REAL PROPERTY INFORMATION

Parcel ID: 743623000 **Active** **Tax Year:** 2018 **Run Date:** 03-28-2024 4:33 PM

OWNER NAME AND MAILING ADDRESS

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

PROPERTY SITUS ADDRESS

1406 11TH AVE NE
58401

GENERAL PROPERTY INFORMATION

Zoning: C2
Neighborhood: 1 1
Exemptions:
Property Flags:
Flood Zone:
Flood Zone %:

PROPERTY FACTORS

Topography:
Utilities:
Access:
Location:
Parking Type:

LEGAL DESCRIPTION

Sec	Twp	Range

LEAPALDT 2ND, BLOCK 1, Lot 3

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

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Desc

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact-Code

ASSESSMENT VALUE HISTORY - TRUE AND FULL VALUE

Year	Land	Building	Total	Year	Land	Building	Total
2018	9,300	45,000	54,300	2016	9,300	45,000	54,300
2017	9,300	45,000	54,300	2015	7,500	42,900	50,400

COST SUMMARY

Residential Land	$0
Residential Impt	$0
Commercial Land	$9,300
Commercial Impt	$0
Total Improvement Value	$75,400

APPRAISED VALUES

	Land	Building	Total	Method
Current	9,300	45,000	54,300	OVR
Prior	9,300	45,000	54,300	OVR
Cost	$84,706	**Market**	$0	
Income	$0		**Override**	$54,300

MARKET LAND INFORMATION

Method	Type	Acres	SF	FF	Depth	Inf Cd	Factor	Calc Value	Final Value
Square Feet		0.00	9,306	0	0			0	9,306
	Totals	**0.00**	**9,306**					**Total**	**0**

GENERAL BUILDING INFORMATION

Bldg No: **Name:** **Primary Use:** **Identical Units:**

BUILDING SUMMARY

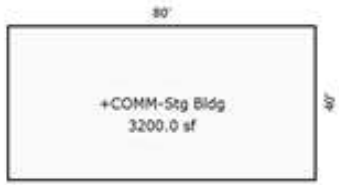
Total Area:	3,200
RCN:	87,710
Overall Pct Good:	86
RCNLD:	75,432
Depr Type:	
New Construction:	0

Totals with Identical Units

Total Area:	0
RCN:	87,712
RCNLD:	75,432

BUILDING COMMENTS

No Photo Available



COMMERCIAL BUILDING SECTIONS & BASEMENTS

Sec	Occupancy	MSCls	Rank	Str	Yr Blt	Eff Age	Area	Perim	Hgt	Cond	RCN	% Gd	RCNLD	Fn	Eco	Adj RCNLD
1	471 Lt. Commercial Utility Build.	D	3.00	1	2001	7	3,200	240	16		87,712	86.00	75,432	0.00	0.00	75,432

COMMERCIAL COMPONENTS

Sec	Code	Units	Pct	Size	Oth
1	918 Single -Metal on Wood Frame		100		