



Cass County
Tax Equalization Department
 Paul Fracassi, Director of Equalization

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3/18/2024

Local Board of Equalization
 Prairie Rose City
 Cass County, ND

Honorable Members:

Submitted for your consideration at your Board of Equalization meeting, Thursday, April 4, 2024, are the 2024 assessments of real property in Prairie Rose 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	\$1,523,100	\$1,523,100	\$0
Residential Structures	\$5,944,600	\$6,207,000	\$262,400
Total Residential Property	\$7,467,700	\$7,730,100	\$262,400
TOTAL TRUE AND FULL VALUE	\$7,467,700	\$7,730,100	\$262,400
TOTAL ASSESSED VALUE	\$3,733,850	\$3,865,050	\$131,200
TOTAL TAXABLE VALUE	\$336,047	\$347,855	\$11,808
Prior Year General Mill	12.72		
Total revenue from Property Taxes if General Levy stays the same:			\$4,425

2024 Assessment Roll Worksheet with 2023 Real Values

77 - Prairie Rose City - Real	Ex	Ag	Comm	Comm	Res	Res	
Parcel/Address/Owner/Mail Addr	Code	Land	Land	Impr	Land	Impr	Totals
77-0100-00010-000	2023 Net Values				75,000	321,200	396,200
3512 40 AVE S	2024 Net Values				75,000	332,200	407,200
CURTIS M BILOKI 3512 40TH AVE S PRAIRIE ROSE, ND 58104-6603	School: Fargo Public School District #1 Fire: Horace Rural Fire	Water: Southeast Water Resource District Acres: 1.01026					
Lot: 1 Block: 1 Addition: Lean Estates Additional: LEAN ESTATE SUB LOT 1 BLK 1							
77-0100-00020-000	2023 Net Values				72,300	193,500	265,800
3508 40 AVE S	2024 Net Values				72,300	199,900	272,200
PRINCELLA D RAYE 3508 40TH AVE S PRAIRIE ROSE, ND 58104-6603	School: Fargo Public School District #1 Fire: Horace Rural Fire	Water: Southeast Water Resource District Acres: 0.96419					
Lot: 2 Block: 1 Addition: Lean Estates Additional: LEAN ESTATE SUB LOT 2 BLK 1							
77-0100-00030-000	2023 Net Values				72,300	303,800	376,100
3408 40 AVE S	2024 Net Values				72,300	304,800	377,100
JONI K & JOSHUA A MEHRHOFF 3408 40TH AVE S PRAIRIE ROSE, ND 58104-6627	School: Fargo Public School District #1 Fire: Horace Rural Fire	Water: Southeast Water Resource District Acres: 0.96419					
Lot: 3 Block: 1 Addition: Lean Estates Additional: LEAN ESTATE SUB LOT 3 BLK 1							
77-0100-00040-000	2023 Net Values				72,300	272,600	344,900
3402 40 AVE S	2024 Net Values				72,300	276,600	348,900
BRIAN & RITA VISSER 3402 40TH AVE S PRAIRIE ROSE, ND 58104-6627	School: Fargo Public School District #1 Fire: Horace Rural Fire	Water: Southeast Water Resource District Acres: 0.96420					
Lot: 4 Block: 1 Addition: Lean Estates Additional: LEAN ESTATE SUB LOT 4 BLK 1							
77-0100-00050-000	2023 Net Values				72,300	292,500	364,800
3308 40 AVE S	2024 Net Values				72,300	316,000	388,300
ADAM S & MADELINE J NORDMEYER 3308 40TH AVE S PRAIRIE ROSE, ND 58104-6626	School: Fargo Public School District #1 Fire: Horace Rural Fire	Water: Southeast Water Resource District Acres: 0.96419					
Lot: 5 Block: 1 Addition: Lean Estates Additional: LEAN ESTATE SUB LOT 5 BLK 1							

