

Application For Abatement Or Refund Of Taxes
North Dakota Century Code § 57-23-04

File with the County Auditor on or before November 1 of the year following the year in which the tax becomes delinquent.

State of North Dakota Assessment District City of Minot
County of Ward Property I.D. No. NE280990000370
Name 55th Holdings LLC Telephone No. (701) 721-3492
Address 4200 149th Avenue SE, Sawyer ND 58781

Legal description of the property involved in this application:

Township 155 North, Range 82 West
Section 28: Outlot 37 of SE prtion of Outlot 36

Total true and full value of the property described above for the year 2020 is:

Land \$ 46,000
Improvements \$ 0
Total \$ 46,000
(1)

Total true and full value of the property described above for the year 2020 should be:

Land \$ 1,372.14
Improvements \$ 0
Total \$ 1,372.14
(2)

The difference of \$ 44,627.86 true and full value between (1) and (2) above is due to the following reason(s):

- 1. Agricultural property true and full value exceeds its agricultural value defined in N.D.C.C. § 57-02-27.2
- 2. Residential or commercial property's true and full value exceeds the market value
- 3. Error in property description, entering the description, or extending the tax
- 4. Nonexisting improvement assessed
- 5. Complainant or property is exempt from taxation. Attach a copy of Application for Property Tax Exemption.
- 6. Duplicate assessment
- 7. Property improvement was destroyed or damaged by fire, flood, tornado, or other natural disaster (see N.D.C.C. § 57-23-04(1)(g))
- 8. Error in noting payment of taxes, taxes erroneously paid
- 9. Property qualifies for Homestead Credit (N.D.C.C. § 57-02-08.1) or Disabled Veterans Credit (N.D.C.C. § 57-02-08.8). Attach a copy of the application.
- 10. Other (explain) The assessment on our property is inequitable/unjust

The following facts relate to the market value of the residential or commercial property described above. For agricultural property, go directly to question #5.

1. Purchase price of property: \$ _____ Date of purchase: _____
 Terms: Cash _____ Contract _____ Trade _____ Other (explain) _____
 Was there personal property involved in the purchase price? _____ Estimated value: \$ _____
 yes/no

2. Has the property been offered for sale on the open market? _____ If yes, how long? _____
 yes/no
 Asking price: \$ _____ Terms of sale: _____

3. The property was independently appraised: _____ Purpose of appraisal: _____
 yes/no
 Market value estimate: \$ _____
 Appraisal was made by whom? _____

4. The applicant's estimate of market value of the property involved in this application is \$ _____

5. The estimated agricultural productive value of this property is excessive because of the following condition(s): _____

Applicant asks that SEE EXHIBIT A

By filing this application, I consent to an inspection of the above-described property by an authorized assessment official for the purpose of making an appraisal of the property. I understand the official will give me reasonable notification of the inspection. See N.D.C.C. § 57-23-05.1.

I declare under the penalties of N.D.C.C. § 12.1-11-02, which provides for a Class A misdemeanor for making a false statement in a governmental matter, that this application is, to the best of my knowledge and belief, a true and correct application.

Signature of Preparer (if other than applicant)

Date

Signature of Applicant

OCT 28 2020
Date

Recommendation of the Governing Body of the City or Township

Recommendation of the governing board of Nedrose Township
 On Dec 12, 2022, the governing board of this municipality, after examination of this application and the facts, passed a resolution recommending to the Board of County Commissioners that the application be denied

Dated this 5TH day of JANUARY, 2023 Edward Deibel
 City Auditor or Township Clerk

Action by the Board of County Commissioners

Application was _____ by action of _____ County Board of Commissioners.
Approved/Rejected

Based upon an examination of the facts and the provisions of North Dakota Century Code § 57-23-04, we approve this application. The taxable valuation is reduced from \$ _____ to \$ _____ and the taxes are reduced accordingly. The taxes, if paid, will be refunded to the extent of \$ _____. The Board accepts \$ _____ in full settlement of taxes for the tax year _____.

