY-R
 Contract: Route: 150-005-080
 CID#: Tax Dist: North Sargent
 DBA: Plat Page:
 MLS: Subdiv: GCDC FIRST ADDITION

Checks/Tags:
 Lister/Date: MA, 05/05/2011
 Review/Date: DS, 07/20/2011
 Entry Status: Inspected

Urban / Residential

Legal: TIF PARCEL - LOT 19 & S1/2 LOT 18 BLOCK 6 PREVIOUSLY PART OF 31-4501-9501

Land														Land Total (Rnd nearest \$100)			
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	
FF Main	112.50	112.50	140.00	140.00	0.00			1.02	114.75	R-150	\$173.64						
Sub Total						15,750.00	0.362					\$19,925	5%	0%	0%	\$0	\$18,900
Grand Total						15,750.00	0.362					\$19,925					\$18,900

Street			Utilities			Zoning			Land Use		
FF Main	Paved		City			Not Applicable			Not Applicable		

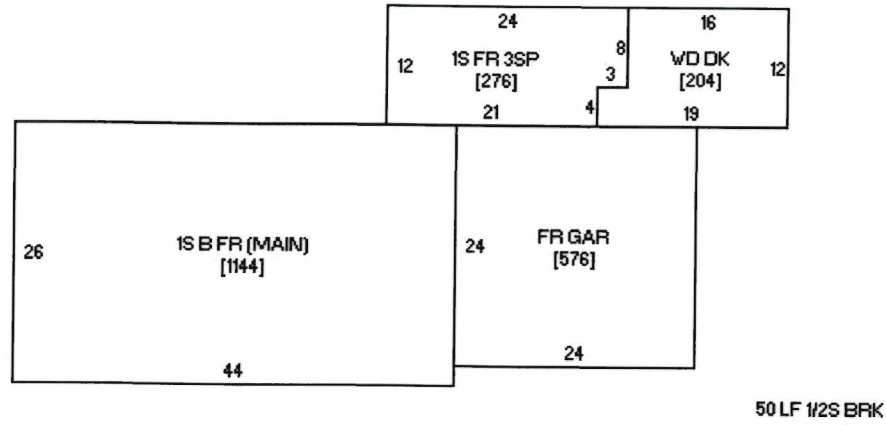
Sales				Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2024
				10/10/2022	2211-1	C	\$4,500	Garage	Land	\$18,900	\$18,900	\$0	\$18,900
				8/7/2018	188-3	C	\$14,000	Roof	Dwlg	\$224,700	\$202,200	\$0	\$202,200
				11/28/2017	1217-1	N	\$2,000	Bath Remodel	Impr		\$0	\$0	
									Total	\$243,600	\$221,100	\$0	\$221,100

Res. Structure			Finish			Plumbing			Addition			Garage		
Occ. Code	101		Ttl Rooms Above #	6	Bedrooms Above #	2	Standard Bath - 3 Fixt	1	Addition	No Additions		Garage	1 of 1	
Occ. Descr.	Single-Family / Owner Occupied		Ttl Rooms Below #	3	Bedrooms Below #	2	Shower Stall Bath -3 Fixt	1	Year Built			Year Built	1999	
Year Built	1999		Living Qtrs. (Multi)	775			Toilet Room (1/2 Bath)		EFA			EFA	26	
EFA / EFYr	26 / 1999						Lavatory		EFA Year			EFF Year	1999	
Arch. Dsgn	N/A		Foundation	Wd			Water Closet		Style			Style	Att Fr.	
Style	1 Story Frame		Exterior Walls	Vinyl			Sink		Area (SF)			W X L	0' X 0'	
AreaSF/TLA	1,144 / 1,144		Roof	Mtl / Gable			Shower Stall/Tub		Condition			Area (SF)	576	
GLA 1st/2nd	1,144 / 0		Interior Finish	Drwl			Mtl Stall Shower		Phy-Depr. %			No Flr Adj.	No	
Grade	4+5		Flooring	Carp / Vinyl			Wet Bar		Bsmt (SF)			Grade	Main Building	
Grade Mult.	1.310						Cust Bath - 3 Fixt		NoBsmt Flr(SF)			Condition	NML	
Condition	NML						Custom Tub		2nd Flr Adj.			Bsmt (SF)		
Phy-Depr. %	16%						No Hot Water Tank		Heat			Interior Finish	<None>	
Basement	Full						No Plumbing		AC			Interior Finish (SF)		
No Bsmt Flr.	0						Sewer & Water Only		Attic (SF)			Qtrs Over	None	
Heat	FHA - Gas						Water Only w/Sink					Qtrs Over (SF)		
AC	Yes						Hot Tub					Qtrs AC (SF)		
Attic	None						Bidet					%Phy/F-E-O Obs	16.00-0-0-0	
							Fbgl's Service Sink					Door Opnrs		
							Urinal					Stalls- Bsmt / Std	-- / 2.00	
							Sauna							
							Cust Bath - 4 Fixt							
							Cust Tile Full Bath							
							Cust Tile SS Bath							
							Cust Bath - 5 Fixt							
							Cust Tile Shower/Tub							
							Cust Tile SSB +lav							
							Cust Tile SSB w/Std Tub							
							Cust Tile SSB - 5 Fixt							
							Cust Bath +lav							
							Cust Bath w/Cust SS							
							Cust Bath w/Cust SS +lav							



