

23rd Street Apartments – Building 1197

Owner: 23rd Street Apartments LLC (ABLE, Inc.)
County: Stark County
Address: 1197 23rd Street W, Dickinson, ND 589601
Parcel: 41-1181-05002-8000

Total taxes due for 2025: \$18,513.25

12 total units of which 3 are eligible for exemption and 9 are at market rates.

$$3/12 = 0.25$$

$$18,513.25 \times 0.25 = \$4,628.31 \text{ (taxes eligible for exemption)}$$

Rent and Utilities for Affordable Units:

Rents Collected on Affordable Units = \$29,838.00

Utilities allocated to Affordable Units = \$1,436.46

$$\$29,838.00 - \$1,436.46 = \$28,401.54 \text{ (2025 net rent)}$$

$$\$28,401.54 \times 5\% \text{ rate} = \$1,420.07 \text{ (tax amount owed for affordable units)}$$

Abatement Calculations:

\$18,513.25 (total taxes due)

$$\$4,628.31 \text{ (eligible for exemption)} - \$1,420.07 \text{ (taxes owed for affordable units)} = \$3,208.24$$

$$\$18,513.25 - \$3,208.24 = \$15,305.01 \text{ (adjusted tax amount)}$$

\$3,208.24 = Reimbursement Amount

Tax Rates Figured As Follows:

True & Full Value = \$1,508,700

Divide by 2 = \$754,350 (Assessed Valuation)

$$\$754,350 \times 10\% = \$75,435 \text{ (Taxable Valuation)}$$

$$\$75,435 \times 245.420 \text{ (Mill Levy)} = \$18,513.25$$

2025 Stark County Real Estate Tax Statement

Parcel Number
41-1181-05002-800

Jurisdiction
Dickinson

Owner
23RD STREET APARTMENTS LLC
1197 23RD ST W
DICKINSON, ND 58601

2025 TAX BREAKDOWN
Net consolidated tax
Plus: Special Assessments

18,513.25
0.00

18,513.25

Legal Description

SCT:28 TWN:140 RNG:096
LOT:29 BLK:5
COUNTRY OAKS ESTATES 2ND ADD
L29,30,37,38 & W2 LTS 28&39 B5 REPLAT L

DEC 12 2025

ABLE INC.



Statement No: 15724

011981

Less: 5% discount,
if paid by February 17, 2026

(925.66)

Amount due by February 17, 2026

17,587.59

(If your mortgage company pays your property taxes, then this is an informational statement only.)

Or, pay in two installments (with no discount)

Payment 1: Pay by March 2, 2026

9,256.63

Payment 2: Pay by October 15, 2026

9,256.62

Legislative Tax Relief:

Tax Distribution (3-year comparison):

	2023	2024	2025
True and Full Value	1,317,100	1,360,300	1,508,700
Taxable Value	65,855	68,015	75,435
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
Net Taxable Value	65,855	68,015	75,435
Total mill levy	230.750	260.100	245.420

Taxes By District (in dollars):

County45	3,585.15	3,510.94	3,579.37
Dickinson	2,795.56	2,738.96	2,881.62
Dickinson Park	1,195.92	1,320.86	1,389.52
Dickinson School	5,663.53	6,257.37	6,729.56
Voter Approved School Bonds	1,824.18	3,726.54	3,786.08
Soil Conservation District	65.85	68.02	71.66
State Medical Center	65.85	68.02	75.44
Consolidated Tax	15,196.04	17,690.71	18,513.25

Penalty on 1st Installment & Specials:

March 3, 2026	3%
May 1, 2026	6%
July 1, 2026	9%
October 15, 2026	12%
October 16, 2026	6%

Penalty on 2nd Installment:

October 16, 2026	6%
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Building 1197

Unit	Resident	Total 2025 Rent (Affordable Units)	Occupied Status (Total Months 2025)
101	Gail D/Carissa H	\$ 9,848.00	12
102	Rick Funk	\$ 9,750.00	12
103	Laura Minar	\$ 10,240.00	12
104	Angela Ott	\$ -	12
201	VACANT	\$ -	5
201	Jenna Holman	\$ -	7
202	Nicole Hanel	\$ -	12
203	Jasmine Weasel	\$ -	3
203	VACANT	\$ -	5
	Liliana Vaquez & Jose		
203	Orduz	\$ -	4
204	Dallas Germann	\$ -	12
301	VACANT	\$ -	5
301	Les Studeny	\$ -	7
302	Jose Valencia Kaylee Kinsey &	\$ -	7
302	Teagan Olson	\$ -	5
303	ABLE, Inc.	\$ -	12
304	Tyler Healy	\$ -	12
		\$ 29,838.00	



