



## Equalization Department

Box 2806  
211 Ninth Street South  
Fargo, ND 58103

Telephone: 701-241-5616  
Fax: 701-241-5729  
[assessor@casscountynd.gov](mailto:assessor@casscountynd.gov)

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### **Scott Radloff**

Parcel: 03-0670-00110-000  
Address: 607 Fairway Dr

#### Synopsis:

Mr. Radloff appealed at the Local and County Board of Equalization. During the local board of equalization, he met with Bob Ehler, Vanguard Appraisals, Inc. to discuss his valuation. He brought blueprints of his home and Mr. Ehler found that a large portion of open foyer was missed which resulted in a decrease in his valuation. Mr. Ehler lowered the quality of the basement, which in turn lowered the value of the home to \$408,700. Mr. Radloff was not appealing his valuation at the county board, rather the methodology used in Vanguards Reappraisal.

#### Review:

The subject property is located in Cottonwood Development in Casselton on a street adjacent to the golf course with limited view of the course. The majority of homes in the development are built at or above a standard spec grade, throughout the 1990's and early 2000's. Since Mr. Radloff is only questioning the methodology there was no need to complete an additional review of his home. Mr. Radloff submitted valuations for various properties in his neighborhood that he asked our office to review. Our internal review found that the subject property increased at a rate higher than some of its neighboring properties, but this was due to his property being valued much lower than similar properties in previous years. This was mainly because his land was previously undervalued in comparison to similar lots. Mr. Radloff also expressed concerns about how the high-end properties were being valued.

Our office has forwarded Mr. Radloff's concerns to the Casselton City Assessor, and she plans to look into it for the 2019 year. Our office will work with the City of Casselton to help determine if adjustments need to be made to the high-end properties Mr. Radloff is referring to.

#### Conclusion:

A value adjustment was made at the local board to correct any inequities in Mr. Radloff's property and he is not appealing his value but that of his neighbors at the county board. Since we can only focus on individual appeals, it is our recommendation to retain the current value of \$408,700.