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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
77 - Prairie Rose City - Real									
77-0100-00060-000	2023 Net Values						72,300	234,300	306,600
4009 33 ST S	2024 Net Values						72,300	241,000	313,300
RICHARD A & PATRICIA J CALLENS 4009 33RD ST S PRAIRIE ROSE, ND 58104-6609	School: Fargo Public School District #1	Water: Southeast Water Resource District	Fire: Horace Rural Fire	Acres: 0.96419					
Lot: 6 Block: 1 Addition: Lean Estates Additional: LEAN ESTATE SUB LOT 6 BLK 1									
77-0100-00070-000	2023 Net Values						72,300	407,700	480,000
3401 41 AVE S	2024 Net Values						72,300	440,900	513,200
RYAN FINLEY 3401 41ST AVE S PRAIRIE ROSE, ND 58104-6606	School: Fargo Public School District #1	Water: Southeast Water Resource District	Fire: Horace Rural Fire	Acres: 0.96420					
Lot: 7 Block: 1 Addition: Lean Estates Additional: LEAN ESTATE SUB LOT 7 BLK 1									
77-0100-00080-000	2023 Net Values						72,300	310,700	383,000
3409 41 AVE S	2024 Net Values						72,300	323,600	395,900
LYLE & GAYLE PLANTEEN 3409 41ST AVE S PRAIRIE ROSE, ND 58104-6606	School: Fargo Public School District #1	Water: Southeast Water Resource District	Fire: Horace Rural Fire	Acres: 0.96419					
Lot: 8 Block: 1 Addition: Lean Estates Additional: LEAN ESTATE SUB LOT 8 BLK 1									
77-0100-00090-000	2023 Net Values						72,300	231,500	303,800
3505 41 AVE S	2024 Net Values						72,300	236,100	308,400
GARY D & LOIS L WITHNELL 3505 41ST AVE S PRAIRIE ROSE, ND 58104-6606	School: Fargo Public School District #1	Water: Southeast Water Resource District	Fire: Horace Rural Fire	Acres: 0.96419					
Lot: 9 Block: 1 Addition: Lean Estates Additional: LEAN ESTATE SUB LOT 9 BLK 1									
77-0100-00100-000	2023 Net Values						74,000	221,000	295,000
3513 41 AVE S	2024 Net Values						74,000	225,700	299,700
ROBBIE J FETSCH ETAL 3513 41ST AVE S PRAIRIE ROSE, ND 58104-6606	School: Fargo Public School District #1	Water: Southeast Water Resource District	Fire: Horace Rural Fire	Acres: 0.98682					
Lot: 10 Block: 1 Addition: Lean Estates Additional: LEAN ESTATE SUB LOT 10 BLK 1									

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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
77 - Prairie Rose City - Real									
77-0100-00110-000	2023 Net Values						72,300	194,700	267,000
3286 40 AVE S	2024 Net Values						72,300	210,800	283,100
HARMS HOLDINGS LLC PO BOX 1389 FARGO, ND 58107-1389	School: Fargo Public School District #1	Water: Southeast Water Resource District							
	Fire: Horace Rural Fire	Acres: 0.96419							
Lot: 1 Block: 2 Addition: Lean Estates Additional: LEAN ESTATES SUB LOT 1 BLK 2									
77-0100-00120-000	2023 Net Values						72,800	236,100	308,900
3282 40 AVE S	2024 Net Values						72,800	252,500	325,300
MICHEAL M & JULIE A SMITH 3282 40TH AVE S PRAIRIE ROSE, ND 58104-4422	School: Fargo Public School District #1	Water: Southeast Water Resource District							
	Fire: Horace Rural Fire	Acres: 0.97018							
Lot: 2 Block: 2 Addition: Lean Estates Additional: LEAN ESTATE SUB LOT 2 BLK 2									
77-0100-00130-000	2023 Net Values						72,400	264,500	336,900
3287 41 AVE S	2024 Net Values						72,400	272,700	345,100
JODI J HOLMAN 3287 41ST AVE S PRAIRIE ROSE, ND 58104-6605	School: Fargo Public School District #1	Water: Southeast Water Resource District							
	Fire: Horace Rural Fire	Acres: 0.96451							
Lot: 3 Block: 2 Addition: Lean Estates Additional: LEAN ESTATE SUB LOT 3 BLK 2									
77-0100-00140-000	2023 Net Values						73,700	329,100	402,800
3283 41 AVE S	2024 Net Values						73,700	338,700	412,400
LEWIS L & LAVERNE RINGDAHL TOD 3283 41ST AVE S PRAIRIE ROSE, ND 58104-6605	School: Fargo Public School District #1	Water: Southeast Water Resource District							
	Fire: Horace Rural Fire	Acres: 0.98314							
Lot: 4 Block: 2 Addition: Lean Estates Additional: LEAN ESTATE SUB LOT 4 BLK 2									
77-0100-00150-000	2023 Net Values						71,600	268,200	339,800
4104 33 ST S	2024 Net Values						71,600	289,200	360,800
BRIAN J LANEY 4104 33RD ST S PRAIRIE ROSE, ND 58104-6610	School: Fargo Public School District #1	Water: Southeast Water Resource District							
	Fire: Horace Rural Fire	Acres: 0.95405							
Lot: 1 Block: 3 Addition: Lean Estates Additional: LEAN ESTATE SUB LOT 1 BLK 3									