CITY OF
City of Dickinson
 38 1st St W
 Dickinson, ND 58601
 (701) 456-7744

*For account inquiries, please refer
 to the account number below.*

ACCOUNT NO.
1132190.001

23RD STREET APARTMENTS LLC
 1951 1ST STREET WEST
 DICKINSON ND 58601



For Service at 1197 W 23RD STREET

Previous Meter Read
 2/28/2025
 Current Meter Read
 3/10/2025

Know Your H2O!
 Scan to View Water Usage Number of Days in Read: 10

BILLING START DATE
Feb 28, 2025

BILLING END DATE
Mar 20, 2025

DUE DATE
Apr 15, 2025 BY 3:00 PM

UTILITY SERVICE	PREVIOUS READ	CURRENT READ	CONSUMPTION	TOTAL
METER BASE				\$37.73
WATER CONSUMPTION	476	476		\$67.84
WATER CONSUMPTION	304298	305170	8.72	\$35.42
SEWER BASE				\$26.16
SEWER CONSUMPTION			8.72	\$3.50
STORM WATER				\$12.25
STREET LIGHT UTILITY				\$109.51
COMMERCIAL REFUSE				

Message Center

Current Charges	\$292.41
Previous Balance	\$0.00
Payments/Credits processed	\$0.00
Balance Forward	\$0.00
Total payment now due...	\$292.41

A 1.75% LATE FEE WILL BE APPLIED ON UNPAID
 BALANCE.

NOW PAY ONLINE AT ESERVICES.DICKINSONGOV.COM/VCH CALL 456-7744 FOR DETAIL



City of Dickinson
 38 1st ST W
 Dickinson, ND 58601
 (701) 456-7744

ACCOUNT NO.
 1132190.001

For account inquiries, please refer to the account number below.

23RD STREET APARTMENTS LLC
 1951 1ST STREET WEST
 DICKINSON ND 58601



For Service at 1197 W 23RD STREET

Previous Meter Read
 3/10/2025

Current Meter Read
 4/10/2025

Know Your H2O!
 Scan to View Water Usage

Number of Days in Read: 31

BILLING START DATE	Mar 21, 2025
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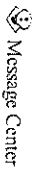
BILLING END DATE	Apr 20, 2025
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DUE DATE	May 15, 2025 BY 3:00 PM
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UTILITY SERVICE
 PAYMENTS PROCESSED
 METER BASE
 WATER CONSUMPTION
 WATER CONSUMPTION
 SEWER BASE
 SEWER CONSUMPTION
 STORM WATER
 STREET LIGHT UTILITY
 COMMERCIAL REFUSE

PREVIOUS READ	CURRENT READ	CONSUMPTION
476	476	
305170	307623	24.53
		24.53

TOTAL (\$292.41)
 \$53.90
 \$190.84
 \$50.60
 \$73.59
 \$5.00
 \$17.50
 \$156.44



Message Center

2977.5746-000

A 1.75% LATE FEE WILL BE APPLIED ON UNPAID BALANCE.

Current Charges	\$547.87
Previous Balance	\$292.41
Payments/Credits processed	(\$292.41)
Balance Forward	\$0.00
Total payment now due...	\$547.87

NOW PAY ONLINE AT ESERVICES.DICKINSONGOV.COM/VCH CALL 456-7744 FOR DETAIL



City of Dickinson
 38 1st ST W
 Dickinson, ND 58601
 (701) 456-7744

5/29/25
#10003
410-91892

For account inquiries, please refer to the account number below.

ACCOUNT NO.
1132190.001

23RD STREET APARTMENTS LLC
 1951 1ST STREET WEST
 DICKINSON ND 58601



For Service at 1197 W 23RD STREET

Previous Meter Read
 4/10/2025

Current Meter Read
 5/6/2025

Know Your H2O!
 Scan to View Water Usage

Number of Days in Read: 26

BILLING START DATE
Apr 21, 2025

BILLING END DATE
May 20, 2025

DUE DATE
Jun 16, 2025 BY 3:00 PM

UTILITY SERVICE	PREVIOUS READ	CURRENT READ	CONSUMPTION	TOTAL
PAYMENTS PROCESSED				(\$547.87)
METER BASE				\$53.90
WATER CONSUMPTION	476	476		
WATER CONSUMPTION SEWER BASE	307623	309497	18.74	\$145.80
SEWER CONSUMPTION			18.74	\$50.60
STORM WATER				\$56.22
STREET LIGHT UTILITY				\$5.00
COMMERCIAL REFUSE				\$17.50
				\$156.44

Message Center

29757464

Current Charges	\$485.46
Previous Balance	\$547.87
Payments/Credits processed	(\$547.87)
Balance Forward	\$0.00
Total payment now due...	\$485.46

A 1.75% LATE FEE WILL BE APPLIED ON UNPAID BALANCE.

