

REAL PROPERTY INFORMATION

Parcel ID: 743622000

Active

Tax Year: 2019

Run Date: 04-20-2024 5:35 AM

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OWNER NAME AND MAILING ADDRESS

WIT'S END LLC
96 MEADOWLARK LN N
FARGO, ND 58102

SALES INFORMATION

Grantor	Date	Type	Sale Amount	Validity	Inst. Type	Reference #
WIT'S END LLC	01/31/2024		750,000		Warranty Deed	0246041
ALLEN ENTERPRISES LLC	06/13/2014	Land & Building	1,075,000	0-Good Sale	Warranty Deed	0209059

PROPERTY SITUS ADDRESS

1307 12TH AVE NE
58401

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Desc
8698	05/08/2007		Closed		

GENERAL PROPERTY INFORMATION

Zoning: C2
Neighborhood: 39 Comm 1.03
Exemptions:
Property Flags:
Flood Zone:
Flood Zone %:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact-Code
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PROPERTY FACTORS

Topography:
Utilities:
Access:
Location:
Parking Type:

ASSESSMENT VALUE HISTORY - TRUE AND FULL VALUE

Year	Land	Building	Total	Year	Land	Building	Total
2019	57,989	828,326	886,315	2017	56,300	804,200	860,500
2018	56,300	804,200	860,500	2016	56,300	804,200	860,500

LEGAL DESCRIPTION

Sec Twp Range
LEAPALDT 2ND, BLOCK 1, Lot 2

COST SUMMARY

Residential Land	\$0
Residential Impt	\$0
Commercial Land	\$56,300
Commercial Impt	\$0
Total Improvement Value	\$1,008,600

APPRAISED VALUES

Land	Building	Total	Method
56,300	804,200	860,500	OVR
56,300	804,200	860,500	OVR
\$1,064,857	Market	\$0	
\$0	Income	Override	\$860,500

MARKET LAND INFORMATION

Method	Type	Acres	SF	FF	Depth	Inf Cd	Factor	Calc Value	Final Value
Square Feet		0.00	56,257	0	0			0	56,257
Totals		0.00	56,257					Total	0

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GENERAL BUILDING INFORMATION

Bldg No: Name: ALLEN ENTERPRISES

Primary Use:

Identical Units:

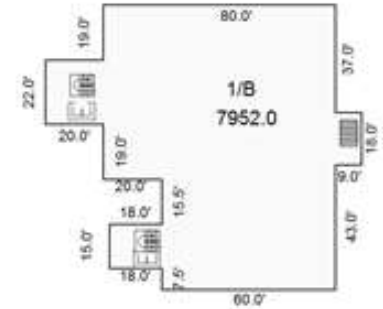
BUILDING SUMMARY

Total Area: 7,470
RCN: 1,440,900
Overall Pct Good: 70
RCNLD: 1,008,627
Depr Type:
New Construction: 0

Totals with Identical Units

Total Area: 0
RCN: 1,440,896
RCNLD: 1,008,627

BUILDING COMMENTS



COMMERCIAL BUILDING SECTIONS & BASEMENTS

Sec	Occupancy	MSCIs	Rank	Str	Yr Blt	Eff Age	Area	Perim	Hgt	Cond	RCN	% Gd	RCNLD	Fn	Eco	Adj RCNLD
1	344 Office Building	D	0.80	1	2007	20	7,470	450	9		1,440,896	70.00	1,008,627	0.00	0.00	1,008,627
1	344 705 Office Basement	D	1.00				7,000		8							

COMMERCIAL COMPONENTS

Sec	Code	Units	Pct	Size	Oth
1	617 Complete HVAC		100		
1	895 Stud -Vinyl Siding		100		
1	651 Passenger #	2			