



Equalization Department

Box 2806
211 Ninth Street South
Fargo, ND 58103

Telephone: 701-241-5616
Fax: 701-241-5729
assessor@casscountynd.gov

James Thibert

Parcel: 59-0000-10845-020
Address: 6320 105 St N

Synopsis:

Mr. Thibert questioned his valuation at the County Board of Equalization. His main concern was equity amongst other homes in Raymond Township. He did not appeal at the local board of equalization. The property was part of the 2017 reappraisal project and the value is \$210,200, which is an increase of \$50,200. The land increased as a product of the reappraisal while the structure decreased in value.

Review:

The subject property is located on 9.18 acres in Raymond Township on the corner of County Road 22 and 105th St N. The property is roughly a 20-minute drive to Fargo and West Fargo, which make it a desirable location, however it is about 3 miles of gravel and either direction. It is roughly ½ mile from the proposed diversion and not within the current flood maps.

Our office contacted Mr. Thibert after the board of equalization and found that his main concern was that everyone in Raymond received a similar land increase. Since the appeal was due to fairness amongst neighbors, a physical inspection was not needed. Our office verified assessment equity amongst land values in Raymond Township with Mr. Thibert along with recent sales in the township. After our discussion he stated he was accepting of the valuation.

Conclusion:

Mr. Thibert's appeal was focused on assessment equity amongst land values in Raymond Township, rather than an individual appeal of his value. Our office provided him with our methodology and he is accepting of his value. Our office recommends retaining the value of \$210,000.

