

INVESTIGATION OF ABATEMENT APPLICATION

ABATEMENT No: 4454

Following is a report on the investigation of the abatement application of: ABC Supply Co., filed by Kelmar Properties/Tax Recourse (tax agent).

Cass County Board of Commissioners and State Tax Commissioner:

Tax Recourse, LLC, is appealing the valuation of ABC Supply Co., located at 4119 14th Ave N, Fargo, ND. They are asking that the 2016 valuation be reduced from \$1,105,000 to \$1,040,756, about 6%.

They have provided a cost approach, using the Marshall and Swift Valuation Manual, to support their appeal. The tax representative did not supply an independent land value analysis, but instead, inserted the assessor's land value in their approach.

The Fargo City Commission has recommended denial of the abatement application.

The property consists of an 119,000 square foot site, with a 13,600 sq. ft. light industrial building, a 4,545 sq. ft. mini storage building, and an 11,840 sq. ft. light industrial building.

Public records indicate that this property sold in December, 2012 for \$1,213,400.

The Fargo Assessment office has reviewed the assessment and the information supplied by the tax representative. They have also provided sales information supporting their valuation. The assessment office recommends retaining their value.

Based on the limited data in the report submitted by the appellant, it is my recommendation to deny the abatement application.

SUGGESTED MOTION: "I move that Abatement #4454 be denied, as recommended by the City of Fargo and the Director of Equalization."

Dated this 8th Day of July, 2016.



Frank Klein
Director of Tax Equalization

An application for abatement (County Auditor’s File # 4454) has been submitted on behalf of Kelmar Properties, LLC by Tax Recourse, LLC as represented by Shannon Baraza. The applicant is requesting a reduction in value to \$1,040,756 from \$1,105,000 (or a reduction of \$64,244) based on a Marshall and Swift cost approach not factored for local market conditions, apparently not having viewed the property, and not giving due consideration to the sale that occurred in December of 2012 at \$1,213,400 as recapped in the following table.

2016 Property Data & Value Recap

Parcel#	Seg No	Property Type	Yr Blt	Site Area	Bldg Area	Site Value	Bldg Value	Total Value	Impr Value / sf
01-1411-00030-000	1	Light Indust	1989	118,844	13,600	\$ 178,000	\$ 365,500	\$ 543,500	\$ 26.88
01-1411-00030-000	2	Mini Storage	1997	-	4,545	\$ -	\$ 92,500	\$ 92,500	\$ 20.35
01-1411-00030-000	3	Light Indust	2005	-	11,840	\$ -	\$ 469,000	\$ 469,000	\$ 39.61
				118,844	29,985	\$ 178,000	\$ 927,000	\$ 1,105,000	\$ 30.92
Total Value / sf							\$ 36.85		

Sale Recap

Sale Date	Sale Price Adjusted	Site Area	Total Bldg Area	Site Value / sf	Total Sale Price / sf	Improvement Price / sf	Building Price / sf
28-Dec-12	\$ 1,213,400	118,844	29,985	\$ 1.50	\$ 40.47	\$ 34.53	\$ 33.63

The property consists of three buildings and related on-site improvements:

- Building (Segment Number) 1 was constructed in 1989 with additions constructed in 1993 (4,000 square foot) and 1997 (4,200 square foot), is of metal construction with a sidewall height of 16 feet, and is heated and partially (5 percent) cooled.
- Building (Segment Number) 2 was constructed in 1997, is of metal construction with a sidewall height of 8 feet.
- Building (Segment Number) 3 was constructed in 2005, is of pole construction with metal exterior wall panels with a sidewall height of 16 feet, is fully heated, and has a small storage mezzanine.
- On-site improvements consist of approximately 11,900 square feet of concrete paving.

A review of recent sales (October of 2011 through January of 2016) of similar use, age, and size properties indicates a median total sale price per square foot of \$49.42 and a mean total sale price per square foot of \$45.13, which supports our existing value and the 2012 sale price of this property.

Additionally, a value review of similar competing properties (use, age, and size) indicates a median total value per square foot of \$42.72 and a mean total value per square foot of \$ 47.26, which supports our existing value.

ASSESSMENT DEPARTMENT RECOMMENDATION

Based on our analysis, our recommendation is to retain the 2016 assessment at \$1,105,000.



