



**CITY BOARD OF EQUALIZATION
CITY COMMISSION
APRIL 2, 2024
ED “BOSH” FROEHLICH MEETING ROOM
MANDAN CITY HALL
7:00 PM
WWW.CITYOFMANDAN.COM**

The public may access the LIVE meeting at:

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Government Access (Midcontinent) cable channels 2 & 602 HD Streaming LIVE at: tinyURL.com/FreeTV-602 and on Roku or Apple TV

Or Telephone:

(312) 626-6799
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<https://us02web.zoom.us/j/82090784104>

The City of Mandan is encouraging citizens to provide their comments for agenda items via email to assessing@cityofmandan.com. Please provide your comments before 12:00 p.m. on the day of the meeting. Include the agenda item number your comment references. Comments will be forwarded to the Commissioners and appropriate departments.

A. ROLL CALL

1. Roll call of all City Commissioners

B. CITY BOARD OF EQUALIZATION SUMMARY

1. Presentation of the City Board of Equalization documentation by the Mandan City Assessor.
2. Consider Approval of 2024 Assessment Rolls and Appeals

C. OPEN FORUM

1. The public is invited to express any questions, comments or concerns at this time.

D. NEW BUSINESS

1. Recommendations for Appeals submitted to City Board of Equalization.

E. ADJOURN



City of Mandan

City Board of Equalization

April 2, 2024 7:00 PM

2024 Annual Report

- Summary of Assessment Roll
- Summary of 2023 assessment department activities.
- Any changes in value that the Local, County or State Boards of Equalization may make will be reflected in the final assessment.

Assessment Procedures

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Total Parcel Count 9,289

- Residential = 6,914
- Commercial = 1,112
- Vacant Lots = 1,250
- Ag Land = 13

Property Class

- Residential = 65%
- Commercial and Vacant Lots = 27%
- Exempt = 8%
- Ag Land = > 1%

2024 Sales Ratio Report

Includes Homestead & Veterans Credit

OFFICE OF STATE TAX COMMISSIONER

STATE OF NORTH DAKOTA

T & F VALUE/SALES RATIO ADJUSTMENT WORKSHEET

COUNTY/CITY: Mandan 2024

	Commercial		RESIDENTIAL	
	Prior Year 2023	Current Year 2024	Prior Year 2023	Current Year 2024
TRUE AND FULL VALUE	791,134,460	858,938,000	1,933,512,600	2,050,785,400
VACANT LOT VALUE	0	0		
1 TRUE AND FULL VALUE MINUS VACANT LOT VALUE	791,134,460	858,938,000		
SUPPLEMENTARY ABSTRACT				
INCREASES		9,753,800		20,319,500
DECREASES	4,370,000		384,600	
VAC LOT INCREASES				
VAC LOT DECREASES	0			
2 INCREASES MINUS VACANT LOTS	0	9,753,800		20,319,500
3 DECREASES MINUS VACANT LOTS	4,370,000			
4 ADJUSTED T&F VALUES				
	786,764,460	849,184,200	1,933,128,000	2,030,465,900
5 INDICATED T & F/SALES RATIO %	86.8%		89.3%	

2024 Sales Ratio Report

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5 INDICATED T & F/SALES RATIO %	86.8%		89.3%	
6 INDICATED MARKET VALUE				
	906,306,255		2,164,999,440	
7 CURRENT T & F/MARKET VALUE RATIO %				
		93.7%		93.8%
8 MKT VALUE MINUS Current T & F				
		57,122,055		134,533,540
9 INDICATED CHANGE NEEDED TO				
REACH 100% VALUE				
		7%		7%

Total Assessment Increase

The 2024 assessment roll total market value
\$2,909,723,400

This is an increase from the 2023 assessment roll total of
\$185,076,340 or 6.8%.

- Of this increase, new construction contributed \$25,848,700 consisting of:
 - Residential = \$16,560,400
 - Commercial = \$9,288,300

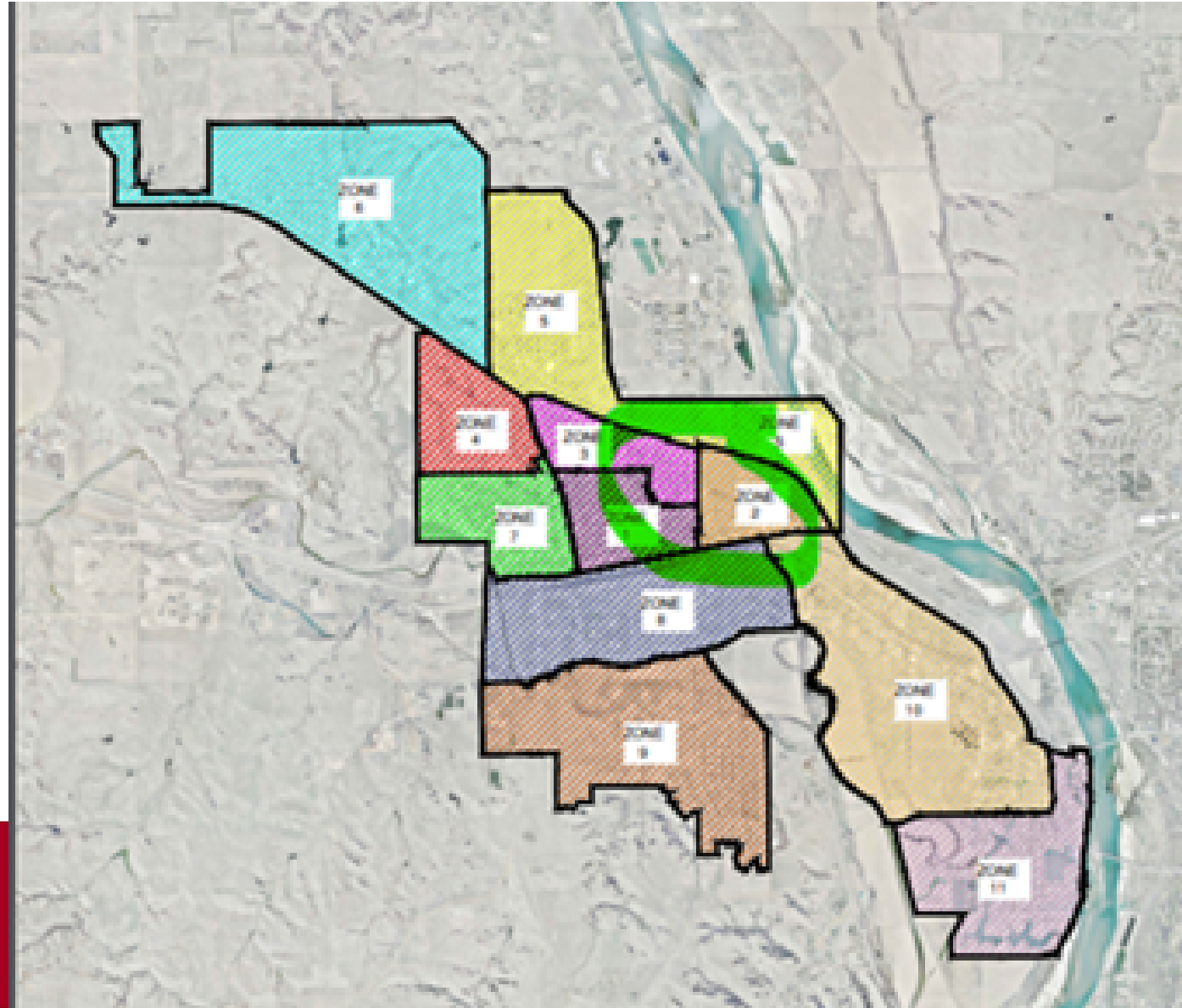
Residential Review

- 255 sales took place in 2023. Those sales were used for determining the 2024 true & full values.
- Overall Residential increased \$117,272,800 or 6.1%
 - New construction, remodel, exemption expired, zone review, annexation
 - Average market increase 5% (some may be lower or higher)

Residential Review

- Reviewed residential lot values
- Areas reviewed as part of our normal rotation:
 - Zone 2 Residential (6th Ave NE to Missouri Dr. NE, between Main and 4th St. NE)
 - Zone 3 (portion from Collins Ave to 4th Ave NE and between 6th St NE and the Interstate)

Residential Review



Commercial Review

- 45 sales that took place in 2022 & 2023 were used to determine the 2024 true & full value.
- Overall commercial increased \$67,803,540 or 8.6%
- Areas reviewed as part of our normal rotation:
 - Zone 1 and 2 commercial along Main Street to the Interstate.
 - Reviewed Banks
 - Reviewed Memorial Hwy land values
 - Reviewed Shop Condos

Notices of Increase

- Our office sent out 1,180 notices of increase this year (down from the previous year's 3,548 notices) consisting of:
 - Lots-new plats filed = 172
 - 1 year new construction expired = 36
 - New construction = 165
 - Market increase, reviews & other adjustments = 807

Non-Discretionary Exemptions

(Are required by law NDCC 28-22-02 & 40-01-07)

- Public Hospitals/Nursing Homes
- Cemeteries
- Centrally Assessed Properties
- Public Schools
- City/County/State owned property (If properties are leased they are taxed).
- Non-Profit Organizations/Clubs
- Blind Exemption
- Wheel Chair Exemption
- Churches

Discretionary Exemptions

(These are at the discretion of the local governing body/presented before the commission/offered to the public NDCC 57-02)

- 1 Year New Construction = 14
- Renaissance Zone/TIF = 14
- Commercial Remodel Exemption = 3
- New & Expanding Business Exemption = 1
- Payments In Lieu Of Taxes = 1
- Total = 33

Percentage Allocation by Exemption Type

Non-Discretionary (require yearly applications)

- \$111,440,200 = **3.5% of total true & full value**
- Blind Exemption
- Wheelchair Exemption
- Non-Profits/Clubs/Church

Non-Discretionary

- \$112,835,300 = **3.5% of total true & full value**
- Political Subdivisions/Centrally Assessed

Discretionary

- \$33,351,700 = **1% of total true & full value**
- 1 Year New Home Exemption (75k)
- Renaissance/TIF/Commercial Remodel Exemption
- New & Expanding Business Exemption
- Payments In Lieu Of Taxes Exemption

State Reimbursed Credits

- Homestead Property Tax Credit
 - 65 years of age or older, or individuals who are permanently and totally disabled.
 - Income minus any out of pocket medical expenses is \$70,000 or less. (Expanded in 2023 legislative session).
 - 556 participants
 - Increase of 58% from 2023.
- Disabled Veterans Property Tax Credit
 - Enacted in 2009 by the North Dakota State Legislature.
 - Veterans with disability of 50% or greater.
 - 171 participants

Questions

Property owners with valuation questions

- Sign-in sheet
- E-mail
- Warranted adjustments will be submitted to the County for consideration at the Morton County Board of Equalization on June 6, 2024 at 6:00pm.

The City Assessing Department respectfully recommends:

- Approve assessment roll as submitted.
- Approve recommended adjustments to assessment roll after appeals to assessment roll.

Respectfully Submitted,
Kimberly Markley
City Assessor
City of Mandan

Kimberly Markley, City Assessor
Brenda Johnson, Senior Real Property Appraiser
Jonathan Fleischer, Real Property Appraiser
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For more information
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City Commission

Agenda Documentation

MEETING DATE: April 2, 2024
PREPARATION DATE: March 14, 2024
SUBMITTING DEPARTMENT: Assessing
DEPARTMENT DIRECTOR: Kimberly Markley
PRESENTER: Kimberly Markley, City Assessor
SUBJECT: City of Mandan Assessment Rolls and Appeals

STATEMENT/PURPOSE:

To consider approval of the 2024 Assessment Rolls and appeals submitted to the City of Mandan Board of Equalization.

BACKGROUND/ALTERNATIVES:

We reminded appellants that they have the option to submit their appeals via email and mail. I have provided the emails from appellants, and information we shared with the appellants. I have provided a spreadsheet with all the appeals listed and my recommendations.

ATTACHMENTS:

1. 2024 Presentation of Assessment Rolls
2. Appeals List updated at BOE 4-2-2024
3. PALMER 3213 CRIMSON UPDATED PROPERTY CARD
4. A & H Condo 1700 4th Ave NW #6
5. Doll 1704 4 AVE NW #6 UPDATED PROPERTY CARD
6. Spotts updated PRC 1809 Linda Dr NW
7. WHITEMIRE 400 1 AVE NE UPDATED PROPERTY CARD
8. HARTWIG 1709 4 ST NE UPDATED PROPERTY CARD
9. Anderson-Kautzmann 1001 Crying Hill Dr Information and Property Card
10. ANDERSON KAUTZMAN COMPARABLES updated 4-2-24
11. Anderson-Kautzmann Map of Lot 1-4
12. Updated property card Anderson Kautzmann
13. OTTO EXEMPTION APPLICATION 65-5393822
14. SEDIVEC KYLE D & VICKI K 1208 9 AV SE PROPERTY CARD
15. THOMAS 1006 3 ST NE PROP CARD AND COMPARABLES
16. TWZ PARTNERSHIP 2110 40TH AVE SE UPDATED PROPERTY CARD
17. TWZ PARTNERSHIP 2110 40TH AVE SE LETTER AND INFO SENT

18. Focus Realty Group (Arby's) 2640 Overlook Ln NW
19. CASECON PROPERTIES INC (Dairy Queen) APPEAL LETTER
20. CASECON PROPERTIES INC (Dairy Queen) PROPERTY CARD
21. CASECON PROPERTIES INC (DAIRY QUEEN) COMPS
22. CASECON PROPERTIES INC (Dairy Queen) Second Letter and Comps
23. Dakota Amusement LLC (Former Hardees) 500 E Main St Property Card
24. SD Berger Properties LLP
25. EVI Mandan LLC 2801 39 Av SE Appeal Letter
26. EVI Mandan LLC 2801 39 Av SE PRC
27. OLD MAIN PROP PRC updated 4-1-24

FISCAL IMPACT:

N/A

STAFF IMPACT:

N/A

LEGAL REVIEW:

N/A

RECOMMENDATION:

Motion #1 Approval of Assessment Rolls: I recommend a motion to approve the 2024 Assessment rolls as submitted by City Assessor Markley.

Motion #2 Approval of Recommendations for Appeals after Open Forum:

I recommend a motion to approve the recommendations for the appeals as submitted by City Assessor Markley.

SUGGESTED MOTION:

Motion # 1 Approval of 2024 Assessment Rolls:

I move to approve the 2024 Assessment rolls as submitted by City Assessor Markley.

Motion #2 Approval of Recommendations for Appeals after Open Forum:

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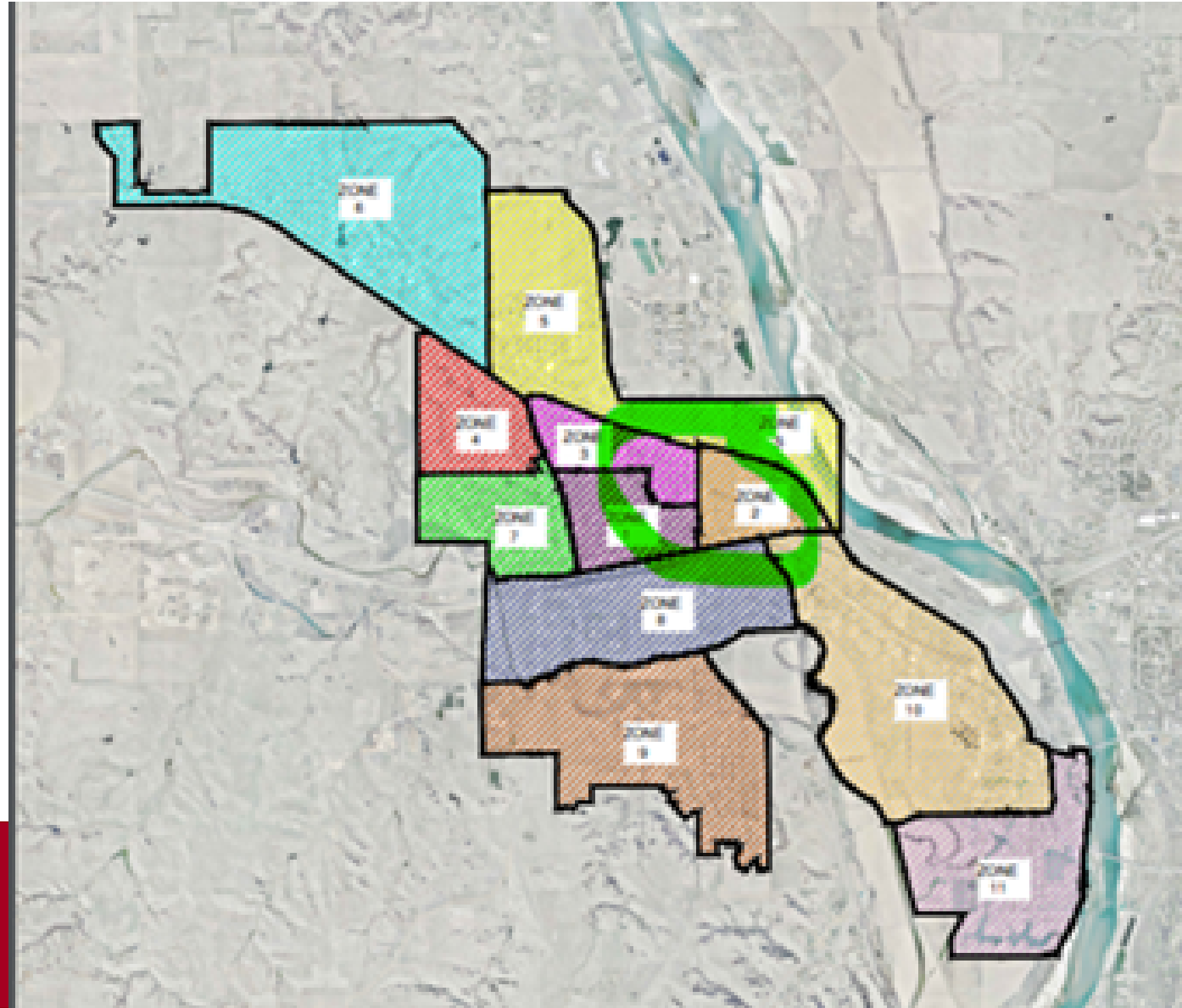
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2024 Appeal List updated 4-2-2024

No	Parcel	Name	Address	Comments	Response	2024 Notice	2024 Proposed
1	65-5263500	PALMER/PATRICIA S	3213 CRIMSON ST NW	Basement unfinished	Updated basement to reflect no living area finish.	\$ 230,400	\$ 211,300
2	65-2106000	A & H Condo LLC	1700 4 Av NW #6	Found Error	Moved to correct map area	\$ 113,600	\$ 104,300
3	65-2112000	Doll, Shirley	1704 4 Av NW #6	Found Error	Moved to correct map area	\$ 114,500	\$ 105,100
4	65-4622000	Spotts/Nicole & Mitchell Lee	1809 Linda Dr NW	Found Error	Correct Square of house & garage	\$ 274,600	\$ 246,100
5	65-3200000	WHITMIRE/SIERRA L & TYLER J JOHNSON	400 1 AVE NE	Found Error in year built	Updated year built.	\$ 257,100	\$ 249,300
6	65-0901000	HARTWIG/EDWARD & BRENDA	1709 4 ST NE	Does not agree with value	Corrected construction style and exterior.	\$ 284,600	\$ 257,400
7	65-1548000	ANDERSON/PETER J & DENAE H M KAUTZMANN	1001 Crying Hill Drive	Large increase in value	Combine lot 2 with lot 3 Review for County BOE	\$ 584,600	\$ 584,600
8	65-1548200	ANDERSON/PETER J & DENAE H M KAUTZMANN	985 Crying Hill Drrive	Split parcels	Combined lot 2 with lot 3 only value of lot 4 left Review Co BOE	\$ 118,900	\$ 118,900
9	65-5393822	OTTO/PATSY L & GLEN	4005 CLARK PL NW	Filed exemption	Qualifies for Exemption NDCC 57-02-08(22) \$160,000	\$ 441,500	\$ 281,500
10	65-3920000	Sedivec, Kyle	1208 9 AV SE	VALUE OF HOME	Correction to basement	\$ 199,100	\$ 162,000
11	65-1534000	THOMAS/TIMOTHY E & BERNICE	1006 3 ST NE	Called about increase in value	UPDATED RECORDS IN ZONE REVIEW. INTERIOR REVIEW 3-27-24 SHOWED NO CHANGES TO VALUE.	\$ 266,900	\$ 266,900
13	65-6101175	TWZ PARTNERSHIP	2110 40TH Ave SE	Large increase in value	Sent Property Card & Memorial Hwy land Sales 3-19-2024 - Two tanks have been removed	\$ 696,500	\$ 679,600
14	65-5054830	Focus Realty Group (Arby's)	2640 Overlook Ln NW		Found error in valuation	\$ 1,368,300	\$ 1,234,400
15	65-1319000	CASECON PROPERTIES INC (Dairy Queen)	1000 E Main Street	Large increase since 2021	Sent Property Record Card & Sales Comps	\$ 652,600	\$ 652,600
16	65-2233000	Dakota Amusement LLC (Former Hardees)	500 E Main St	Increase in value	Reduction for repairs needed to roof and HVAC	\$ 1,046,600	918,500
17	65-6137525	SD Berger Properties LLP	1100 32 Av SE	Increase in value	Gave property card- will make appointment when back in town for the review- work on prior to county BOE	\$ 1,342,800	\$ 1,342,800
18	65-6110310	EVI Mandan LLC	2801 39 Av SE	Increase in value	They will schedule appointment for review- corrected square footage from 68,890 to 132,161	\$ 14,897,000	\$ 14,897,000
19	65-2308000	OLD MAIN PROPERTIES	100 W MAIN ST	increase in value	reduction for no ADA access to 2nd floor offices.	\$ 872,100	\$ 749,100
20	65-2808000	Karen Jordan	510 3rd St NW	Email received later afternoon 4-2-2024	review before Co BOE	\$ 252,000	\$ 252,000
21	65-5583040	Jerri Farland	2905 Hwy 1806 N	Exemption Application	Received after Notices of Increase were sent	\$ 249,200	\$ 99,200
22	65-6137920	KROH/STEVE & THOMAS KROH	3860 21st St SE #115	large increase shop condo	review before County BOE	\$ 245,600	\$ 245,600