We reject this application in whole or in part for the following reason(s). Written explanation of the rationale for the decision must be attached. _____

Dated _____
 County Auditor _____ Chairperson _____

Certification of County Auditor

I certify that the Board of County Commissioners took the action stated above and the records of my office and the office of the County Treasurer show the following facts as to the assessment and the payment of taxes on the property described in this application.

Year	Taxable Value	Tax	Date Paid (if paid)	Payment Made Under Written Protest?
				yes/no

I further certify that the taxable valuation and the taxes ordered abated or refunded by the Board of County Commissioner are as follows:

Year	Reduction in Taxable Valuation	Reduction in Taxes

County Auditor _____ Date _____

Application For Abatement
 Or Refund Of Taxes

 55th Holdings LLC
 6661
 OCT 31 2022
 NOV 09 2022
Stamp for return to the Treasurer's Office of Bismarck, ND

Name of Applicant

County Auditor's File No.

Date Application Was Filed With The County Auditor

Date County Auditor Mailed Application to Township Clerk or City Auditor

Application For Abatement Or Refund Of Taxes

North Dakota Century Code § 57-23-04

6663

File with the County Auditor on or before November 1 of the year following the year in which the tax becomes delinquent.

State of North Dakota Assessment District City of Minot
 County of Ward Property I.D. No. NE280990000380
 Name 55th Holdings Inc. Telephone No. (701) 721-3492
 Address 4200 149th Avenue SE, Sawyer ND 58781

Legal description of the property involved in this application:

Township 155 North, Range 82 West
 Section 28: Outlot 38 of SE prtion of Outlot 36

Total true and full value of the property described above for the year 2020 is:

Land \$ 71,000
 Improvements \$ 0
 Total \$ 71,000
(1)

Total true and full value of the property described above for the year 2020 should be:

Land \$ 1,372.14
 Improvements \$ 0
 Total \$ 1,372.14
(2)

The difference of \$ 69,627.86 true and full value between (1) and (2) above is due to the following reason(s):

- 1. Agricultural property true and full value exceeds its agricultural value defined in N.D.C.C. § 57-02-27.2
- 2. Residential or commercial property's true and full value exceeds the market value
- 3. Error in property description, entering the description, or extending the tax
- 4. Nonexisting improvement assessed
- 5. Complainant or property is exempt from taxation. Attach a copy of Application for Property Tax Exemption.
- 6. Duplicate assessment
- 7. Property improvement was destroyed or damaged by fire, flood, tornado, or other natural disaster (see N.D.C.C. § 57-23-0411)(g))
- 8. Error in noting payment of taxes, taxes erroneously paid
- 9. Property qualifies for Homestead Credit (N.D.C.C. § 57-02-08.1) or Disabled Veterans Credit (N.D.C.C. § 57-02-08.8). Attach a copy of the application.
- 10. Other (explain) The assessment on our property is inequitable/unjust

The following facts relate to the market value of the residential or commercial property described above. For agricultural property, go directly to question #5.

1. Purchase price of property: \$ _____ Date of purchase: _____
 Terms: Cash _____ Contract _____ Trade _____ Other (explain) _____
 Was there personal property involved in the purchase price? _____ Estimated value: \$ _____
yes/no
2. Has the property been offered for sale on the open market? _____ If yes, how long? _____
yes/no
 Asking price: \$ _____ Terms of sale: _____
3. The property was independently appraised: _____ Purpose of appraisal: _____
yes/no
 Market value estimate: \$ _____
 Appraisal was made by whom? _____
4. The applicant's estimate of market value of the property involved in this application is \$ _____
5. The estimated agricultural productive value of this property is excessive because of the following condition(s): _____

Applicant asks that SEE EXHIBIT A

By filing this application, I consent to an inspection of the above-described property by an authorized assessment official for the purpose of making an appraisal of the property. I understand the official will give me reasonable notification of the inspection. See N.D.C.C. § 57-23-05.1.

I declare under the penalties of N.D.C.C. § 12.1-11-02, which provides for a Class A misdemeanor for making a false statement in a governmental matter, that this application is, to the best of my knowledge and belief, a true and correct application.

