

2025 Grand Forks County Real Estate Tax Statement

Statement No: 29825

Parcel Number 44-3307-00048-001	Jurisdiction Grand Forks City		
Owner 2103 DEMERS, LLC	Physical Location 2107 DEMERS AVE GRAND FORKS		
Acres: 0			
Legal Description LOT:L BLK:3 Subdivision: WESTWARD ACRES SUBDIVISION LT:L BK:3, (REPLAT OF LOTS D,E,F,G & H, OF THE REPLAT OF LOTS 1 THRU 7 & LOTS 11 THRU 19 & THE VAC ALLEY LOCATED			
	2023	2024	2025
Legislative Tax Relief:	1,829.17	1,916.29	3,689.93
Tax distribution (3-year comparison):	2023	2024	2025
True and Full Value	245,000	256,000	271,000
Taxable Value	12,250	12,800	13,550
Less: Homestead credit	0	0	0
Disabled Veterans credit	0	0	0
Net Taxable Value	12,250	12,800	13,550
Total mill levy	352.530	346.540	343.110
Taxes By District (in dollars):			
City	1,180.52	1,180.81	1,245.80
Park	457.06	470.92	491.46
County	1,031.80	1,076.34	1,113.40
School	1,613.21	1,670.40	1,758.48
Soil Conservation	11.40	11.64	12.88
State	12.25	12.80	13.56
Garrison Diversion	12.25	12.80	13.56
Consolidated tax	4,318.49	4,435.71	4,649.14
Net effective tax rate	1.76%	1.73%	1.72%

2025 TAX BREAKDOWN	
Net consolidated tax	4,649.14
Plus: Special Assessments	163.24
Total tax due	4,812.38
Less: 5% discount, if paid by February 15, 2026	-232.46
Amount due by February 15, 2026	4,579.92
Or pay in two installments:	
Payment 1: Pay by March 1, 2026	2,487.81
Payment 2: Pay by October 15, 2026	2,324.57

** 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

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



Parcel Number 44-3307-00048-001

Total tax due	4,812.38
Less: 5% discount	-232.46
Amount due by February 15, 2026	4,579.92

Or pay in two installments (with no discount):	
Payment 1: Pay by March 1, 2026	2,487.81
Payment 2: Pay by October 15, 2026	2,324.57

MAKE CHECK PAYABLE TO:

2103 DEMERS, LLC
3614 12TH AVE N
GRAND FORKS ND 58203

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

CITY OF GRAND FORKS SPECIAL ASSESSMENTS

<i>Type of Project</i>	<i>Project Number</i>	<i>Interest</i>	<i>Principal</i>	<i>Total Assessment</i>	<i>Unpaid Balance</i>
82 Flood Control 4704.60	4704.60	2.00	8.95	10.95	35.82
72 Storm Sewer 6174.00	6174.00	22.07	130.22	152.29	260.45
TOTALS:		\$24.07	\$139.17	\$163.24	\$296.27

THE UNPAID BALANCE OF ANY PROJECT SHOWN ABOVE MAY BE PAID IN FULL, PLUS ANY ACCRUED INTEREST AS OF DATE OF PAYMENT, BY CONTACTING THE CITY AUDITOR'S OFFICE AT 701-746-2620.

The unpaid balance shown above does not include the special assessments shown on the front of this statement.

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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, 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

A MuniPay 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.

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