Land														
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres							
Unit Site						5,945.00	0.137							
Grand Total						5,945.00	0.137							

Street			Utilities			Zoning			Land Use		
Unit Site	Paved		City			BUSINESS COMMERCIAL			Residential		

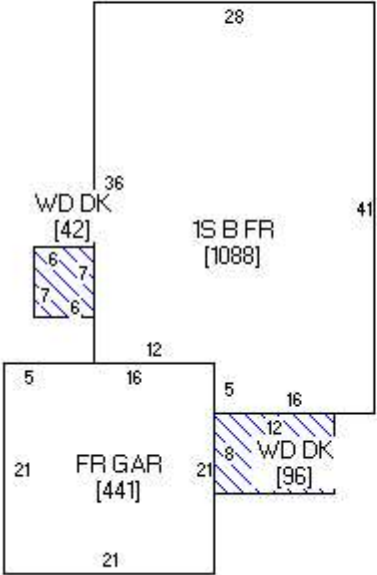
Sales				Building Permits				Values			
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	
10/07/2005	\$114,700	D021	397980	9/20/2005	146-05	N	\$0 840		Land	\$35,000	
				7/6/2005	182-05	N	\$0	Plumb/Elec	Dwlg	\$176,300	
				7/1/2005	55-05	N	\$0 820		Impr		
				6/13/2005	262-05	N	\$102,814	140	Total	\$211,300	

Res. Structure		Finish				Plumbing		Addition		Garage	
Occ. Code	112	Ttl Rooms Above #	4	Bedrooms Above #	2	Standard Bath - 3 Fixt	1	Addition	No Additions	Garage	1 of 1
Occ. Descr.	Townhouse	Ttl Rooms Below #	0	Bedrooms Below #	0	Shower Stall Bath -3 Fixt		Year Built		Style	Att Fr.
		Minimal Finish	1088			Toilet Room (1/2 Bath)		EFA		W X L	0' X 0'
Year Built	2005					Lavatory		EFA Year		Area (SF)	441
EFA / EFYr	19 / 2005					Water Closet		Style		Year Built	2005
Arch. Dsgn	Conventional	Foundation	Conc			Sink		Area (SF)		EFA	19
Style	Split Foyer Frame	Exterior Walls	Vinyl			Mtl St Sh Bath		Condition		EFF Year	2005
		Roof	Gable/Asph Comp			Mtl Stall Shower					
AreaSF/TLA	1,088 / 1,088	Interior Finish	Drwl			Wet Bar		Bsmt (SF)		Condition	NML
GLA 1st/2nd	1,088 / 0	Flooring	Linoleum			Cust Bath - 3 Fixt		NoBsmt Flr(SF)		Bsmt (SF)	
		Non-base Heating		Fireplace		Custom Tub		Heat		Qtrs Over	None
		Floor/Wall #	0			No Hot Water Tank		AC		Qtrs Over (SF)	
		Pipeless #	0			No Plumbing		Attic (SF)		Qtrs AC (SF)	
		Hand Fired (Y/N)	No			Sewer & Water Only				Interior Finish	<None>
Condition	NML	Space Heat #	0			Water Only w/Sink				Interior Finish (SF)	
						Hot Tub					
		Appliances				Bidet				Door Opnrs	1
Basement	Full	Range Unit	[EMPTY]			Fbgls Service Sink				Stalls- Bsmt / Std	-- / 2.00
No Bsmt Flr.	0	Oven - Single	[EMPTY]			Urinal					
Heat	FHA - Gas	Oven - Double	[EMPTY]			Sauna					
		Dishwasher	1	[EMPTY]		Cust Bath - 4 Fixt					
AC	Yes	Microwave	1	[EMPTY]		Cust Tile Full Bath					
Attic	None	[EMPTY]				Cust Tile SS Bath					
		Jennair				Cust Bath - 5 Fixt					
		Security System				Cust Tile Shower/Tub					
						Cust Tile SSB +lav					
						Cust Tile SSB w/Std Tub					
						Cust Tile SSB - 5 Fixt					
						Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					



Bldg / Addn	Description	Units	Year					
	112 — Townhouse							
	Split Foyer Frame	1,088						
#1	Bsmt Fin - Minimal Finish (Low)	1,088 Tbl						
	Base Heat: FHA - Gas							
	Add Central Air	1,088						
	Deck #1: Wood Deck	42 SF						
	Deck #2: Wood Deck	96 SF						
	Plumbing	1						
	B.I. Appliances	2						
	Garage: Att Frame	441 SF	2005					

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2023		Appr	Urban	Res	\$35,000	\$150,600	\$0	\$0	\$185,600
2022		Appr	Urban	Res	\$25,000	\$137,500	\$0	\$0	\$162,500
2021		Appr	Urban	Res	\$20,000	\$135,400	\$0	\$0	\$155,400



Sketch 1 of 1



Photo 1 of 1 06/22/2020

Deed: **A & H CONDO LLC**

Contract:

CID#: 02496

DBA:

MLS:

Map Area: **Res Condo - Apt Style**

Route: 000-000-000

Tax Dist: **M1**

Plat Page:

Subdiv: **MANDAN HEIGHTS 4TH REPLAT**

Checks/Tags:

Lister/Date:

Review/Date: LT, 06/14/2019

Entry Status: **Estimated**

Urban / Residential

Legal: UNIT 6 OF LOT 3 & S 1/2 LOT 4 BLOCK 2 MANDAN HEIGHTS 4TH REPLAT

Land															
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres								
Unit Site						12,075.00	0.277								
Grand Total						12,075.00	0.277								

Unit Site	Street	Utilities	Zoning	Land Use
	Paved	City	RESIDENTIAL MULTI-FAMILY DWELLINGS	Residential

Sales				Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2023
08/18/2014	\$0	D008	459233						Land	\$15,000	\$0	\$0	\$15,000
06/30/2003		D000	381540						Dwlg	\$89,300	\$0	\$0	\$97,600
12/19/1997	\$32,400	D000	347342						Impr		\$0	\$0	
04/06/1995	\$22,700	D004	335410						Total	\$104,300	\$0	\$0	\$112,600

[illegible]

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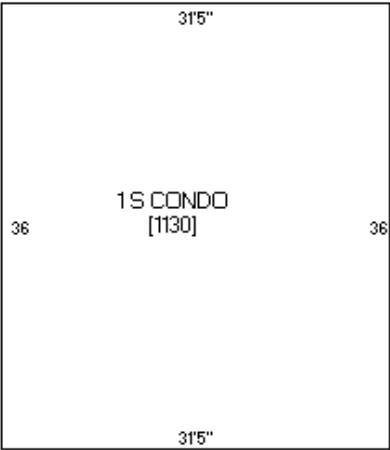
Bldg / Addn	Description	Units	Year				
	113 — Condominium						
	1 Story Condo	1,134					
	Adjustment for basement - Slab						
	Base Heat: HW - Baseboard						
	Deck #1: Wood Deck	32 SF					
	Plumbing	1					
	B.I. Appliances	1					

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2023		Appr	Urban	Res	\$15,000	\$97,600	\$0	\$0	\$112,600
2022		Appr	Urban	Res	\$15,000	\$99,100	\$0	\$0	\$114,100
2021		Appr	Urban	Res	\$12,500	\$93,400	\$0	\$0	\$105,900
2020		Appr	Urban	Res	\$12,500	\$91,000	\$0	\$0	\$103,500
2019		Appr	Urban	Res	\$12,500	\$90,900	\$0	\$0	\$103,400
2018		Appr	Urban	Res	\$12,500	\$90,900	\$0	\$0	\$103,400
2017		Appr	Urban	Res	\$12,500	\$90,400	\$0	\$0	\$102,900
2016		Appr	Urban	Res	\$12,500	\$90,400	\$0	\$0	\$102,900
2015		Appr	Urban	Res	\$12,500	\$82,500	\$0	\$0	\$95,000
2014	Import from County file.	Import	Urban	Res	\$10,400	\$75,200	\$0	\$0	\$85,600
2013		Import	Urban	Res	\$0	\$73,000	\$0	\$0	\$73,000
2012		Import	Urban	Res	\$0	\$64,300	\$0	\$0	\$64,300
2011		Import	Urban	Res	\$0	\$56,200	\$0	\$0	\$56,200
2010		Import	Urban	Res	\$0	\$56,500	\$0	\$0	\$56,500
2009		Import	Urban	Res	\$0	\$59,600	\$0	\$0	\$59,600
2008		Import	Urban	Res	\$0	\$54,700	\$0	\$0	\$54,700
2007		Import	Urban	Res	\$0	\$48,100	\$0	\$0	\$48,100
2006		Import	Urban	Res	\$0	\$44,700	\$0	\$0	\$44,700
2005		Import	Urban	Res	\$0	\$42,400	\$0	\$0	\$42,400

2004		Import	Urban	Res	\$0	\$36,400	\$0	\$0	\$36,400
2003		Import	Urban	Res	\$0	\$35,700	\$0	\$0	\$35,700
2002		Import	Urban	Res	\$0	\$34,900	\$0	\$0	\$34,900
2001		Import	Urban	Res	\$0	\$35,700	\$0	\$0	\$35,700
2000		Import	Urban	Res	\$0	\$35,600	\$0	\$0	\$35,600
1999		Import	Urban	Res	\$0	\$33,100	\$0	\$0	\$33,100
1998		Import	Urban	Res	\$0	\$33,100	\$0	\$0	\$33,100



Photo 1 of 1 01/07/2020



Deed: DOLL/SHIRLEY A
Contract:
CID#: 02497-E
DBA:
MLS:

Map Area: Res Condo - Apt Style
Route: 000-000-000
Tax Dist: M1
Plat Page:
Subdiv: MANDAN HEIGHTS 4TH REPLAT

Checks/Tags:
Lister/Date: MA, 01/07/2016
Review/Date: LT, 06/14/2019
Entry Status: Estimated

Urban / Residential
Legal: N 1/2 LOT 4 & ALL LOT 5 UNIT 6 BLOCK 2 NORTH MANDAN HEIGHTS CONDOMINIUMS MANDAN HEIGHTS 4TH REPLAT

Land													
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres						
Unit Site						2,193.00	0.050						
Grand Total						2,193.00	0.050						

Street		Utilities		Zoning		Land Use	
Unit Site	Paved	City		RESIDENTIAL MULTI-FAMILY DWELLINGS		Residential	

Sales				Building Permits				Values			
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	
12/09/2015	\$0	D008	468507	5/7/1996	18896	N	\$1,000	Roof	Land	\$15,000	
10/22/2015	\$109,000	D000	467668						Dwlg	\$90,100	
07/21/2014	\$0	D008	467667						Impr		
05/18/2011	\$38,100	D004	434715						Total	\$105,100	

Res. Structure			Finish				Plumbing		Addition		Garage	
Occ. Code	113		Ttl Rooms Above #	4	Bedrooms Above #	2	Standard Bath - 3 Fixt	1	Addition	No Additions	Garage	No garages
Occ. Descr.	Condominium		Ttl Rooms Below #	0	Bedrooms Below #	0	Shower Stall Bath -3 Fixt		Year Built		Style	
Year Built	1972						Toilet Room (1/2 Bath)		EFA		W X L	
EFA / EFYr	52 / 1972						Lavatory		EFA Year		Area (SF)	
Arch. Dsgn	Conventional		Foundation	Conc			Water Closet		Style		Year Built	
Style	1 Story Condo		Exterior Walls	Brick			Sink		Area (SF)		EFA	
AreaSF/TLA	1,134 / 1,134		Roof	Flat/P&G			Shower Stall/Tub		Condition		EFF Year	
GLA 1st/2nd	1,134 / 0		Interior Finish	Drwl			Wet Bar				Condition	
			Flooring	Carpet			Cust Bath - 3 Fixt		Bsmt (SF)		Bsmt (SF)	
			Non-base Heating		Fireplace		Custom Tub		NoBsmt Flr(SF)		Qtrs Over	
			Floor/Wall #	0			No Hot Water Tank		Heat		Qtrs Over (SF)	
			Pipeless #	0			No Plumbing		AC		Qtrs AC (SF)	
			Hand Fired (Y/N)	No			Sewer & Water Only		Attic (SF)		Interior Finish	
			Space Heat #	0			Water Only w/Sink				Interior Finish (SF)	
Condition	NML						Hot Tub					
							Bidet				Door Opnrs	
							Fbgls Service Sink				Stalls- Bsmt / Std	
							Urinal					
							Sauna					
Basement	Slab						Cust Bath - 4 Fixt					
No Bsmt Flr.	0						Cust Tile Full Bath					
Heat	HW - Baseboard						Cust Tile SS Bath					
AC	No						Cust Bath - 5 Fixt					
Attic	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					
					</							



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Bldg / Addn	Description	Units	Year					
	113 — Condominium							
	1 Story Condo	1,134						
	Adjustment for basement - Slab							
	Base Heat: HW - Baseboard							
	Deck #1: Wood Deck	80 SF						
	Plumbing	1						
	B.I. Appliances	1						

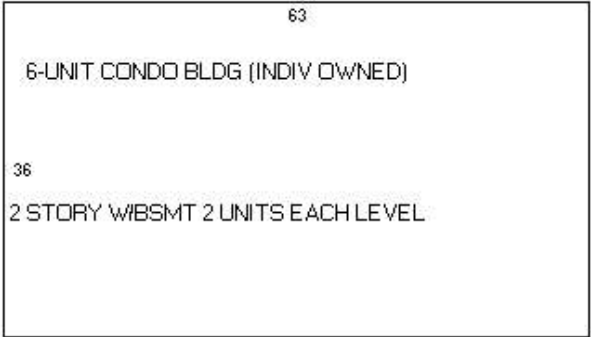
Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2023		Appr	Urban	Res	\$15,000	\$98,500	\$0	\$0	\$113,500
2022		Appr	Urban	Res	\$15,000	\$99,900	\$0	\$0	\$114,900
2021		Appr	Urban	Res	\$12,500	\$94,200	\$0	\$0	\$106,700



Photo 1 of 1 01/04/2016



***UNIT 6 GARDEN LEVEL DOES NOT HAVE GAR



Corrected

PDF+PIN: 003+65-4622000
1809 LINDA DR NW, MANDAN

City of Mandan
Deed: SPOTTS/NICOLE R & MITCHELL LEE
Contract:
CID#: 05784
DBA:
MLS:

WORKING
Map Area: Zone 3 - Res
Route: 000-000-000
Tax Dist: M1
Plat Page:
Subdiv: SHARON HEIGHTS 2ND

Wed, 3/20/2024, 8:17 AM
Page 1

Checks/Tags:
Lister/Date:
Review/Date: CHE, 02/09/2011
Entry Status:

Urban / Residential
Legal: LOT 1 BLOCK 2 SHARON HEIGHTS 2ND

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)
Unit Site						10,590.00	0.243	1.00	Unit R-22		\$40,000.00	\$40,000	0%	0%	0%	\$0	\$40,000
Grand Total						10,590.00	0.243					\$40,000					\$40,000
Zoning																	
RESIDENTIAL SINGLE FAMILY																	
Utilities																	
City																	
Sales																	
Building Permits																	
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Values				
02/01/2023	\$269,900	D000	513850	7/17/2015	15-0826	N	\$0	Roof	Land	\$40,000		\$0	\$35,000				
12/19/2022	\$0	D024	513398	1/14/2002	1002	N	\$2,500	Fireplace	Dwlg	\$206,100		\$0	\$222,700				
				8/22/2000	15900	N	\$0	Plumb/Elec	Impr	\$246,100		\$0	\$257,700				
									Total			\$0					
Res. Structure																	
Occ. Code	101	3															
Occ. Descr.	Single-Family / Owner Occupied	2															
Year Built	1955																
EFA / EFYr	69 / 1955																
Arch. Dsgn	Ranch																
Style	1 Story Brick																
AreaSF/TLA	1,190 / 1,190																
GLA 1st/2nd	1,190 / 0																
Grade	4+10	1															
Grade Mult.	1.420																
Condition	NML																
Phy-Depr %	29%																
Basement	Full																
No Bsmt Flr	0																
Heat	FHA - Gas																
AC	Yes																
Attic	None																
Plumbing																	
Standard Bath - 3 Fixt																	
Shower Stall Bath - 3 Fixt																	
Toilet Room (1/2 Bath)																	
Lavatory																	
Water Closet																	
Sink																	
Shower Stall/Tub																	
Mtl St Sh Bath																	
Mtl Stall Shower																	
Wet Bar																	
Cust Bath - 3 Fixt																	
Custom Tub																	
No Hot Water Tank																	
No Plumbing																	
Sewer & Water Only																	
Water Only w/Sink																	
Hot Tub																	
Bidet																	
Fbgls Service Sink																	
Urinal																	
Sauna																	
Cust Bath - 4 Fixt																	
Cust Tile Full Bath																	
Cust Tile SS Bath																	
Cust Bath - 5 Fixt																	
Cust Tile Shower/Tub																	
Cust Tile SSB +lav																	
Cust Tile SSB w/Std Tub																	
Cust Tile SSB - 5 Fixt																	
Cust Bath +lav																	
Cust Bath w/Cust SS																	
Cust Bath w/Cust SS +lav																	
Fireplace																	
1																	
Floor/Wall #	0 Gas																
Pipeless #	0																
Hand Fired (Y/N)	No																
Space Heat #	0																
Appliances																	
Range Unit	[EMPTY]																
Oven - Single	[EMPTY]																
Oven - Double	[EMPTY]																
Dishwasher	1 [EMPTY]																
Microwave	1 [EMPTY]																
[EMPTY]	[EMPTY]																
Jennair	[EMPTY]																
Security System	[EMPTY]																
Obsolescence																	
Functional %	0%																
External %	0%																
Other %	0%																
None																	
None																	
None																	
None																	
60.00-0-0-0																	
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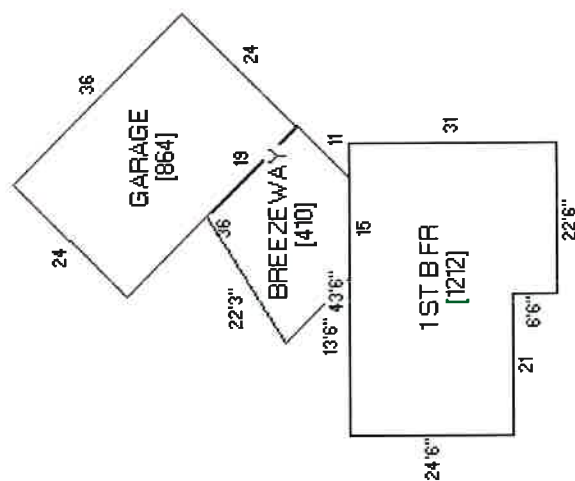


Bldg / Addn	Description	(RCN \$281,106)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$100)
	101 — Single-Family / Owner Occupied													
	1 Story Brick													
#1	Bsmt Fin - Minimal Finish (Avg)		1,190	\$14.00	\$148,650									
	Base Heat: FHA - Gas		950 Tbl		\$13,300									
	Add Central Air		1,190	\$3,200.00	\$3,200									
#1	Porch: 1S Frame Enclosed		355 SF	\$18,640.00	\$18,640									
	Deck #1: Concrete Patio		272 SF	\$4.90	\$1,333									
	Deck #2: Concrete Patio		115 SF	\$4.90	\$564									
	Deck #3: Asph/Wld Roof OH		98 SF	\$12.50	\$1,225									
	Plumbing		2	N/A	\$6,800									
	B.I. Appliances		2	N/A	\$0									
#1	Fireplace: Gas		1	\$4,250.00	\$4,250									
	Building Sub Total				\$197,962	1.420	1955	29.00	0	0	0	\$199,585		
	Garage: Det Frame		624 SF		\$18,940	4	1963	60.00	0	0	0	\$9,849		
	Building TOTAL Value											\$209,434	0.980	\$205,200

