

# Four-Plex

Parcel Number: 01-4181-00280-000

2822 8 ST N

Owner: RR Real Estate, LLC

## Appeal of Assessment for Year(s): 2022, 2023

Name of Applicant: Robert Geglin

### True & Full Value

<b>2023</b>	394,000	101.97 / sf	98,500 / unit
<b>2022</b>	342,600	88.66 / sf	85,650 / unit

### Applicants Requested Value(s)

<b>2023</b>	320,000	82.82 / sf	80,000 / unit
<b>2022</b>	290,000	75.05 / sf	72,500 / unit

### General Property Information

Property Type	Apartment (4-Plex)
Year Built	1958 (remodeled 2022)
Building Area	3,864 sf
Number of Units	4



### Fargo Assessor Recommendation

<b>2023</b>	310,000	80.23 / sf	77,500 / unit
<b>2022</b>	305,000	78.93 / sf	76,250 / unit

### Summary

Appellant is appealing the true & full value for tax years 2022 and 2023. He requests a reduction of -\$52,600 (-15.4%) for 2022; and -\$74,000 (-18.8%) for 2023. As support for the reductions, the appellant provides the purchase price (02/28/2022 - \$290,000) and an independent fee appraisal (09/18/2023 - \$320,000). Appellant also contends that the subject property is over-valued relative to its competing property set.

The subject property is a four unit apartment building. It is located near the Northport Shopping Center. While built in 1958, an extensive renovation occurred in 2022, which puts it in higher condition than its peers. The buyer was unsure of which components were updated. The property view indicated that the roof, windows, flooring, HVAC, fixtures, kitchens, and baths were all replaced or repaired. Assessment department staff valued the remodeling work for 2022. Staff subsequently applied market adjustments to all adjacent apartment properties for 2023.

City staff viewed the property on 11/14/2023. Staff estimated the value with all three approaches. The indicated value range for 2023 is: \$310,000 (sales comparison approach) to \$332,000 (cost approach). For 2022, the analysis indicates a value range between: \$301,000 (income approach) to \$313,000 (cost approach). Staff chose to recommend the value produced by the sales comparison approach.

### Comparable Sales Summary (2023)

Address	Property Type	Size (SF)	Units	Year Built	Sale Date	Sale Price (with SPUN)	Sale Price (Adj Sales Comp Apprch)	\$/Unit
2928 7 ST N	Four-Plex	4,032	4	1959	10/2022	282,200	308,300	77,075
2914 7 ST N	Four-Plex	4,088	4	1959	05/2022	272,700	297,500	74,375
2710 9 ST N	Four-Plex	2,400	4	1956	06/2022	271,800	321,400	80,350
2706 8 ST N	Four-Plex	2,304	4	1956	06/2022	256,900	320,400	80,100
<b>Subject</b>	Four-Plex	3,864	4	1958	Original 2023 True & Full		394,000	98,500
					Appellants Requested Value		320,000	80,000
					Proposed Value		310,000	77,500

Information provided above is a summary of the analysis conducted. Full analysis is provided in the Assessment Department's work file.

# Four-Plex

Parcel Number: 01-4181-00280-000

2822 8 ST N

Owner: RR Real Estate, LLC

## Comparable Sales Summary (2022)

Address	Property Type	Size (SF)	Units	Year Built	Sale Date	Sale Price (with SPUN)	Sale Price (Adj Sales Comp Apprch)	\$/Unit
2605 9 ST N	Four-Plex	3036	4	1958	02/2022	255,000	307,100	76,775
2934 7 ST N	Four-Plex	3640	4	1959	11/2021	276,000	314,000	78,500
2606 9 ST N	Four-Plex	2544	4	1957	09/2021	231,000	288,600	72,150
2701 9 ST N	Four-Plex	2544	4	1958	03/2021	240,000	302,900	75,725
<b>Subject</b>	Four-Plex	3,864	4	1958	Original 2022 True & Full		342,600	85,650
					Appellants Requested Value		290,000	72,500
					Proposed Value		305,000	76,250

## Competing Properties (Assessed Values) Summary

We studied current assessments of similar properties for equalization. The search parameters are all four-plex apartments in the Northport area, with four 2 bedroom units. There are 19 such properties in both 2022 and 2023. The subject is the highest assessed in all units of comparison, in both years. The subject's renovation history, and condition relative to its peers likely justifies its position at the top of the competitive set. The magnitude between the subject values, and the 90<sup>th</sup> percentile raises concern.