Subject Property (Looking North)

SALES ADDENDA

Industrial Light Manufacturing Sales

Bldg Name	Parcel No	Seg Id	Sale Date	Sale Price Contract	Spec Unpaid	Sale Price Adjusted	Prop Type	Occp Type 1	Occp Type 2	Yr Blt	Bldg SF	Land SF	Bldg to Land Ratio	Site Coverage	Land Value / sf	Total Sale \$ / Bldg sf	Impr Sale \$ / Bldg sf	Bldg Sale \$ / Bldg sf	
4200 3 AVE N	01-0470-03557-000	1	17-Jun-15	\$ 390,000	\$ 30,400	\$ 420,400	55	L Manu	Office	1986	7,875	59,717	7.58	13.2%	\$ 1.49	\$ 53.38	\$ 42.08	\$ 41.27	
602 UNIVERSITY DR N	01-2340-00020-000	1	3-Nov-14	\$ 1,020,000	\$ 31,700	\$ 1,051,700	55	L Manu		1941	20,192	67,528	2.88	29.9%	\$ 3.01	\$ 52.08	\$ 42.03	\$ 39.68	
401 27 ST N	01-7670-00100-000	1	1-Nov-13	\$ 1,840,700	\$ 4,100	\$ 1,844,800	55	L Manu		1971	37,330	97,439	2.61	38.3%	\$ 1.75	\$ 49.42	\$ 44.84	\$ 41.64	
2014 1 AVE S	01-0740-00820-000	1	31-May-13	\$ 275,000	\$ 1,300	\$ 276,300	89	L Manu	Office	1966	8,865	14,000	1.58	63.3%	\$ 1.50	\$ 31.17	\$ 28.80	\$ 28.35	
16 16 ST S &	01-0980-00147-000	1	9-Apr-12	\$ 1,900,000	\$ 16,800	\$ 1,916,800	55	L Manu	L Manu	1945	37,659	76,005	2.02	44.0%	\$ 3.22	\$ 50.90	\$ 44.39	\$ 43.20	
26 16 ST S	01-0980-00210-000	1																	
4345 MAIN AVE	01-2880-00060-000	1	18-Oct-11	\$ 323,700	\$ 11,600	\$ 335,300	55	L Manu		1960	7,200	34,506	4.79	20.9%	\$ 3.01	\$ 46.57	\$ 32.13	\$ 31.85	
			Mean							1962	19,854	58,199	3.58	34.9%	\$ 2.33	\$ 47.25	\$ 39.04	\$ 37.67	
			Median							1963	14,529	63,623	2.75	34.1%	\$ 2.38	\$ 50.16	\$ 42.06	\$ 40.48	
			Minimum							1941	7,200	14,000	1.58	13.2%	\$ 1.49	\$ 31.17	\$ 28.80	\$ 28.35	
			Maximum							1986	37,659	97,439	7.58	63.3%	\$ 3.22	\$ 53.38	\$ 44.84	\$ 43.20	

Mini Storage (Warehouse) Sales

Bldg Name	Parcel No	Seg Id	Sale Date	Sale Price Contract	Spec Unpaid	Sale Price Adjusted	Prop Type	Occp Type 1	Occp Type 2	Yr Blt	Bldg SF	Land SF	Bldg to Land Ratio	Site Coverage	Land Value / sf	Total Sale \$ / Bldg sf	Impr Sale \$ / Bldg sf	Bldg Sale \$ / Bldg sf
4513 27 ST N	01-5910-00801-000	1-2	30-Oct-14	\$ 405,000	\$ 7,700	\$ 412,700	88	Mini Strg		2006	17,600	90,000	5.11	19.6%	\$ 0.86	\$ 23.45	\$ 19.07	\$ 19.07
610 42 ST N	01-0470-00835-010	1-6	18-Jun-13	\$ 973,000	\$ 66,200	\$ 1,039,200	88	Mini Strg		1994	29,000	80,949	2.79	35.8%	\$ 1.49	\$ 35.83	\$ 31.66	\$ 29.59