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77 - Prairie Rose City - Real	Ex	Ag	Comm	Comm	Res	Res	
Parcel/Address/Owner/Mail Addr	Code	Land	Land	Impr	Land	Impr	Totals
77-0100-00160-000	2023 Net Values				74,100	217,300	291,400
3284 41 AVE S	2024 Net Values				74,100	225,300	299,400
CAROL L. HARMS CD 3284 41ST AVE S PRAIRIE ROSE, ND 58104-6604	School: Fargo Public School District #1 Fire: Horace Rural Fire	Water: Southeast Water Resource District Acres: 0.98801					
Lot: 2 Block: 3 Addition: Lean Estates Additional: LEAN ESTATE SUB LOT 2 BLK 3							
77-0100-00170-000	2023 Net Values				69,900	230,200	300,100
3514 41 AVE S	2024 Net Values				69,900	238,900	308,800
ROBERT L & SHANDA M STALOCH 3514 41ST AVE S PRAIRIE ROSE, ND 58104-6607	School: Fargo Public School District #1 Fire: Horace Rural Fire	Water: Southeast Water Resource District Acres: 0.93209					
Lot: 1 Block: 4 Addition: Lean Estates Additional: LEAN ESTATE SUB LOT 1 BLK 4							
77-0100-00180-000	2023 Net Values				70,900	364,700	435,600
3506 41 AVE S	2024 Net Values				70,900	385,300	456,200
MARK M & MEREDITH HOLLCRAFT 3506 41ST AVE S PRAIRIE ROSE, ND 58104-6607	School: Fargo Public School District #1 Fire: Horace Rural Fire	Water: Southeast Water Resource District Acres: 0.96456					
Lot: 2 Block: 4 Addition: Lean Estates Additional: LEAN ESTATE SUB LOT 2 BLK 4							
77-0100-00190-000	2023 Net Values				72,400	363,900	436,300
3408 41 AVE S	2024 Net Values				72,400	391,400	463,800
MARY D & GREGORY J BEYER 3408 41ST AVE S PRAIRIE ROSE, ND 58104-6607	School: Fargo Public School District #1 Fire: Horace Rural Fire	Water: Southeast Water Resource District Acres: 0.96470					
Lot: 3 Block: 4 Addition: Lean Estates Additional: LEAN ESTATE SUB LOT 3 BLK 4							
77-0100-00200-000	2023 Net Values				72,400	317,900	390,300
3402 41 AVE S	2024 Net Values				72,400	325,200	397,600
WAYNE K & PAMELA ANN ASLESEN 3402 41ST AVE S PRAIRIE ROSE, ND 58104-6607	School: Fargo Public School District #1 Fire: Horace Rural Fire	Water: Southeast Water Resource District Acres: 0.96483					
Lot: 4 Block: 4 Addition: Lean Estates Additional: LEAN ESTATE SUB LOT 4 BLK 4							

REPT: TXRpt63510
 DATE: 03/18/2024 8:44 AM

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77 - Prairie Rose City - Real	Ex	Ag	Comm	Comm	Res	Res	
Parcel/Address/Owner/Mail Addr	Code	Land	Land	Impr	Land	Impr	Totals
77-0100-00210-000	2023 Net Values				73,200	369,200	442,400
3304 41 AVE S	2024 Net Values				73,200	380,200	453,400
TERRY & BARBARA SAUCKE School: Fargo Water: Southeast Water Resource 3304 41ST AVE S Public School District PRAIRIE ROSE, ND 58104-4420 District #1 Fire: Horace Acres: 0.97608 Rural Fire							
Lot: 5 Block: 4 Addition: Lean Estates Additional: LEAN ESTATE SUB LOT 5 BLK 4							
End of 77 - Prairie Rose City - Real							
77 - Prairie Rose City - Real	2023 Jurisdiction Net Totals				1,523,100	5,944,600	7,467,700
	2024 Net Totals				1,523,100	6,207,000	7,730,100

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Jurisdiction	Ag Land	Comm Land	Comm Impr	Res Land	Res Impr	Totals
77 - Prairie Rose City	2023 Net			1,523,100	5,944,600	7,467,700
	2024 Net			1,523,100	6,207,000	7,730,100
	Change In Net				262,400	262,400
	2023 Net			1,523,100	5,944,600	7,467,700
	2024 Net			1,523,100	6,207,000	7,730,100
	Change In Net				262,400	262,400

End of report