The values proposed by assessment staff would keep the subjects values at or near the top of the competing set, albeit tempered dramatically. The appellant's requested value would also be at the top of value range for this property set.

	2023 Total Value	2023 \$/SF	2023 \$/Unit	2022 Total Value	2022 \$/SF	2022 \$/Unit
<i>Maximum</i>	394,000	102	98,500	342,600	89	85,650
<i>90<sup>th</sup> Percentile</i>	304,080	82	76,020	266,080	71	66,520
<i>75<sup>th</sup> Percentile</i>	284,850	75	71,213	257,400	66	64,350
<i>Median</i>	279,000	69	69,750	243,700	62	60,925
<i>25<sup>th</sup> Percentile</i>	270,100	67	67,525	239,650	59	59,913
<i>10<sup>th</sup> Percentile</i>	259,500	63	64,875	227,860	55	56,965
<i>Minimum</i>	255,900	61	63,975	222,500	53	55,625
<b>True &amp; Full</b>	394,000	102	98,500	342,600	89	85,650
<b>Requested Value</b>	320,000	83	80,000	290,000	75	72,500
<b>Proposed Value</b>	310,000	80	77,500	305,000	79	76,250

**Recommended Action #1:** Adjust the true and full value to \$310,000 for the 2023 tax year.

**Recommended Action #2:** Adjust the true and full value to \$305,000 for the 2022 tax year.

# Application For Abatement Or Refund Of Taxes

North Dakota Century Code § 57-23-04

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

RECEIVED  
CASS COUNTY AUDITOR  
NOV 01 2022 PM 03:04

State of North Dakota Assessment District 1  
County of Cass Property I.D. No. 01-4181-00280-000  
Name RR Real Estate LLC Telephone No. 701-793-9996  
Address 2822 8th St North Fargo, ND 58102

Legal description of the property involved in this application:  
LAWRENCE YUNKER 1 S 4' LOT 1 & N 69' LOT 2 BLK 3 1ST SUB OF BLK 3

Total true and full value of the property described above for the year <u>2022</u> is:		Total true and full value of the property described above for the year <u>2022</u> should be:	
Land	\$ <u>29,000</u>	Land	\$ <u>29,000</u>
Improvements	\$ <u>313,600</u>	Improvements	\$ <u>261,000</u>
Total	\$ <u>342,600</u> (1)	Total	\$ <u>290,000</u> (2)

The difference of \$ 52,000.00 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: \$ 290,000 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: Yes Purpose of appraisal: to close on mortgage  
yes/no  
Market value estimate: \$ 290,000  
Appraisal was made by whom? Border Appraisals

4. The applicant's estimate of market value of the property involved in this application is \$ 290,000

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

Applicant asks that The Total and Full value of the property be lowered to match the market price  
and the price described in appraisal.

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.

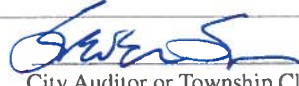
Signature of Preparer (if other than applicant) \_\_\_\_\_ Date \_\_\_\_\_ Signature of Applicant [Signature] Date 17/25/2022

**Recommendation of the Governing Body of the City or Township**

Recommendation of the governing board of City of Fargo

On January 8, 2024, 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 Approved reduction to \$305,000

Dated this 18 day of January, 2024.

  
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 Valuc	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**

RR. Real Estate LLC

Name of Applicant

4551

County Auditor's File No.

