

2024 CITY Ownership Transfers - OAKES - 3900																
Sales Ratio	Sales Trans #	DOC. #	Doc Type	DATE	RCRDED	PARCEL	SELLER	BUYER	DESCRIPTION	SALE \$	T & F	RATIO	Acres	CLASS	Sch C	NOTES
Yes	34000	195985	WD	1/10/2024	1/11/2024	10385000	James & Tracy Gabriel	Robert & Roxane Miller	L 3-5, B 3, Kootsikas' Subdiv	\$279,500	\$268,200	95.96%		R		
Yes	34005	196076	WD	2/15/2024	2/16/2024	10717001/10722000	Howard Anderson Living Trust	Braden & McKenzie Hollingsworth	Part of Lot A, Hans Low Addn & L 1 & 2, B 2, Huebner's Addn	\$330,000	\$273,100	82.76%		R		
No	74006	196106	QCD	2/21/2024	2/27/2024	10701000	Rachel Boe	Tyler & Johnna Hildahl	Part of L3, Marshall's Subdiv			#DIV/0!		R	H	
Yes	34008	196119	WD	3/1/2024	3/1/2024	10753000	Braden Hollingsworth	Emily Cox	L 2, 3, 10 & 11, B2, Visto's Sub	\$95,000	\$76,000	80.00%		R		
No	34013	196260	WD	2/17/2022	4/8/2024	10188001	Federal Home Loan Mortgage Corp	Gregory Gebhardt	L 2 & 3, B 3, McCarthy's Addn	\$77,222	\$115,500	149.57%		R		R-23 Corrected Deed
Yes	34014	196290	WD	4/22/2024	4/22/2024	10277000	Robert & Roxane Miller	Dennis & Elizabeth Fick	L 4 & 5, B 19, McCarthy's Addn	\$160,000	\$138,300	86.44%		R		
Yes	34015	196301	WD	4/25/2024	4/25/2024	10348000	Stephen Quandt	Daniel Greenland	L 8 & 9, B 21, Washburn's Addn	\$200,000	\$178,600	89.30%		R		
Yes	34016	196314	WD	4/29/2024	4/29/2024	10237001	Daniel Wagner Family Trust - Et Al	Teiya Hangsleben	L 9 & 10, B 11, McCarthy's Addn	\$175,000	\$164,800	94.17%		R		
Yes	34017	196317	WD	4/29/2024	4/29/2024	10499001/10565001	Darkhorse Properties, LLC	Derek Medved & Scott Roney - JT	Part of L 2, B 34, WTL & Part of OL-H, Lettered Outlots	\$435,000	\$237,500	54.60%		R		
No	34019	196322	WD	4/18/2024	5/1/2024	10194000	Brian Vculek	Andy Cox	L 3, B 4, McCarthy's Addn	\$100,000	\$112,600	112.60%		R		R-15
Yes	34023	196344	WD	4/23/2024	5/9/2024	10293000	DLN Properties, LLC	Beth Wentworth	L 6 & 7, B 21, McCarthy's	\$130,000	\$68,400	52.62%		R		
No	74016	196357	SfD	5/9/2024	5/14/2024	10561000	Dustin & Zulema Titus	Treehouse Series V Trust	L 12, Chesley's Westview Park			#DIV/0!		R	E	
Yes	34027	196367	WD	5/6/2024	5/15/2024	10547001	DLN Properties, LLC	Tim & Ruth Crawford	L 1 & 2, B 40, EOP	\$149,500	\$98,100	65.62%		R		
Yes	34031	196379	WD	5/20/2021	5/20/2024	10589000	William & Brittany Jorgenson	William Anderson	L 10 & 11, B 5, Reko's 1st Addn	\$180,000	\$108,600	60.33%		R		
Yes	34033	196419	WD	5/24/2024	5/24/2024	10272000	Frances Moch	Chad Griffith	L 4-7, B 18, McCarthy's Addn	\$140,000	\$101,700	72.64%		R		
No	74018	196437	QCD	12/12/2023	5/29/2024	10297000	Urbana Castaneda	Maria Chavez	L 16 & 17, B 21, McCarthy's Addn			#DIV/0!		R	H	
Yes	34034	196453	WD	5/30/2024	5/31/2024	10568000/10573000/6000	Rup & Vani Nagala	Gordon & Diane Weixel	L 1, 2, 11 & 12; B1 and L 7, 8 & 9; B2; Reko's 1st Addn	\$424,900	\$422,400	99.41%		R		
Yes	34035	196475	WD	6/7/2024	6/10/2024	10155000	Clifford Buske Jr	Jim Valley Farm LLC	L 17, B 22, OL & Addn	\$32,000	\$38,200	119.38%		R		
Yes	34036	196483	WD	6/14/2024	6/24/2024	10191000	Wayne Nielsen	T & W Properties, LLC	L 10 & 11, B 3, McCarthy's Addn	\$107,000	\$86,700	81.03%		R		