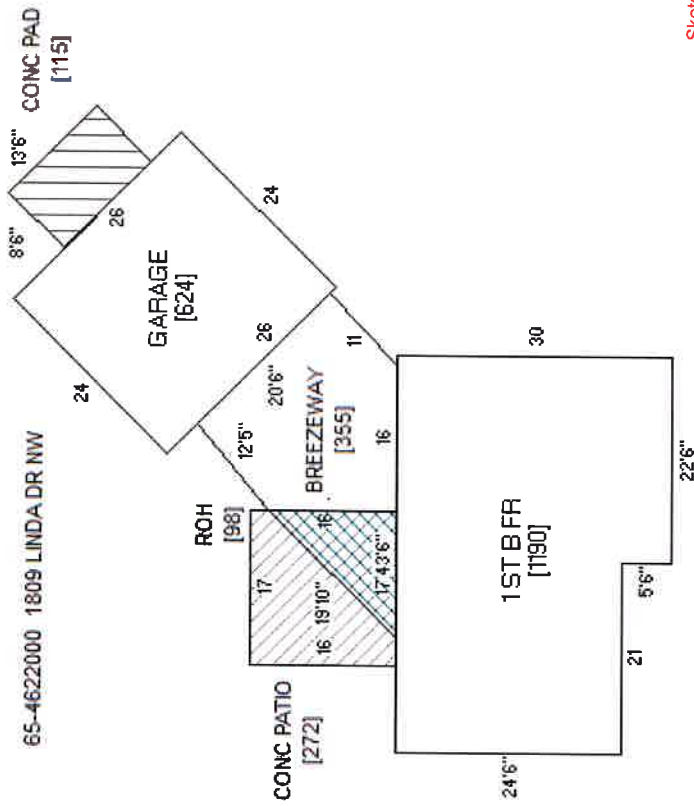
	Description	Units	Price	Base Value	Cond	Year	Phys%	Fabs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$100)
Yrd	1 — Yard Sprinkler System		\$0.48	\$2,643	NML	1953	65.00	0	0	0	\$925	0.980	\$900
D	4,236 SF												
	Yard Extras TOTAL Value												\$900

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2023		Appr	Urban	Res	\$35,000	\$222,700	\$0	\$0	\$257,700
2022		Appr	Urban	Res	\$35,000	\$197,300	\$0	\$0	\$232,300
2021		Appr	Urban	Res	\$30,000	\$184,400	\$0	\$0	\$214,400
2020		Appr	Urban	Res	\$30,000	\$182,400	\$0	\$0	\$212,400
2019		Appr	Urban	Res	\$30,000	\$175,400	\$0	\$0	\$205,400

65-4622000 1809 LINDA DR NW



Sketch 1 of 2



Sketch 2 of 2





Photo 4 of 5 09/09/2010

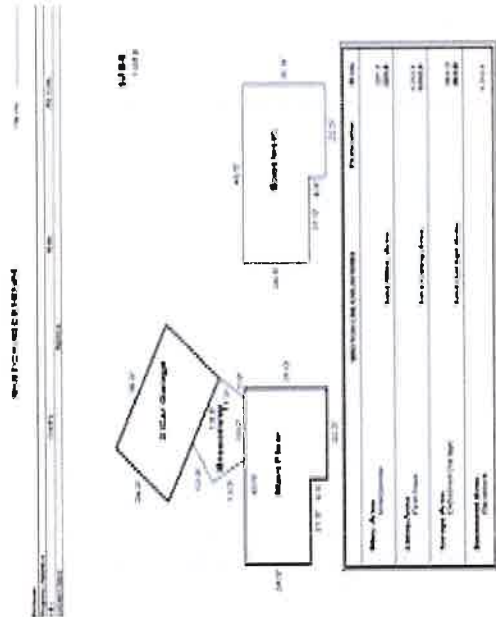


Photo 5 of 5 12/04/2013

imported by Photo/Doc Import

Notes:

Note Title: Original AS400 Notes

2024-03-19 REMEASURED BKJ/KM CORRECT VALUE AT BOE
REDREW AND CORRECTED MAIN FLR SF FROM 1543 TO 1190
CORRECTED BREEZEWAY SF- NO HEATING AND COOLING IN IT-

ADDED CONC PATIOS AND ROH

ADDED YARD SPRINKLERS

CORRECTED SF OF GAR FROM 864 TO 624

CORRECTED YEAR BUILT OF GARAGE FROM 1980 TO 1963 PER OLD CARD

11-29-16 CHECKED PERMITS FROM FILE, MH

LIFE ESTATE

2010 - EFFECTIVE YEAR CHANGED DUE TO CENTER PORCH BETWEEN HOUSE & GARAGE

Note Title: LOWER HEART WATER DISTRICT

2020-12-29 Lower Heart River Water Resource District

Deed: **WHITMIRE/SIERRA L & TYLER J JOHNSON**
Contract:
CID#: **04226**
DBA:
MLS:

Map Area: **Zone 1 - Res**
Route: **000-000-000**
Tax Dist: **M1**
Plat Page:
Subdiv: **N.P. 1ST**

Checks/Tags:
 Lister/Date: **JLF, 07/22/2022**
 Review/Date: **JLF, 07/22/2022**
 Entry Status: **Inspected**

Urban / Residential

Legal: S 40' LOT 7 BLOCK 64 NP 1ST

[illegible]

	Street	Utilities	Zoning	Land Use
Unit Site	Paved	City	RESIDENTIAL SINGLE & 2 FAMILY	Residential

Sales				Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised			
06/29/2023	\$0	D024	515590	5/21/1999	19999	N	\$2,000	Porch	Land	\$35,000			
06/28/2023	\$254,000	D000	515591	5/12/1997	14397	N	\$3,104	Deck/Patio	Dwlg	\$214,300			
				3/19/1996	5296	N	\$0	Plumb/Elec	Impr				
				3/19/1996	7396	N	\$16,000	Kitchen Remodel	Total	\$249,300			

Res. Structure			Finish			Plumbing			Addition		Garage	
Occ. Code	101	Ttl Rooms Above #	6	Bedrooms Above #	3	Standard Bath - 3 Fixt	1	Addition	1 of 1	Garage	1 of 1	
Occ. Descr.	Single-Family / Owner Occupied	Ttl Rooms Below #	0	Bedrooms Below #	0	Shower Stall Bath -3 Fixt	1	Year Built	1939	Style	Det Fr	
Year Built	1906					Toilet Room (1/2 Bath)		EFA	85	W X L	0' X 0'	
EFA / EFYr	118 / 1906					Lavatory		EFA Year	1939	Area (SF)	768	
Arch. Dsgn	Conventional	Foundation	Conc			Shower Stall/Tub		Style	1 Sty Fr.	Year Built	1993	
Style	2 Story Frame	Exterior Walls	Metal			Mtl St Sh Bath		Area (SF)	48	EFA	3	
		Roof	Gable/Asph Comp			Mtl Stall Shower		Condition	Normal	EFF Year	1993	
		Interior Finish	Drwl			Wet Bar						
AreaSF/TLA	840 / 1,839	Flooring	Carpet			Cust Bath - 3 Fixt		Bsmt (SF)	48	Condition	A NML	
GLA 1st/2nd	888 / 951	Non-base Heating		Fireplace		Custom Tub		NoBsmt Flr(SF)		Bsmt (SF)		
		Floor/Wall #	0			No Hot Water Tank		Heat	FHA - Gas	Qtrs Over	Fin. 2nd Floor	
		Pipeless #	0			No Plumbing		AC	Yes	Qtrs Over (SF)	768	
		Hand Fired (Y/N)	No			Sewer & Water Only		Attic (SF)		Qtrs AC (SF)		
		Space Heat #	0			Water Only w/Sink				Interior Finish	<None>	
Condition	NML					Hot Tub		Interior Finish (SF)				
						Bidet						
						Fbgls Service Sink	1					
						Urinal	1					
						Sauna						
						Cust Bath - 4 Fixt						
Basement	Full	Range Unit		[EMPTY]		Cust Tile Full Bath						
		Oven - Single		[EMPTY]		Cust Tile SS Bath						
No Bsmt Flr.	0	Oven - Double		[EMPTY]		Cust Bath - 5 Fixt						
		Dishwasher		1	[EMPTY]	Cust Tile Shower/Tub						
Heat	FHA - Gas	Microwave		[EMPTY]		Cust Tile SSB +lav						
						Cust Tile SSB w/Std Tub						
AC	Yes	[EMPTY]				Cust Tile SSB - 5 Fixt						
						Cust Bath +lav						
Attic	None	Jennair				Cust Bath w/Cust SS						
		Security System				Cust Bath w/Cust SS +lav						



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Bldg / Addn	Description	Units	Year					
	101 — Single-Family / Owner Occupied							
	2 Story Frame	840						
	Base Heat: FHA - Gas							
	Add Central Air	840						
#1	Porch: 1S Frame Enclosed	111 SF						
	Frame Quarters Over Adjustment	111 SF						
	Central Air Adjustment	111 SF						
#2	Porch: 1S Frame Enclosed	48 SF						
	Deck #1: Wood Deck	447 SF						
	Deck #2: Wood Deck	126 SF						
	Plumbing	4						
	B.I. Appliances	1						
Adtn	1 Story Frame	48 SF	1939					
	Basement area	48 SF						
	Garage: Det Frame	0' X 0' 768 SF	1993					
	Qtrs Over: Fin. 2nd Floor	768 SF						

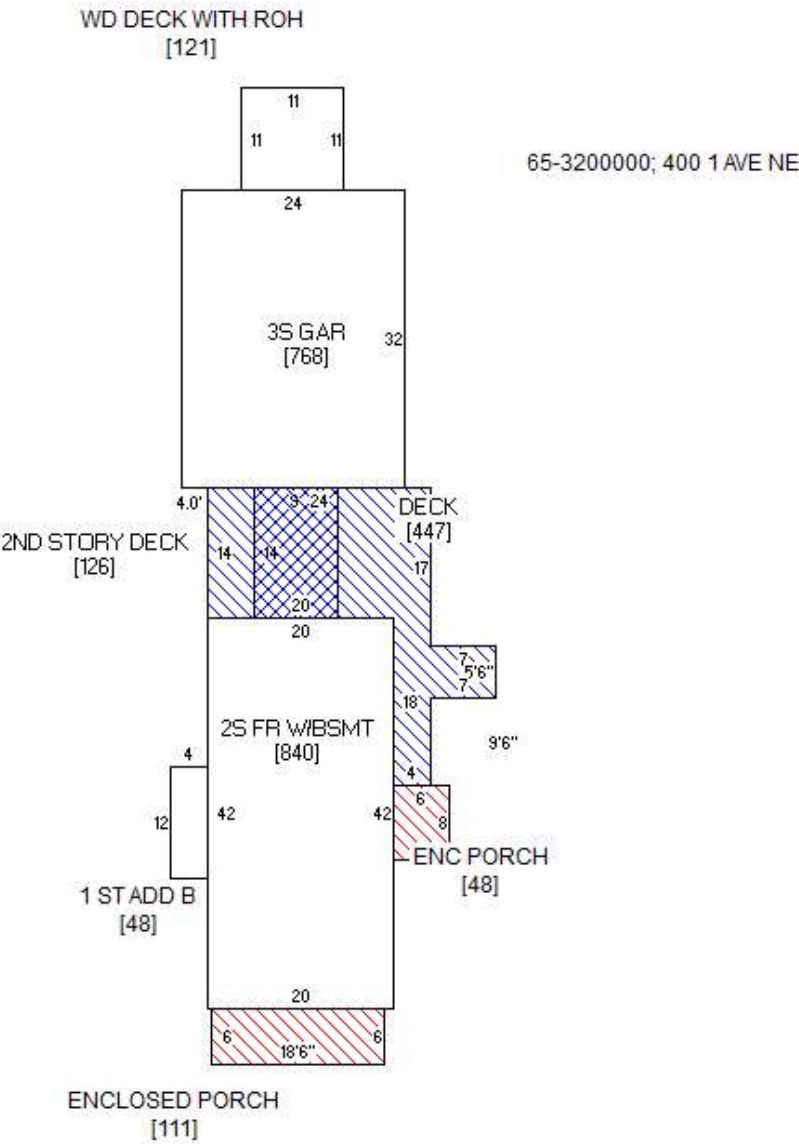
Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2023		Appr	Urban	Res	\$35,000	\$207,400	\$0	\$0	\$242,400
2022		Appr	Urban	Res	\$30,000	\$175,200	\$0	\$0	\$205,200
2021		Appr	Urban	Res	\$17,000	\$165,200	\$0	\$0	\$182,200



Photo 1 of 2 07/22/2022



Photo 2 of 2 06/09/2021



Deed: **HARTWIG/EDWARD & BRENDA**
Contract:
CID#: **00809**
DBA:
MLS:

Map Area: **Zone 2 - Res**
Route: **000-000-000**
Tax Dist: **M1**
Plat Page:
Subdiv: **EASTWOOD ACRES 2ND**

Checks/Tags:
 Lister/Date: **GR, 05/05/2015**
 Review/Date: **SUE, 10/01/2009**
 Entry Status: **Info From Owner**

Urban / Residential

Legal: LOT 8 BLOCK 2 EASTWOOD ACRES 2ND

[illegible]

	Street	Utilities	Zoning	Land Use
Unit Site	Paved	City	RESIDENTIAL SINGLE FAMILY	Residential

Sales				Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised			
06/25/1993	\$66,200	D000	325479	3/22/1999	6799	N	\$1,000	180	Land	\$45,000			
				10/15/1976	253-76	N	\$34,100	New Dwlg	Dwlg	\$212,400			
									Impr				
									Total	\$257,400			

[illegible]

Bldg / Addn	Description	Units	Year
	101 — Single-Family / Owner Occupied		
	1 Story Frame	1,184	
#1	Bsmt Fin - Living Qtrs. (Multi) (Avg)	1,000 Tbl	
	Base Heat: FHA - Gas		
	Add Central Air	1,184	
	Deck #1: Wood Deck	96 SF	
	Plumbing	3	
	Garage: Att Frame	686 SF	1976

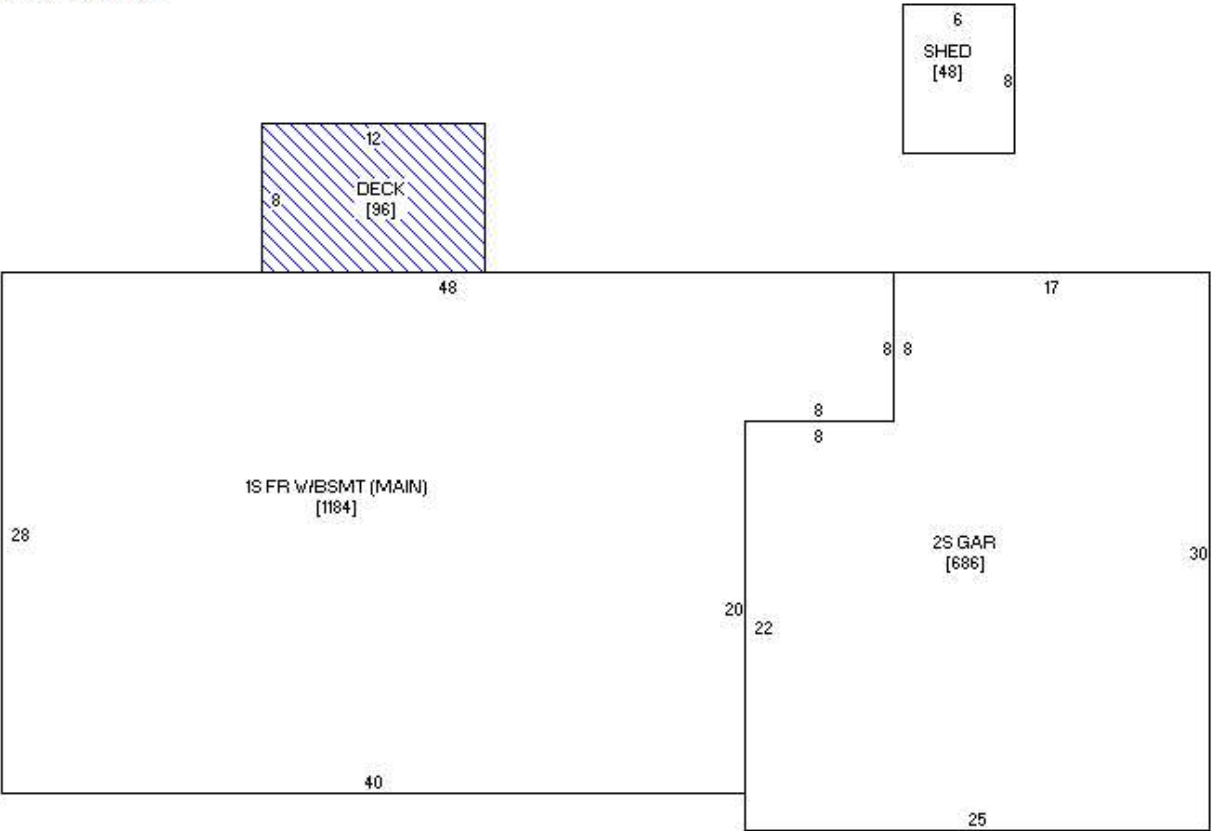
	Description	Units		Cond	Year					
Yrd	1 — Shed			NML	1976					
D	W6.00 x L8.00 48 SF, Metal Shed, Avg Pricing									
Yrd	1 — Yard Sprinkler System			NML	2015					
D	3,750 SF									

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2023		Appr	Urban	Res	\$45,000	\$196,500	\$0	\$0	\$241,500
2022		Appr	Urban	Res	\$45,000	\$177,100	\$0	\$0	\$222,100
2021		Appr	Urban	Res	\$30,000	\$166,900	\$0	\$0	\$196,900



65-0901000 Photo 1 of 1 06/28/2023

65-0901000; 1709 4 ST NE



NOTICE OF INCREASE IN REAL ESTATE ASSESSMENT

City of Mandan
(Name of Twp/City/District)

Morton
(Name of County)

Parcel Number: 65-1548000

ANDERSON/PETER J

& DENAE H M KAUTZMANN
1001 CRYING HILL DR
MANDAN, ND 58554-0000

Property Address:
1001 CRYING HILL DR NE
MANDAN, ND 58554-0000

Legal Description:
LOT 3 AUD PLAT A BLOCK 32 HELMSWORTH MCLEAN'S ADD

	True & Full Value*
Current Year Assessment (2024)	\$584,600
Prior Year Assessment (2023)	\$402,200
Change in Assessment	\$182,400

Reason for increase in value:

☐ PARCEL REASSESSMENT
☐ PARCEL REASSESSMENT
☐ PARCEL REASSESSMENT

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

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

- ☐ The township, city, or county board of equalization, or action by the State Board of Equalization has increased the true and full valuation to a level of 10% or more and \$3,000 or more from the previous year's assessment.