11/1/2023

Date Application Was Filed With The County Auditor

11/2/2023

Date County Auditor Mailed Application to Township Clerk or City Auditor

(must be within five business days of filing date)

Application For Abatement Or Refund Of Taxes

North Dakota Century Code § 57-23-04

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 1

RECEIVED
CASS COUNTY AUDITOR
NOV 14 2023 AM 11:16

County of Cass

Property I.D. No. 01-4181-00280-000

Name RR Real Estate LLC

Telephone No. 701-793-9996

Address 2822 8th St North Fargo, ND 58102

Legal description of the property involved in this application:

LAWRENCE YUNKER 1 S 4' LOT 1 & N 69' LOT 2 BLK 3 1ST SUB OF BLK 3

Total true and full value of the property described above for the year 2023 is:

Land \$ 29000
Improvements \$ 365000
Total \$ 394000 (1)

Total true and full value of the property described above for the year 2023 should be:

Land \$ 29000
Improvements \$ 291000
Total \$ 320000 (2)

The difference of \$ 74000 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: \$ 290000 Date of purchase:
Terms: Cash Contract 4 Trade Other (explain)
Was there personal property involved in the purchase price? no Estimated value: \$
2. Has the property been offered for sale on the open market? no If yes, how long?
Asking price: \$ Terms of sale:
3. The property was independently appraised: Yes Purpose of appraisal: to close on mortgage
Market value estimate: \$ 290000
Appraisal was made by whom? Border Appraisals
4. The applicant's estimate of market value of the property involved in this application is \$ 290000
5. The estimated agricultural productive value of this property is excessive because of the following condition(s):

Applicant asks that The Total and Full value of the property be lowered to match the market and the price described in appraisal.

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.

Signature of Preparer (if other than applicant)

Date

Signature of Applicant

1/13/2023 Date

**Recommendation of the Governing Body of the City or Township**

Recommendation of the governing board of City of Fargo

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~~\$~~ \$310,000

Dated this 18 day of January, 2024.

  
 City Auditor or Township Clerk

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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.

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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 RR Real Estate LLC

County Auditor's File No. 4553

Date Application Was Filed With The County Auditor 11/14/2023

Date County Auditor Mailed Application to Township Clerk or City Auditor 11/15/2023

(must be within five business days of filing date)

**From:** [RR Real Estate LLC](#)  
**To:** [jhaley](#)  
**Cc:** [Michael Splonskowski](#)  
**Subject:** Re: 2822 8 ST N  
**Date:** Monday, December 4, 2023 5:22:15 PM

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**CAUTION:** This email originated from an outside source. Do not click links or open attachments unless you know they are safe.

Yes, we agree to waive! Thank you.

On Mon, Dec 4, 2023 at 11:14 AM James Haley <[jhaley@fargond.gov](mailto:jhaley@fargond.gov)> wrote:

Hi Robert,

Thank you for confirming that January 8<sup>th</sup> will work for the re-scheduled hearing. As we discussed, my office is recommending a reduction in both years. Our proposed values are:

**2023** - \$ 310,000

**2022** - \$ 305,000

If you agree with these values, it may be convenient for you to waive your hearing before the City Commission. We will present the information on your behalf. That information is enclosed in this email. By waiving your hearing, you would not need to be in attendance at the city hearing on January 8<sup>th</sup>. The only downside to this, is the off chance that the commission wishes to remove the item from its “consent agenda” and discuss it. We would still recommend the values I mentioned above, however you would not be present to answer any questions they may have.

If you wish to waive your hearing at the City Commission on January 8th, please reply and explicitly state your intention to do so.

After the city commission hearing, we send the recommendation to the Cass County Commission. They are responsible for ultimately deciding what to do. I would highly recommend being in attendance at that hearing. It will likely occur late January or early February of 2024. Please watch for any communication from Cass County with regard to that hearing.

Respectfully,

**James Haley | Deputy City Assessor**

Fargo Assessment Department

[225 4 St N W229](#) | 701.241.1445 | [jhaley@fargond.gov](mailto:jhaley@fargond.gov)