



Cass County
Tax Equalization Department
 Paul Fracassi, Director of Equalization

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3/18/2024

Local Board of Equalization
 North River City
 Cass County, ND

Honorable Members:

Submitted for your consideration at your Board of Equalization meeting, Tuesday, April 9, 2024, are the 2024 assessments of real property in North River City as listed in the 2024 assessment book.

Following is a comparison of the assessments for the different classes of real property for 2024, 2023 and the increases or decreases, as the case may be:

CLASS OF PROPERTY	2023 Certification	2024	INCREASE / (DECREASE)
Agricultural Lands	\$0	\$0	\$0
Commercial Lots	\$0	\$0	\$0
Commercial Structures	\$0	\$0	\$0
Total Commercial Property	\$0	\$0	\$0
Residential Lots	\$1,273,600	\$1,273,600	\$0
Residential Structures	\$5,878,000	\$6,055,300	\$177,300
Total Residential Property	\$7,151,600	\$7,328,900	\$177,300
TOTAL TRUE AND FULL VALUE	\$7,151,600	\$7,328,900	\$177,300
TOTAL ASSESSED VALUE	\$3,575,800	\$3,664,450	\$88,650
TOTAL TAXABLE VALUE	\$321,822	\$329,801	\$7,979
Prior Year General Mill	46.87		
Total revenue from Property Taxes if General Levy stays the same:			\$15,458

2024 Assessment Roll Worksheet with 2023 Real Values

Parcel/Address/Owner/Mail Addr	Value	Yrs / TaxAuth / Footage	Ex Code	Ag Land	Comm Land	Comm Impr	Res Land	Res Impr	Totals
74 - North River City - Real									
74-0100-00010-000	2023 Net Values								
5201 RIVER DR	2024 Net Values								
CASS COUNTY FLOOD PROPERTY PO BOX 2806 FARGO, ND 58108-2806	School: Fargo Public School District #1	Water: Southeast Water Resource District							
Lot: 1 Block: 0 Addition: North River Additional: NORTH RIVER SUB LOT 1	Fire:	Acres: 1.70140							
74-0100-00020-000	2023 Net Values					79,000	219,500	298,500	
5207 RIVER DR	2024 Net Values					79,000	226,300	305,300	
NEIL V LEEBY 5207 RIVER DR FARGO, ND 58102-7001	School: Fargo Public School District #1	Water: Southeast Water Resource District							
Lot: 2 Block: 0 Addition: North River Additional: NORTH RIVER SUB LOT 2	Fire:	Acres: 1.61066							
74-0100-00030-000	2023 Net Values					79,100	240,900	320,000	
5213 RIVER DR	2024 Net Values					79,100	245,800	324,900	
DEBRA JAN LEEDAHL 5213 RIVER DR FARGO, ND 58102-7001	School: Fargo Public School District #1	Water: Southeast Water Resource District							
Lot: 3 Block: 0 Addition: North River Additional: NORTH RIVER SUB LOT 3	Fire:	Acres: 2.20749							
74-0100-00040-000	2023 Net Values					88,400	216,000	304,400	
5219 RIVER DR	2024 Net Values					88,400	228,000	316,400	
ROBERT G & RENELLE L FENNO 5219 RIVER DR FARGO, ND 58102-7001	School: Fargo Public School District #1	Water: Southeast Water Resource District							
Lot: 4 Block: 0 Addition: North River Additional: NORTH RIVER SUB LOT 4	Fire:	Acres: 3.15976							
74-0100-00050-000	2023 Net Values					75,500	242,200	317,700	
5225 RIVER DR	2024 Net Values					75,500	266,200	341,700	
ROGER L & DIANA F MOEN 5225 RIVER DR FARGO, ND 58102-7001	School: Fargo Public School District #1	Water: Southeast Water Resource District							
Lot: 5 Block: 0 Addition: North River Additional: NORTH RIVER SUB LOT 5	Fire:	Acres: 2.42050							
74-0100-00060-000	2023 Net Values					79,300	313,000	392,300	
5301 RIVER DR	2024 Net Values					79,300	315,700	395,000	
PHILIP E & BEVERLY D CARPENTER 5301 RIVER DR FARGO, ND 58102-7003	School: Fargo Public School District #1	Water: Southeast Water Resource District							
Lot: 6 Block: 0 Addition: North River Additional: NORTH RIVER SUB LOT 6	Fire:	Acres: 2.48599							