2012 Sale of Subject Property

Bldg Name	Parcel No	Seg Id	Sale Date	Sale Price Contract	Spec Unpaid	Sale Price Adjusted	Prop Type	Occp Type 1	Occp Type 2	Yr Blt	Bldg SF	Land SF	Bldg to Land Ratio	Site Coverage	Land Value / sf	Total Sale \$ / Bldg sf	Impr Sale \$ / Bldg sf	Bldg Sale \$ / Bldg sf
4119 14 AVE N (Bldgs 1-3)	01-1411-00030-000	1-3	28-Dec-12	\$ 1,200,000	\$ 13,400	\$ 1,213,400	54	L Manu		1989	29,985	118,929	8.74	11.4%	\$ 1.25	\$ 40.47	\$ 35.51	\$ 34.72

2016 Value Allocation

Address	Parcel No	Seg Id	Full Impr Value	Bldg Value	T&F Value	Prop Type	Occp Type 1	Occp Type 2	Yr Blt	Bldg SF	Land SF	Bldg to Land Ratio	Site Coverage	Land Val / sf	Total Val / sf	Impr Val / sf	Bldg Val / sf
4119 14 AVE N	01-1411-00030-000	1	\$ 365,500	\$ 349,100	\$ 543,500	54	L Manu		1989	13,600	118,844	8.74	11.4%	\$ 1.50	\$ 39.96	\$ 26.88	\$ 25.67
4119 14 AVE N	01-1411-00030-000	2	\$ 92,500	\$ 92,500	\$ 92,500	88	Mini Strg		1997	4,545					\$ 20.35	\$ 20.35	\$ 20.35
4119 14 AVE N	01-1411-00030-000	3	\$ 469,000	\$ 458,400	\$ 469,000	55	L Manu		2005	11,840					\$ 39.61	\$ 39.61	\$ 38.72
			\$ 927,000	\$ 900,000	\$ 1,105,000					29,985	118,844			\$ 1.50	\$ 36.85	\$ 30.92	\$ 30.02

NOTICE OF HEARING ON TAX ABATEMENT

To: Kelmar Properties LLC
c/o Tax Recourse
2825 Wilcrest Dr Ste 669
Houston TX 77042

Take notice that a hearing on your application for abatement or refund of taxes will be held by the Board of County Commissioners at its meeting room in the Courthouse in the City of Fargo, North Dakota, on the 18th day of July, 2016, beginning at 3:30 p.m. The abatement will be scheduled on the regular agenda for discussion.

Property described in application: 4119 14th Avenue North, Fargo, North Dakota
(Lot 3 Block 12 Industrial 2nd Subdivision to the City of Fargo, Cass County, North Dakota)

Dated June 16, 2016.


County Auditor
Cass County, North Dakota

AFFIDAVIT OF MAILING

STATE OF NORTH DAKOTA)
) SS
COUNTY OF CASS)

Michael Montplaisir, being duly sworn, deposes and says that he is above the age of eighteen years, and that on the 16th day of June, 2016, he deposited in a sealed envelope a true copy of the foregoing Notice in the post office in the City of Fargo, in the County of Cass, State of North Dakota, postage prepaid, directed to Kelmar Properties LLC, c/o Tax Recourse, the applicant above named, at 2825 Wilcrest Drive, Suite 669, Houston TX 77042.

Subscribed and sworn to before me this 16th day of June, 2016.

 , Notary Public

My commission expires:

HEATHER WORDEN
Notary Public
State of North Dakota
My Commission Expires July 16, 2016



CITY COMMISSION ACTION

Denied
May 23, 2016

29

May 18, 2016

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

Attached is a copy of *Application for Abatement and Settlement of Taxes #4454*, and information relating to the application, for the 2016 assessment year for the property at 4119 14 Ave. N. filed by tax representative firm Tax Recourse, LLC, Shannon Baraza, Agent.

We have included information about the property as well as information relating to our current value, sales and the values we have on similar competing properties, and the 2012 sale of the subject property itself.

The applicant, to our knowledge, has not physically viewed the property. Also, the only information provided by the applicant is the application and a Marshall & Swift cost approach. There is no information provided relating to the local sales market for similar properties.

We believe the information we have provided supports our current valuation and that the applicant has not provided sufficient information that indicates a change in our value is justified.

SUGGESTED MOTION:

Denial of the abatement application #4454 for a reduction of the 2016 assessment valuation on 4119 14 Ave. N.

Respectfully,

A handwritten signature in black ink, appearing to read "Ben Hushka". The signature is written in a cursive style.

