Osborne Residence

Parcel Number: 01-2323-02042-000

Appeal of Assessment for Year: 2023

| Name of Applicant: Dawn | Osborne | | |
|--|---------|-------------------------|---|
| 2023 True & Full Value | 371,400 | \$293 / sf | |
| Applicants Requested Value(s) | 331,400 | \$262 / sf | - 12% |
| General Property Information Property Type Year Built Building Story Height Total Living Area (Above Grade) | | Single Family 4 Beds | Dwelling 1995 Bi-Level 1,266 sf / 3 Baths |
| Staff Recommendation | 371,400 | No Value | Change |



Summary

Appellant appealed the 2023 true and full value on November 27, 2023 and a staff appraiser physically reviewed the property on November 30, 2023. The appellant is concerned about the large increase in a single year, and feels that the home is similar to the neighboring homes.

Upon review, we found that the house is a good grade house. Grade has to do with the quality of the construction materials, workmanship, and design of the home. Many of the neighboring houses and comparable properties presented by the appellant are average grade. For more accuracy in valuation and to ensure equalization, we strive to compare apples-to-apples. So, if we have enough sales, we will compare good grade homes together and not include higher or lower grades in the appraisal.

The following sales are considered the most comparable to the subject from 2022. The sales range from \$283/SF to \$325/SF, with a median of \$292.70/SF. This puts the subject property at the median of the sales prices. The competing assessed properties range from \$273/sf to \$299/SF, with a median of \$288/SF, putting the subject within the range of competing properties, and about 2% higher than the median.

Given this data, we feel that the value is well supported and equalized, and recommend no change for the 2023 assessment.

| Comparable Sales Summary | / | | | | | | | | | |
|---------------------------------|-------------|---------------|------|----------|------|-------|---------------|-----------|---------------------------|-------------|
| Address | Map Zone | Year Built | Size | Style | Beds | Baths | Garage Stalls | Sale Date | Sale Price (with SPUN) | Price \$/SF |
| 3807 21 ST S | Southpointe | 1995 | 1227 | Bi-Level | 4 | 3 | 3 Stall / Att | 04-Jan-22 | \$365,500 | \$298 |
| 4286 WOODHAVEN ST S | Woodhaven | 2001 | 1186 | Bi-Level | 4 | 3 | 3 Stall / Att | 16-May-22 | \$386,000 | \$325 |
| 4336 WOODHAVEN ST S | Woodhaven | 2002 | 1195 | Bi-Level | 4 | 3 | 3 Stall / Att | 14-Feb-22 | \$364,900 | \$305 |
| 4148 WOODHAVEN ST S | Woodhaven | 2002 | 1306 | Bi-Level | 4 | 3 | 3 Stall / Att | 18-Jan-22 | \$375,500 | \$288 |
| 2301 35 AVE S | Southpointe | 1989 | 1232 | Bi-Level | 4 | 2 | 2 Stall / Att | 09-Dec-22 | \$354,000 | \$287 |
| 3402 22 ST S | Southpointe | 1988 | 1192 | Bi-Level | 5 | 2 | 2 Stall / Att | 04-Mar-22 | \$337,800 | \$283 |
| Subject | Southpointe | 1995 | 1266 | Bi-Level | 4 | 3 | 3 Stall/Att | Proposed | \$371,400 | \$293 |

Competing Properties (Assessed Values) Summary

| Address | Map Zone | Year Built | Size | Style | Beds | Baths | Garage Stalls | Tax Year | Assessed Value | Price \$/SF |
|------------------|-------------|------------|------|----------|------|-------|---------------|----------|----------------|-------------|
| 3816 22 ST S | Southpointe | 1996 | 1220 | Bi-Level | 4 | 3 | 3 Stall/Att | 2023 | \$332,600 | \$273 |
| 2008 36 1/2 CT S | Southpointe | 1994 | 1138 | Bi-Level | 4 | 2 | 3 Stall/Att | 2023 | \$314,600 | \$276 |
| 3715 20 ST S | Southpointe | 1995 | 1276 | Bi-Level | 4 | 3 | 3 Stall/Att | 2023 | \$362,200 | \$284 |
| 3822 21 ST S | Southpointe | 1994 | 1244 | Bi-Level | 4 | 3 | 3 Stall/Att | 2023 | \$357,900 | \$288 |
| 3663 21 ST S | Southpointe | 1994 | 1309 | Bi-Level | 5 | 3 | 3 Stall/Att | 2023 | \$376,800 | \$288 |
| 3725 20 ST S | Southpointe | 1995 | 1246 | Bi-Level | 3 | 3 | 3 Stall/Att | 2023 | \$362,900 | \$291 |
| 3807 21 ST S | Southpointe | 1995 | 1227 | Bi-Level | 4 | 3 | 3 Stall/Att | 2023 | \$361,800 | \$295 |
| 3667 21 ST S | Southpointe | 1996 | 1148 | Bi-Level | 4 | 2 | 3 Stall/Att | 2023 | \$343,600 | \$299 |
| Subject Before | Southpointe | 1995 | 1266 | Bi-Level | 4 | 3 | 3 Stall/Att | 2023 | \$371,400 | \$293 |
| Subject After | | | | | | | Р | roposed | \$371,400 | \$293 |

