

# 2025 Grand Forks County Real Estate Tax Statement

Statement No: 13707

**Parcel Number**  
44-0001-00152-002

**Owner**  
MJM PROPERTIES, LLC

**Acres:** 0

**Legal Description**  
LOT:B BLK:15 Subdivision: O.T. GRAND FORKS  
312 2ND AVE N  
LOT B (REPLAT LOT 11) BLK 15

	<b>2023</b>	<b>2024</b>	<b>2025</b>
<b>Legislative Tax Relief:</b>	1,104.97	1,137.80	2,137.72
<b>Tax distribution (3-year comparison):</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
True and Full Value	148,000	152,000	157,000
Taxable Value	7,400	7,600	7,850
Less: Homestead credit	0	0	0
Disabled Veterans credit	0	0	0
Net Taxable Value	<b>7,400</b>	<b>7,600</b>	<b>7,850</b>
Total mill levy	<b>352.530</b>	<b>346.540</b>	<b>343.110</b>
Taxes By District (in dollars):			
City	713.14	701.08	721.72
Park	276.10	279.60	284.72
County	623.30	639.10	645.04
School	974.50	991.80	1,018.76
Soil Conservation	6.88	6.92	7.46
State	7.40	7.60	7.86
Garrison Diversion	7.40	7.60	7.86
<b>Consolidated tax</b>	<b>2,608.72</b>	<b>2,633.70</b>	<b>2,693.42</b>
<b>Net effective tax rate</b>	<b>1.76%</b>	<b>1.73%</b>	<b>1.72%</b>

## 2025 TAX BREAKDOWN

Net consolidated tax	2,693.42
Plus: Special Assessments	0.00
Total tax due	2,693.42
Less: 5% discount, if paid by February 15, 2026	-134.67
<b>Amount due by February 15, 2026</b>	<b>2,558.75</b>

Or pay in two installments:

Payment 1: Pay by March 1, 2026	1,346.71
Payment 2: Pay by October 15, 2026	1,346.71

\*\* See Penalty Chart on back of statement \*\*

\*\* NOTE: If your mortgage company currently pays real estate taxes for this property, this statement is for your records and a copy will be provided to your mortgage company upon their request.

## FOR ASSISTANCE, CONTACT:

Office    Grand Forks County Treasurer  
151 S 4th St. S101  
Grand Forks, ND 58201  
Phone: 701.780.8292  
Website: [www.gfcounty.nd.gov](http://www.gfcounty.nd.gov)

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Your canceled check is your receipt for your payment.  
Receipt issued upon request.



\*44-0001-00152-002\*

**Parcel Number** 44-0001-00152-002

Total tax due	2,693.42
Less: 5% discount	-134.67
<b>Amount due by February 15, 2026</b>	<b>2,558.75</b>

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2026	1,346.71
Payment 2: Pay by October 15, 2026	1,346.71

## MAKE CHECK PAYABLE TO:

MJM PROPERTIES, LLC  
5556 LEE CIR  
GRAND FORKS ND 58201

Grand Forks County Treasurer  
P.O. Box 5638  
Grand Forks, ND 58206-5638  
Phone: 701.780.8292

5% DISCOUNT ON THE CONSOLIDATED TAX WILL BE ALLOWED IF TOTAL STATEMENT IS PAID IN FULL ON OR BEFORE FEBRUARY 15th.  
FIRST PAYMENT CONSISTS OF ONE HALF OF THE CONSOLIDATED TAX AND FULL AMOUNT OF THE YEARLY INSTALLMENT OF SPECIAL ASSESSMENTS.  
AS SHOWN ON THE STATEMENT, SECOND PAYMENT CONSISTS OF THE REMAINING ONE HALF OF THE CONSOLIDATED TAX.

Penalty on 1st Installment & Specials:		
March 2, 2026	.....	3%
May 1, 2026	.....	6%
July 1, 2026	.....	9%
October 15, 2026	.....	12%
Penalty on 2nd Installment:		
October 16, 2026	.....	6%

INTEREST OF 12 PERCENT PER ANNUM WILL BEGIN AFTER JANUARY 1st OF THE FOLLOWING YEAR. NDCC 57-20-01

To pay by credit card, debit card, or echeck visit our website at [www.gfcounty.nd.gov](http://www.gfcounty.nd.gov)  
**A MuniciPay convenience fee will apply.**

*When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.*