Signature of Preparer (if other than applicant) _____ Date _____ Signature of Applicant _____ Date _____

661 28 2022

Recommendation of the Governing Body of the City or Township

Recommendation of the governing board of Nedrose Township
 On Dec. 12, 2022, the governing board of this municipality, after examination of this application and the facts, passed a resolution recommending to the Board of County Commissioners that the application be denied

Dated this 5th day of JANUARY, 2023 [Signature]
 City Auditor or Township Clerk

Action by the Board of County Commissioners

Application was _____ by action of _____ County Board of Commissioners.
Approved/Rejected

Based upon an examination of the facts and the provisions of North Dakota Century Code § 57-21-04, we approve this application. The taxable valuation is reduced from \$ _____ to \$ _____ and the taxes are reduced accordingly. The taxes, if paid, will be refunded to the extent of \$ _____. The Board accepts \$ _____ in full settlement of taxes for the tax year _____.

We reject this application in whole or in part for the following reason(s). Written explanation of the rationale for the decision must be attached. _____

Dated _____
 County Auditor

Chairperson

Certification of County Auditor

I certify that the Board of County Commissioners took the action stated above and the records of my office and the office of the County Treasurer show the following facts as to the assessment and the payment of taxes on the property described in this application.

Year	Taxable Value	Tax	Date Paid (if paid)	Payment Made Under Written Protest?
				yes/no

I further certify that the taxable valuation and the taxes ordered abated or refunded by the Board of County Commissioner are as follows:

Year	Reduction in Taxable Valuation	Reduction in Taxes

County Auditor

Date

Application For Abatement
Or Refund Of Taxes

Name of Applicant 55th Holdings LLC

6663

County Auditor's File No. _____

Date Application Was Filed With The County Auditor OCT 31 2022

Date County Auditor Mailed Application to Township Clerk or City Auditor NOV 09 2022
(must be within 90 business days of filing date)

Application For Abatement Or Refund Of Taxes
North Dakota Century Code § 57-23-04

File with the County Auditor on or before November 1 of the year following the year in which the tax becomes delinquent.

State of North Dakota Assessment District City of Minot
County of Ward Property L.D. No. NE280990000390
Name 55th Holdings LLC Telephone No. (701) 721-3492
Address 4200 149th Avenue SE, Sawyer, ND 58781

Legal description of the property involved in this application:
Outlot 39 of SE Portion of Outlot 36 S28-155-82

Total true and full value of the property described above for the year 2020 is:
Land \$ 25,000
Improvements \$ 0
Total \$ 25,000 (1)

Total true and full value of the property described above for the year 2020 should be:
Land \$ 2809.62
Improvements \$ 0
Total \$ 2809.62 (2)

The difference of \$ 22,190.38 true and full value between (1) and (2) above is due to the following reason(s):

- 1. Agricultural property true and full value exceeds its agricultural value defined in N.D.C.C. § 57-02-27.2
2. Residential or commercial property's true and full value exceeds the market value
3. Error in property description, entering the description, or extending the tax
4. Nonexisting improvement assessed
5. Complainant or property is exempt from taxation. Attach a copy of Application for Property Tax Exemption.
6. Duplicate assessment
7. Property improvement was destroyed or damaged by fire, flood, tornado, or other natural disaster (see N.D.C.C. § 57-23-04(1)(g))
8. Error in noting payment of taxes, taxes erroneously paid
9. Property qualifies for Homestead Credit (N.D.C.C. § 57-02-08.1) or Disabled Veterans Credit (N.D.C.C. § 57-02-08.8). Attach a copy of the application.
10. Other (explain) The assessment on our property is inequitable/unjust.

The following facts relate to the market value of the residential or commercial property described above. For agricultural property, go directly to question #5.
1. Purchase price of property: \$ Date of purchase:
Terms: Cash Contract Trade Other (explain)
Was there personal property involved in the purchase price? yes/no Estimated value: \$
2. Has the property been offered for sale on the open market? yes/no If yes, how long?
Asking price: \$ Terms of sale:
3. The property was independently appraised: yes/no Purpose of appraisal:
Market value estimate: \$
Appraisal was made by whom?
4. The applicant's estimate of market value of the property involved in this application is \$
5. The estimated agricultural productive value of this property is excessive because of the following condition(s):

Applicant asks that See Exhibit A

By filing this application, I consent to an inspection of the above-described property by an authorized assessment official for the purpose of making an appraisal of the property. I understand the official will give me reasonable notification of the inspection. See N.D.C.C. § 57-23-05.1.