NOW PAY ONLINE AT [ESERVICES.DICKINSONGOV.COM/VCH](https://eservices.dickinsongov.com/vch) CALL 456-7744 FOR DETAIL

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City of Dickinson
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6/15/25
#11634
B147672

For account inquiries, please refer to the account number below.

ACCOUNT NO.
1132190.001

23RD STREET APARTMENTS LLC
 1951 1ST STREET WEST
 DICKINSON ND 58601



For Service at 1197 W 23RD STREET

Previous Meter Read
 5/6/2025

Current Meter Read
 6/9/2025

Know Your H2O!
 Scan to View Water Usage

Number of Days in Read: 34

BILLING START DATE
May 21, 2025

BILLING END DATE
Jun 20, 2025

DUE DATE
Jul 15, 2025 BY 3:00 PM

UTILITY SERVICE	PREVIOUS READ	CURRENT READ	CONSUMPTION	TOTAL
PAYMENTS PROCESSED				(\$485.46)
METER BASE				\$53.90
WATER CONSUMPTION	476	476		
WATER CONSUMPTION	309497	312164	26.67	\$207.49
SEWER BASE				\$50.60
SEWER CONSUMPTION			26.67	\$80.01
STORM WATER				\$5.00
STREET LIGHT UTILITY				\$17.50
COMMERCIAL REFUSE				\$156.44

Message Center

2925746

Current Charges \$570.94

Previous Balance \$485.46

Payments/Credits processed (\$485.46)

Balance Forward \$0.00

Total payment now due... \$570.94

A 1.75% LATE FEE WILL BE APPLIED ON UNPAID BALANCE.

NOW PAY ONLINE AT ESERVICES.DICKINSONGOV.COM/VCH CALL 456-7744 FOR DETAIL

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City of Dickinson
 38 1st St W
 Dickinson, ND 58601
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ACCOUNT NO.
 1132190.001

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23RD STREET APARTMENTS LLC
 1951 1ST STREET WEST
 DICKINSON ND 58601



For Service at 1197 W 23RD STREET

Previous Meter Read
 7/8/2025
 Current Meter Read
 8/12/2025

Know Your H2O!
 Scan to View Water Usage

Number of Days in Read: 35

BILLING START DATE
Jul 21, 2025

BILLING END DATE
Aug 20, 2025

DUE DATE
Sep 15, 2025 BY 3:00 PM

UTILITY SERVICE	PREVIOUS READ	CURRENT READ	CONSUMPTION	TOTAL
METER BASE				\$12.31
WATER CONSUMPTION	536	596	6.00	\$53.90
WATER CONSUMPTION	315462	319316	38.54	\$46.68
SEWER BASE				\$299.84
SEWER CONSUMPTION			44.54	\$50.60
STORM WATER				\$133.62
STREET LIGHT UTILITY				\$5.00
COMMERCIAL REFUSE				\$17.50
				\$156.44

Message Center

Current Charges	\$775.89
Previous Balance	\$703.64
Payments/Credits processed	\$0.00
Balance Forward	\$703.64

A 1.75% LATE FEE WILL BE APPLIED ON UNPAID BALANCE.

Total payment now due... **\$1,479.53**

NOW PAY ONLINE AT ESERVICES.DICKINSONGOV.COM/WCH CALL 456-7744 FOR DETAIL



City of Dickinson
 38 1st ST W
 Dickinson, ND 58601
 (701) 456-7744

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ACCOUNT NO.
1132190.001

23RD STREET APARTMENTS LLC
 1951 1ST STREET WEST
 DICKINSON ND 58601



For Service at 1197 W 23RD STREET

Previous Meter Read
 8/12/2025

Current Meter Read
 9/11/2025

Know Your H2O!
 Scan to View Water Usage

Number of Days in Read: 30

BILLING START DATE
Aug 21, 2025

BILLING END DATE
Sep 20, 2025

DUE DATE
Oct 15, 2025 BY 3:00 PM

UTILITY SERVICE	PREVIOUS READ	CURRENT READ	CONSUMPTION	TOTAL
PAYMENTS PROCESSED				(\$1,479.53)
METER BASE				\$53.90
WATER CONSUMPTION	596	666	7.00	\$54.46
WATER CONSUMPTION	319316	323422	41.06	\$319.45
SEWER BASE				\$50.60
SEWER CONSUMPTION			48.06	\$144.18
STORM WATER				\$5.00
STREET LIGHT UTILITY				\$17.50
COMMERCIAL REFUSE				\$156.44