An increase in assessment may mean that your property taxes 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 Mandan Township/City Board of Equalization City Hall Mandan	April 2nd, 2024	7:00 pm
Morton County, County Board of Equalization Morton County Courthouse	June 6th, 2024	6:00 pm
State Board, State Board of Equalization State Capital, Bismarck ND	August 13th, 2024	8:30 am

Assessment Official: Kimberly Markley

Mailing Address: 205 2nd Avenue NW

City, State, Zip: Mandan, ND 58554

Phone: 701-667-3232

Date: 3/1/2024

* As provided for in N.D.C.C. §§ 57-02-27.1 and 57-02-27.2
24/743 (Revised 7-2023)

06-05-2023 Zone Review by Kim and Brenda

Reasons for Change

- Updated basement finish
- Added basement under garage
- Changed style of home to brick
- Updated condition —
- Changed main floor square footage from 2379 to 2419 square feet

1001 CRYING HILL DR NE, MANDAN

Deed: ANDERSON/PETER J

Map Area: Zone 2 - Res

Checks/Tags:

Contract:

Route: 000-000-000

Lister/Date: BKJ, 06/05/2023

CID#: 01563

Tax Dist: M1

Review/Date: KM, 06/06/2023

DBA:

Plat Page:

Entry Status: Inspected

MLS:

Subdiv: HELMSWORTH-MCLEAN

Urban / Residential

Legal: LOT 3 AUD PLAT A BLOCK 32 HELMSWORTH MCLEAN'S ADD

Land

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres								
Unit Site						129,200.00	2.966								
Grand Total						129,200.00	2.966								

Unit Site	Street	Utilities	Zoning
	Paved	City	RESIDENTIAL SINGLE FAMILY

Land Use

Residential

Sales				Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2023
07/01/1993	\$213,900	D020	325572	9/11/2012	27112	N	\$0	Plumb/Elec	Land	\$112,500	\$0	\$0	\$112,500
				7/31/2002	6702	N	\$0	Misc	Dwlg	\$472,100	\$0	\$0	\$289,700
				6/6/2002	28002	N	\$29,376	Garage	Impr		\$0	\$0	
				9/21/1995	10095	N	\$0	Misc	Total	\$584,600	\$0	\$0	\$402,200

Res. Structure				Finish				Plumbing				Addition		Garage	
Occ. Code	101			Ttl Rooms Above #	5	Bedrooms Above #	2	Standard Bath - 3 Fixt	1	Addition	No Additions	Garage	1 of 1		
Occ. Descr.	Single-Family / Owner Occupied			Ttl Rooms Below #	5	Bedrooms Below #	1	Shower Stall Bath -3 Fixt	3	Year Built		Style	Att Fr. w/ Bsmt		
Year Built	1952			Living Qtrs. (Multi)	2419			Toilet Room (1/2 Bath)		EFA		W X L	0' X 0'		
EFA / EFYr	72 / 1952							Lavatory		EFA Year		Area (SF)	736		
Arch Dsgn	Ranch			Foundation	Conc			Water Closet		Style		Year Built	1952		
Style	1 Story Brick			Exterior Walls	Brick			Sink	2	Area (SF)		EFA	72		
AreaSF/TLA	2,419 / 2,419			Roof	Gable/Asph Comp			Shower Stall/Tub		Condition		EFF Year	1952		
GLA 1st/2nd	2,419 / 0			Interior Finish	Plas			Mtl St Sh Bath		Bsmt (SF)		Condition	A NML		
Condition	A NML			Flooring	Carpet			Mtl Stall Shower		NoBsmt Flr(SF)		Bsmt (SF)	736		
Basement	Full			Non-base Heating				Fireplace				Heat	Qtrs Over	None	
No Bsmt Flr	0			Floor/Wall #	0	Masonry	1	Water Only w/Sink		AC	Qtrs Over (SF)				
Heat	FHA - Gas			Pipeless #	0	Gas	1	Hot Tub		Attic (SF)	Qtrs AC (SF)				
AC	Yes			Hand Fired (Y/N)	No			Bidet			Interior Finish	Fin. Minimal			
Attic	Floor & Stairs			Space Heat #	0			Fbgls Service Sink			Interior Finish (SF)	736			
				Appliances											
				Range Unit		[EMPTY]						Door Opnrs		3	
				Oven - Single		[EMPTY]						Stalls- Bsmt / Std		-- / 3.00	
				Oven - Double		[EMPTY]									
				Dishwasher		1	[EMPTY]								
				Microwave		[EMPTY]									
				[EMPTY]											
				Jennair											
				Security System											



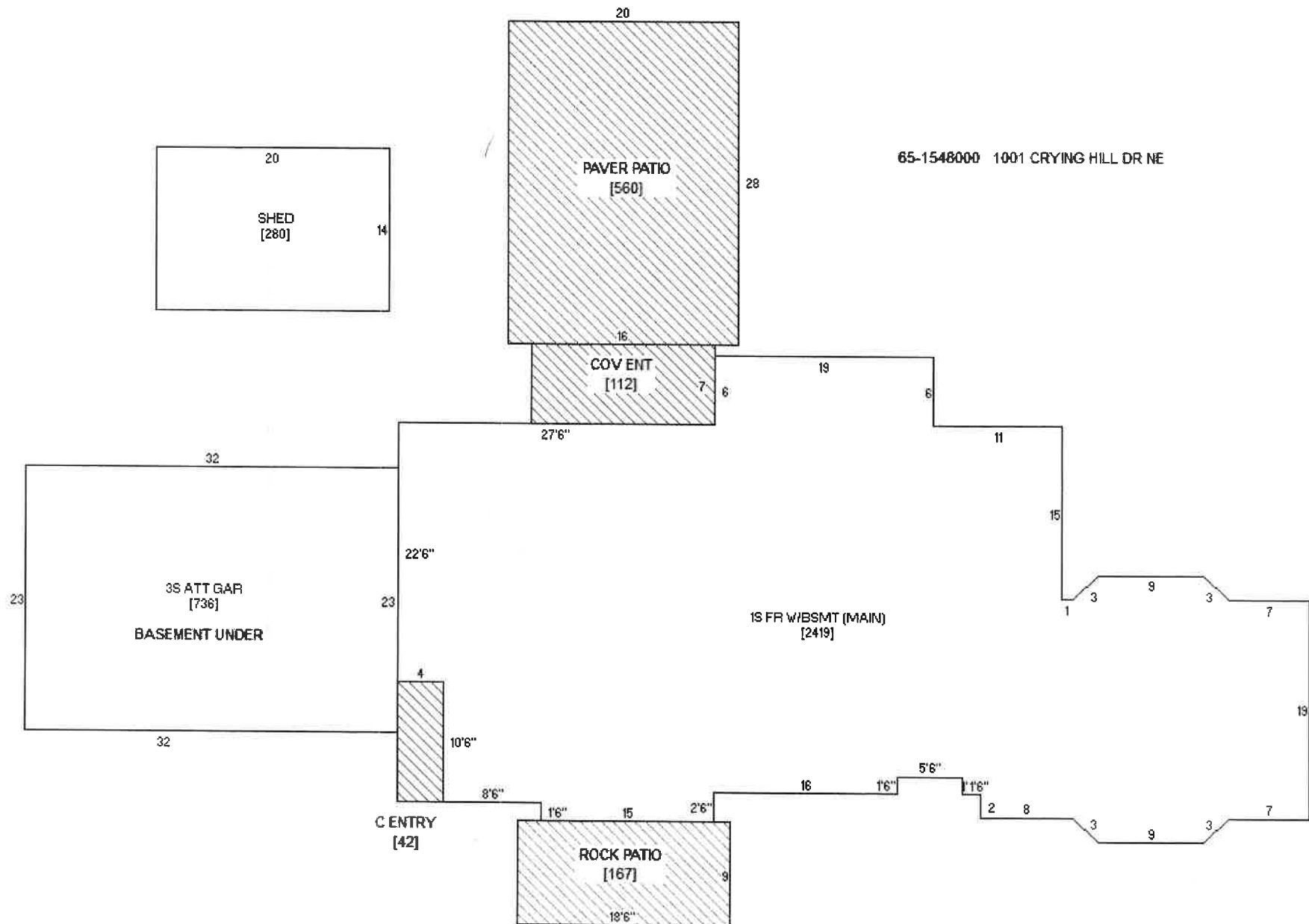
Bldg / Addn	Description	Units	Year			
	101 — Single-Family / Owner Occupied					
	1 Story Brick	2,419				
#1	Bsmt Fin - Living Qtrs. (Multi) (Avg)	2,419 Tbl				
	Base Heat: FHA - Gas					
	Add Central Air	2,419				
	Add Floor & Stairs attic					
#1	Porch: 1S Frame Open	112 SF				
#2	Porch: 1S Frame Open	42 SF				
	Deck #1: Flagstone Patio	560 SF				
	Deck #2: Flagstone Patio	167 SF				
	Plumbing	7				
	B.I. Appliances	1				
#1	Fireplace: Masonry	1				
#2	Fireplace: Gas	1				
	Garage: Att Frame w/ Bsmt	736 SF	1952			
	Basement area	736 SF				
	Int Finish: Fin. Minimal	736 SF				

Description		Units	Cond	Year					
Yrd	1 — Sheds and Yard Structures		NML	1952					
D	W14.00 x L20.00 280 SF, Fr. Shed, Avg Pricing								

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2023		Appr	Urban	Res	\$112,500	\$289,700	\$0	\$0	\$402,200
2022		Appr	Urban	Res	\$96,000	\$256,800	\$0	\$0	\$352,800
2021		Appr	Urban	Res	\$54,000	\$295,000	\$0	\$0	\$349,000
2020		Appr	Urban	Res	\$54,000	\$290,900	\$0	\$0	\$344,900
2019		Appr	Urban	Res	\$54,000	\$281,800	\$0	\$0	\$335,800
2018		Appr	Urban	Res	\$54,000	\$281,800	\$0	\$0	\$335,800
2017		Appr	Urban	Res	\$54,000	\$281,600	\$0	\$0	\$335,600
2016		Appr	Urban	Res	\$60,000	\$242,200	\$0	\$0	\$302,200
2015		Appr	Urban	Res	\$60,000	\$234,100	\$0	\$0	\$294,100
2014	Import from County file.	Import	Urban	Res	\$50,200	\$241,300	\$0	\$0	\$291,500
2013		Import	Urban	Res	\$0	\$234,300	\$0	\$0	\$234,300
2012		Import	Urban	Res	\$0	\$234,300	\$0	\$0	\$234,300
2011		Import	Urban	Res	\$0	\$234,300	\$0	\$0	\$234,300
2010		Import	Urban	Res	\$0	\$224,400	\$0	\$0	\$224,400
2009		Import	Urban	Res	\$0	\$233,200	\$0	\$0	\$233,200
2008		Import	Urban	Res	\$0	\$211,500	\$0	\$0	\$211,500
2007		Import	Urban	Res	\$0	\$192,000	\$0	\$0	\$192,000
2006		Import	Urban	Res	\$0	\$188,200	\$0	\$0	\$188,200
2005		Import	Urban	Res	\$0	\$185,600	\$0	\$0	\$185,600

2004	Import	Urban	Res	\$0	\$194,400	\$0	\$0	\$194,400
2003	Import	Urban	Res	\$0	\$190,600	\$0	\$0	\$190,600
2002	Import	Urban	Res	\$0	\$165,400	\$0	\$0	\$165,400
2001	Import	Urban	Res	\$0	\$154,400	\$0	\$0	\$154,400
2000	Import	Urban	Res	\$0	\$145,600	\$0	\$0	\$145,600
1999	Import	Urban	Res	\$0	\$141,900	\$0	\$0	\$141,900
1998	Import	Urban	Res	\$0	\$131,300	\$0	\$0	\$131,300





Sketch 1 of 1

65-1548000 1001 Crying Hill Dr NE

Property has a large view lot of 129,200 square feet or (2.966 Acres)

Sales Comparison									
Parcel #	Address	Yr Built	TLA	Lot Size	Sale Date	Sale Pr	\$Total/SF		Notes
65-1548000	1001 Crying Hill Dr NE	1952	2419	129,200	NA	\$ 584,600	\$ 241.67		
65-1838150	2200 West View Pl SE	2000	2655	42,613	4/19/2022	\$ 755,000	\$ 284.37		
65-5047000	3100 Old Red Trail	1992	1805	61,507	11/17/2023	\$ 534,900	\$ 296.34		
0570-002-150	2028 S Grandview Ln (Bis)	1997	2218	19,107	6/1/2023	\$ 548,750	\$ 247.41		Partial BF

Comparable Properties									
Parcel #	Address	Yr Built	TLA	Lot Size	T&F	\$Bldg/SF	\$Total/SF		Notes
65-1548000	1001 Crying Hill Dr NE	1952	2419	129,200	\$ 584,600	\$ 195	\$ 241.67		
65-1549000	1101 Crying Hill Dr NE	1954	2589	110,200	\$ 496,500	\$ 152	\$ 191.77		RE ROOFED 4 Bedroom 2 full Bathrooms w/ tub
65-0659000	704 8 Av NE	1978	2224	16,077	\$ 506,300	\$ 207	\$ 227.65		
65-179400	506 9 Av NW	1976	2421	15,005	\$ 472,900	\$ 175	\$ 195.33		

Comparable Properties supplied by homeowner (As combined Lots 2 and 3)													
Subject	Address	Yr BLT	TLA	Bld Value	\$Bldg/SF	Lot SF	Lot Value	*Det Gar Value	Det Gar SF	Yr Blt (Dgar)	\$Total/SF		Notes
65-1548000	1001 Crying Hill Dr NE	1952	2,419	\$ 541,500	\$ 223.85	168,404	\$ 131,300	\$ 71,600	2,535	2003	\$ 278.13		as combined with lot 2- Basmt under gar

Comparable Properties with Detached Structures													
Parcel #	Address	Yr BLT	TLA	Bld Value	\$Bldg/SF	Lot SF	Lot Value	*Det Garage Value	Det Garage SF	Yr Blt (Dgar)	\$Total/SF		Notes
65-5046000	3000 Old Red Trl NW	1959	1549	\$ 337,700	\$ 218.01	181,515	\$ 140,000	97,900 9,200	3,224 576	2012 1959	\$ 308.39		Partial Bsmt Finish

Comparable Properties with no Detached Structures and smaller lots													
65-1794000	506 9 Av NW	1976	2,421	\$ 422,900	\$ 174.68	15,005	\$ 50,000	None			\$ 195.33		
65-0106000	800 Custer Dr NW	1965	2,285	\$ 334,000	\$ 146.17	10,050	\$ 50,000	None			\$ 168.05		Split Level
65-3479000	306 7 ST NW	1951	5,315	\$ 498,400	\$ 93.77	21,000	\$ 52,500	None			\$ 103.65		Partial Bsmt
65-2967000	902 3 ST NW	1964	2,791	\$ 376,900	\$ 135.04	20,000	\$ 55,000	NONE			\$ 154.75		2,575 SQ FT OF BASEMENT 1/2 FINISHED

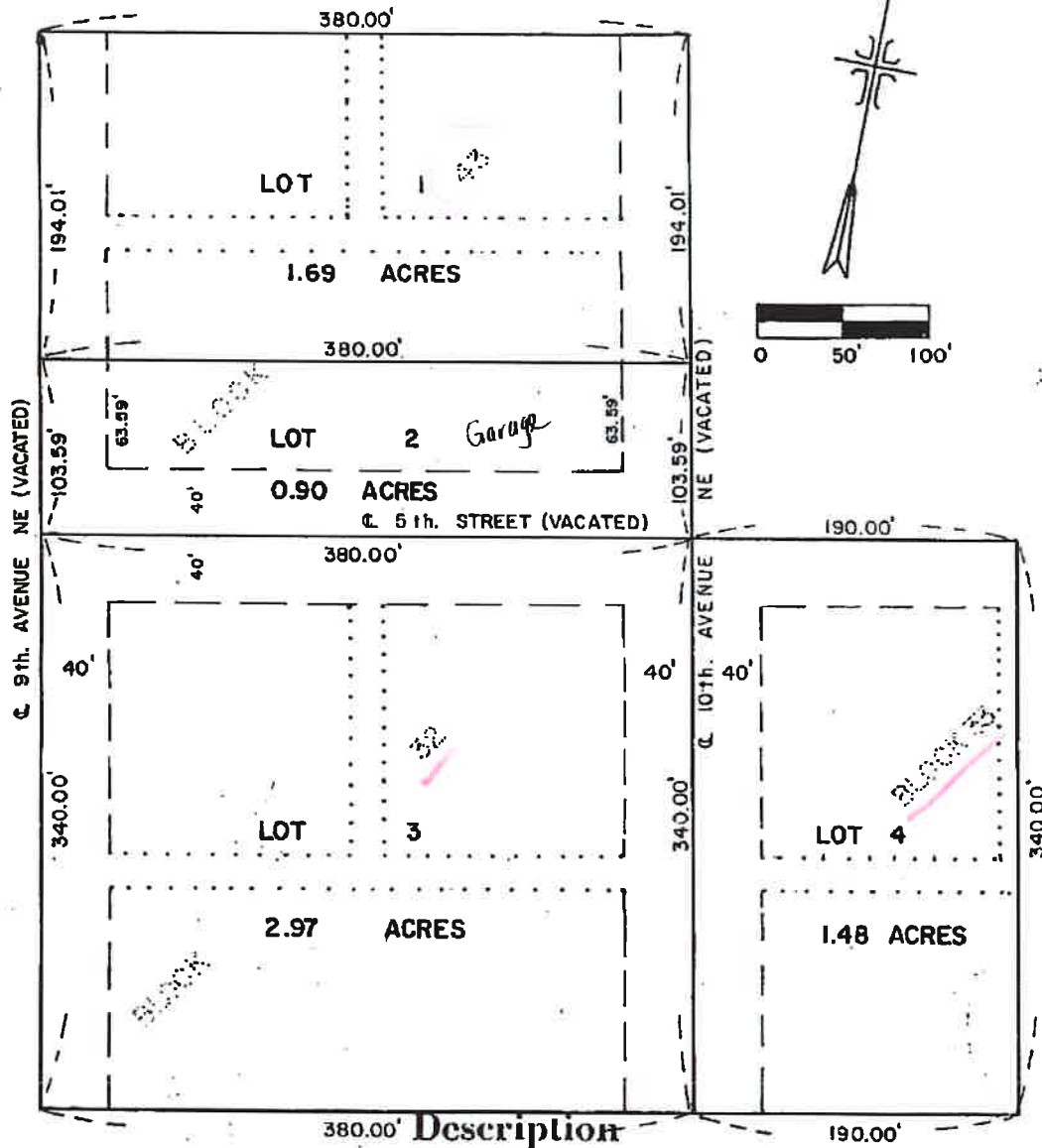
* detached garages values are included in bld value.

PLAT OF IRREGULAR DESCRIPTION. (Sec. 37-02-39-N. D. C. C.)

AUDITORS PLAT "A" OF HELMSWORTH
AND MCLEANS ADDITION TO THE CITY
OF MANDAN, ND

PLAT OF

Present Owner RALPH AND GLORIA BOEHM



Lot Numbers 1, 2, 3, 4 OF AUDITORS PLAT "A"

HELMSWORTH & MCLEANS ADDITION TO
~~SECTION~~ ~~SECTION~~

THE CITY OF MANDAN, described as follows:

Lot 1 Auditors Plat "A" Formerly part of the North one-half of the Northwest one-quarter of Section 26-T139N-R81W 5th P.M.

The Northerly 194.01' of the Southerly 257.60' of Block 43 of Helmsworth and Mcleans Addition of the City of Mandan, ND, together with the Easterly one half of vacated 9th Ave. NE and at the Westerly one half of vacated 10th Ave NE abutting that portion of Block 43 here in described; and the vacated alleys included in that portion of Block 43 herein described; containing 1.69 acres of land. Said Lot 1 being subject to

Checks/Tags:

Lister/Date: **BKJ, 06/05/2023**Review/Date: **KM, 06/06/2023**Entry Status: **Inspected**Subdiv: **HELMSWORTH-MCLEAN**

Urban / Residential

Legal: LOT 3 AUD PLAT A BLOCK 32 HELMSWORTH MCLEAN'S ADD

Land															
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres								
Unit Site						168,404.00	3.866								
Grand Total						168,404.00	3.866								

Sales			Building Permits						Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	Exempt Amount	Net Assmt	Pr Yr: 2023
07/01/1993	\$213,900	D020	325572	9/11/2012	27112	N	\$0	Plumb/Elec	Land	\$131,300	\$0	\$0	\$112,500
				7/31/2002	6702	N	\$0	Misc	Dwlg	\$494,600	\$0	\$0	\$289,700
				6/6/2002	28002	N	\$29,376	Garage	Impr		\$0	\$0	
				9/21/1995	10095	N	\$0	Misc	Total	\$625,900	\$0	\$0	\$402,200

Res. Structure		Finish				Plumbing		Addition		Garage	
Occ. Code	101	Ttl Rooms Above #	5	Bedrooms Above #	2	Standard Bath - 3 Fixt	1	Addition	No Additions	Garage	1 of 2
Occ. Descr.	Single-Family / Owner Occupied	Ttl Rooms Below #	5	Bedrooms Below #	1	Shower Stall Bath -3 Fixt	3	Year Built		Style	Att Fr. w/ Bsmt
Year Built	1952	Living Qtrs. (Multi)	2419			Toilet Room (1/2 Bath)		EFA		W X L	0' X 0'
EFA / EFYr	72 / 1952					Lavatory		EFA Year		Area (SF)	736
Arch. Dsgn	Ranch	Foundation	Conc			Sink	2	Style		Year Built	1952
Style	1 Story Brick	Exterior Walls	Brick			Shower Stall/Tub		Area (SF)		EFA	72
AreaSF/TLA	2,419 / 2,419	Roof	Gable/Asph Comp			Mtl St Sh Bath		Condition		EFF Year	1952
GLA 1st/2nd	2,419 / 0	Interior Finish	Plas			Wet Bar	1				
		Flooring	Carpet			Cust Bath - 3 Fixt		Bsmt (SF)		Condition	A NML
		Non-base Heating		Fireplace		Custom Tub		NoBsmt Flr(SF)		Bsmt (SF)	736
		Floor/Wall #	0	Masonry	1	No Hot Water Tank		Heat		Qtrs Over	None
		Pipeless #	0	Gas	1	No Plumbing		AC		Qtrs Over (SF)	
		Hand Fired (Y/N)	No			Sewer & Water Only		Attic (SF)		Qtrs AC (SF)	
		Space Heat #	0			Water Only w/Sink				Interior Finish	Fin. Minimal
Condition	A NML					Hot Tub				Interior Finish (SF)	736
		Appliances				Bidet					
Basement	Full					Fbgls Service Sink				Door Opnrs	3
No Bsmt Flr.	0					Urinal				Stalls- Bsmt / Std	-- / 3.00
Heat	FHA - Gas					Sauna					
AC	Yes					Cust Bath - 4 Fixt					
Attic	Floor & Stairs					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					