2024 Assessment Roll Worksheet with 2023 Real Values

74 - North River City - Real	Ex	Ag	Comm	Comm	Res	Res	
Parcel/Address/Owner/Mail Addr	Code	Land	Land	Impr	Land	Impr	Totals
74-0100-00070-000	2023 Net Values				78,500	282,400	360,900
5307 RIVER DR	2024 Net Values				78,500	295,700	374,200
STEVEN F LAMB 5307 RIVER DR FARGO, ND 58102-7003	School: Fargo Public School District #1 Fire:	Water: Southeast Water Resource District Acres: 2.31265					
Lot: 7 Block: 0 Addition: North River Additional: NORTH RIVER SUB LOT 7							
74-0100-00080-000	2023 Net Values				70,400	295,500	365,900
5313 RIVER DR	2024 Net Values				70,400	311,200	381,600
RANDY W ST GERMAIN 5313 RIVER DR FARGO, ND 58102-7003	School: Fargo Public School District #1 Fire:	Water: Southeast Water Resource District Acres: 1.85383					
Lot: 8 Block: 0 Addition: North River Additional: NORTH RIVER SUB LOT 8							
74-0100-00090-000	2023 Net Values				70,900	295,300	366,200
5321 RIVER DR	2024 Net Values				70,900	303,300	374,200
KENNETH J & GAIL A KOHLER 5321 RIVER DR FARGO, ND 58102-7003	School: Fargo Public School District #1 Fire:	Water: Southeast Water Resource District Acres: 1.86470					
Lot: 9 Block: 0 Addition: North River Additional: NORTH RIVER SUB LOT 9							
74-0100-00100-000	2023 Net Values				70,900	232,500	303,400
5401 RIVER DR	2024 Net Values				70,900	235,600	306,500
TROY M & KRISTIN K DURHAM 5401 RIVER DR FARGO, ND 58102-7004	School: Fargo Public School District #1 Fire:	Water: Southeast Water Resource District Acres: 1.89527					
Lot: 10 Block: 0 Addition: North River Additional: NORTH RIVER SUB LOT 10							
74-0200-00010-000	2023 Net Values				40,300	206,600	246,900
1401 REED DR	2024 Net Values				40,300	212,500	252,800
ROBERT J & CAROL A ELLIOT LE 1401 REED DR FARGO, ND 58102-7005	School: Fargo Public School District #1 Fire:	Water: Southeast Water Resource District Acres: 0.96399					
Lot: 1 Block: 1 Addition: North River 2nd Additional: NORTH RIVER 2ND LOT 1 BLK 1							
74-0200-00020-000	2023 Net Values				40,300	185,200	225,500
1409 REED DR	2024 Net Values				40,300	190,000	230,300
LARRY D & PAULETTE A OSBORNE 1409 REED DR FARGO, ND 58102-7005	School: Fargo Public School District #1 Fire:	Water: Southeast Water Resource District Acres: 0.96400					
Lot: 2 Block: 1 Addition: North River 2nd Additional: NORTH RIVER 2ND LOT 2 BLK 1							

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74 - North River City - Real	Ex	Ag	Comm	Comm	Res	Res	
Parcel/Address/Owner/Mail Addr	Code	Land	Land	Impr	Land	Impr	Totals
74-0200-00030-000	2023 Net Values				40,300	268,400	308,700
1501 REED DR	2024 Net Values				40,300	274,000	314,300
DAVID & WENDY DYNES	School: Fargo	Water: Southeast Water Resource					
1501 REED DR	Public School	District					
FARGO, ND 58102-7007	District #1						
	Fire:	Acres: 0.96400					
Lot: 3 Block: 1 Addition: North River 2nd Additional: NORTH RIVER							
2ND LOT 3 BLK 1							
74-0200-00040-000	2023 Net Values				40,300	202,500	242,800
1517 REED DR	2024 Net Values				40,300	211,400	251,700
JEREMY G & STEFANIE M	School: Fargo	Water: Southeast Water Resource					
JEWISON	Public School	District					
1517 REED DR	District #1						
NORTH RIVER, ND 58102-7007	Fire:	Acres: 0.95097					
Lot: 4 Block: 1 Addition: North River 2nd Additional: NORTH RIVER							
2ND LOT 4 BLK 1							
74-0200-00050-000	2023 Net Values				40,700	242,500	283,200
5308 RIVER DR	2024 Net Values				40,700	249,200	289,900
CHAD J & KRISTIN L EHLERT	School: Fargo	Water: Southeast Water Resource					
5308 RIVER DR	Public School	District					
FARGO, ND 58102-7002	District #1						
	Fire:	Acres: 0.90884					
Lot: 1 Block: 2 Addition: North River 2nd Additional: NORTH RIVER							
2ND LOT 1 BLK 2							
74-0200-00060-000	2023 Net Values				41,300	291,700	333,000
5302 RIVER DR	2024 Net Values				41,300	302,200	343,500
DAVID E & MARSHA E SUSAG	School: Fargo	Water: Southeast Water Resource					
5302 RIVER DR	Public School	District					
FARGO, ND 58102-7002	District #1						
	Fire:	Acres: 0.69421					
Lot: 2 Block: 2 Addition: North River 2nd Additional: NORTH RIVER							
2ND LOT 2 BLK 2							
74-0200-00070-000	2023 Net Values				50,500	287,300	337,800
5220 RIVER DR	2024 Net Values				50,500	295,900	346,400
MATTHEW J BRUNS	School: Fargo	Water: Southeast Water Resource					
5220 RIVER DR	Public School	District					
NORTH RIVER, ND 58102-7000	District #1						
	Fire:	Acres: 0.90312					
Lot: 3 Block: 2 Addition: North River 2nd Additional: NORTH RIVER							
2ND LOT 3 BLK 2							
74-0200-00080-000	2023 Net Values				41,900	392,800	434,700
5218 RIVER DR	2024 Net Values				41,900	398,000	439,900
RICHARD K SCHNEIDER II	School: Fargo	Water: Southeast Water Resource					
ETAL	Public School	District					
5218 RIVER DR	District #1						
FARGO, ND 58102-7000	Fire:	Acres: 0.81758					
Lot: 4 Block: 2 Addition: North River 2nd Additional: NORTH RIVER							
2ND LOT 4 BLK 2							