I declare under the penalties of N.D.C.C. § 12.1-11-02, which provides for a Class A misdemeanor for making a false statement in a governmental matter, that this application is, to the best of my knowledge and belief, a true and correct application.

OCT 28 2022

Signature of Preparer (if other than applicant) Date Signature of Applicant Date

Recommendation of the Governing Body of the City or Township

Recommendation of the governing board of Nedrose Township

On Dec 12, 2022 the governing board of this municipality, after examination of this application and the facts, passed a resolution recommending to the Board of County Commissioners that the application be Only approved to modify valuation of the property to \$4,000 for tax year 2020.

Dated this 5TH day of JANUARY, 2023

Gerald Seibel
City Auditor or Township Clerk

Action by the Board of County Commissioners

Application was _____ by action of _____ County Board of Commissioners.
Approved/Rejected

Based upon an examination of the facts and the provisions of North Dakota Century Code § 57-23-04, we approve this application. The taxable valuation is reduced from \$ _____ to \$ _____ and the taxes are reduced accordingly. The taxes, if paid, will be refunded to the extent of \$ _____. The Board accepts \$ _____ in full settlement of taxes for the tax year _____.

We reject this application in whole or in part for the following reason(s). Written explanation of the rationale for the decision must be attached.

Dated _____,

County Auditor

Chairperson

Certification of County Auditor

I certify that the Board of County Commissioners took the action stated above and the records of my office and the office of the County Treasurer show the following facts as to the assessment and the payment of taxes on the property described in this application.

Year	Taxable Value	Tax	Date Paid (if paid)	Payment Made Under Written Protest?
				yes/no

I further certify that the taxable valuation and the taxes ordered abated or refunded by the Board of County Commissioner are as follows:

Year	Reduction in Taxable Valuation	Reduction in Taxes

County Auditor

Date

Application For Abatement
Or Refund Of Taxes

55th Holdings LLC

6665

Name of Applicant

County Auditor's File No.

OCT 31 2022

Date Application Was Filed With The County Auditor

NOV 09 2022

Date County Auditor Mailed Application to Township Clerk or City Auditor

(must be within five business days of filing date)

Application For Abatement Or Refund Of Taxes

North Dakota Century Code § 57-23-04

File with the County Auditor on or before November 1 of the year following the year in which the tax becomes delinquent.

State of North Dakota Assessment District City of Minot

County of Ward Property I.D. No. NE280990000400

Name 55th Holdings LLC Telephone No. (701) 721-3492

Address 4200 149th Avenue SE, Sawyer, ND 58781

Legal description of the property involved in this application:
Outlot 40 of SE Portion of Outlot 36 S28-155-82

Total true and full value of the property described above for the year 2020 is:

Land \$ 25,000

Improvements \$ 0

Total \$ 25,000

(1)

Total true and full value of the property described above for the year 2020 should be:

Land \$ 3503.00

Improvements \$ 0

Total \$ 3503.00

(2)

The difference of \$ 21,497.00 true and full value between (1) and (2) above is due to the following reason(s):

- 1. Agricultural property true and full value exceeds its agricultural value defined in N.D.C.C. § 57-02-27.2
- 2. Residential or commercial property's true and full value exceeds the market value
- 3. Error in property description, entering the description, or extending the tax
- 4. Nonexisting improvement assessed
- 5. Complainant or property is exempt from taxation. Attach a copy of Application for Property Tax Exemption.
- 6. Duplicate assessment
- 7. Property improvement was destroyed or damaged by fire, flood, tornado, or other natural disaster (see N.D.C.C. § 57-23-04(1)(g))
- 8. Error in noting payment of taxes, taxes erroneously paid
- 9. Property qualifies for Homestead Credit (N.D.C.C. § 57-02-08.1) or Disabled Veterans Credit (N.D.C.C. § 57-02-08.8). Attach a copy of the application.
- 10. Other (explain) The assessment on our property is inequitable/unjust.