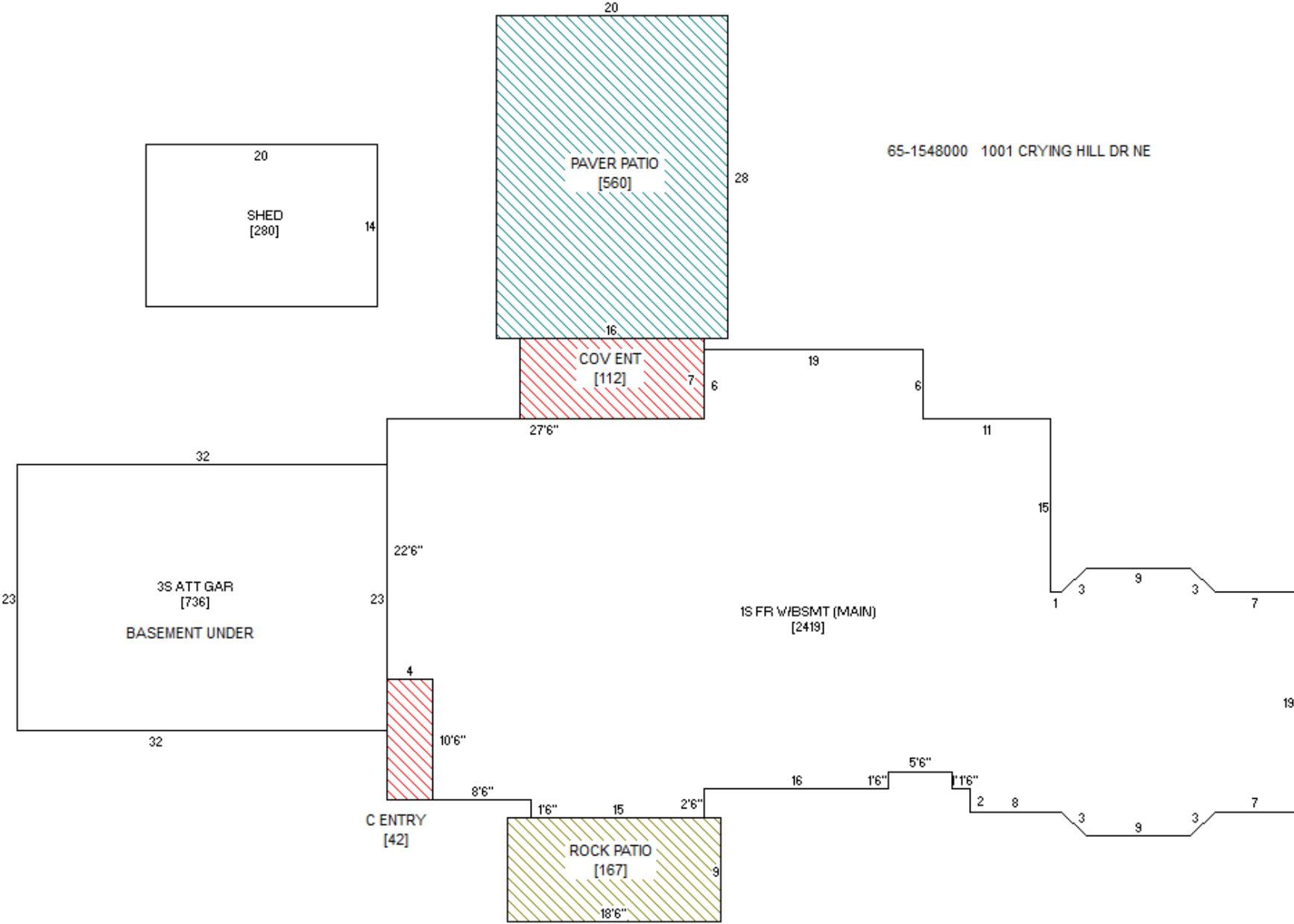
© 1995-2024 Vanguard Appraisals, Inc.
(rev. 26.0.54.5438)

Bldg / Addn	Description	Units		Year						
	101 — Single-Family / Owner Occupied									
	1 Story Brick	2,419								
#1	Bsmt Fin - Living Qtrs. (Multi) (Avg)	2,419 Tbl								
	Base Heat: FHA - Gas									
	Add Central Air	2,419								
	Add Floor & Stairs attic									
#1	Porch: 1S Frame Open	112 SF								
#2	Porch: 1S Frame Open	42 SF								
	Deck #1: Flagstone Patio	560 SF								
	Deck #2: Flagstone Patio	167 SF								
	Plumbing	7								
	B.I. Appliances	1								
#1	Fireplace: Masonry	1								
#2	Fireplace: Gas	1								
	Garage: Att Frame w/ Bsmt	736 SF		1952						
	Basement area	736 SF								
	Int Finish: Fin. Minimal	736 SF								
	Garage: Det Frame 0' X 0'	2,535 SF		2003						

		Description	Units			Cond	Year								
	Yrd	1 — Sheds and Yard Structures				NML	1952								
	D	W14.00 x L20.00 280 SF, Fr. Shed, Avg Pricing													

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2023		Appr	Urban	Res	\$112,500	\$289,700	\$0	\$0	\$402,200
2022		Appr	Urban	Res	\$96,000	\$256,800	\$0	\$0	\$352,800
2021		Appr	Urban	Res	\$54,000	\$295,000	\$0	\$0	\$349,000





Sketch 1 of 1

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Application For Property Tax Exemption

This application must be filed with the assessor every year by February 1 of the year for which the exemption is claimed.

Property Number: 65-5393822

Property Owner: OTTO/PATSY L & GLEN

Property Address: 4005 CLARK PL NW

Mailing Address: 4005 CLARK PL NW

MANDAN, ND 58554-0000

Legal Description:

LOT 12 BLOCK 1 WEST RIVER 1ST

Date property was acquired: _____ Market value of property claimed exempt \$ _____

Exemption Claimed Pursuant to One of the Following Sections of the North Dakota Century Code:

- ☐ 1. N.D.C.C. § 57-02-08(9), property used exclusively for public worship or property belonging to a religious organization and used for religious purposes: Church ☐ Parsonage ☐ Other (attach explanation) ☐
- ☐ 2. N.D.C.C. § 57-02-08(8), property owned by an institution of public charity and used for the charitable purposes for which it was organized: Public Hospital ☐⁽¹⁾ Nursing Home ☐⁽¹⁾ Other (attach explanation) ☐⁽¹⁾
- ☐ 3. N.D.C.C. § 57-02-08(11), property owned by nonprofit lodges, clubs, etc. and used for their meetings and ceremonies:
a. If licensed to sell alcoholic beverages, describe each area of the building where these beverages are sold or consumed. _____
b. If food is sold, describe each area of the building where the food is sold or consumed. _____
- ☐ 4. N.D.C.C. § 57-02-08(20), buildings owned and occupied as a homestead by one of the following:
a. Paraplegic Disabled Veteran or Veteran awarded specially adapted housing or unmarried surviving spouse ☐⁽²⁾⁽⁴⁾⁽⁵⁾⁽⁶⁾
b. Permanently and Totally Disabled Person Confined to a Wheelchair or unmarried surviving spouse ☐⁽²⁾
- ☒ 5. N.D.C.C. § 57-02-08(22), buildings owned by a blind person and/or spouse and occupied as a home by the blind person. ⁽²⁾
- ☐ 6. N.D.C.C. § 57-02-08(26), buildings owned and occupied as a homestead by a paraplegic disabled person or unmarried surviving spouse. ⁽²⁾⁽³⁾
- ☐ 7. N.D.C.C. § 57-02-08(31), group homes owned by nonprofit corporations.
- ☐ 8. N.D.C.C. § 57-55-10, mobile home is exempt or the provisions of N.D.C.C. ch. 57-55 apply.
- ☐ 9. N.D.C.C. § _____ Subsection _____

For what purpose(s) was the property used during the 12-month period prior to the year for which this exemption is claimed? (Note: Be specific. If there were several types of use, indicate such usages by square foot areas of the building and floor location. If additional space is needed, attach another sheet.) _____

Is any income derived from the use of any portion of this property by other individuals or groups, whether considered as rent or reimbursement for expenses or services rendered? Yes ☐ No ☐ If Yes, give details. _____

(1) Provide a current copy of organizational documents supporting claim (e.g. articles of incorporation and by-laws, etc.) if claiming exemption for the first time or upon request.

(2) Provide an affidavit or physician's certificate if claiming exemption for the first time.

(3) Provide an annual statement that previous year's income did not exceed the amount provided in N.D.C.C. § 57-02-08.1.

(4) Provide a copy of the DD form 214 showing veteran's honorable discharge from active military service if claiming exemption for the first time.

(5) Provide evidence from the Department of Veterans Affairs showing award of specially adapted housing if claiming exemption for this status for the first time.

(6) A person shall furnish to the assessor or other assessment officials when requested to do so any information that is believed will support the claim for exemption for a subsequent year.

I (We) make application for real property tax exemption for the year 2024 on the property described above and, in compliance with North Dakota Century Code § 57-02-14.1, certify the information is accurate to the best of my (our) knowledge and belief.

Note: N.D.C.C. § 12.1-11-02 provides that making a false statement in a governmental matter is punishable as a Class A misdemeanor.

Application is:

Approved ☒

Disapproved ☐

Applicant [Signature]

Date 3/16/24

Assessor or Director of Tax Equalization [Signature]

Date 3/18/24

Deed: **SEDIVCE/KYLE D & VICKI K**

Contract:

CID#: 05136

DBA:

MLS:

Map Area: **Zone 9 - Res**

Route: 000-000-000

Tax Dist: **M1**

Plat Page:

Subdiv: **NICOLA'S 3RD**

Checks/Tags:

Lister/Date:

Review/Date: **RLB, 11/12/2010**

Entry Status:

Urban / Residential

Legal: LOT 26 BLOCK 3 NICOLAS 3RD

Land																
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres									
Unit Site						7,073.00	0.162									
Grand Total						7,073.00	0.162									

Unit Site	Street	Utilities	Zoning	Land Use
	Paved	City	TRAILER PARK SUBDIVISION	Residential

Sales				Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2023
07/14/2023	\$0	D024	515789	10/9/2023	DEMO-23-05	C	\$0	Demo/Rmvl	Land	\$40,000	\$0	\$0	\$40,000
07/12/2023	\$72,000	D004	515784	5/8/1992	16292	N	\$13,000	160	Dwlg	\$122,000	\$0	\$0	\$48,400
03/13/1992	\$4,500	D000	318860	5/8/1992	2992	N	\$0	820	Impr		\$0	\$0	
				5/8/1992	4892	N	\$0	840	Total	\$162,000	\$0	\$0	\$88,400

[illegible]

Bldg / Addn	Description	Units	Year				
	101 — Single-Family / Owner Occupied						
	Mfd Home (Single)	1,120					
	Base Heat						
	Add Central Air	1,120					
#1	Porch: 1S Frame Open	88 SF					
	Plumbing	2					

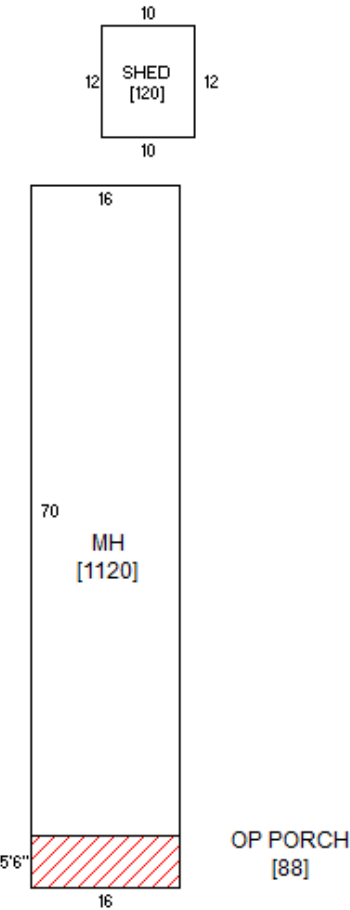
	Description	Units			Cond	Year				
Yrd	1 — Shed									
D	W10.00 x L12.00 120 SF, Fr. Shed, Avg Pricing				NML	2022				

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2023		Appr	Urban	Res	\$40,000	\$48,400	\$0	\$0	\$88,400
2022		Appr	Urban	Res	\$30,000	\$47,700	\$0	\$0	\$77,700
2021		Appr	Urban	Res	\$20,000	\$44,800	\$0	\$0	\$64,800
2020		Appr	Urban	Res	\$20,000	\$43,300	\$0	\$0	\$63,300
2019		Appr	Urban	Res	\$20,000	\$41,500	\$0	\$0	\$61,500
2018		Appr	Urban	Res	\$20,000	\$41,500	\$0	\$0	\$61,500
2017		Appr	Urban	Res	\$20,000	\$40,400	\$0	\$0	\$60,400
2016		Appr	Urban	Res	\$20,000	\$33,400	\$0	\$0	\$53,400
2015		Appr	Urban	Res	\$20,000	\$32,100	\$0	\$0	\$52,100
2014	Import from County file.	Import	Urban	Res	\$13,200	\$33,600	\$0	\$0	\$46,800
2013		Import	Urban	Res	\$0	\$32,600	\$0	\$0	\$32,600
2012		Import	Urban	Res	\$0	\$32,900	\$0	\$0	\$32,900
2011		Import	Urban	Res	\$0	\$31,700	\$0	\$0	\$31,700
2010		Import	Urban	Res	\$0	\$30,400	\$0	\$0	\$30,400
2009		Import	Urban	Res	\$0	\$22,300	\$0	\$0	\$22,300
2008		Import	Urban	Res	\$0	\$20,200	\$0	\$0	\$20,200
2007		Import	Urban	Res	\$0	\$24,700	\$0	\$0	\$24,700
2006		Import	Urban	Res	\$0	\$21,100	\$0	\$0	\$21,100
2005		Import	Urban	Res	\$0	\$20,800	\$0	\$0	\$20,800

2004		Import	Urban	Res	\$0	\$21,100	\$0	\$0	\$21,100
2003		Import	Urban	Res	\$0	\$20,700	\$0	\$0	\$20,700
2002		Import	Urban	Res	\$0	\$21,000	\$0	\$0	\$21,000
2001		Import	Urban	Res	\$0	\$22,400	\$0	\$0	\$22,400
2000		Import	Urban	Res	\$0	\$22,000	\$0	\$0	\$22,000
1999		Import	Urban	Res	\$0	\$20,100	\$0	\$0	\$20,100
1998		Import	Urban	Res	\$0	\$20,100	\$0	\$0	\$20,100



65-3920000; 1208 9 AVE SE



Deed: THOMAS/TIMOTHY E & BERNICE

Contract:

CID#: 01512

DBA:

MLS:

Map Area: **Zone 2 - Res**

Route: 000-000-000

Tax Dist: M1

Plat Page:

Subdiv: HELMSWORTH-MCLEAN

Checks/Tags:

Lister/Date: BKJ, 05/26/2023

Review/Date: **SUE, 12/15/2010**

Entry Status: **Inspected**

Urban / Residential

Legal: LOTS 11 & 12 BLOCK 29 HELMSWORTH MCLEAN 1ST

[illegible]

	Street	Utilities	Zoning	Land Use
Unit Site	Paved	City	DOWNTOWN FRINGE	Residential

Sales				Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised			
				6/26/2013	41513	N	\$60,000	Misc	Land	\$35,000			
				5/14/1993	19193	N	\$1,920	Deck/Patio	Dwlg	\$231,900			
				8/23/1984	32984	N	\$770	Utility Shed	Impr				
				11/15/1977	22977	N	\$38,428	New Dwlg	Total	\$266,900			

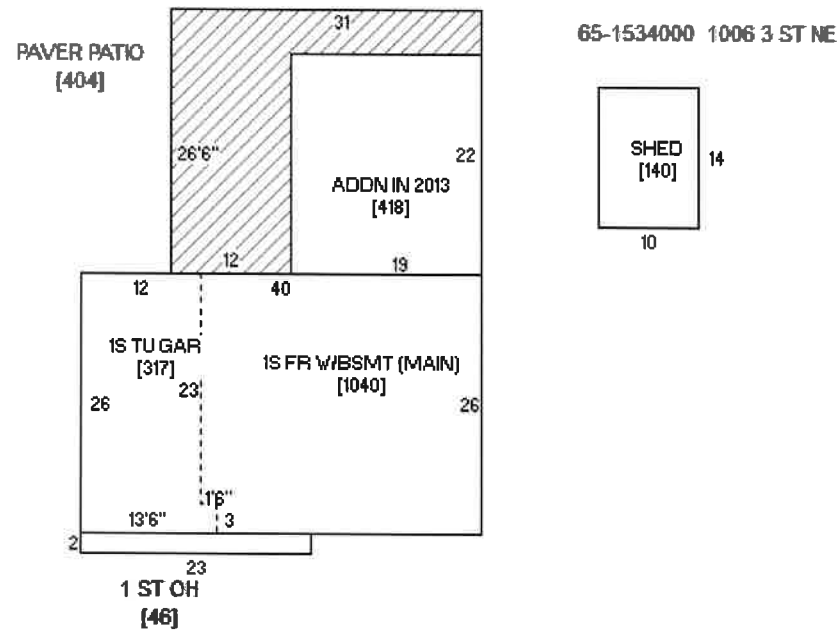
Res. Structure			Finish			Plumbing			Addition			Garage	
Occ. Code	101		Ttl Rooms Above #	5	Bedrooms Above #	3	Standard Bath - 3 Fixt	1	Addition	1 of 2	Garage	No garages	
Occ. Descr.	Single-Family / Owner Occupied		Ttl Rooms Below #	2	Bedrooms Below #	1	Shower Stall Bath -3 Fixt	1	Year Built	2013	Style		
Year Built	1977		Living Qtrs. (Multi)	724			Toilet Room (1/2 Bath)	1	EFA	11	W X L		
EFA / EFYr	47 / 1977						Lavatory		EFA Year	2013	Area (SF)		
Arch. Dsgn	Conventional		Foundation	Conc			Water Closet		Style	1 Sty Fr.	Year Built		
Style	Split Level Frame		Exterior Walls	Metal			Sink	1	Area (SF)	418	EFA		
AreaSF/TLA	1,040 / 1,504		Roof	Gable/Asph Comp			Shower Stall/Tub		Condition	Normal	EFF Year		
GLA 1st/2nd	1,458 / 46		Interior Finish	Drwl			Mtl St Sh Bath		Bsmt (SF)		Condition		
			Flooring	Carpet			Mtl Stall Shower		NoBsmt Flr(SF)		Bsmt (SF)		
			Non-base Heating		Fireplace		Wet Bar		Heat	HW - Baseboard	Qtrs Over		
			Floor/Wall #	0			Cust Bath - 3 Fixt		AC	Yes	Qtrs Over (SF)		
			Pipeless #	0			Custom Tub		Attic (SF)		Qtrs AC (SF)		
			Hand Fired (Y/N)	No			No Hot Water Tank		See other pages for more additions.			Interior Finish	
			Space Heat #	0			No Plumbing				Interior Finish (SF)		
Condition	NML		Appliances				Sewer & Water Only						
			Range Unit			[EMPTY]	Water Only w/Sink						
Basement	Full		Oven - Single			[EMPTY]	Hot Tub				Door Opnrs		
No Bsmt Flr.	0		Oven - Double			[EMPTY]	Bidet				Stalls- Bsmt / Std	1 / --	
Heat	HW - Baseboard		Dishwasher			1 [EMPTY]	Fbgls Service Sink						
			Microwave			[EMPTY]	Urinal						
AC	Yes		Jennair				Sauna						
Attic	None		Security System				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						



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Bldg / Addn	Description	Units	Year			
	101 — Single-Family / Owner Occupied					
	Split Level Frame	1,040				
#1	Bsmt Fin - Living Qtrs. (Multi) (Avg)	724 Tbl				
	Base Heat: HW - Baseboard					
	Add Central Air	1,040				
	Deck #1: Flagstone Patio	404 SF				
	Veneer #1 1/2 Story Brick	40.00 LF				
	Plumbing	4				
	B.I. Appliances	1				
	Basement Stall	1				
	Basement Stall Openers	1				
1 of 2 Adtn	1 Story Frame	418 SF	2013			
2 of 2 Adtn	1 Story Frame	46 SF	1977			

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2023		Appr	Urban	Res	\$35,000	\$169,200	\$0	\$0	\$204,200
2022		Appr	Urban	Res	\$35,000	\$156,100	\$0	\$0	\$191,100
2021		Appr	Urban	Res	\$25,000	\$144,800	\$0	\$0	\$169,800



Sketch 1 of 1



65-1534000

Photo 1 of 1 05/26/2023



65-5017000 SP/SF \$217
500 DIVISION ST NW TLA:1,484
9/18/2023 321,900 Yr Blt: 1975



65-0557000 SP/SF \$179
710 JOHNS DR NE TLA:1,248
10/31/2023 223,000 Yr Blt: 1975



65-1621000 SP/SF \$199
402 DIVISION ST NW TLA:1,129
9/25/2023 225,000 Yr Blt: 1963



65-1695000 SP/SF \$250
605 12 ST NW TLA:1,008
11/15/2023 252,000 Yr Blt: 1966



65-1781000 SP/SF \$202
1711 3 ST NE TLA:1,000
11/2/2023 201,500 Yr Blt: 1976

1006 3 St NE

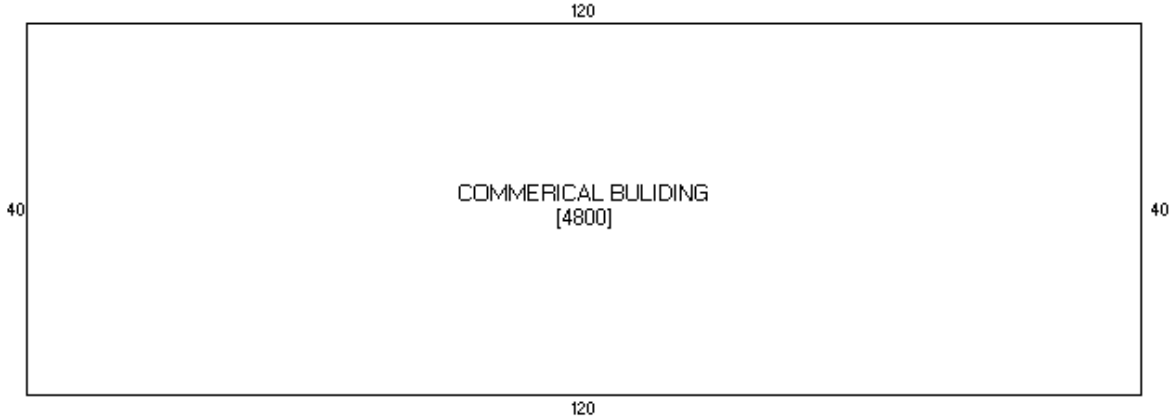
House is Assessed at \$ 177.46 per
Sq. Ft.

