

2025 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	35001	197162	WD	1/10/2025	1/10/2025	10182000	Gregory & Krista Dobitz	Andrew & Jaidyn Hill	L 11-12, B 1, McCarthy's Addn	\$185,000	\$183,500	99.19%		R		
Yes	35002	197164	WD	1/10/2025	1/13/2025	10616001	G & M Forward Trust - Et Al	Gregory & Krista Dobitz	E1/2 L 9 & L 10, B 4, Replat St. Charles Ct	\$280,000	\$261,900	93.54%		R		
Yes	35003	197200	WD	1/15/2025	1/30/2025	10210000	Cody Slusher	Henry & Anita Anderson	L 3, B 8, McCarthy's Addn	\$210,000	\$212,200	101.05%		R		
Yes	35004	197232	WD	2/5/2025	2/10/2025	10736500/6650	Deborah Maddock - Et Al	Garret Meehl	Lots 4 & 5, Blk 1, Reko's 2nd Addn	\$145,500	\$197,700	135.88%		R		
No	35005	197259	WD	2/5/2025	2/14/2025	10258000	ND Housing Finance Agency	Martin M. Maley	L 4-6, B 16, McCarthy's Addn	\$132,500	\$174,200	131.47%		R		R-06
No	35006	197289	KD	2/21/2025	2/26/2025	10724001	WEBER, DAVID	WEBER, JEFFREY	W 60.6' of Lot 2, Blk 43, Blk 43 & OL-X	\$27,000	\$138,900	514.44%		R		R-03
Yes	35007	197290	WD	2/27/2025	2/27/2025	10753000	COX, EMILY	ANDERSEN, TERRY	W 40' Lot 3 & W 40' of S 1/2 Lot 2 & All Lot 10 & S 1/2 of Lot 11 & Vac Alley, Blk 2, Visto	\$115,000	\$83,300	72.43%		R		
No	35010	197324	WD	3/10/2025	3/11/2025	10642010	FACT FOR MARLENE VCULEK	MEEHL, BRYCE	Lot 2, Blk 3, Replat of Vculek's 1st Addn	\$265,000	\$254,600	96.08%		R		R-03
Yes	35011	197346	WD	3/14/2025	3/17/2025	10224000	STEMEN, GREGORY	STERIO, MATTHEW R	Lot 11, Blk 9, MC	\$87,000	\$77,600	89.20%		R		
No	35012	197351	WD	12/11/2024	3/18/2025	10561000	US BANK TRUST NA - TRUSTEE	BEHRENBRINKER, ALAN	Lot 12, Chesley's Westview Park	\$26,950	\$47,200	175.14%		R		R-06
No	75004	197367	QCD	3/17/2025	3/21/2025	10427003	OLSON, GARY	TTTUS, KRISTI LEE OLSON	N 120' of W 13' of Lot 17 & N 120' of Lot 18, Blk 4, Res Park			#DIV/0!		R	H	
No	75005	197454	QCD	4/9/2025	4/9/2025	10125000	STRUTZ, DELORES	RONEY, SCOTT	Lot 13 & S 37.5' Lot 14, Blk 17, OP			#DIV/0!		R	H	
Yes	35014	197469	WD	4/11/2025	4/11/2025	10609001	HAANEN, CHARLES	ENDERSON, QUINN	S 1/2 of Lot 4 & All Lot 5, Blk 3, Replat of St Charles Ct	\$280,000	\$200,200	71.50%		R		
No	75011	197496	QCD	2/7/2025	4/21/2025	10357000	BAGLEY, CYNTHIA	SCHAEFER, ANNA	Lot 11, Blk 22, Washburn's Addn	\$225,000	\$146,600	65.16%		R	H	
Yes	35017	197559	WD	5/9/2025	5/9/2025	10421000	RHYAN, CRAIG D	MARE, MEGAN	Lots 5 & 6, Blk 3, Residence Park	\$245,500	\$210,200	85.62%		R		
Yes	35018	197561	WD	5/9/2025	5/9/2025	10416000	Megan Boe	HELSPER, JENNA	Lot 10, Blk 2, Residence Park	\$173,000	\$137,500	79.48%		R		
Yes	35019	197586	WD	5/16/2025	5/16/2025	10246000	VILJOEN, SUTHERLAND - TRUSTEE	HOELSCHER, CECELIA	Lot 7 & S 1/2 of Lot 8, Blk 13, MC	\$192,000	\$165,800	86.35%		R		
Yes	35020	197593	WD	5/16/2025	5/16/2025	10334000	SCHMITZ, BRADLEY J	KUNRATH, LAKYN M	Lot 7, Blk 19, Washburn's Addn	\$195,000	\$170,000	87.18%		R		
Yes	35021	197610	WD	5/15/2025	5/21/2025	10155000	JIM VALLEY FARM LLC	JOHNSON, DARRELL	Lot 17, Blk 22, Outlots & Additions	\$33,485	\$41,800	124.83%		R		
Yes	35022	197611	WD	5/16/2025	5/21/2025	10155000	JOHNSON, DARRELL	REGALADO, JOANNA	Lot 17, Blk 22, Outlots & Additions	\$37,000	\$41,800	112.97%		R		
Yes	35023	197643	WD	5/29/2025	5/30/2025	10256000	BEMENT, JODI R - TRUSTEE	LLB, LLC	W84' of Lots 15-17, Blk 15, McCarthy's	\$60,000	\$68,200	113.67%		R		
Yes	35024	197645	QCD	5/30/2025	5/30/2025	10174004	PTACEK, DOUGLAS	GARZA, MARIO HUMBERTO JR	W50' of E200' of S130', OL-B, Outlots & Addns	\$28,000	\$32,500	116.07%		R		
Yes	35026	197686	WD	6/13/2025	6/13/2025	10161000	SCHMIT, CHRISTOPHER	STEELE, ELEANOR L	Lot 15 & S 1/2 of Lot 16, Blk 25, Outlots & Addns	\$110,000	\$76,200	69.27%		R		
No	35027	197693	WD	6/11/2025	6/16/2025	10616000	KARAS, HARVEY	KUIPERS, MARK A	E10', Lot 7, Blk 4, Replat of Charles Court	\$1,500	\$2,200	146.67%		R		R-23 Sale not at Arm's Length
No	75020	197708	QCD	6/16/2025	6/23/2025	10500000	MAREK, DAYTON C	MAREK, LLC	Lot 3 & S 1/2 Lot 4, Blk 34, WTL			#DIV/0!		R	H	
Yes	35029	197731	WD	6/27/2025	6/27/2025	10020000	WEBER, JEFFREY	CUHEL, CARL	Lots 1-3, Blk 5, OP	\$80,000	\$81,400	101.75%		R		
COMMERCIAL																
No	25002	197298	WD	2/27/2025	2/27/2025	10050000	OAKES AMERICAN LEGION CLUB	Q&N CORPORATION	Lots 16 - 20, Blk 8, OP	\$100,000	\$180,900	180.90%		C		R-07
Yes	25005	197458	WD	4/10/2025	4/10/2025	10434000/6000	MERTZ, LLC	BAGLEY, CINDY	Lots 4-10 & Vac Alley Ex E 17' of Lots 4-6, Blk 1, Bldn Addn	\$165,000	\$247,500	150.00%		C		
No	75022	197722	WD	4/1/2025	6/24/2025	10373000	CSG HOLDINGS, LLC	721 OAK AVE, LLC	4.39 A in the SW corner, Blk 36, Washburn's Addn			#DIV/0!		C	C	See 131-59

After 8/1/2025												
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	No longer used	10 is no longer used	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				