BEG 767 FT W OF SE COR, RUN W 66
N ALONG RD 660 FT, E 660 FT, S 6
POB EX 4.34 AC DESC IN WD 1415 1

MAXWELL MASON W/MAXWELL MARY K
525 BECKER STREET
TURTLE LAKE, ND 58575

2026

17-1S-17-04538-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

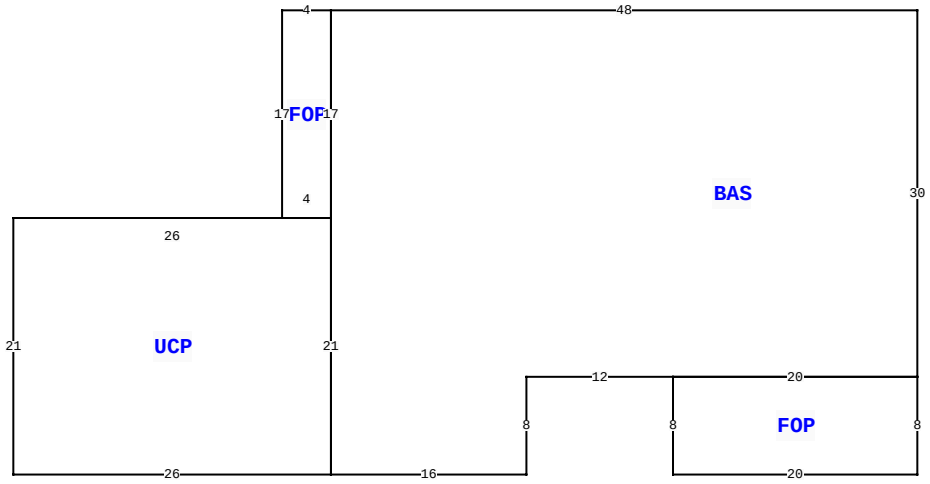
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	17117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100		1,568	100,218
FOP	68	30		20	1,279
FOP	160	30		48	3,068
UCP	546	20		109	6,967
TOTALS	2,342			1,745	111,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,745	87.7943	98.33	171,586	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 1568 HX Base Yr



14765 N US HIGHWAY 441 , LAKE CITY

BLD DATE	10/30/1998 ME	LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	206,609
TOTAL MARKET OB/XF VALUE	13,847
TOTAL LAND VALUE - MARKET	39,620
TOTAL MARKET VALUE	235,481
SOH/AGL Deduction	0
ASSESSED VALUE	235,481
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,481
TOTAL JUST VALUE	260,076
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,897

PRMT:3:1: ADDING HONEY HOUSE WHICH BURNED

PRMT:2:1: REBUILDING BARN FOR HONEY BUSINESS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048791	Roof Replacement	11,550	12/05/2023
27847	M H	468	06/02/2009
14482	REMODEL	0	09/04/1998
14387	REMODEL	0	08/11/1998
12262	REMODEL	100	03/11/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1427/538	12/30/2020	WD	U	I	30	288,000
GRANTOR: THOMAS H MICHAEL &						
GRANTEE: MAXWELL MASON W						
1159/2637	10/03/2008	WD	Q	I		325,000
GRANTOR: KATHRYN M & TIMOTHY E						
GRANTEE: H MICHAEL & CATHERI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 FOP= W4 S17 E4 N17$ S17 UCP= W26 S21 E26 N21$ S21 E16 N8 E12 FOP= S8 E20 N8 W20$ E20 N30$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0030	BARN,MT	0	0	28	36	1,008.00	UT	12.00	12.00	50	0	0	3	50	6,048	
2	0294	SHED WOOD/	0	0	10	24	240.00	UT	14.00	14.00	50	0	0	3	50	1,680	
3	0021	BARN,FR AE	0	0	36	24	864.00	UT	14.00	14.00	20	0	0	3	20	2,419	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 13,847

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0					1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	0100	C	SFR	0					1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
3	6200	A	PASTURE 3	0					3.66	AC		1.00	1.00	1.00	280.00	280.00	1,025							
4	9910	M	MKT.VAL.AG	0					3.66	AC		1.00	1.00	1.00	7,000.00	7,000.00	25,620							

REVIEW DATE 01/11/2024 BY JS Total Acres: 5.66 Total Land Value: 15,025 Market: 25,620 Agricultural: 1,025 Common: 14,000 PRINTED 10/20/2025 BY SYS

