

2025 Grand Forks County Real Estate Tax Statement

Statement No: 29961

Parcel Number	Jurisdiction		
44-3307-00195-004	Grand Forks City		
Owner	Physical Location		
BTND, LLC	2651 DEMERS AVE GRAND FORKS		
Acres: 0			
Legal Description	LOT:C BLK:C Subdivision: WESTWARD ACRES SUBDIVISION 2651 DEMERS AVE LOT C, REPLAT OF L A&B B C OF THE REPLAT OF L1,2&3 OF THE REPLAT OF B1,2,11,12&13		
Legislative Tax Relief:	2023	2024	2025
	2,053.15	2,103.42	3,935.02
Tax distribution (3-year comparison):	2023	2024	2025
True and Full Value	275,000	281,000	289,000
Taxable Value	13,750	14,050	14,450
Less: Homestead credit	0	0	0
Disabled Veterans credit	0	0	0
Net Taxable Value	13,750	14,050	14,450
Total mill levy	352.530	346.540	343.110
Taxes By District (in dollars):			
City	1,325.10	1,944.15	1,328.52
Park	513.00	775.34	524.08
County	1,158.18	1,772.20	1,187.38
School	1,810.73	2,750.31	1,875.32
Soil Conservation	12.78	19.17	13.72
State	13.75	21.08	14.46
Garrison Diversion	13.75	21.08	14.46
Consolidated tax	4,847.29	4,868.89	4,957.94
Net effective tax rate	1.76%	1.73%	1.72%

2025 TAX BREAKDOWN	
Net consolidated tax	4,957.94
Plus: Special Assessments	136.82
Total tax due	5,094.76
Less: 5% discount, if paid by February 15, 2026	-247.90
Amount due by February 15, 2026	4,846.86
Or pay in two installments:	
Payment 1: Pay by March 1, 2026	2,615.79
Payment 2: Pay by October 15, 2026	2,478.97

**** 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	44-3307-00195-004	Total tax due	5,094.76
		Less: 5% discount	-247.90
		Amount due by February 15, 2026	4,846.86
		Or pay in two installments (with no discount):	
		Payment 1: Pay by March 1, 2026	2,615.79
		Payment 2: Pay by October 15, 2026	2,478.97
		MAKE CHECK PAYABLE TO:	
		Grand Forks County Treasurer P.O. Box 5638 Grand Forks, ND 58206-5638 Phone: 701.780.8292	
	BTND, LLC 405 W MAIN AVE STE 2D WEST FARGO ND 58078-1600		

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>
76 Street Paving 6582.00	6582.00	35.08	101.74	136.82	712.14
TOTALS:		\$35.08	\$101.74	\$136.82	\$712.14

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.