The following facts relate to the market value of the residential or commercial property described above. For agricultural property, go directly to question #5.

1. Purchase price of property: \$ _____ Date of purchase: _____
 Terms: Cash _____ Contract _____ Trade _____ Other (explain) _____
 Was there personal property involved in the purchase price? _____ Estimated value: \$ _____
 yes/no

2. Has the property been offered for sale on the open market? _____ If yes, how long? _____
 yes/no
 Asking price: \$ _____ Terms of sale: _____

3. The property was independently appraised: _____ Purpose of appraisal: _____
 yes/no
 Market value estimate: \$ _____
 Appraisal was made by whom? _____

4. The applicant's estimate of market value of the property involved in this application is \$ _____

5. The estimated agricultural productive value of this property is excessive because of the following condition(s): _____

Applicant asks that See Exhibit A

By filing this application, I consent to an inspection of the above-described property by an authorized assessment official for the purpose of making an appraisal of the property. I understand the official will give me reasonable notification of the inspection. See N.D.C.C. § 57-23-05.1.

I declare under the penalties of N.D.C.C. § 12.1-11-02, which provides for a Class A misdemeanor for making a false statement in a governmental matter, that this application is, to the best of my knowledge and belief, a true and correct application.

OCT 28 2022

Signature of Preparer (if other than applicant) _____ Date _____ Signature of Applicant _____ Date _____

Recommendation of the Governing Body of the City or Township

Recommendation of the governing board of Nedrose Township

On Dec. 12, 2022, the governing board of this municipality, after examination of this application and the facts, passed a resolution recommending to the Board of County Commissioners that the application be only approved to modify value of the property to \$4,000 for tax year 2020.

Dated this 5TH day of JANUARY, 2023 David Deibel
City Auditor or Township Clerk

Action by the Board of County Commissioners

Application was _____ by action of _____ County Board of Commissioners.
Approved/Rejected

Based upon an examination of the facts and the provisions of North Dakota Century Code § 57-23-04, we approve this application. The taxable valuation is reduced from \$ _____ to \$ _____ and the taxes are reduced accordingly. The taxes, if paid, will be refunded to the extent of \$ _____. The Board accepts \$ _____ in full settlement of taxes for the tax year _____.

We reject this application in whole or in part for the following reason(s). Written explanation of the rationale for the decision must be attached.

Dated _____

County Auditor

Chairperson

Certification of County Auditor

I certify that the Board of County Commissioners took the action stated above and the records of my office and the office of the County Treasurer show the following facts as to the assessment and the payment of taxes on the property described in this application.

Year	Taxable Value	Tax	Date Paid (if paid)	Payment Made Under Written Protest? yes/no

I further certify that the taxable valuation and the taxes ordered abated or refunded by the Board of County Commissioner are as follows:

Year	Reduction in Taxable Valuation	Reduction in Taxes

County Auditor

Date

Application For Abatement
Or Refund Of Taxes

Name of Applicant 55th Holdings LLC

6667

County Auditor's File No.

OCT 31 2022

Date Application Was Filed With The County Auditor

NOV 09 2022

Date County Auditor Modified Application in Township Clerk or City Auditor

Please see website for business days of filing dates

PDF+PIN: 007+NE28.099.000.0370

Ward County, ND

CERTIFIED

Mon, 6/14/2021, 10:20 AM Page 1

0 *UNASSIGNED, UNKNOWN

Deed: 55TH HOLDINGS LLC

Map Area: NEDROSE-COMM

Checks/Tags:

Mail To: C/O NATHAN SMITH
4200 149TH AVE SE
SAWYER, ND 58781-0000

Contract:

Route: 000-000-000

Lister/Date:

CID#: NE28.009.900.0370

Tax Dist: NEDROSE

Review/Date: DS, 04/22/2008

DBA:

Plat Page:

Entry Status: Inspected

MLS: MINOT 2 MILE ETA

Subdiv: NE OLT

Rural / Vacant Lot

Legal: Section: 28; Twp: 155; Rng: 82; Block: 00; Lot: 037; Deeded Acres: 3.150

OLT 37 OF SE POR OF OLT 36 S28-155-82 NEDROSE S4 A 3.15

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 \$1000)
Acres X Rate						87,120.00	2.000			R-170	\$22,500.00					\$0	
AC x Rate 2						50,094.00	1.150			R-25	\$1,000.00						
Subtotal						137,214.00	3.150					\$46,150	0%	0%	0%	\$0	\$46,000
Grand Total						137,214.00	3.150					\$46,150				\$0	\$46,000

Street		Utilities		Zoning		Land Use	
Acres X Rate	Gravel		None		Residential		Commercial Land

Sales				Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	Exempt Amount	Net Assmt	Pr Yr: 2020
									Land	\$46,000	\$0	\$0	\$46,000
									Dwlg		\$0	\$0	
									Impr		\$0	\$0	
									Total	\$46,000	\$0	\$0	\$46,000

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2020		Appr	Rural	Vacant Lot	\$46,000	\$0	\$0	\$0	\$46,000
2019	Import From TaxWise	Import			\$46,000	\$0	\$0	\$0	\$46,000
2018	Imported Values from Tax Wise	Import			\$46,000	\$0	\$0	\$0	\$46,000
2017	IMPORT FROM TAXWISE	Import			\$25,700	\$0	\$0	\$0	\$25,700
2016	VAI Import from file.	Import			\$25,700	\$0	\$0	\$0	\$25,700
2015	Import from file	Import			\$25,700	\$0	\$0	\$0	\$25,700
2014	VAI Import 2-13-2015	Import			\$23,600	\$0	\$0	\$0	\$23,600
2013	VCS_Import_11-01-13	Import			\$18,900	\$0	\$0	\$0	\$18,900
2012	VAI Import 02/05/2013	Import			\$17,500	\$0	\$0	\$0	\$17,500
2011	VAI Import 8/16/2011 PRE FLOOD	Import	Urban	Ag Land	\$16,700	\$0	\$0	\$0	\$16,700

Notes:

04/27/2017 NB PCL VERIFIED & MAINTENANCED. CARD UPDATED TO VCS

PDF+PIN: 007+NE28.099.000.0380

Ward County, ND

CERTIFIED

Mon, 6/14/2021, 10:13 AM Page 1

1920 55TH ST SE, MINOT

Deed: 55TH CROSSING INC

Map Area: NEDROSE-COMM

Checks/Tags:

Mail To: C/O NATHAN SMITH

Contract:

Route: 000-000-000

Lister/Date: JS, 10/11/2018

4200 149TH AVE SE

CID#: NE28.009.900.0380

Tax Dist: NEDROSE

Review/Date: JS, 01/14/2019

SAWYER, ND 58781-0000

DBA:

Plat Page:

Entry Status: Vacant

Rural / Vacant Lot

MLS: MINOT 2 MILE ETA

Subdiv: NE OLT

Legal: Section: 28; Twp: 155; Rng: 82; Block: 00; Lot: 038; Deeded Acres: 3.150

OLT 38 OF SE POR OF OLT 36 S28-155-82 NEDROSE-A 3.15

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 \$1000)
Acres X Rate						87,120.00	2.000			R-190	\$35,000.00					\$0	
AC x Rate 2						50,094.00	1.150			R-25	\$1,000.00						
Subtotal						137,214.00	3.150					\$71,150	0%	0%	0%	\$0	\$71,000
Grand Total						137,214.00	3.150					\$71,150				\$0	\$71,000

Street		Utilities		Zoning		Land Use	
Acres X Rate	Gravel		None		Residential		Commercial Land

Sales				Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	Exempt Amount	Net Assmt	Pr Yr: 2020
06/01/2012	\$190,000	D000	2941/412						Land	\$71,000	\$0	\$0	\$71,000
									Dwlg		\$0	\$0	
									Impr		\$0	\$0	
									Total	\$71,000	\$0	\$0	\$71,000