BEG 767 FT W OF SE COR, RUN W 66
N ALONG RD 660 FT, E 660 FT, S 6
POB EX 4.34 AC DESC IN WD 1415 1

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TURTLE LAKE, ND 58575

2026

17-1S-17-04538-000

BUILDING CHARACTERISTICS

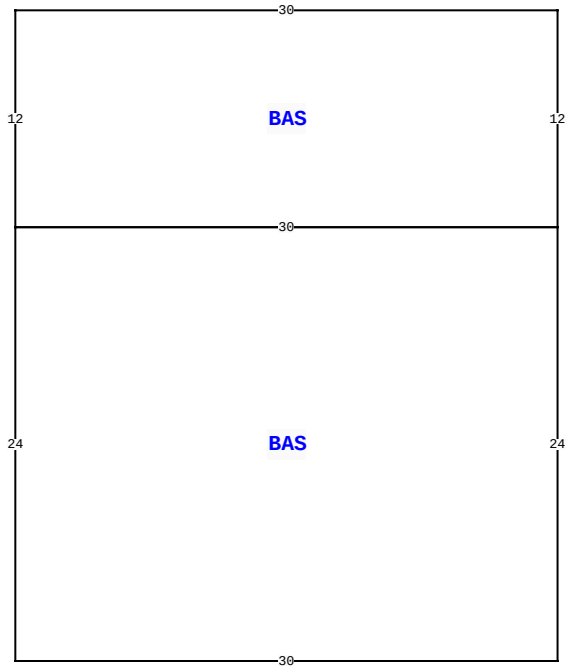
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	17117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100		360	20,138
BAS	720	100		720	40,276
TOTALS	1,080			1,080	60,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,080	76.8366	86.06	92,945	1945	1945	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2021 Heated Area: 1080 HX Base Yr



BLD DATE	10/30/1998 ME	LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

14765 N US HIGHWAY 441 , LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 2 of 4 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	206,609
TOTAL MARKET OB/XF VALUE	13,847
TOTAL LAND VALUE - MARKET	39,620
TOTAL MARKET VALUE	235,481
SOH/AGL Deduction	0
ASSESSED VALUE	235,481
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,481
TOTAL JUST VALUE	260,076
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1427/538	12/30/2020	WD	U	I	30	288,000
GRANTOR: THOMAS H MICHAEL &						
GRANTEE: MAXWELL MASON W						
1159/2637	10/03/2008	WD	Q	I		325,000
GRANTOR: KATHRYN M & TIMOTHY E						
GRANTEE: H MICHAEL & CATHERI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N12 W30 S12 E30$ BAS= W30 S24 E30 N24$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/11/2024 BY JS Total Acres: 5.66 Total Land Value: 15,025 Market: 25,620 Agricultural: 1,025 Common: 14,000 PRINTED 10/20/2025 BY SYS

BEG 767 FT W OF SE COR, RUN W 66
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525 BECKER STREET
TURTLE LAKE, ND 58575

2026

17-1S-17-04538-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

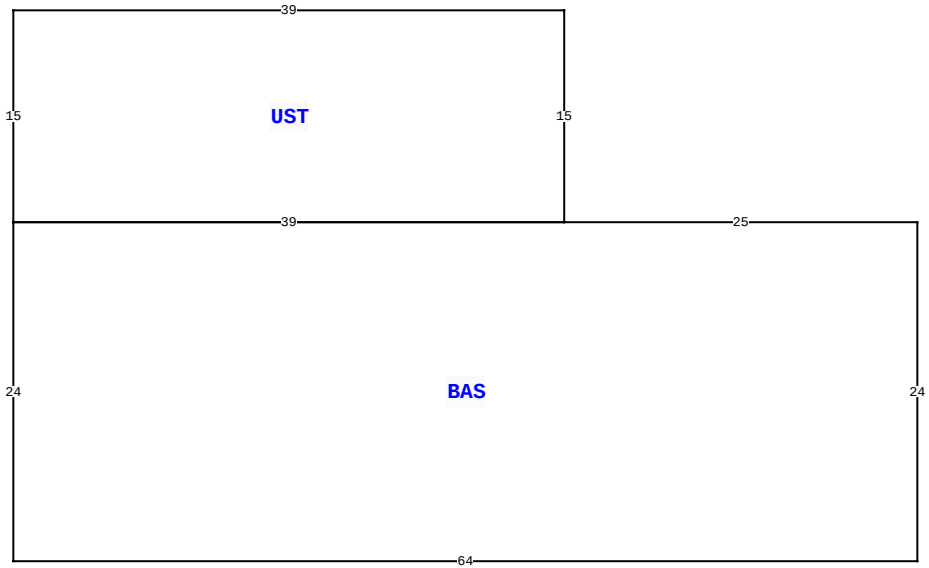
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	17117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100		1,536	7,634
UST	585	40		234	1,163
TOTALS	2,121			1,770	8,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	04	1,770	35.5169	9.94	17,594	1960	1960	0	0	0	50.00	50.00