Bldg / Addn		Description	Units			Year									
	Bldg	O 701 —Warehouse (Storage)													
	Pre	P 701 —Warehouse (Storage)	4,800												
	Adj	Office - internal w/heat only - Low	800												
	Ex	Door	3			1976									
		O.H. - Door - Power, 10 Ft Wide, 10 Ft High													

		Description	Units			Cond	Year								
	Yrd	3 — Tank - Small Bulk				NML	1976								
	I	Vert. Steel-single, 17,000 Gal													
	Yrd	3 — Tank - Small Bulk				NML	1976								
	I	Vert. Steel-single, 15,000 Gal													
	Yrd	2 — Tank - Small Bulk				NML	1976								
	I	Vert. Steel-single, 12,000 Gal													
	Yrd	0 — Tank - Small Bulk				NML	1955								
	I	Vert. Steel-single, 10,000 Gal													
	Yrd	1 — Tank - Small Bulk				NML	1976								
	I	Vert. Steel-single, 6,000 Gal													
	Yrd	1 — Tank - Pressure				NML	1976								
	I	18,000 Gallons													

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2023		Appr	Urban	Comm	\$254,100	\$0	\$276,700	\$0	\$530,800
2022		Appr	Urban	Comm	\$254,100	\$0	\$183,800	\$0	\$437,900
2021		Appr	Urban	Comm	\$254,100	\$0	\$179,000	\$0	\$433,100







City of Mandan
Assessing Department
205 2nd Avenue NW
Mandan, ND 58554
(701) 667-3232
kimberly.markley@cityofmandan.com

March 20, 2024

T W Z Partnership
1700 4th St NE
Mandan, ND 58554

Dear Mr. Zander,

Thank you for calling the office yesterday. I always enjoy visiting with you.

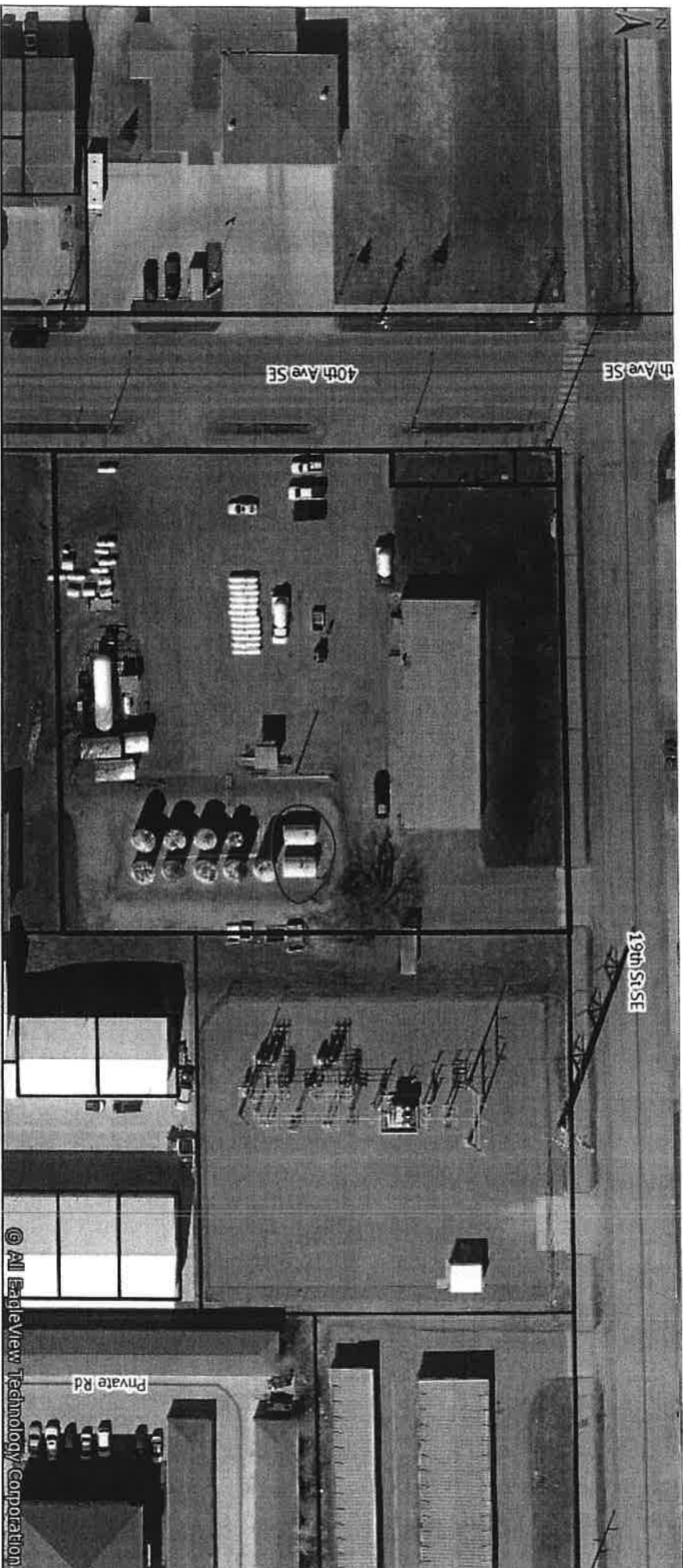
If you want to give me a call I can review this information with you. 667-3232

Sincerely,

Kimberly Markley
City Assessor
City of Mandan

Enclosures: Notes
Property Card
Map
Sales List

65-6101175 TWZ Partnership



05/05/2023

2023 we did not have the 3 - 15,000 gallons tanks valued.

2024 we valued the 3 - 15,000 tanks and estimated the year built to 1976.

I included the 5/5/2023 aerial map of the parcel showing 11 bulk tanks and 1 propane tank

2024 tank listing

PDF+PIN: 011+65-6101175

Wed, 3/20/2024, 11:11 AM Page 3

	Description	Units	Price	Base Value	Cond	Year	Phys%	Folio%	Exts%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$100)
Yrd	3 — Tank - Small Bulk		\$1.50	\$110,925	NML	1976	65.00	0	0	0	\$38,824	0.900	\$34,900
I	Vert. Steel-single, 17,000 Gal												
Yrd	3 — Tank - Small Bulk		\$1.50	\$97,875	NML	1976	65.00	0	0	0	\$34,256	0.900	\$30,800
I	Vert. Steel-single, 15,000 Gal												
Yrd	2 — Tank - Small Bulk		\$1.50	\$52,200	NML	1976	65.00	0	0	0	\$18,270	0.900	\$16,400
I	Vert. Steel-single, 12,000 Gal												
Yrd	2 — Tank - Small Bulk		\$1.85	\$53,650	NML	1955	65.00	0	0	0	\$18,777	0.900	\$16,900
I	Vert. Steel-single, 10,000 Gal												
Yrd	1 — Tank - Small Bulk		\$1.85	\$16,095	NML	1976	65.00	0	0	0	\$5,633	0.900	\$5,100
I	Vert. Steel-single, 6,000 Gal												
Yrd	1 — Tank - Pressure		\$5.00	\$130,500	NML	1976	65.00	0	0	0	\$45,675	0.900	\$41,100
I	18,000 Gallons												
	Yard Extras TOTAL Value												\$145,200

2023 tank listing

PDF+PIN: 011+65-6101175

Thu, 4/20/2023, 9:25 AM Page 3

	Description	Units	Price	Base Value	Cond	Year	Phys%	Folio%	Exts%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$100)
Yrd	3 — Tank - Small Bulk		\$1.50	\$103,275	NML	2000	65.00	0	0	0	\$36,146	0.930	\$33,600
I	Vert. Steel-single, 17,000 Gal												
Yrd	1 — Tank - Elevated Steel		\$0.00	\$0	NML	2000	48.00	0	0	0	\$0	0.930	\$0
I	0 Ht, 0 Gal												
Yrd	2 — Tank - Small Bulk		\$1.50	\$48,600	NML	2000	65.00	0	0	0	\$17,010	0.930	\$15,800
I	Vert. Steel-single, 12,000 Gal												
Yrd	2 — Tank - Small Bulk		\$1.85	\$40,950	NML	2000	65.00	0	0	0	\$17,482	0.930	\$16,300
I	Vert. Steel-single, 10,000 Gal												
Yrd	1 — Tank - Small Bulk		\$1.85	\$14,985	NML	2000	65.00	0	0	0	\$5,245	0.930	\$4,900
I	Vert. Steel-single, 6,000 Gal												
Yrd	1 — Tank - Pressure		\$5.00	\$121,500	NML	2000	65.00	0	0	0	\$42,525	0.930	\$39,500
I	18,000 Gallons												
	Yard Extras TOTAL Value												\$110,100

The other notable change was to the land value in your area \$6/sq ft. I have attached a list of sales and listing for the area.

I also included the Property Record Card for your review.

Kimberly Markley

MEMORIAL HWY LAND SALES

PARCEL NUMBER	ADDRESS	TOTAL ACRES	SF	PDF NAME	DESCR.	SALE DATE	SALE AMOUNT	SALE PRICE/SF	NOTES
65-4360130	140 Riverwood Ave SE	1.13	49,223	ZONE 10	COMMERCIAL	7/9/18	250,000	5.08	
65-5282000	305 & 303 Bisman Ave	9.48	412,949	ZONE 10	COMMERCIAL	7/9/18	2,225,000	5.39	
65-5099850	1717 43rd Ave SE	0.932	40,582	ZONE 10	COMMERCIAL	7/3/18	325,150	8.01	
65-6137525	1208 32nd Ave SE	1.403	61,096	ZONE 10	COMMERCIAL	12/21/18	500,000	8.18	
65-6100198	2910 Memorial Hwy	0.23	10,009	ZONE 10	COMMERCIAL	4/28/17	90,000	8.99	
65-5097300	4518 Memorial Hwy	1.84	80,167	ZONE 10	COMMERCIAL	8/10/16	760,000	9.48	
65-5097300	4518 Memorial Hwy	1.84	80,167	ZONE 10	COMMERCIAL	10/9/19	900,000	11.23	
65-5099000	4614 Memorial Hwy	1.585	69,030	ZONE 10	COMMERCIAL	7/23/19	1,378,000	19.96	Funeral Home to be demo
65-6139940	4303 MEMORIAL HWY	1	43,678	ZONE 10	COMMERCIAL	3/10/22	400,000	9.16	
65-6100190	2601 MEMORIAL HWY	1.558	67,873	ZONE 10	COMMERCIAL	7/14/22	661,984	9.75	Mc Donalds land
65-5099010	4524 Memorial Hwy	0.411	24,304	ZONE 11	COMMERCIAL	1/13/21	470,000	19.34	Rhone to CC
65-3155545	3517 MEMORIAL HWY	0.529	23,030			5/10/23	184,000	7.99	OWNS ADJOINING
65-6139940		1.03	43,678	Zone 10	COMMERCIAL	3/10/22	400,000	9.16	add to parking
65-6135485	4330 19 ST SE	0.695	30,286	Zone 10	COMMERCIAL	2/14/22	250,000	8.25	
LISTINGS									
65-6100180	2701 MEMORIAL HWY SE	4.25	185,130				2,684,385	14.50	
65--6135740	3511 MEMORIAL HWY SE	1.53					899,731	13.50	
65-6137505	1016 32 AV SE	0.65					283,140	10.00	
65-6113250	301 Riverwood Dr SE	1.07	46,609				450,000	9.65	
65-5097300	4518 Memorial Hwy	1.84	80,167				1,603,340	20.00	

PDF+PIN: 005+65-5054830
2640 OVERLOOK LN NW, MANDAN

City of Mandan
Deed: FOCUS REALTY GROUP LLC
Contract:
CID#: 10079
DBA: ARBYS
MLS:

WORKING
Map Area: Zone 5 - Com
Route: 000-000-000
Tax Dist: M1
Plat Page:
Subdiv: SUNSET COMM PARK 1ST ADDN REPLAT L1-3 BL1
Checks/Tags:
Lister/Date: GR, 11/09/2017
Review/Date: GR, 03/08/2018
Entry Status: Inspected

Urban / Commercial
Legal: LOT 1 BLOCK 1 SUNSET COMM PARK 1ST ADDN REPLAT LOTS 1-3 BLOCK 1

Land															
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres								
SqFt X Rate						52,085.00	1.196								
Subtotal						52,085.00	1.196								
Grand Total						52,085.00	1.196								

Street		Utilities		Zoning		Land Use	
SqFt X Rate	Paved		City		BUSINESS COMMERCIAL		Commercial

Sales				Building Permits				Values					
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2023
03/13/2023	\$1,369,000	D000	514260	9/12/2017	SIGN-17-070	N	\$0	Misc	Land	\$416,700	\$0	\$0	\$416,700
07/14/2017	\$750,000	D021	478466	8/16/2017	COMN-17-07	N	\$1,500,000	New Bldg	Dwlg		\$0	\$0	
06/20/2013		D017	450770						Impr	\$817,700	\$0	\$0	\$932,600
05/31/2005		D000	395536						Total	\$1,234,400	\$0	\$0	\$1,349,300

Precomputed Structure			Verticals						Plumbing		
Occ. Code	301		Fig & Fdtn						Rough Plumbing	B	Ext 1
Occ. Descr.	Restaurant - Fast Food		Exterior wall								
			Interior wall								
			Pilasters								
			Wall facing								
			Windows								
			Fronts/Doors								
Year Built	2017		Horizontals						Adjustments		
EFF Age/Yr	7/	2017	Basement								
Condition	NML		Roof								
			Ceiling								
			Struct. Floor								
			Floor Cover								
			Partitions								
			Framing								
Description	ARBYS-FAST FOOD		HVAC								
Style	EIFS - Steel		Electrical								
Stories	1		Sprinkler								
Base	2,910										
Basement	0										
GBA	2910										

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(rev. 26.0.54.5438)

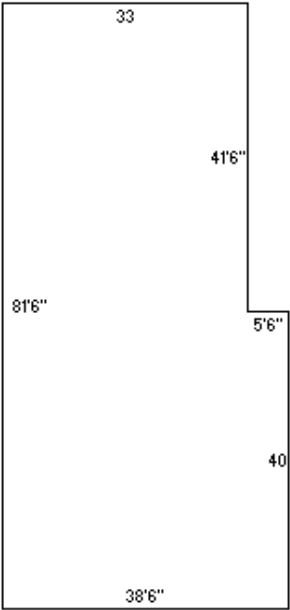
Bldg / Addn	Description	Units	Year					
Bldg	O 301 — Restaurant - Fast Food							
Pre	P 301 — Restaurant - Fast Food	2,910						
Plmb	Rough Plumbing - AVG	1						

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2023		Appr	Urban	Comm	\$416,700	\$0	\$932,600	\$0	\$1,349,300
2022		Appr	Urban	Comm	\$416,700	\$0	\$849,100	\$0	\$1,265,800
2021		Appr	Urban	Comm	\$416,700	\$0	\$837,500	\$0	\$1,254,200
2020		Appr	Urban	Comm	\$416,700	\$0	\$812,800	\$0	\$1,229,500
2019		Appr	Urban	Comm	\$412,500	\$0	\$812,800	\$0	\$1,225,300
2018		Appr	Urban	Comm	\$400,000	\$0	\$790,100	\$0	\$1,190,100
2017		Appr	Urban	Comm	\$130,200	\$0	\$0	\$0	\$130,200
2016		Appr	Urban	Comm	\$130,200	\$0	\$0	\$0	\$130,200
2015		Appr	Urban	Comm	\$130,200	\$0	\$0	\$0	\$130,200
2014	Import from County file.	Import	Urban	Other	\$105,200	\$0	\$0	\$0	\$105,200
2013		Import	Urban	Other	\$0	\$0	\$0	\$0	\$0
2012		Import	Urban	Other	\$0	\$0	\$0	\$0	\$0
2011		Import	Urban	Other	\$0	\$0	\$0	\$0	\$0
2010		Import	Urban	Other	\$0	\$0	\$0	\$0	\$0
2009		Import	Urban	Other	\$0	\$0	\$0	\$0	\$0
2008		Import	Urban	Other	\$0	\$0	\$0	\$0	\$0
2007		Import	Urban	Other	\$0	\$0	\$0	\$0	\$0
2006		Import	Urban	Other	\$0	\$0	\$0	\$0	\$0
2005		Import	Urban	Other	\$0	\$0	\$0	\$0	\$0



1S FR COMMERCIAL
[2910]

ARBY'S



Kimberly K. Markley

From: [REDACTED]
Sent: Wednesday, March 27, 2024 10:51 AM
To: Kimberly K. Markley
Subject: Property Assessment Objection

TO: Kimberly Markley
SUBJECT: Property Assessment

Ms. Markley,

Please accept this email as a formal objection to the Parcel Reassessment Notice I received concerning Parcel Number 65-1319000, Casecon Properties, LLC.

Compared to 2021 the assessed value of my property has supposedly almost doubled from \$376,800 to \$652,600, an increase of 82.7%.

Yearly assessment increases have pushed me into an uncomfortable position.

The past 2 years have seen increases of 11.4% and 36.1% and now the proposed 2024 valuation would take it up an additional 14.2%.

In comparison:

Our parcel went up 51.6% from 2021 to 2023

Taco Johns went up 21.7%

Burger King went up 11.2%

Cenex went up 20.1%

I don't accept that a concrete basement for storage makes my property much more valuable the TJs. As an operator in our food service business I would much rather have their larger parking lot and location verses having a basement to store junk.

The county is sticking it to businesses when all we do as citizens of Mandan is want more services so we don't "have" to go to Bismarck.

Mike Wieland
Dairy Queen Grill & Chill
Store #15788
Mandan, ND 58554

[REDACTED]
701-663-3998

Land															
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres								
SqFt X Rate						16,250.00	0.373								
Subtotal						16,250.00	0.373								
Grand Total						16,250.00	0.373								

Sales				Building Permits				Values					
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	Exempt Amount	Net Assmt	Pr Yr: 2023
12/27/2012	\$410,000	D000	446893	8/19/2013	30413	N	\$0	Plumb/Elec	Land	\$130,000	\$0	\$0	\$130,000
07/01/2008	\$299,300	D015	419630	8/8/2013	18813	N	\$0	Misc	Dwlg		\$0	\$0	
07/08/2000	\$424,600	D002	362315	5/6/2010	16910	N	\$35,000	Misc	Impr	\$522,600	\$0	\$0	\$441,400
08/18/1987	\$192,700	D000	0	2/18/2009	3409	N	\$5,000	Int-Remodel	Total	\$652,600	\$0	\$0	\$571,400

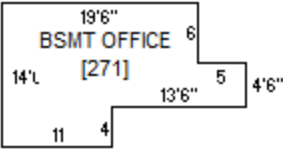
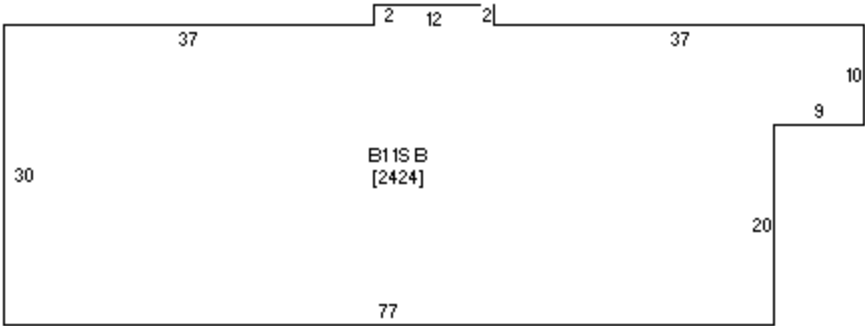
Precomputed Structure		Verticals								Plumbing		
Occ. Code	301	Flg & Fdtn	einforced Concrete w/ Bsmt	8"						Toilet Room	B	Ext
Occ. Descr.	Restaurant - Fast Food	Exterior wall	Incl. w/ Base	12						Sink-Service (Porcelain)	2	
		Interior wall	Drywall or Equiv.	0								
		Pilasters										
		Wall facing										
Year Built	1982	Windows	Incl. w/ Base	1								
EFF Age/Yr	33/ 1991	Fronts/Doors	Incl. w/ Base									
Condition	NML	Horizontals								Adjustments		
Description	DAIRY QUEEN	Basement								Bsmt Fin - office	271	Low
Style	Brick / Blk - Steel	Roof	Tar and Gravel/ Steel Dk	Yes								
Stories	1	Ceiling	nded Blk-Drop Edge(Tegular)	1								
Base	2,424	Struct. Floor										
Basement	2,334	Floor Cover										
GBA	2424	Partitions										
		Framing										
		HVAC	Combination FHA - AC	1								
		Electrical	Incl. w/ Base	1								
		Sprinkler										

Bldg / Addn	Description	Units			Year										
Bldg	O 301 —Restaurant - Fast Food														
Pre	P 301 —Restaurant - Fast Food	2,424													
	Basement Adjustment	2,334													
V	Ftg & Fdtn														
	Reinforced Concrete w/ Bsmt - 8"														
V	Exterior Wall														
	Incl. w/ Base - 12	12													
V	Interior Wall														
	Drywall or Equiv. - 0														
V	Windows														
	Incl. w/ Base - 1	1													
V	Fronts/Doors														
	Incl. w/ Base														
H	Roof														
	Tar and Gravel/ Steel Dk - Yes	2,424													
H	Ceiling														
	Suspended Blk-Drop Edge(Tegular) - 1	2,424													
H	HVAC														
	Combination FHA - AC - 1	2,424													
H	Electrical														
	Incl. w/ Base - 1	2,424													
Plmb	Toilet Room - Base	3													
Plmb	Sink-Service (Porcelain) - Base	2													
Adj	Bsmt Fin - office - Low	271													