Message Center

2097-57462

Current Charges	\$801.53
Previous Balance	\$1,479.53
Payments/Credits processed	(\$1,479.53)
Balance Forward	\$0.00
Total payment now due...	\$801.53

A 1.75% LATE FEE WILL BE APPLIED ON UNPAID BALANCE.

NOW PAY ONLINE AT ESERVICES.DICKINSONGOV.COM/VCH CALL 456-7744 FOR DETAIL



City of Dickinson
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1132190.001

23RD STREET APARTMENTS LLC
 1951 1ST STREET WEST
 DICKINSON ND 58601



For Service at 1197 W 23RD STREET

Previous Meter Read
 9/11/2025

Current Meter Read
 10/8/2025

Know Your H2O!
 Scan to View Water Usage

Number of Days in Read: 27

BILLING START DATE
Sep 21, 2025

BILLING END DATE
Oct 20, 2025

DUE DATE
Nov 17, 2025 BY 3:00 PM

UTILITY SERVICE	PREVIOUS READ	CURRENT READ	CONSUMPTION	TOTAL
PAYMENTS PROCESSED				(\$801.53)
METER BASE				\$53.90
WATER CONSUMPTION	666	717	5.10	\$39.68
WATER CONSUMPTION	323422	326005	25.83	\$200.96
SEWER BASE				\$50.60
SEWER CONSUMPTION			30.93	\$92.79
STORM WATER				\$5.00
STREET LIGHT UTILITY				\$17.50
COMMERCIAL REFUSE				\$156.44

Message Center

297-5746

Current Charges	\$616.87
Previous Balance	\$801.53
Payments/Credits processed	(\$801.53)
Balance Forward	\$0.00
Total payment now due...	\$616.87

A 1.75% LATE FEE WILL BE APPLIED ON UNPAID
 BALANCE.

NOW PAY ONLINE AT ESERVICES.DICKINSONGOV.COM/VCH CALL 456-7744 FOR DETAIL



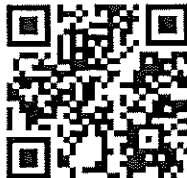
City of Dickinson
 38 1st ST W
 Dickinson, ND 58601
 (701) 456-7744

11-28-25
 11-10-25
 11-10-25

For account inquiries, please refer
 to the account number below.

ACCOUNT NO.
1132190.001

23RD STREET APARTMENTS LLC
 1951 1ST STREET WEST
 DICKINSON ND 58601



For Service at 1197 W 23RD STREET

Previous Meter Read
 10/8/2025

Current Meter Read
 11/10/2025

Know Your H2O!
 Scan to View Water Usage

Number of Days in Read: 33

BILLING START DATE
Oct 21, 2025

BILLING END DATE
Nov 20, 2025

DUE DATE
Dec 15, 2025 BY 3:00 PM

UTILITY SERVICE	PREVIOUS READ	CURRENT READ	CONSUMPTION	TOTAL
CHARGES PROCESSED				(\$616.87)
METER BASE				\$53.90
WATER CONSUMPTION	717	717		
WATER CONSUMPTION	326005	327993	19.88	\$154.67
METER BASE				\$50.00
METER CONSUMPTION			19.88	\$59.64
WORM WATER				\$5.00
STREET LIGHT UTILITY				\$17.50
COMMERCIAL REFUSE				\$156.44

Message Center

297-57400

Current Charges	\$497.75
Previous Balance	\$616.87
Payments/Credits processed	(\$616.87)
Balance Forward	\$0.00
Total payment now due...	\$497.75

A 1.75% LATE FEE WILL BE APPLIED ON UNPAID BALANCE.

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City of Dickinson
 38 1st ST W
 Dickinson, ND 58601
 (701) 456-7744

12-29-25
1298
16

For account inquiries, please refer to the account number below.