Ben Hushka
Fargo City Assessor



Application For Abatement Or Refund Of Taxes

North Dakota Century Code § 57-23-04

RECEIVED
CASS CO AUDITOR
APR 18 2016 AM 08:13

File with the County Auditor on or before November 1 of the year following the year in which the tax becomes delinquent.

State of North Dakota Assessment District CITY OF FARGO
 County of CASS Property I.D. No. 01-1411-00030-000
 Name KELMAR PROPERTIES/TAX RECOURSE Telephone No. (832) 433-7509
 Address C/O: TAX RECOURSE 2825 WILCREST DR. STE 669 HOUSTON TX 77042

Legal description of the property involved in this application:
4119 14TH AVE N

Total true and full value of the property described above for the year 2016 is:

Land	\$ <u>178,000</u>
Improvements	\$ <u>927,000</u>
Total	\$ <u>1,105,000</u>

(1)

Total true and full value of the property described above for the year 2014 should be:

Land	\$ <u>178,000</u>
Improvements	\$ <u>862,756</u>
Total	\$ <u>1,040,756</u>

(2)

The difference of \$ 64,244 true and full value between (1) and (2) above is due to the following reason(s):

- 1. Agricultural property true and full value exceeds its agricultural value defined in N.D.C.C. § 57-02-27.2
- 2. Residential or commercial property's true and full value exceeds the market value
- 3. Error in property description, entering the description, or extending the tax
- 4. Nonexisting improvement assessed
- 5. Complainant or property is exempt from taxation. Attach a copy of Application for Property Tax Exemption.
- 6. Duplicate assessment
- 7. Property improvement was destroyed or damaged by fire, flood, tornado, or other natural disaster (see N.D.C.C. § 57-23-04(1)(g))
- 8. Error in noting payment of taxes, taxes erroneously paid
- 9. Property qualifies for Homestead Credit (N.D.C.C. § 57-02-08.1) or Disabled Veterans Credit (N.D.C.C. § 57-02-08.8). Attach a copy of the application.
- 10. Other (explain) _____

The following facts relate to the market value of the residential or commercial property described above. For agricultural property, go directly to question #5.

1. Purchase price of property: \$ N/A Date of purchase: _____
 Terms: Cash _____ Contract _____ Trade _____ Other (explain) _____
 Was there personal property involved in the purchase price? no Estimated value: \$ _____
yes/no

2. Has the property been offered for sale on the open market? NO If yes, how long? _____
yes/no
 Asking price: \$ _____ Terms of sale: _____

3. The property was independently appraised: NO Purpose of appraisal: _____
yes/no
 _____ Market value estimate: \$ _____
 Appraisal was made by whom? _____

4. The applicant's estimate of market value of the property involved in this application is \$ 1,040,756

5. The estimated agricultural productive value of this property is excessive because of the following condition(s): N/A

Applicant asks that _____

By filing this application, I consent to an inspection of the above-described property by an authorized assessment official for the purpose of making an appraisal of the property. I understand the official will give me reasonable notification of the inspection. See N.D.C.C. § 57-23-05.1.

I declare under the penalties of N.D.C.C. § 12.1-11-02, which provides for a Class A misdemeanor for making a false statement in a governmental matter that this application is, to the best of my knowledge and belief, a true and correct application.

SJB 4/12/16
 Signature of Preparer (if other than applicant) Date Signature of Applicant Date

Recommendation of the Governing Body of the City or Township

Recommendation of the governing board of FARGO CITY COMMISSION
 On MAY 23, 2016, the governing board of this municipality, after examination of this application and the facts, passed
 a resolution recommending to the Board of County Commissioners that the application be DENIED

Dated this _____ day of _____, _____

 City Auditor or Township Clerk

Action by the Board of County Commissioners

Application was _____ by action of _____ County Board of Commissioners.
 Approved/Rejected

Based upon an examination of the facts and the provisions of North Dakota Century Code § 57-23-04, we approve this application. The taxable valuation is reduced from \$ _____ to \$ _____ and the taxes are reduced accordingly. The taxes, if paid, will be refunded to the extent of \$ _____. The Board accepts \$ _____ in full settlement of taxes for the tax year _____.

We reject this application in whole or in part for the following reason(s). Written explanation of the rationale for the decision must be attached.