		Description	Units			Cond	Year								
	Yrd	1 — Paving - Concrete				NML	1982								
	I	2,284 SF, Conc Parking, Avg Pricing													
	Yrd	1 — Paving - Asphalt				NML	1982								
	I	11,000 SF, Asphalt Parking, Avg Pricing													

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2023		Appr	Urban	Comm	\$130,000	\$0	\$441,400	\$0	\$571,400
2022		Appr	Urban	Comm	\$113,800	\$0	\$306,000	\$0	\$419,800
2021		Appr	Urban	Comm	\$80,400	\$0	\$296,400	\$0	\$376,800

65-1319000 1000 E MAIN ST



Sketch 1 of 1



Photo 1 of 7 07/08/2014



Photo 2 of 7 07/08/2014



Photo 3 of 7 07/08/2014



Photo 4 of 7 07/08/2014



Photo 5 of 7 12/09/2010



Photo 6 of 7 05/23/2017

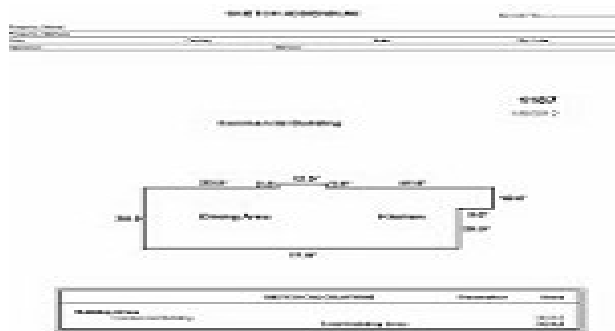


Photo 7 of 7 12/04/2013

imported by Photo/Doc Import

Subject	Address	Yr Built	True and Full	Building SF	Basmt SF	\$/SF	
65-1319000	1000 E Main St	1982	\$ 652,600	2424	2334	\$ 269.22	

Sales Comparison							
Parcel #	Address	Yr Built	Sale Date	Sale Price	Building SF	Basmt SF	SP/SF
65-5054830	2640 Overlook Ln NW	2017	3/13/2023	\$ 1,369,000	2910		\$ 470.45
65-0914000	1704 E Main St	2018	5/31/2022	\$ 2,503,807	4372		\$ 572.69
1453-001-101 Bismarck	4424 Skyline Crossing	2021	5/31/2022	\$ 3,362,366	4151		\$ 810.01

Comparable Properties							Notes
Parcel #	Address	Yr Built	True and Full	Building SF	Basmt SF	SP/SF	
65-1308000	814 E Main St	1997	\$ 685,900	2231		\$ 307.44	
65-1354000	1400 E Main St	1997	\$ 709,900	2852		\$ 248.91	
65-6100190	2601 Memorial Hwy SE	2006	\$ 1,463,100	4871		\$ 300.37	
65-2233000	500 E Main ST	1995	\$ 1,046,600	5201		\$ 201.23	

Vacant-
Listing \$1,275,000

Kimberly K. Markley

From: Brenda K. Johnson
Sent: Thursday, March 28, 2024 10:27 AM
To: [REDACTED]
Cc: Kimberly K. Markley
Subject: RE: Property Assessment Objection
Attachments: Casecon Properties land sales (Dairy Queen).pdf

Hi Mike,

I have included the spreadsheet with the Main St land sales. We are currently valuing the land at \$8/SF. We have your lot size at 16,250 square feet. For each property we would multiply the lot square feet times the rate to adjust for the differences in lot size.

We value the land and building separate and add them together for the total true and full value.

Let me know if you have additional questions.



Brenda Johnson | Senior Real Property Appraiser
City of Mandan Assessing
701.667.3232 | brenda.johnson@cityofmandan.com
205 2nd Ave NW, Mandan, ND 58554
www.cityofmandan.com/assessing

[Click here to view City of Mandan Property Record Cards](#)
[Click here to view Property Tax Calculator](#)

From: [REDACTED]
Sent: Thursday, March 28, 2024 8:47 AM
To: Brenda K. Johnson <brenda.johnson@cityofmandan.com>
Subject: Re: Property Assessment Objection

Is there no comparison for lot square footage or is everything compared based on building sq footage only?

Mike Wieland
Dairy Queen Grill & Chill
Store #15788
Mandan, ND 58554

Main Street Land Sales						
Parcel #	Address	Sales Price	S Date	Land SF	\$/SF	notes
65-1739010	1810 E Main St	\$ 201,782	7/7/2021	28,826	7.00	
65-0914000	1704 E Main St	\$ 360,000	1/17/2018	41,991	8.57	Culver -Tear Down
65-2273000	222 W Main St	\$ 106,600	6/27/2018	9,802	10.88	3 lots
65-2386000	710 W Main St	\$ 35,000	12/20/2019	3,250	10.77	
65-0864750	2002 Twin City Dr SE	\$ 150,000	12/22/2021	13,940	10.76	
65-2965790	607 1 St NE	\$ 140,000	9/23/2023	7,027	19.92	Expansion Sale

Deed: **DAKOTA AMUSEMENT LLC**Map Area: **Zone 1 - Com**

Checks/Tags: **R**

Contract:

Route: 000-000-000

Lister/Date: **BKJ, 07/24/2023**

CID#: 03131

Tax Dist: **M1**Review/Date: **BKJ, 07/24/2023**

DBA: **HARDEES**

Plat Page:

Entry Status: **Inspected**

MLS:

Subdiv: **MANDAN PROPER (OT)****Urban / Commercial**

Legal: LOTS 4-15 BLOCK 2 MANDAN PROPER (OT)

[illegible]

	Street	Utilities	Zoning	Land Use
SqFt X Rate	Paved	City	BUSINESS COMMERCIAL	Commercial

Sales				Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2023
03/16/2007	\$950,000	D021	407405	6/29/2016	COMR-16-05	N	\$15,000	Misc	Land	\$273,000	\$0	\$0	\$253,000
03/20/1995	\$75,300	D023	334512	3/23/2012	4512	N	\$0	860	Dwlg		\$0	\$0	
03/20/1995	\$125,000	D021	339367	6/2/2003	24003	N	\$15,000	500	Impr	\$645,500	\$0	\$0	\$626,500
				6/28/1995	6695	N	\$0	840	Total	\$918,500	\$0	\$0	\$879,500

Precomputed Structure		Verticals						Plumbing		
Occ. Code	301	Ftg & Fdtn						Toilet Room	B	Ext
Occ. Descr.	Restaurant - Fast Food	Exterior wall						Urinal - Floor	1	
		Interior wall						Water Closet	1	
		Pilasters						Lavatory	1	
		Wall facing						Sink-Service (Fiberglass)	1	
		Windows								
Year Built	1995	Fronts/Doors								
EFF Age/Yr	29/ 1995									
Condition	BL NML									
		Horizontal						Adjustments		
Description	B1 1S CBK	Basement								
		Roof								
		Ceiling								
		Struct. Floor								
		Floor Cover								
		Partitions								
Style	Decorative C.Blk-Wd	Framing								
Stories	1	HVAC								
Base	5,201	Electrical								
Basement	0	Sprinkler								
GBA	5201									

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Bldg / Addn	Description		Units			Year					
Bldg	O	301 —Restaurant - Fast Food									
Pre	P	301 —Restaurant - Fast Food	5,201								
Plmb		Toilet Room - Base	2								
Plmb		Urinal - Floor - Base	1								
Plmb		Water Closet - Base	1								
Plmb		Lavatory - Base	1								
Plmb		Sink-Service (Fiberglass) - Base	1								

	Description	Units		Cond	Year					
Yrd	1 — Paving - Asphalt			NML	1995					
I	27,700 SF, Asphalt Parking, Avg Pricing									
Yrd	1 — Paving - Concrete			NML	1995					
I	3,000 SF, Conc Parking, Avg Pricing									

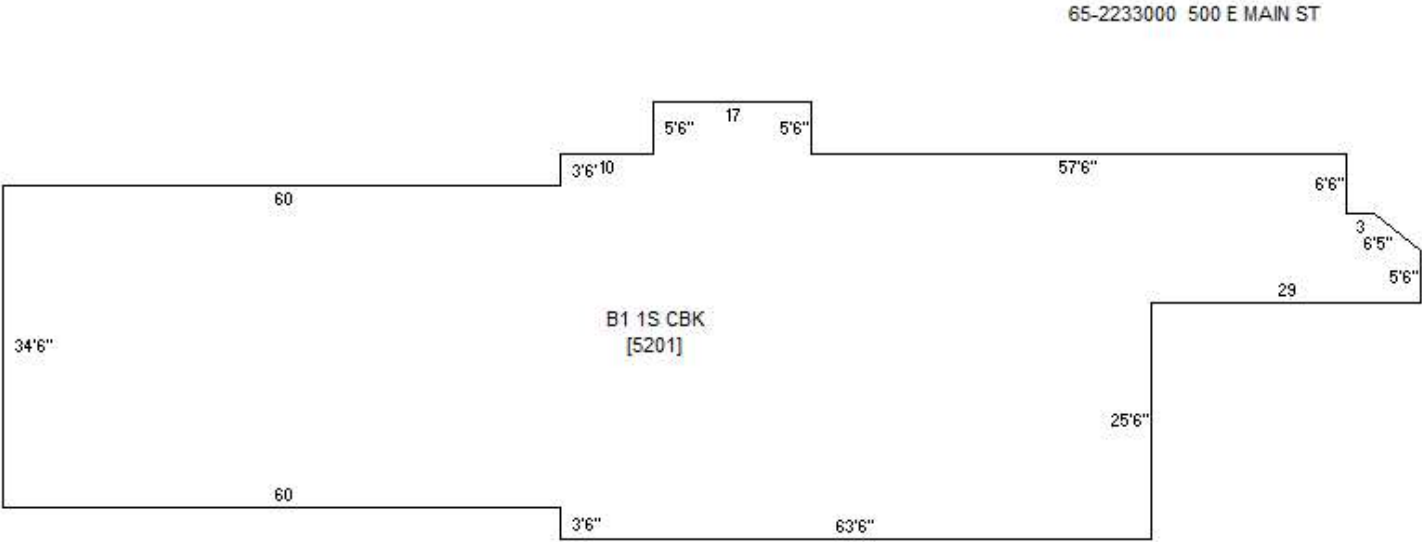
Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2023		Appr	Urban	Comm	\$253,000	\$0	\$626,500	\$0	\$879,500
2022		Appr	Urban	Comm	\$253,000	\$0	\$561,400	\$0	\$814,400
2021		Appr	Urban	Comm	\$191,900	\$0	\$552,900	\$0	\$744,800
2020		Appr	Urban	Comm	\$191,900	\$0	\$566,300	\$0	\$758,200
2019		Appr	Urban	Comm	\$191,900	\$0	\$566,300	\$0	\$758,200
2018		Appr	Urban	Comm	\$191,900	\$0	\$550,500	\$0	\$742,400
2017		Appr	Urban	Comm	\$191,900	\$0	\$570,000	\$0	\$761,900
2016		Appr	Urban	Comm	\$191,900	\$0	\$527,900	\$0	\$719,800
2015		Eq	Urban	Comm	\$191,900	\$0	\$385,000	\$0	\$576,900
2014	Import from County file.	Import	Urban	Comm	\$191,900	\$0	\$447,600	\$0	\$639,500
2013		Import	Urban	Comm	\$0	\$0	\$458,000	\$0	\$458,000
2012		Import	Urban	Comm	\$0	\$0	\$506,600	\$0	\$506,600
2011		Import	Urban	Comm	\$0	\$0	\$510,800	\$0	\$510,800
2010		Import	Urban	Comm	\$0	\$0	\$498,300	\$0	\$498,300
2009		Import	Urban	Comm	\$0	\$0	\$488,700	\$0	\$488,700
2008		Import	Urban	Comm	\$0	\$0	\$488,700	\$0	\$488,700
2007		Import	Urban	Comm	\$0	\$0	\$461,000	\$0	\$461,000
2006		Import	Urban	Comm	\$0	\$0	\$422,400	\$0	\$422,400
2005		Import	Urban	Comm	\$0	\$0	\$422,400	\$0	\$422,400

2004		Import	Urban	Comm	\$0	\$0	\$422,400	\$0	\$422,400
2003		Import	Urban	Comm	\$0	\$0	\$422,400	\$0	\$422,400
2002		Import	Urban	Comm	\$0	\$0	\$422,400	\$0	\$422,400
2001		Import	Urban	Comm	\$0	\$0	\$422,400	\$0	\$422,400
2000		Import	Urban	Comm	\$0	\$0	\$422,400	\$0	\$422,400
1999		Import	Urban	Comm	\$0	\$0	\$422,400	\$0	\$422,400
1998		Import	Urban	Comm	\$0	\$0	\$418,200	\$0	\$418,200



65-2233000

Photo 1 of 1 07/08/2014



1100 32 AVE SE, MANDAN

City of Mandan

WORKING

Mon, 4/1/2024, 2:14 PM Page 1

Deed: **SD BERGER PROPERTIES LLP**

Contract:

CID#: **12063**

DBA:

MLS:

Map Area: **Shops**

Route: 000-000-000

Tax Dist: **M1**

Plat Page:

Subdiv: **MIDWAY 15TH ADDN REPLAT L 2-3 B 1**

Checks/Tags:

Lister/Date: **BKJ, 05/18/2023**Review/Date: **GR, 08/18/2020**

Entry Status: **Inspected**

Urban / Commercial

Legal: LOT 3 BLOCK 1 MIDWAY 15TH REPLAT L 2-3 B 1

Land															
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres								
SqFt X Rate						61,096.00	1.403								
Subtotal						61,096.00	1.403								
Grand Total						61,096.00	1.403								

	Street	Utilities	Zoning	Land Use
SqFt X Rate	Paved	City	COMMERCIAL/LIGHT INDUSTRIAL TRANSIT	Commercial

Sales				Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2023
12/21/2018	\$500,000	D017	486995	12/29/2022	COMR-22-07	C	\$121,000	Int-Remodel	Land	\$366,600	\$0	\$0	\$305,500
04/27/2017	\$160,788	D023	477100	11/8/2022	COMR-22-07	C	\$22,625	Int-Remodel	Dwlg		\$0	\$0	
09/09/2015	\$236,578	D024	466824	9/21/2020	SIGN-20-071	N	\$0	Misc	Impr	\$976,200	\$0	\$0	\$850,100
05/19/2015	\$0	D008	465542	5/27/2020	COMR-20-02	C	\$5,300	Int-Remodel	Total	\$1,342,800	\$0	\$0	\$1,155,600

Precomputed Structure	
Occ. Code	606
Occ. Descr.	Metal Shop - Milled Wood Frame
Year Built	2019
EFF Age/Yr	5/ 2019
Condition	NML
Description	B1 1ST FR
Width	60
Ht	18
Base	10,584
Basement	0
GBA	10696

Verticals						
Ftg & Fdtn						
Exterior wall						
Interior wall						
Pilasters						
Wall facing						
Windows						
Fronts/Doors						
Horizontals						
Basement						
Roof						
Ceiling						
Struct. Floor						
Floor Cover						
Partitions						
Framing						
HVAC						
Electrical						
Sprinkler						

Plumbing		
Rough Plumbing	B	Ext
Toilet Room		1
Sink-Service (Fiberglass)		6
Sink-Kitchen		3
		1
Adjustments		
Sprinkler - exposed we	10,584	AVG
Partition - Drywall/Stud	4,752	AVG
Office - internal w/heat	144	AVG
Liner - compo (SFSA)	8,784	AVG
Liner - metal (SFSA)	10,584	AVG
Interior - finish	320	AVG
Office-internal with Hea	1,320	AVG

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Bldg / Addn 1 of 2	Description	Units	Year					
Bldg	O 606 —Metal Shop - Milled Wood Frame							
Pre	P 609 —Metal Light Indust. - Milled Wd Fr	10,584						
Plmb	Rough Plumbing - AVG	1						
Plmb	Toilet Room - AVG	6						
Plmb	Sink-Service (Fiberglass) - AVG	3						
Plmb	Sink-Kitchen - Low	1						
Adj	Sprinkler - exposed wet - AVG	10,584						
Adj	Partition - Drywall/Stud - (PSFSA) - AVG	4,752						
Adj	Office - internal w/heat only - AVG	144						
Adj	Liner - compo (SFSA) - AVG	8,784						
Adj	Liner - metal (SFSA) - AVG	10,584						
Adj	Interior - finish - AVG	320						
Adj	Office-internal with Heat & A/C - AVG	1,320						
Ex	Door	5	2019					
	O.H. - Door - Power, 15 Ft Wide, 16 Ft High							

Bldg / Addn		Description	Units			Year						
Addtn 1	Adtn	O 606 —Metal Shop - Milled Wood Frame										
	Pre	P 609 —Metal Light Indust. - Milled Wd Fr	112									

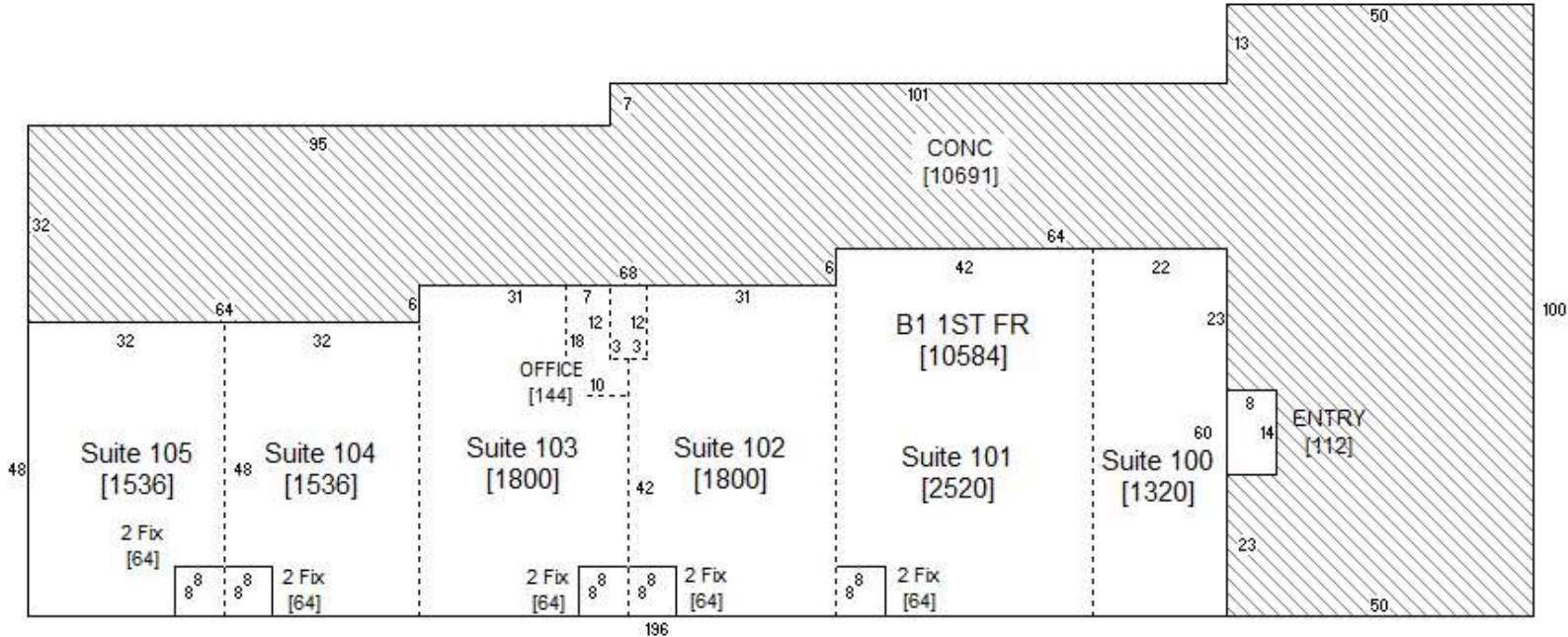
		Description	Units			Cond	Year						
Yrd		1 — Paving - Concrete				NML	2019						
I		10,803 SF, Conc Parking, Avg Pricing											

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2023		Appr	Urban	Comm	\$305,500	\$0	\$850,100	\$0	\$1,155,600
2022		Appr	Urban	Comm	\$274,900	\$0	\$773,100	\$0	\$1,048,000
2021		Appr	Urban	Comm	\$274,900	\$0	\$865,700	\$0	\$1,140,600
2020		Appr	Urban	Comm	\$244,400	\$0	\$707,700	\$0	\$952,100
2019		Appr	Urban	Comm	\$51,900	\$0	\$0	\$0	\$51,900
2018		Appr	Urban	Comm	\$0	\$0	\$0	\$0	\$0



Photo 1 of 1 05/06/2020

1100 32nd Ave SE 65-6137525



Kimberly K. Markley

From: Mandan Assessing
Sent: Monday, April 1, 2024 9:14 AM
To: Will Shaw
Cc: Kimberly K. Markley
Subject: RE: 2801 39th Avenue SE Mandan, ND 58554

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Will,

Our first step would be to set up an appointment to review the interior of the facility- we did remeasure this summer. We found an error in the square footage- we changed the square footage from 68,890 to 132,161. This is the main reason for the increase. We were not able to view the interior at that time.