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Parcel/Address/Owner/Mail Addr	Value	Yrs / TaxAuth / Footage	Ex Code	Ag Land	Comm Land	Comm Impr	Res Land	Res Impr	Totals
74 - North River City - Real									
74-0200-00090-000	2023 Net Values						52,000	267,100	319,100
5202 RIVER DR	2024 Net Values						52,000	266,600	318,600
MICHAEL E SCHOSSOW	School: Fargo	Water: Southeast Water Resource							
5202 RIVER DR	Public School	District							
FARGO, ND 58102-7000	District #1								
	Fire:	Acres: 0.77933							
Lot: 5 Block: 2 Addition: North River 2nd Additional: NORTH RIVER									
2ND LOT 5 BLK 2									
74-0200-00100-000	2023 Net Values						39,000	289,000	328,000
5209 COUNTY RD 31 N	2024 Net Values						39,000	296,200	335,200
JOHN G KREIN	School: Fargo	Water: Southeast Water Resource							
5209 COUNTY ROAD 31	Public School	District							
FARGO, ND 58102-7008	District #1								
	Fire:	Acres: 0.79932							
Lot: 6 Block: 2 Addition: North River 2nd Additional: NORTH RIVER									
2ND LOT 6 BLK 2									
74-0200-00110-000	2023 Net Values						44,400	191,400	235,800
5303 COUNTY RD 31 N	2024 Net Values						44,400	196,000	240,400
DRE & EVAN BLOTSKY	School: Fargo	Water: Southeast Water Resource							
5303 COUNTY ROAD 31	Public School	District							
FARGO, ND 58102-7009	District #1								
	Fire:	Acres: 0.92516							
Lot: 7 Block: 2 Addition: North River 2nd Additional: NORTH RIVER									
2ND LOT 7 BLK 2									
74-0200-00120-000	2023 Net Values						44,400	184,200	228,600
1520 REED DR	2024 Net Values						44,400	189,800	234,200
KENT A LEWIS	School: Fargo	Water: Southeast Water Resource							
1520 REED DR	Public School	District							
FARGO, ND 58102-7006	District #1								
	Fire:	Acres: 0.93279							
Lot: 8 Block: 2 Addition: North River 2nd Additional: NORTH RIVER									
2ND LOT 8 BLK 2									
74-0200-00130-000	2023 Net Values						32,600	229,900	262,500
1510 REED DR	2024 Net Values						32,600	234,600	267,200
JIMMIE D & JANICE KISER	School: Fargo	Water: Southeast Water Resource							
1510 REED DR	Public School	District							
FARGO, ND 58102-7006	District #1								
	Fire:	Acres: 0.93647							
Lot: 9 Block: 2 Addition: North River 2nd Additional: NORTH RIVER									
2ND LOT 9 BLK 2									
74-0200-00140-000	2023 Net Values						33,600	302,100	335,700
1504 REED DR	2024 Net Values						33,600	311,100	344,700
ERIC L & MICHELLE L ANDERSON	School: Fargo	Water: Southeast Water Resource							
1504 REED DR	Public School	District							
FARGO, ND 58102-7006	District #1								
	Fire:	Acres: 0.93646							
Lot: 10 Block: 2 Addition: North River 2nd Additional: NORTH RIVER									
RIVER 2ND LOT 10 BLK 2									
End of 74 - North River City - Real									
74 - North River City - Real	2023 Jurisdiction Net Totals						1,273,600	5,878,000	7,151,600
	2024 Net Totals						1,273,600	6,055,300	7,328,900

2024 Assessment Roll Worksheet with 2023 Real Values

Jurisdiction	Ag Land	Comm Land	Comm Impr	Res Land	Res Impr	Totals
74 - North River City	2023 Net			1,273,600	5,878,000	7,151,600
	2024 Net			1,273,600	6,055,300	7,328,900
	Change In Net				177,300	177,300
	2023 Net			1,273,600	5,878,000	7,151,600
	2024 Net			1,273,600	6,055,300	7,328,900
	Change In Net				177,300	177,300

End of report