No	34037	196508	WD	6/20/2024	6/24/2024	10498000	William & Kathleen Geffre	Oakes Enhancement, Inc	L 8, B 33, WTL	\$30,000	\$30,200	100.67%		R		R-23 Sale not at Arm's Length
No	34038	196509	WD	6/19/2024	6/24/2024	10256001	Mona Visto Estate	Oakes Enhancement, Inc	L 15-17, B 15, McCarthy's Addn	\$36,000	\$35,800	99.44%		R		R-23 Sale not at Arm's Length
Yes	34039	196518	KD	6/17/2024	6/27/2024	10155000	Jim Valley Farm LLC	Darrell Johnson	L 17, B 22, OL & Addn	\$33,485	\$38,200	114.08%		R		
No	34042	196538	WD	6/28/2024	7/1/2024	10113000	Loepp Family Children's Trust	Oakes Enhancement, Inc	L 22 & 23, B 15, OP	\$45,000	\$28,300	62.89%		R		R-23 Sale not at Arm's Length
No	74023	196576	QCD	7/15/2024	7/15/2024	10003000	Jeffrey Wiek	LaMont Albers	L 7-9, B 3, OP			#DIV/0!		R	H	
Yes	34049	196607	WD	7/19/2024	7/24/2024	10364000/5000	Dustin & Alisha Maier	Andrew Dethlefsen & Zachery Dethlefsen-JT	L 10, 11 & 12, B 24, Washburn's Addn	\$230,000	\$148,600	64.61%		R		
Yes	34054	196670	WD	8/8/2024	8/13/2024	10466000	Bradley Amundson	Four Star Ag	L 11, B 6, Baldwin's Addn	\$40,000	\$38,400	96.00%		R		
Yes	34055	196672	WD	8/2/2024	8/13/2024	10280000	Georgia Pearson - Et Al	John & Dorene Heinze	L 10, 11 & 12, B 19, McCarthy's Addn	\$147,000	\$100,600	68.44%		R		
Yes	34056	196692	WD	8/16/2024	8/19/2024	10205001	Society	Oliver Dietz	L 11 & 12, B 6, McCarthy's Addn	\$170,000	\$180,400	106.12%		R		
Yes	34058	196715	WD	8/23/2024	8/23/2024	10223000	Harold Ziegler	Preston Grosgebauer	L 10, B 9, McCarthy's Addn	\$93,000	\$79,000	84.95%		R		
Yes	34063	196813	WD	9/27/2024	9/27/2024	10332000	Normen & Rose Stahlecker	Jordyn Kelly	L 3, B 19, Washburn's Addn	\$130,000	\$121,300	93.31%		R		
Yes	34066	196827	WD	9/23/2024	10/1/2024	10681002	Caden Coleman	DLN Properties, LLC	Part of NW1/4 of 28-131-59, Misc	\$243,000	\$209,600	86.26%	0.37	R		
No	74033	196831	QCD	10/1/2024	10/1/2024	10736500	James & Emily Maddock	Deborah Maddock	L 4, B 1, Reko's 2nd Addn			#DIV/0!		R	H	
No	74036	196845	TxD	10/7/2024	10/7/2024	10724001	Barry & Lavonne Tanner	Dickey County	L 2, B 43, Blk 43 & OL-X Addn			#DIV/0!		R	E	
Yes	34070	196869	WD	10/16/2024	10/17/2024	10542000	Kevin & Mari Schmitz	Tiffany Tosh	L 4 & 5, B 39, EOP	\$125,000	\$64,900	51.92%		R		
Yes	34075	196908	WD	10/31/2024	10/31/2024	10331000	Anthony Moser	Charles & Kari Haanen	L 1 & 2, B 19, Washburn's Addn	\$310,000	\$347,000	111.94%		R		
No	34076	196917	QCD	11/6/2024	11/6/2024	10156000	Garrett & Samantha Mittleder	Michael Cruz	L 18, B 22, Outlots & Addns	\$32,000	\$46,700	145.94%		R		R-08
No	34077	196931	WD	11/5/2024	11/12/2024	10242000	Roger Neurohr - Et Al	Oakes Enhancement, Inc	L 7 & 8, B 12, McCarthy's Addn	\$40,000	\$33,500	83.75%		R		R-23 Sale not at Arm's Length
No	74045	196986	QCD	11/19/2024	11/19/2024	10724001	Dickey County	Barry & Lavonne Tanner	L 2, B 43, Blk 43 & OL-X Addn			#DIV/0!		R	E	
No	74046	196987	QCD	11/15/2024	11/19/2024	10724001	Barry & Lavonne Tanner	David Weber	L 2, B 43, Blk 43 & OL-X Addn			#DIV/0!		R	H	