Secondly, we would like to see 3 years of financials if you are able to provide that information.

We will place your appeal on our list for tomorrow night at the City Board of Equalization.

After we view the property and financials, we can make a recommendation the County Board of Equalization in June.

From: Will Shaw <wshaw@aegistax.com>
Sent: Monday, April 1, 2024 8:27 AM
To: Mandan Assessing <assessing@cityofmandan.com>
Subject: 2801 39th Avenue SE Mandan, ND 58554

Good morning,

I am reaching out to see if the value of the Edgewood Mandan senior living facility can be looked at informally. We have information on our end that tells us the property is overvalued by about \$1,000,000. This includes financials from the facility where we performed an income approach that indicated a value of \$13,081,381.50. Thanks for your consideration.

Will Shaw
The Aegis Group, LLC | Tax Consultant
Music Row, Nashville TN

[REDACTED]
[REDACTED]
www.aegistax.com



A E G I S

Deed: **EVI MANDAN LLC**
Contract:
CID#: **06408**
DBA:
MLS:

Map Area: **Apartment Buildings**
Route: **000-000-000**
Tax Dist: **M1**
Plat Page:
Subdiv: **LAKEWOOD 6TH**

Checks/Tags:
Lister/Date: **JB, 01/07/2015**
Review/Date: **LT, 09/06/2019**
Entry Status: **Estimated**

Urban / Commercial
Legal: LOT 9 OF BLOCK 2 OF LAKEWOOD 6TH

Land																
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres									
SqFt X Rate						87,120.00	2.000									
SF x Rate 2						130,680.00	3.000									
SF x Rate 3						43,845.00	1.007									
Subtotal						261,645.00	6.007									
Grand Total						261,645.00	6.007									

Street				Utilities				Zoning				Land Use				
SqFt X Rate	Paved			City				RESIDENTIAL MULTI-FAMILY DWELLINGS				Commercial				

Sales				Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2023
02/04/2014	\$14,030,962	D013	454726	9/11/2013	35313	N	\$0	Plumb/Elec	Land	\$819,300	\$0	\$0	\$1,046,600
06/01/2012	\$700,000	D021	443332	9/6/2013	23013	N	\$0	840	Dwlg		\$0	\$0	
05/30/2012		D021	442290	8/13/2013	56413	N	\$10,000	500	Impr	\$14,077,700	\$0	\$0	\$10,192,400
				5/16/2013	5613	N	\$0	820	Total	\$14,897,000	\$0	\$0	\$11,239,000

Precomputed Structure			Verticals							Plumbing			B	Ext
Occ. Code	726		Ftg & Fdtn											
Occ. Descr.	Apartment - Assisted Living		Exterior wall											
			Interior wall											
			Pilasters											
			Wall facing											
			Windows											
			Fronts/Doors											
Year Built	2013													
EFF Age/Yr	11/ 2013													
Condition	NML													
Description	B1													
Style	Frame - Wood													
Stories	2													
Base	27,889													
Basement	0													
Basement Parking	No													
1st Flr Inset Adj	1,210													
GBA	132161													
Total Units	78													

Bldg / Addn 1 of 10		Description	Units			Year						
Bldg	O	726 —Apartment - Assisted Living										
	Pre	P 726 —Apartment - Assisted Living	27,889									
		Uppers Adjustment	27,889									
	Adj	Sprinkler - exposed wet - AVG	132,161									
	Adj	Portico - AVG	1,080									
	Ex	Elevator - Pass. Hydraulic	1			2013						
		50 Ft/Min, 2 Stops, 2,000 Lb Capacity										

Precomputed Addition			Verticals							Plumbing			B	Ext
Occ. Code	726		Ftg & Fdtn											
Occ. Descr.	Apartment - Assisted Living		Exterior wall											
			Interior wall											
			Pilasters											
			Wall facing											
			Windows											
			Fronts/Doors											
Year Built	2013													
EFF Age/Yr	11/	2013												
Condition	NML													
Description	A1													
Style	Frame - Wood													
Stories	2													
Base	11,502													
Basement	0													
Basement Parking	No													
1st Flr Inset Adj	0													
GBA	132161													
Total Units	36													

Bldg / Addn		Description	Units			Year						
Addtn 1	Adtn	O 726 —Apartment - Assisted Living										
	Pre	P 726 —Apartment - Assisted Living	11,502									
		Uppers Adjustment	11,502									

Precomputed Addition			Verticals						Plumbing			B	Ext
Occ. Code	726		Ftg & Fdtn										
Occ. Descr.	Apartment - Assisted Living		Exterior wall										
			Interior wall										
			Pilasters										
			Wall facing										
			Windows										
			Fronts/Doors										
Year Built	2013												
EFF Age/Yr	11/ 2013												
Condition	NML												
Description	A2												
Style	Frame - Wood												
Stories	2												
Base	15,080												
Basement	0												
Basement Parking	No												
1st Flr Inset Adj	0												
GBA	132161												
Total Units	35												

Bldg / Addn		Description	Units			Year						
Addtn 2	Adtn	O 726 —Apartment - Assisted Living										
	Pre	P 726 —Apartment - Assisted Living	15,080									
		Uppers Adjustment	15,080									

Precomputed Addition			Verticals						Plumbing			B	Ext
Occ. Code	726		Ftg & Fdtn										
Occ. Descr.	Apartment - Assisted Living		Exterior wall										
			Interior wall										
			Pilasters										
			Wall facing										
			Windows										
			Fronts/Doors										
Year Built	2013												
EFF Age/Yr	11/ 2013												
Condition	NML												
Description	A3												
Style	Frame - Wood												
Stories	2												
Base	10,686												
Basement	0												
Basement Parking	No												
1st Flr Inset Adj	0												
GBA	132161												
Total Units	0												

Bldg / Addn		Description	Units			Year						
Addtn 3	Adtn	O 726 —Apartment - Assisted Living										
	Pre	P 726 —Apartment - Assisted Living	10,686									
		Uppers Adjustment	10,686									

Precomputed Addition			Verticals						Plumbing			B	Ext
Occ. Code	726		Ftg & Fdtn										
Occ. Descr.	Apartment - Assisted Living		Exterior wall										
			Interior wall										
			Pilasters										
			Wall facing										
			Windows										
			Fronts/Doors										
Year Built	2013												
EFF Age/Yr	11/ 2013												
Condition	NML												
Description	A4												
Style	Frame - Wood												
Stories	1												
Base	438												
Basement	0												
Basement Parking	No												
1st Flr Inset Adj	0												
GBA	132161												
Total Units	0												

Horizontal

Basement

Roof

Ceiling

Struct. Floor

Floor Cover

Partitions

Framing

HVAC

Electrical

Sprinkler

Adjustment

Plumbing

Adjustment

Plumbing

Bldg / Addn		Description	Units			Year					
Addtn 4	Adtn	O 726 —Apartment - Assisted Living									
	Pre	P 726 —Apartment - Assisted Living	438								

Precomputed Addition		Verticals						Plumbing		
								B	Ext	
Occ. Code	726	Ftg & Fdtn								
Occ. Descr.	Apartment - Assisted Living	Exterior wall								
		Interior wall								
		Pilasters								
		Wall facing								
		Windows								
		Fronts/Doors								
Year Built	2013									
EFF Age/Yr	11/ 2013									
Condition	NML									
Description	A5									
Style	Frame - Wood									
Stories	1									
Base	219									
Basement	0									
Basement Parking	No									
1st Flr Inset Adj	0									
GBA	132161									
Total Units	0									

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Bldg / Addn		Description	Units			Year					
Addtn 5	Adtn	O 726 —Apartment - Assisted Living									
	Pre	P 726 —Apartment - Assisted Living	219								

Precomputed Addition		Verticals						Plumbing		
								B	Ext	
Occ. Code	726	Ftg & Fdtn								
Occ. Descr.	Apartment - Assisted Living	Exterior wall								
		Interior wall								
		Pilasters								
		Wall facing								
		Windows								
		Fronts/Doors								
Year Built	2013									
EFF Age/Yr	11/ 2013									
Condition	NML									
Description	A6 2ND ST ONLY									
Style	Frame - Wood									
Stories	1									
Base	1,845									
Basement	0									
Basement Parking	No									
1st Flr Inset Adj	0									
GBA	132161									
Total Units	0									

Adjustments		

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Bldg / Addn		Description	Units			Year					
Addtn 6	Adtn	O 726 —Apartment - Assisted Living									
	Pre	P 726 —Apartment - Assisted Living	1,845								

Precomputed Addition		Verticals						Plumbing		
Occ. Code	726	Ftg & Fdtn							B	Ext
Occ. Descr.	Apartment - Assisted Living	Exterior wall								
		Interior wall								
		Pilasters								
		Wall facing								
		Windows								
		Fronts/Doors								
Year Built	2013									
EFF Age/Yr	11/ 2013									
Condition	NML									
Description	A7 2ND ST ADD									
Style	Frame - Wood									
Stories	1									
Base	296									
Basement	0									
Basement Parking	No									
1st Flr Inset Adj	0									
GBA	132161									
Total Units	0									
		Horizontals						Adjustments		
		Basement								
		Roof								
		Ceiling								
		Struct. Floor								
		Floor Cover								
		Partitions								
		Framing								
		HVAC								
		Electrical								
		Sprinkler								

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Bldg / Addn		Description	Units			Year					
Addtn 7	Adtn	O 726 —Apartment - Assisted Living									
	Pre	P 726 —Apartment - Assisted Living	296								

Precomputed Addition		Verticals						Plumbing		
Occ. Code	726	Ftg & Fdtn							B	Ext
Occ. Descr.	Apartment - Assisted Living	Exterior wall								
		Interior wall								
		Pilasters								
		Wall facing								
		Windows								
		Fronts/Doors								
Year Built	2023									
EFF Age/Yr	1/ 2023									
Condition	NML									
Description	A7									
Style	Frame - Wood									
Stories	1									
Base	127									
Basement	0									
Basement Parking	No									
1st Flr Inset Adj	0									
GBA	132161									
Total Units	0									
		Horizontals						Adjustments		
		Basement								
		Roof								
		Ceiling								
		Struct. Floor								
		Floor Cover								
		Partitions								
		Framing								
		HVAC								
		Electrical								
		Sprinkler								

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Bldg / Addn		Description	Units			Year						
Addtn 8	Adtn	O 726 —Apartment - Assisted Living										
	Pre	P 726 —Apartment - Assisted Living	127									

Precomputed Addition		Verticals						Plumbing		
Occ. Code	726	Ftg & Fdtn							B	Ext
Occ. Descr.	Apartment - Assisted Living	Exterior wall								
		Interior wall								
		Pilasters								
		Wall facing								
		Windows								
		Fronts/Doors								
Year Built	2023									
EFF Age/Yr	1/ 2023									
Condition	NML									
Description	A8									
Style	Frame - Wood									
Stories	1									
Base	132									
Basement	0									
Basement Parking	No									
1st Flr Inset Adj	0									
GBA	132161									
Total Units	0									
		Horizontal						Adjustments		
		Basement								
		Roof								
		Ceiling								
		Struct. Floor								
		Floor Cover								
		Partitions								
		Framing								
		HVAC								
		Electrical								
		Sprinkler								

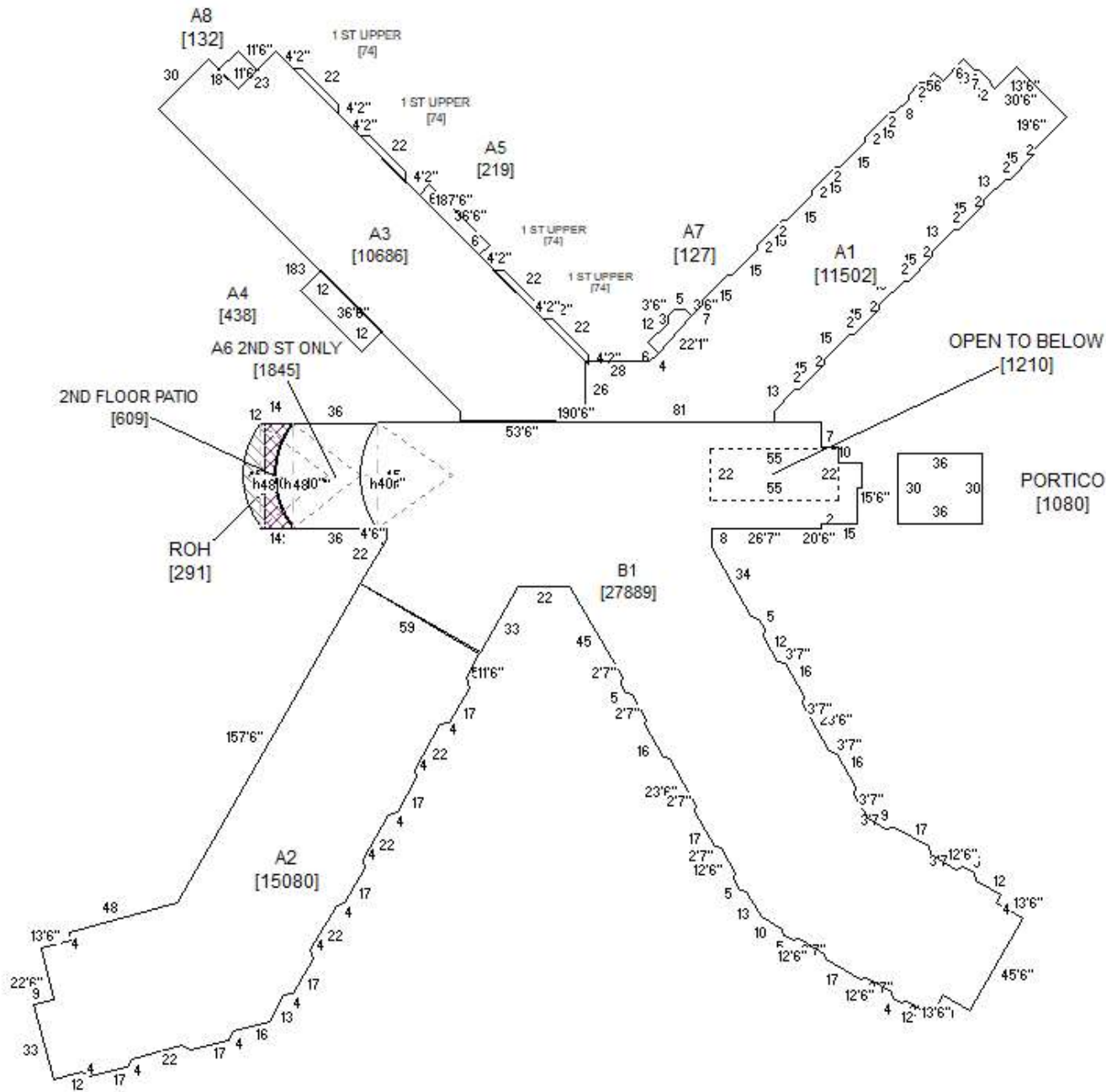
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Bldg / Addn		Description	Units			Year					
Addtn 9	Adtn	O 726 —Apartment - Assisted Living									
	Pre	P 726 —Apartment - Assisted Living	132								

	Description	Units		Cond	Year						
Yrd	1 — Paving - Asphalt			NML	2014						
I	18,046 SF, Asphalt Parking, Avg Pricing										
Yrd	1 — Yard Sprinkler System			NML	2015						
I	29,000 SF										
Yrd	1 — Decks,Patios,etc.			NML	2013						
I	291 SF, Fiberglass/metal Patio Roof (Incl. Supports), Avg Pricing										
Yrd	1 — Paving - Concrete			NML	2014						
I	12,502 SF, Conc Parking, Avg Pricing										
Yrd	1 — Decks,Patios,etc.			NML	2014						
I	609 SF, Porch-nursing Home, Avg Pricing										

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2023		Appr	Urban	Comm	\$1,046,600	\$0	\$10,192,400	\$0	\$11,239,000
2022		Appr	Urban	Comm	\$1,046,600	\$0	\$11,641,900	\$0	\$12,688,500
2021		Appr	Urban	Comm	\$1,046,600	\$0	\$11,446,500	\$0	\$12,493,100
2020		Appr	Urban	Comm	\$1,046,600	\$0	\$11,619,200	\$0	\$12,665,800
2019		Appr	Urban	Comm	\$550,000	\$0	\$11,619,200	\$0	\$12,169,200
2018	w/Ex: \$9,020,000 Total; \$550,000 Land; \$0 Dwelling Value	Appr	Urban	Comm	\$550,000	\$0	\$11,293,300	\$0	\$11,843,300
	w/Exemptions applied:				\$550,000	\$0	\$8,470,000	\$0	\$9,020,000
2017	w/Ex: \$6,252,450 Total; \$550,000 Land; \$0 Dwelling Value	Appr	Urban	Comm	\$550,000	\$0	\$11,404,900	\$0	\$11,954,900
2016	w/Ex: \$3,185,850 Total; \$550,000 Land; \$0 Dwelling Value	Appr	Urban	Comm	\$550,000	\$0	\$10,543,400	\$0	\$11,093,400
2015	w/Ex: \$550,000 Total; \$550,000 Land; \$0 Dwelling Value	Eq	Urban	Comm	\$550,000	\$0	\$9,876,600	\$0	\$10,426,600
2014	Import from County file.	Import	Urban	Comm	\$427,200	\$0	\$0	\$0	\$427,200
2013		Import	Urban	Comm	\$0	\$0	\$772,500	\$0	\$772,500





PDF+PIN: 001+65-2308000
100 W MAIN ST, MANDAN

City of Mandan

WORKING

Mon, 4/1/2024, 4:19 PM Page 1

Deed: OLD MAIN PROPERTIES
Contract:
CID#: 03215
DBA:
MLS:

Map Area: Zone 1 - Com
Route: 000-000-000
Tax Dist: M1
Plat Page:
Subdiv: MANDAN PROPER (OT)

Checks/Tags:
Lister/Date: SS, 09/21/2016
Review/Date: JLF, 11/09/2023
Entry Status: Inspected

Urban / Commercial
Legal: LOTS 4 & 5 BLOCK 7 MANDAN PROPER (OT)

Land															
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres								
SqFt X Rate						6,500.00	0.149								
Subtotal						6,500.00	0.149								
Grand Total						6,500.00	0.149								

Street		Utilities		Zoning		Land Use	
SqFt X Rate	Paved	City		BUSINESS COMMERCIAL		Commercial	

Sales				Building Permits				Values			
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	
				7/13/2018	SIGN-18-063	N	\$0	Misc	Land	\$52,000	
				5/24/2018	SIGN-18-043	N	\$0	Misc	Dwlg		
				9/12/2012	60712	N	\$200	Misc	Impr	\$697,100	
				6/30/2011	25911	N	\$9,150	Misc	Total	\$749,100	

Precomputed Structure		Verticals						Plumbing		
Occ. Code	213	Ftg & Fdtn	Brick or Stone w/ Bsmt	8"				Rough Plumbing	1	
Occ. Descr.	Store - Retail Small/Office Uppers	Exterior wall	Brick on Block - 8"	33				Toilet Room	7	
		Interior wall	Drywall or Equiv.	14				Sink-Kitchen	1	
		Pilasters								
		Wall facing								
		Windows								
Year Built	1900	Fronts/Doors								
EFF Age/Yr	124/ 1900									
Condition	Good									
Description	2S B BRBLK/WD	Horizontals						Adjustments		
Style	Brick / Blk - Wood	Basement	Incl. w/ Base							
Stories	2	Roof	Rubber Membrane/Wood	Yes						
Base	6,004	Ceiling								
Basement	6,004	Struct. Floor	Wd Deck on Wood Joist	2						
1st Flr Inset Adj	0	Floor Cover	Carpet	2						
GBA	12008	Partitions								
		Framing								
		HVAC	Combination FHA - AC	2						
		Electrical								
		Sprinkler								

Bldg / Addn	Description	Units	Year					
Bldg	O 213 —Store - Retail Small/Office Uppers							
Pre	P 213 —Store - Retail Small/Office Uppers	6,004						
	Basement Adjustment	6,004						
	Uppers Adjustment	6,004						
V	Ftg & Fdtn							
	Brick or Stone w/ Bsmt - 8"							
V	Exterior Wall							
	Brick on Block - 8" - 33	33						
V	Interior Wall							
	Drywall or Equiv. - 14	14						
H	Basement							
	Incl. w/ Base	6,004						
H	Roof							
	Rubber Membrane/Wood - Yes	6,004						
H	Struct. Floor							
	Wd Deck on Wood Joist - 2	6,004						
H	Floor Cover							
	Carpet - 2	6,004						
H	HVAC							
	Combination FHA - AC - 2	6,004						
Plmb	Rough Plumbing - Base	1						
Plmb	Toilet Room - Base	7						
Plmb	Sink-Kitchen - Base	1						

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2023		Appr	Urban	Comm	\$52,000	\$0	\$556,800	\$0	\$608,800
2022		Appr	Urban	Comm	\$45,500	\$0	\$514,700	\$0	\$560,200
2021		Appr	Urban	Comm	\$33,000	\$0	\$497,700	\$0	\$530,700



65-2308000; 100 W MAIN ST