ACCOUNT NO.
 1132190.001

23RD STREET APARTMENTS LLC
 1951 1ST STREET WEST
 DICKINSON ND 58601



For Service at 1197 W 23RD STREET

Previous Meter Read
 11/10/2025
 Current Meter Read
 12/9/2025

Know Your H2O!
 Scan to View Water Usage
 Number of Days in Read: 29

BILLING START DATE	Nov 21, 2025
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BILLING END DATE	Dec 20, 2025
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DUE DATE	Jan 15, 2026 BY 3:00 PM
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UTILITY SERVICE	PREVIOUS READ	CURRENT READ	CONSUMPTION	TOTAL
PAYMENTS PROCESSED				(\$497.75)
METER BASE				\$53.90
WATER CONSUMPTION	717	718	0.10	\$0.78
WATER CONSUMPTION	327993	329560	15.67	\$121.91
SEWER BASE				\$50.60
SEWER CONSUMPTION				\$47.31
STORM WATER				\$5.00
STREET LIGHT UTILITY				\$17.50
COMMERCIAL REFUSE				\$156.44

Message Center

A 1.75% LATE FEE WILL BE APPLIED ON UNPAID BALANCE.

Current Charges	\$453.44
Previous Balance	\$497.75
Payments/Credits processed	(\$497.75)
Balance Forward	\$0.00
Total payment now due...	\$453.44

NOW PAY ONLINE AT ESERVICES.DICKINSONGOV.COM/VCH CALL 456-7744 FOR DETAIL

23rd Street Apartments LLC
1951 1st St. W - Dickinson, ND 58601
701-456-3000

1257 23rd St. W
Dickinson, ND 58901

1197 23rd St. W
Dickinson, ND 58601

1141 23rd St. W
Dickinson, ND 58601

April 2, 2026

Stark County Auditor
PO Box 130
Dickinson, ND 58601

Dear Auditor:

Enclosed please find two applications for Abatement or Refund of Taxes from 23rd Street Apartments LLC. 23rd Street Apartments LLC is owned by ABLE, Incorporated, a 501(c)(3) nonprofit organization and purchased the property located at 1257 and 1197 23rd Street West in February 2025. The supporting documentation for the tax abatement is also enclosed along with a copy of the Exemption from Property Taxation Initial Owner Certification that was issued by North Dakota Housing Finance Agency. A copy of this certification was also sent by email directly from NDHFA.

For any questions or if you need any additional information, please contact me by phone at 701-456-3000 or by email at jjacobs@ablend.net. Thank you.

Sincerely,



Jodee Jacobs, Administrative Assistant

PROPERTY INFORMATION


Date of Initial Certification: March 26, 2026		Certified Tax Exempt as of the 2026 Tax Year	
Project Name (the "Project") 23rd Street Apartments			
Physical Address(s) 1197 and 1257 23rd St W			
City Dickinson	State ND	ZIP Code 58601	County Stark
Parcel Number(s)	Short Legal (Lot, Block, Plat / Subdivision)	Units within the Parcel	
		# Restricted	Total
41-1181-05002-800	Lots 29, 30, 37, 38 & W2 Lots 28 & 39, Block 5 Replat of Lots 5-11, Block 1 & Block 5, Country Oaks Estates 2nd Addition	3	3
41-1181-05003-600	Part of Lots 32 & 35 & all of Lot 36, Block 5, Replat of Lots 5-11, Block 1 & all of Block 5	6	6

PROPERTY OWNER'S INFORMATION

Owner's Legal Name (the "Owner") 23rd Street Apartments LLC		
Owner's Legal Entity Type		
<input type="checkbox"/> Individual	<input type="checkbox"/> General Partnership	<input type="checkbox"/> Non-Profit Corporation
<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> Local Government	<input checked="" type="checkbox"/> Limited Liability Co
<input type="checkbox"/> Housing Authority	<input type="checkbox"/> Corporation	<input type="checkbox"/> Other (specify) _____
Mailing Address 1951 1st St W		
City Dickinson	State ND	ZIP Code 58601
Primary Contact Name Janelle Stoneking	Telephone Number 701-456-3000	
Email Address jstoneking@ablend.net		

NDHFA CERTIFICATION OF EXEMPTION FROM PROPERTY TAXATION

NDHFA hereby certifies that the property described in this certification is exempt from ad valorem real estate taxes pursuant to North Dakota Century Code 57-02-08(43). Certification will be forwarded to the director of tax equalization in the county listed above and to the state supervisor of assessments.

Print Name Joe Fink	Title Program Manager
Signature 	Date March 26, 2026