No	34079	196994	WD	11/14/2024	11/20/2024	10564000	Cynthia Bagley	Jessa Rose Hernandez-Waite	Part of OL-G, Lettered Outlots	\$70,000	\$64,300	91.86%		R		R-15
No	74049	197031	SfD	12/9/2024	12/12/2024	10258000	Brady Coleman	ND Housing Finance Agency	L 4-6, B 16, McCarthy's Addn	\$105,600	\$159,200	150.76%		R	E	
Yes	34081	197039	WD	12/13/2024	12/16/2024	10357000	Cynthia Bagley	Anna Schaefer	L 12, B 22, Washburn's Addn	\$225,000	\$122,200	54.31%		R		
No	34082	197044	WD	12/6/2024	12/16/2024	10113000	Oakes Enhancement, Inc	Randy & Kristi Burley	L 22 & part of L 23, B 15, OP	\$1,500	\$28,300	1886.67%		R		R-21
No	34084	197134	QCD	8/30/2024	12/30/2024	10707000	Jeff Wiek	Kelly Jacobson	W1/2 of L 1, Andrew's Addn	\$18,000	\$55,800	310.00%		R		R-08
Yes	34086	197193	WD	9/16/2024	1/27/2025	10512000	Elsie Voightman	Ricardo Jaquez	Outlot O, WTC Addn & Sub. Outlots O-T	\$7,500	\$3,800	50.67%		R		
COMMERCIAL																
No	64001	196042	WD	1/29/2024	2/5/2024	10693660	Oakes Enhancement, Inc	Brian Vculek	S 257' fo L 5, Oakes Ind Park	\$60,000	Exempt	#VALUE!	3.01	V		R-09
No	64002	196057	WD	1/29/2024	2/12/2024	10694000	Oakes Enhancement, Inc	Hoffman Irrigation Inc	L 6 Ex S 257", Oakes Ind Park Addn	\$82,600	Exempt	#VALUE!	4.13	V		R-09
Yes	64010	196342	WD	4/29/2024	5/9/2024	10724003/6001	Michel Westra	Chad & Reva Bohnenkamp	Part of L3, B 43, Sub of Blk 34 & OL-X and& Part of OL V. Outlots V & W	\$12,000	\$15,800	131.67%		V		
Yes	64006	196362	WD	5/13/2024	5/15/2024	10641040	Emery & Patsy Visto	Amanda Nash	L 5, B 2, Vculek's 1st Addn	\$25,500	\$16,400	64.31%		V		
Yes	24006	196449	WD	5/31/2024	5/31/2024	10033000	Oakes Convenience, LLC	JDG Holdings, LLC	L 1-4, 16 & 17, B 7, OP	\$280,000	\$228,700	81.68%		C		
Yes	64007	196587	WD	7/16/2024	7/16/2024	10690000	Ronae Wucetich	Hoffman Irrigation Inc	Part of L 2, Oakes Ind Park	\$55,000	\$10,000	18.18%		V		
No	24009	196616	KD	7/22/2024	7/26/2024	10107000	Oakes Enhancement, Inc	Cindy Bagley	L 3 - 5, B 15, OP	\$90,000	Exempt	#VALUE!		C		R-09
Yes	24010	196633	WD	7/30/2024	8/2/2024	10484000	CGI 4 LP	Pampap, Inc	L 1, B 31, WTL	\$1,125,000	\$1,063,200	94.51%		C		
No	64008	196686	WD	8/16/2024	8/19/2024	10736800	Cindy Bagley	Oakes Housing Partners, LLC	L 6, B 1, Reko's 2nd Addn	\$500	\$11,000	2200.00%		V		R-23 Sale not at Arm's Length
No	74027	196731	QCD	5/1/2024	8/28/2024	10060000	City of Oakes	Jamie Nelson	L 22, B 9, OP			#DIV/0!		V	H	
No	34062	196800	WD	9/5/2024	9/23/2024	10572500	Rup & Vani Nagala	Darrell & Paula Brummund	L 10, B 1, Reko's 1st Addn	\$500	\$7,000	1400.00%		V		R-23 Sale not at Arm's Length
Yes	24011	196911	WD	10/29/2024	11/1/2024	10755000	Kimberly Schmit - Et Al	KB&O Partnership	L 4-9, B 2, Visto's Addn	\$243,000	\$172,500	70.99%		C		7/26/2025

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Sales Ratio	Sales Trans #	DOC. #	Doc Type	DATE	RCRDED	PARCEL	SELLER	BUYER	DESCRIPTION	SALE \$	T & F	RATIO	Acres	CLASS	Sch C	NOTES
Yes	24012	197013	KD	12/2/2024	12/5/2024	10073000	Gwen Hoffman	Taylor Jo Roney	L 7, B 11, OP	\$80,000	\$47,600	59.50%		C		
Yes	24013	197152	WD	12/27/2024	1/6/2025	10517036	EVI Greenfield Apartments, LLC	Fargo Plus Properties, LLC.	L 1-10, B 3, W Oakes Sub, Part of O, WTLC	\$1,157,000	\$1,871,700	161.77%		C		