3 BARNS 0% - 2021 Heated Area: 1536 HX Base Yr



BLD DATE	10/30/1998 ME	LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
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14765 N US HIGHWAY 441 , LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	206,609
TOTAL MARKET OB/XF VALUE	13,847
TOTAL LAND VALUE - MARKET	39,620
TOTAL MARKET VALUE	235,481
SOH/AGL Deduction	0
ASSESSED VALUE	235,481
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,481
TOTAL JUST VALUE	260,076
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1427/538	12/30/2020	WD	U	I	30	288,000
GRANTOR: THOMAS H MICHAEL &						
GRANTEE: MAXWELL MASON W						
1159/2637	10/03/2008	WD	Q	I		325,000
GRANTOR: KATHRYN M & TIMOTHY E						
GRANTEE: H MICHAEL & CATHERI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 UST= N15 W39 S15 E39$ W39 S24 E64 N24$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/11/2024 BY JS Total Acres: 5.66 Total Land Value: 15,025 Market: 25,620 Agricultural: 1,025 Common: 14,000 PRINTED 10/20/2025 BY SYS

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2026

17-1S-17-04538-000

BUILDING CHARACTERISTICS

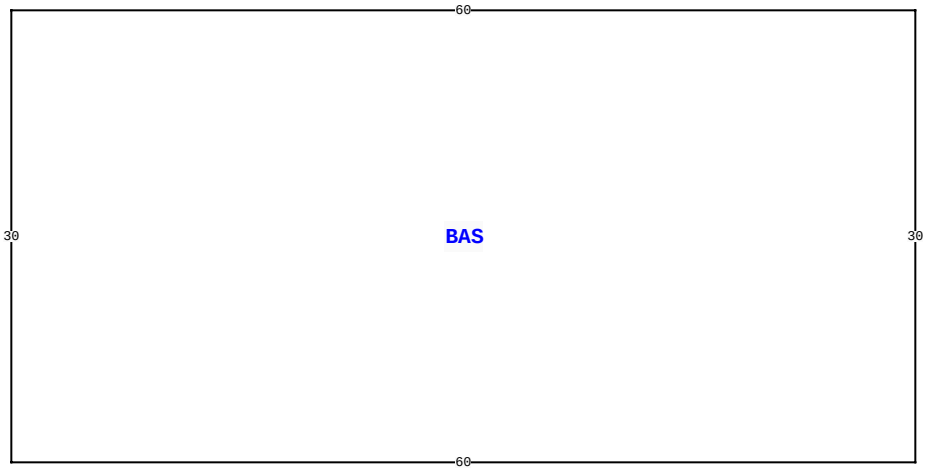
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	17117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	25,867
TOTALS	1,800			1,800	25,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	1,800	60.0354	22.81	41,058	1998	1998	0	0	0	37.00	63.00

4 PREF M B A 0% - 2021 Heated Area: 1800 HX Base Yr



14765 N US HIGHWAY 441 , LAKE CITY

BLD DATE	10/30/1998 ME	LGL DATE	
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INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 4 of 4 3

VALUATION SUMMARY

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Tax Group: 3	Tax Dist:
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ASSESSED VALUE	235,481
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,481
TOTAL JUST VALUE	260,076
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1427/538	12/30/2020	WD	U	I	30	288,000
GRANTOR: THOMAS H MICHAEL &						
GRANTEE: MAXWELL MASON W						
1159/2637	10/03/2008	WD	Q	I		325,000
GRANTOR: KATHRYN M & TIMOTHY E						
GRANTEE: H MICHAEL & CATHERI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E60 N30$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/11/2024 BY JS Total Acres: 5.66 Total Land Value: 15,025 Market: 25,620 Agricultural: 1,025 Common: 14,000 PRINTED 10/20/2025 BY SYS