Dated _____

 County Auditor _____ Chairperson

Certification of County Auditor

I certify that the Board of County Commissioners took the action stated above and the records of my office and the office of the County Treasurer show the following facts as to the assessment and the payment of taxes on the property described in this application.

Year	Taxable Value	Tax	Date Paid (if paid)	Payment Made Under Written Protest?
				yes/no

I further certify that the taxable valuation and the taxes ordered abated or refunded by the Board of County Commissioner are as follows:

Year	Reduction in Taxable Valuation	Reduction in Taxes

 County Auditor _____ Date

**Application For Abatement
 Or Refund Of Taxes**

Name of Applicant Helmar Properties LLC

County Auditor's File No. 4454

Date Application Was Filed With The County Auditor 4/18/16

Date County Auditor Mailed Application to Township Clerk or City Auditor 4/18/16
(must be within 15 business days of filing date)

Estimate Number : -72
 Property Owner : ABC SUPPLY CO INC
 Property Address : 4119 14TH AVE
 Property City : FARGO
 State/Province : ND
 ZIP/Postal Code : 58102

Section 1**Occupancy**

	<u>Class</u>	<u>Height</u>	<u>Rank</u>
100% Industrials, Light Mfg.	Metal frame and walls	18.00	2.0
Total Area	: 13,600		
Number of Stories (Section)	: 1.00		
Shape	: 2.00		
Effective Age (years)	: 27.00		

Components

	<u>Units/%</u>	<u>Other</u>
Land and Site:		
Land	178,000	

Section 2**Occupancy**

	<u>Class</u>	<u>Height</u>	<u>Rank</u>
100% Mini-Warehouse	Metal frame and walls	8.00	2.0
Total Area	: 4,545		
Number of Stories (Section)	: 1.00		
Shape	: 2.00		
Effective Age (years)	: 19.00		

Section 3**Occupancy**

	<u>Class</u>	<u>Height</u>	<u>Rank</u>
100% Industrials, Light Mfg.	Metal frame and walls	18.00	2.0
Total Area	: 11,840		
Number of Stories (Section)	: 1.00		
Shape	: 2.00		
Effective Age (years)	: 11.00		

Components

	<u>Units/%</u>	<u>Other</u>
Mezzanines:		
Mezzanines	256	
Land and Site:		
Site Improvements (undepreciated)	23,800	

Cost as of 01/2016

	<u>Units/%</u>	<u>Cost</u>	<u>Total</u>
Basic Structure			
Base Cost	29,985	36.42	1,091,917
Exterior Walls	29,985	6.67	200,034
Heating & Cooling	25,440	3.70	94,211
Mezzanine	256	30.58	7,828
Basic Structure Cost	29,985	46.49	1,393,990

Estimate Number : -72
ZIP/Postal Code : 58102

Less Depreciation			
Physical & Functional	39.8%		555,034
Depreciated Cost	29,985	27.98	838,956
Miscellaneous			
Land			178,000
Site Improvements			23,800
Total Cost	29,985	34.71	1,040,756

Estimate Number: -72
 ZIP/Postal Code

Section 1

Occupancy

100% Industrials, Light Mftg.
 Total Area
 Number of Stories (Section)
 Shape
 Effective Age (years)

<u>Class</u>	<u>Height</u>	<u>Rank</u>
Metal frame and walls	18.00	2.0
Total Area	: 13,600	
Number of Stories (Section)	: 1.00	
Shape	: 2.0	
Effective Age (years)	: 27.0	

Components

Land and Site:
 Land

<u>Units/%</u>	<u>Other</u>
178,000	

Cost as of 01/2016

	<u>Units</u>	<u>Unit Cost</u>	<u>Total Cost New</u>	<u>Less Depreciation</u>	<u>Total Cost Depreciated</u>
Basic Structure					
Base Cost	13,600	38.76	527,136	321,553	205,583
Exterior Walls	13,600	6.21	84,456	51,518	32,938
Heating & Cooling	13,600	3.68	50,048	30,529	19,519
Basic Structure Cost	13,600	48.65	661,640	403,600	258,040
Less Depreciation					
Physical & Functional	61.0%			403,600	258,040
Depreciated Cost	13,600	18.97			258,040
Miscellaneous					
Land					
Land			178,000		
Total Cost	13,600	32.06			436,040