After 8/1/2023												
Sch C	Sch C	Code	Reason									
A	A	1	Property owed or used by public utilities.									
B	B	2	Property Classified as personal property.									
C	C	3	A sale where the grantor and the grantee are of the same family or corporate affiliate.									
D	D	4	A sale which resulted as a settlement of an estate.									
No longer used	No longer used	5 is no longer used	A sale to or from a government or government agency.									
E	E	6	Forced sale, mortgage foreclosure, or tax sale.									
F	F	7	Sales to or from a religious, charitable, or nonprofit organization.									
H	H	8	A transfer of ownership of property for which is given a quitclaim deed.									
I	I	9	Sales of property which is not assessable by law.									
J	J	10	Agricultural lands of less than eighty (80) acres.									
		11	Sales where only a part interest in the property has been sold.									
		12	The date of the sale was not within the base period.									
		13	Sales for a completed structure, whereas the assessment records show only a partial assessment on the structure.									
		14	The subject property constitutes, or is part of, an exchange of properties.									
		15	The deed resulted from the completion of a contract made prior to the current year.									
		16	The grantor is transferring property to avoid a lien or judgment.									
G	G	17	Sales where there is an indicated change of use by the new owner.									
		18	Agricultural lands where a large portion of the sale price is attributed to farm buildings which are exempt from taxation.									
		19	Sales where the total sale price includes the price paid for a significant amount of personal property which is difficult to evaluate.									
		20	Sales of vacant lots which show a building having been erected and assessed at this location since the date of the sale.									
		21	Sales where the property described in the deed does not coincide with the assessment records in the county auditor's office.									
		22	Sales of commercial or residential property where the building has been removed or destroyed and the assessment records shows only a valuation for the land.									
		23	Other reasons not listed above (explanation will be listed in notes):									
K	Not Rqd		A transfer that is pursuant to a judgement.									
L	Not Rqd		A transfer on death deed or revocation instrument authorized under chapter 30.1-32.1									
	Class Types			Deed Types			Deed Types			Deed Types		
	A	Agriculture		CD	Corrected Deed		FD	Final Decree of Distribution		QCD	Quit Claim Deed	
	C	Commercial		CoD	County Deed		GrD	Grant Deed		SfD	Sheriff's Deed	
	R	Residential		CsD	Conservator's Deed		KD	Contract for Deed		TrD	Trustee's Deed	
	L	Lakeshore		DD	Death Deed		MrD	Marshall's Deed		TxD	Tax Deed	
	V	Vacant Lot		DF	Deed In Lieu of Foreclosure		NWD	Non-Merger Warranty Deed		WD	Warranty Deed	
				DoD	Decree of Descent		PAD	Power of Attorney Deed				
				ExD	Exchange Deed		PrD	Personal Representative's Deed				