Bldg / Addn	Description	Units	Base Value	Grade Mult	Replacement Cost new (rounded to \$1)	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$100)
	101 — Single-Family / Owner Occupied												
	1 Story Frame	1,144 SF	\$132,610										
#1	Bsmt Fin - Living Qtrs. (Multi) (Low)	775 Tbl	\$17,244										
	Base Heat: FHA - Gas												
	Add Central Air	1,144 SF	\$3,200										
#1	Porch: Frame 3 Seasons	276 SF	\$17,590										
D1	Wood Deck	204 SF	\$4,284										
#1	Veneer: 1/2 Story Brick	50.00 LF	\$2,650										
	Plumbing	2	\$6,800										
	Sub Total		\$184,378	1.310	\$241,535	1999	16.00	0	0	0	\$202,889		
Gar	Att Frame	576 SF	\$19,840	1.310	\$25,990	1999	16.00	0	0	0	\$21,832		
	Dwelling TOTAL				\$267,525						\$224,721		
	Residential Building TOTAL										\$224,721	1.000	\$224,700

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2024		Appr	Urban	Res	\$18,900	\$202,200	\$0	\$0	\$221,100
2023		Eq	Urban	Res	\$17,400	\$163,300	\$0	\$0	\$180,700
2022		Eq	Urban	Res	\$17,384	\$169,176	\$0	\$0	\$186,560
2021		Appr	Urban	Res	\$16,400	\$145,900	\$0	\$0	\$162,300
2020		Appr	Urban	Res	\$16,400	\$143,600	\$0	\$0	\$160,000
2019		Appr	Urban	Res	\$16,400	\$131,000	\$0	\$0	\$147,400
2018		Eq	Urban	Res	\$18,434	\$138,205	\$0	\$0	\$156,639
2017		Eq	Urban	Res	\$16,892	\$131,000	\$0	\$0	\$147,892
2016	VAI Import from file	Import			\$16,400	\$132,500	\$0	\$0	\$148,900
2015	VAI Import from file	Import			\$16,070	\$106,330	\$0	\$0	\$122,400
2014		Appr	Urban	Res	\$8,200	\$118,600	\$0	\$0	\$126,800
2013		Appr	Urban	Res	\$8,200	\$103,100	\$0	\$0	\$111,300
2012		Appr	Urban	Res	\$8,200	\$103,100	\$0	\$0	\$111,300
2011	Import from file	Appr	Urban	Ag Land	\$2,696	\$0	\$80,761	\$0	\$83,457
2010	VAI	Appr	Urban	Ag Land	\$3,082	\$92,355	\$0	\$0	\$95,437



Sketch 1 of 1



Photo 1 of 2 07/23/2020



Photo 2 of 2 05/05/2011

Notes:

Note Title: VAI

2011 MASS REAPPRAISAL

EXTERIOR

YEAR BUILT ESTIMATED, THIS SECTION OF TOWN STARTED IN 1999. NO CHARGE 8 x 12 SHED. 2008 SIDING & WINDOWS.

BASEMENT

REC RM, 3/4 BATH, 2 BDRMS WITH CARPET/VINYL FLR, DRWL WALLS, ACOUSTIC CLG.

INTERIOR

LAUNDRY, KITCHEN, DINING RM, LIVING RM, 2 BDRMS AND FULL BATH. AVERAGE QUALITY CARPET/VINYL, DRWL WALLS & CLG. OPEN KITCHEN WITH DINING RM. WELL KEPT.

04/08/2025 - Dan Johnson was in office and went over property card. The roof is now metal/steel and doubled check that it is a 2 stall garage. Dan stated that the year the house was build is wrong. It was a flood house moved to Gwinner in 1999. Waiting for correct information from Dan

09/21/2023- PROPERTY INSPECTION, SPOKE TO THE PROPERTY OWNER AND FOUND OUT THE PERMIT WAS FOR INSULATION IN THE GARAGE AND NOT INSTALLATION OF A NEW GARAGE. THEY PUT FOAM INSULATION IN THEIR GARAGE.

01/23/2022- Received building permit for attached garage

07/24/2020 ~ Inspection done and roof installation has been completed. Picture added.

08/07/2018 ~ Building permit for steel roof (\$14,000.00)

Land Depreciation Notes:

Land basis 1: EXCESS

NOTICE OF INCREASE IN REAL ESTATE ASSESSMENT

CITY OF GWINNER
(Name of Twp/City/District)

SARGENT
(Name of County)

Parcel Number: 31-9679000

CIESYNSKI/HOPE

310 4TH AVE SE
GWINNER, ND 58040-0000

Property Address:
310 4TH AVE SE
GWINNER, ND 58040-0000

Legal Description:
TIF PARCEL - LOT 1 BLOCK 11
ASCHE SUBDIVISION
Sec 00, Twp 000, Rng 000, Blk 011, Lot 001

	True & Full Value*
Current Year Assessment (2025)	\$243,800
Prior Year Assessment (2024)	\$220,900
Change in Assessment	\$22,900

Reason for increase in value:
MARKET ADJUSTMENT

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

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

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

Hearing Schedule

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

Name/Location	Date	Time
CITY OF GWINNER Township/City Board of Equalization GWINNER CITY MEETING ROOM	APRIL 7, 2025	6:30 PM
SARGENT COUNTY County Board of Equalization COURTHOUSE	JUNE 3, 2025	9:30 AM
STATE BOARD OF EQUALIZATION State Board of Equalization BRYNHILD HAUGLAND RM, STATE CAPITOL	AUGUST 12, 2025	8:30 AM

Assessment Official: LaJuana Anderson Hayden

Mailing Address: 355 Main St S, Ste 9

City, State, Zip: Forman ND 58032-4149

Phone: 701.724.6241 Ext.2

Date: 3/7/2025

Assessment increase notice to property owner

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

Limitation on increase

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

Township Board of Equalization

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

City Board of Equalization

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

County Board of Equalization

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

State Board of Equalization

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

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

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

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

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