Estimate Number: -72
 ZIP/Postal Code

Section 2

Occupancy

	<u>Class</u>	<u>Height</u>	<u>Rank</u>
100% Mini-Warehouse	Metal frame and walls	8.00	2.0
Total Area	: 4,545		
Number of Stories (Section)	: 1.00		
Shape	: 2.0		
Effective Age (years)	: 19.0		

Cost as of 01/2016

	<u>Units</u>	<u>Unit Cost</u>	<u>Total Cost New</u>	<u>Less Depreciation</u>	<u>Total Cost Depreciated</u>
Basic Structure					
Base Cost	4,545	22.12	100,535	36,193	64,342
Exterior Walls	4,545	9.07	41,223	14,840	26,383
Basic Structure Cost	4,545	31.19	141,758	51,033	90,725
Less Depreciation					
Physical & Functional	36.0%			51,033	90,725
Depreciated Cost	4,545	19.96			90,725

Estimate Number: -72
 ZIP/Postal Code

Section 3

Occupancy

	<u>Class</u>	<u>Height</u>	<u>Rank</u>
100% Industrials, Light Mftg.	Metal frame and walls	18.00	2.0
Total Area	: 11,840		
Number of Stories (Section)	: 1.00		
Shape	: 2.0		
Effective Age (years)	: 11.0		

Components

	<u>Units/%</u>	<u>Other</u>
Mezzanines:		
Mezzanines	256	
Land and Site:		
Site Improvements (undepreciated)	23,800	

Cost as of 01/2016

	<u>Units</u>	<u>Unit Cost</u>	<u>Total Cost New</u>	<u>Less Depreciation</u>	<u>Total Cost Depreciated</u>
Basic Structure					
Base Cost	11,840	39.21	464,246	78,922	385,324
Exterior Walls	11,840	6.28	74,355	12,640	61,715
Heating & Cooling	11,840	3.73	44,163	7,508	36,655
Mezzanine					
Mezzanines	256	30.58	7,828	1,331	6,497
Basic Structure Cost	11,840	49.88	590,592	100,401	490,191
Less Depreciation					
Physical & Functional	17.0%			100,401	490,191
Depreciated Cost	11,840	41.40			490,191
Miscellaneous					
Site Improvements					
Site Improvements (undepreciated)			23,800		
Total Cost	11,840	43.41			513,991

Estimate Number : -72
 Property Owner : ABC SUPPLY CO INC
 Property Address : 4119 14TH AVE
 Property City : FARGO
 State/Province : ND
 ZIP/Postal Code : 58102
 Apply depreciation % to Replacement Cost New : Yes

Section 1

Occupancy	<u>%</u>	<u>Class</u>	<u>Height</u>	<u>Rank</u>
494 Industrials, Light Mftg.	100	S	18	2
Total Area	: 13600			
Number of Stories (Section)	: 1			
Shape	: 2			
Effective Age (years)	: 27			
Typical Life (years)	: Marshall & Swift Tables			
Adjustment	: 1			
Depreciation Type	: Marshall & Swift Tables			

Components	<u>Units/%</u>	<u>Rank</u>	<u>Depr %</u>	<u>Other</u>
Land and Site:				
61 Land	178000			

Section 2

Occupancy	<u>%</u>	<u>Class</u>	<u>Height</u>	<u>Rank</u>
386 Mini-Warehouse	100	S	8	2
Total Area	: 4545			
Number of Stories (Section)	: 1			
Shape	: 2			
Effective Age (years)	: 19			
Typical Life (years)	: Marshall & Swift Tables			
Adjustment	: 1			
Depreciation Type	: Marshall & Swift Tables			

Section 3

Occupancy	<u>%</u>	<u>Class</u>	<u>Height</u>	<u>Rank</u>
494 Industrials, Light Mftg.	100	S	18	2
Total Area	: 11840			
Number of Stories (Section)	: 1			
Shape	: 2			
Effective Age (years)	: 11			
Typical Life (years)	: Marshall & Swift Tables			
Adjustment	: 1			
Depreciation Type	: Marshall & Swift Tables			

Components	<u>Units/%</u>	<u>Rank</u>	<u>Depr %</u>	<u>Other</u>
Mezzanines:				
759 Mezzanines	256			
Land and Site:				
63 Site Improvements (undepreciated)	23800			