

2024 Grand Forks County Real Estate Tax Statement

Statement No: 16427

Parcel Number
44-1220-00039-000

Jurisdiction
Grand Forks City

Owner
HU, WEN CHEN &

Physical Location
3706 S 19TH AVE
GRAND FORKS

Acres: 0

Legal Description

LOT:11 BLK:4 Subdivision: BIRKHOLZ'S 1ST ADDITION
3706 19TH AVE S LOT 11 B 4

2024 TAX BREAKDOWN

Net consolidated tax	3,601.30
Plus: Special Assessments	<u>0.00</u>
Total tax due	3,601.30
Less: 5% discount, if paid by February 15, 2025	<u>-180.07</u>
Amount due by February 15, 2025	<u><u>3,421.23</u></u>

Or pay in two installments:

Payment 1: Pay by March 1, 2025	1,800.65
Payment 2: Pay by October 15, 2025	1,800.65

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

	<u>2022</u>	<u>2023</u>	<u>2024</u>
Legislative Tax Relief:	1,477.65	1,652.97	1,771.83
Tax distribution (3-year comparison):	<u>2022</u>	<u>2023</u>	<u>2024</u>
True and Full Value	224,600	246,000	263,000
Taxable Value	10,107	11,070	11,835
Less: Homestead credit	0	0	0
Disabled Veterans credit	0	0	0
Net Taxable Value	<u>10,107</u>	<u>11,070</u>	<u>11,835</u>
Total mill levy	328.060	352.530	346.540
Taxes By District (in dollars):			
City	978.78	1,066.80	1,091.78
Park	382.06	413.02	435.40
County	804.70	932.44	995.20
School	1,119.76	1,457.82	1,544.46
Soil Conservation	10.21	10.30	10.78
State	10.10	11.06	11.84
Garrison Diversion	10.10	11.06	11.84
Consolidated tax	3,315.71	3,902.50	4,101.30
Primary Residence Credit	0.00	0.00	500.00
Net Consolidated Tax After Credit	<u>3,315.71</u>	<u>3,902.50</u>	<u>3,601.30</u>
Net effective tax rate	<u>1.48%</u>	<u>1.59%</u>	<u>1.37%</u>

*** 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

2024 Grand Forks County Real Estate Tax Statement

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



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Parcel Number 44-1220-00039-000

Total tax due	3,601.30
Less: 5% discount	<u>-180.07</u>
Amount due by February 15, 2025	<u><u>3,421.23</u></u>

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2025	1,800.65
Payment 2: Pay by October 15, 2025	1,800.65

MAKE CHECK PAYABLE TO:

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

HU, WEN CHEN &
HSU, SHU CHIN
3706 19TH AVE S
GRAND FORKS ND 58201

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 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, 2025	3%
May 1, 2025	6%
July 1, 2025	9%
October 15, 2025	12%
Penalty on 2nd Installment:	
October 16, 2025	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
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.