

REAL PROPERTY INFORMATION

Parcel ID: 743622000

Active

Tax Year: 2023

Run Date: 05-04-2024 10:28 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: 23C03 2023 Comm 1-2327  
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
2023	69,401	991,337	1,060,738	2021	60,624	865,963	926,587
2022	64,261	917,914	982,175	2020	59,436	848,994	908,430

LEGAL DESCRIPTION

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

COST SUMMARY

Residential Land	\$0
Residential Impt	\$0
Commercial Land	\$56,300
Commercial Impt	\$0
Total Improvement Value	\$1,020,900

APPRAISED VALUES

Land	Building	Total	Method
56,300	804,200	860,500	PRIOR
56,300	804,200	860,500	OVR
\$1,077,200	Market	\$0	
\$0		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	56,300
Totals		0.00	56,257					Total	0

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## GENERAL BUILDING INFORMATION

Bldg No: Name: ALLEN ENTERPRISES

Primary Use:

Identical Units:

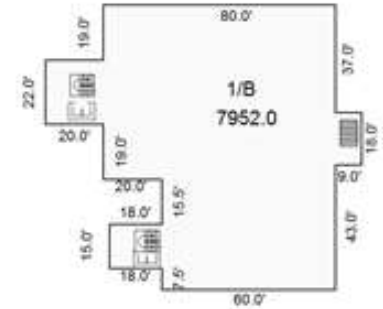
### BUILDING SUMMARY

Total Area: 7,470  
RCN: 0  
Overall Pct Good: 61  
RCNLD: 1,020,948  
Depr Type:  
New Construction: 0

### Totals with Identical Units

Total Area: 0  
RCN: 1,684,718  
RCNLD: 1,020,948

### 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		1,684,718	61.00	1,020,948	0.00	0.00	1,020,948
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			