



Equalization Department

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Staff Report for the 2019 County Board of Equalization

June 11th, 2019

City or Township: Casselton

Appellant: Nick Voss

Issue: Protests the assessment of parcel number 03-1160-00070-000

Summary:

Mr. Voss appealed at the local and county board of equalization regarding his value. Information supporting a value reduction was not provided to the county board. The home was purchased on April 20th, 2018 for \$760,335 and the current value is \$679,500. Mr. Voss feels it would be difficult to recapture his purchase price in the market.

Analysis:

The home is a Designer Home (Luxe Collection) – Victoria Model 2 Story home. The home has 3,628 square feet of total living area (TLA) above ground with an additional 1,800 square feet of basement finish. The layout and architectural style of the home is very good quality and includes a theater room, full bar in basement, and second floor that is open to the main floor living room. Most interior amenities are typical for the style and quality of construction. The quality of the home is currently superior to surrounding homes, but the development is still young and could result in similar quality builds. My review of the local assessor's work supports the current value, and appropriate obsolescence was given to the grade to account for the home being overbuilt for the area. A review of 14 comparable 2 story sales in the communities of Horace and Mapleton support a median value of \$210/TLA and the subject is currently valued at \$203/TLA.

Recommendation:

No change in value recommended. Certify the current assessment of \$679,500.



Example

Fire District	W070
Water District	PK03
County Parks	East View 1st
Subdivision	Addition to Casselton
Legal	EAST VIEW 1ST ADDN LT 7 BLK 1 **8-2-17 REPLAT FRM 03-1150-00010- 000 THRU 00160-000 PER PLAT DOC#1516320 FOR 2017 TONVA

[Zoom to](#)