	Description	Units	Price	Base Value	Cond	Year	Phys%	Fobs%	Eobs%	Other%	AgFctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$1000)
Yrd	1 — Septic System			\$0	NML	2003	34.00	0	0	0	0%	\$0	1.000	\$0
D	1 SF, Leach Field Type, Avg Pricing													
Yard Extras TOTAL Value														\$0

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2020		Appr	Rural	Vacant Lot	\$71,000	\$0	\$0	\$0	\$71,000
2019	Import From TaxWise	Import			\$61,000	\$0	\$0	\$0	\$61,000
2018	Imported Values from Tax Wise	Import			\$61,000	\$85,000	\$0	\$0	\$146,000
2017	IMPORT FROM TAXWISE	Import			\$23,200	\$157,200	\$0	\$0	\$180,400
2016	VAI Import from file.	Import			\$23,200	\$157,200	\$0	\$0	\$180,400
2015	Import from file	Import			\$23,200	\$157,200	\$0	\$0	\$180,400
2014	VAI Import 2-13-2015	Import			\$22,800	\$154,200	\$0	\$0	\$177,000
2013	VCS_Import_11-01-13	Import			\$22,000	\$148,200	\$0	\$0	\$170,200
2012	VAI Import 02/05/2013	Import			\$19,200	\$128,800	\$0	\$0	\$128,800
2011	VAI Import 8/16/2011 PRE FLOOD	Import	Urban	Ag Land	\$18,600	\$125,000	\$0	\$0	\$143,600



Notes:

01/21/2019 JS STRUCTURE HAS BEEN REMOVED IN 2018
DELETED SKETCH, RESIDENCE,
CHANGED TO VACANT LOT

01/14/2019 JS ENTERED PIC FROM 10/11/2018.
THE RESIDENCE HAS BEEN REMOVED
WAS A DBL MFG ON PIERS 30 X 48
DN RM, KIT, LAUNDRY, LV RM & 3 BDRMS
2 FULL BATH

09/08/2017 MEASURED EXTERIOR AND LEFT NOTICE 9/5/17. CARD UPDATED TO VCS.

04/27/2017 NB PCL VERIFIED & MAINTENANCED. CARD UPDATED TO VCS

07/20/2009 MBV PCL VERIFIED. KB AND CARD TO VCS.

0 *UNASSIGNED, UNKNOWN

Deed: 55TH HOLDINGS LLC

Map Area: NEDROSE-COMM

Checks/Tags:

Mail To: C/O NATHAN SMITH
4200 149TH AVE SE
SAWYER, ND 58781-0000

Contract:

Route: 000-000-000

Lister/Date:

CID#: NE28.009.900.0390

Tax Dist: NEDROSE

Review/Date: DS, 04/22/2008

DBA:

Plat Page:

Entry Status: Inspected

MLS: MINOT 2 MILE ETA

Subdiv: NE OLT

Rural / Vacant Lot

Legal: Section: 28; Twp: 155; Rng: 82; Block: 00; Lot: 039; Deeded Acres: 7.050

OLT 39 OF SE POR OF OLT 36 S28-155-82 NEDROSE-A 7.05

Land																	
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Total (Rd nearest \$1000)
Acres X Rate						87,120.00	2.000			R-170	\$22,500.00					\$0	
AC x Rate 2						219,978.00	5.050			R-25	\$1,000.00						
Subtotal						307,098.00	7.050					\$50,050	0%	50%	0%	\$0	\$25,000
Grand Total						307,098.00	7.050					\$50,050					\$25,000

Street		Utilities		Zoning		Land Use	
Acres X Rate	Gravel		None		Residential		Commercial Land

Sales				Building Permits				Values					
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	Exempt Amount	Net Assmt	Pr Yr: 2020
									Land	\$25,000	\$0	\$0	\$25,000
									Dwlg		\$0	\$0	
									Impr		\$0	\$0	
									Total	\$25,000	\$0	\$0	\$25,000

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2020		Appr	Rural	Vacant Lot	\$25,000	\$0	\$0	\$0	\$25,000
2019	Import From TaxWise	Import			\$25,000	\$0	\$0	\$0	\$25,000
2018	Imported Values from Tax Wise	Import			\$25,000	\$0	\$0	\$0	\$25,000
2017	IMPORT FROM TAXWISE	Import			\$46,000	\$0	\$0	\$0	\$46,000
2016	VAI Import from file.	Import			\$46,000	\$0	\$0	\$0	\$46,000
2015	VALUE ADJUSTED PARCEL HISTORIED IN E	Appr	Rural	Comm	\$46,000	\$0	\$0	\$0	\$46,000
2014	VALUE ADJUSTED PARCEL HISTORIED IN E	Appr	Rural	Comm	\$42,200	\$0	\$0	\$0	\$42,200
2013	VCS_Import_11-01-13	Import			\$34,000	\$0	\$0	\$0	\$34,000
2012	VAI Import 02/05/2013	Import			\$31,400	\$0	\$0	\$0	\$31,400
2011	VAI Import 8/16/2011 PRE FLOOD	Import	Urban	Ag Land	\$29,900	\$0	\$0	\$0	\$29,900

Notes:

04/27/2017 NB PCL VERIFIED & MAINTENANCED. CARD UPDATED TO VCS

08/07/2015 VALUE ADJUSTED FOR 2014 & 2015 PE

PDF+PIN: 007+NE28.099.000.0400

Ward County, ND

CERTIFIED

Mon, 6/14/2021, 10:20 AM Page 1

0 *UNASSIGNED, UNKNOWN

Deed: 55TH CROSSING INC

Map Area: NEDROSE-COMM

Checks/Tags:

Mail To: C/O NATHAN SMITH
4200 149TH AVE SE
SAWYER, ND 58781-0000

Contract:

Route: 000-000-000

Lister/Date:

CID#: NE28.009.900.0400

Tax Dist: NEDROSE

Review/Date: DS, 04/22/2008

DBA:

Plat Page:

Entry Status: Inspected

MLS: MINOT 2 MILE ETA

Subdiv: NE OLT

Rural / Vacant Lot

Legal: Section: 28; Twp: 155; Rng: 82; Block: 00; Lot: 040; Deeded Acres: 6.450

OLT 40 OF SE POR OF OLT 36 S28-155-82 NEDROSE-A 6.45

Land																	
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Total (Rd nearest \$1000)
Acres X Rate						87,120.00	2.000			R-170	\$22,500.00					\$0	
AC x Rate 2						193,842.00	4.450			R-25	\$1,000.00						
Subtotal						280,962.00	6.450					\$49,450	0%	50%	0%	\$0	\$25,000
Grand Total						280,962.00	6.450					\$49,450					\$25,000

Street		Utilities		Zoning		Land Use	
Acres X Rate	Gravel		None		Residential		Commercial Land

Sales				Building Permits				Values					
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	Exempt Amount	Net Assmt	Pr Yr: 2020
									Land	\$25,000	\$0	\$0	\$25,000
									Dwlg		\$0	\$0	
									Impr		\$0	\$0	
									Total	\$25,000	\$0	\$0	\$25,000

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2020		Appr	Rural	Vacant Lot	\$25,000	\$0	\$0	\$0	\$25,000
2019	Import From TaxWise	Import			\$25,000	\$0	\$0	\$0	\$25,000
2018	Imported Values from Tax Wise	Import			\$25,000	\$0	\$0	\$0	\$25,000
2017	IMPORT FROM TAXWISE	Import			\$42,200	\$0	\$0	\$0	\$42,200
2016	VAI Import from file.	Import			\$42,200	\$0	\$0	\$0	\$42,200
2015	Import from file	Import			\$42,200	\$0	\$0	\$0	\$42,200
2014	VAI Import 2-13-2015	Import			\$38,700	\$0	\$0	\$0	\$38,700
2013	VCS_Import_11-01-13	Import			\$31,000	\$0	\$0	\$0	\$31,000
2012	VAI Import 02/05/2013	Import			\$28,700	\$0	\$0	\$0	\$28,700
2011	VAI Import 8/16/2011 PRE FLOOD	Import	Urban	Ag Land	\$27,300	\$0	\$0	\$0	\$27,300