Parcel Number: 01-2323-02042-000

Staff Recommendation: Retain the true and full value for the 2023 tax year of \$371,400

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 foll | owing the year in which the tax becomes delinquent. |
|---|---|
| State of North Dakota Assessmen | nt District City of Fargo |
| County of CESS Property | I.D. No. 01-2323-02042-000 RECEIVED |
| Name Drush MI OSborne | Telephone No. 701-361-5330 |
| Address 3723 21 St St S Fargo NI | |
| Legal description of the property involved in this application: | |
| Prairie Crossing, 12 replat | , lot 6, parce i # 01-2323-02012-02 |
| Total true and full value of the property described above for the year $\frac{21}{2100}$ $\frac{2023}{100}$ | Total true and full value of the property described above for the year 223 should be: |
| Land s 78.550 | Land \$ 78,800 |
| Improvements S 290.600 | Improvements \$ 252,600 |
| Total s 371,400 | Total \$ 331,400 |
| | (2) |
| The difference of \$ | d (2) above is due to the following reason(s): |
| I. Agricultural property true and full value exceeds its agricultural value def Residential or commercial property's true and full value exceeds the mark Error in property description, entering the description, or extending the tag Nonexisting improvement assessed Complainant or property is exempt from taxation. Attach a copy of Appli Duplicate assessment Property improvement was destroyed or damaged by fire, flood, tornado, to Error in noting payment of taxes, taxes erroneously paid Property qualifies for Homestead Credit (N.D.C.C. § 57-02-08.1) or Disat the application. Other (explain) | eation for Property Tax Exemption. or other natural disaster (see N.D.C.C. § 57-23-04(1)(g)) |
| The following facts relate to the market value of the residential or commercial pro question #5. | perty described above. For agricultural property, go directly to |
| 1. Purchase price of property: \$ 195,100 Date of purchase: | 3004 |
| Terms: Cash Contract Trade (| |
| Was there personal property involved in the purchase price? Yes/no Es | |
| 2. Has the property been offered for sale on the open market? If yes | s, how long? |
| Asking price: S Terms of sale: | |
| 3. The property was independently appraised: Purpose of appraisal: | |
| Market value | estimate: \$ |
| Appraisal was made by whom? I shouldn't have to | pay for an appraisal to be treated fairly. |
| 4. The applicant's estimate of market value of the property involved in this applic | |
| 5. The estimated agricultural productive value of this property is excessive becau | se of the following condition(s): |

taxes for 2023. lyr. ts made to home value and retund appropriat 2 Applicant asks that Adius Instified br improveine, sthotes. ch 4

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-I1-02, 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.

Date

Signature of Preparer (if other than applicant)

LUUN Signature of Applicant

orne 2-31-23 Date

24775 (2-2016)

Recommendation of the Governing Body of the City or Township

Recommendation of the governing board of 2 44 0 + 12 at

a resolution recommending to the Board of County Commissioners that the application be Value 0 February 2 2024, the governing board of this municipality, after examination of this application and the facts, passed Meniec retain certified 2023

| | | Year | I further certify that the taxable value | | Vear | County Auditor I certify that the Board of Cou show the following facts as to the as | Dated | attached | We reject this application in | lax year | will be refunded to the extent of \$ | Based upon an examination over a second seco | Application was Approved/Rejected | | Dated this 26 day of | |
|--|----------------|----------------------|--|--------|--|---|-------|----------|------------------------------------|----------|--------------------------------------|--|-----------------------------------|---|---------------------------------------|---|
| Application For Abatement Or Refund Of Taxes | | Reduction in | valuation and the taxes ordered abated | | Taxable Value | County Commissioners to assessment and the pay | | | whole or in part for the | | | f the facts and the pro | jected by action of | Action b | of telanum | 1 |
| Name of Applicant Dawn M Osborne County Auditor's File No. 4556 | 0 | in Taxable Valuation | dered abated or refunded by the | | Tax | y Auditor Certification of County Auditor I certify that the Board of County Commissioners took the action stated above and the records of my office the following facts as to the assessment and the payment of taxes on the property described in this applica the following facts as to the assessment and the payment of taxes on the property described in this applica | | | following (cason(s). | | | Based upon an examination of the facts and the provisions of North Dakota Century Code § 57-23-04, we approve this application. The taxable ion is reduced from \$ and the taxes are reduced accordingly. The taxes if paid | on of | Action by the Board of County Commissioners | 2024 Deputy | |
| County Auditor's File No. 7336 Date Application Was Filed $1/10/2024$ Date County Auditor Mailed Application to Township $1/11/2024$ Clerk or City Auditor Mailed (must be within flyer business days of filing date) | County Auditor | Reducti | Board of County Commissio | | Date Paid (if paid) | | | | Written explanation of the rati | | | y Code § 57-23-04, we appro | County Board of Commissioners | missioners | Depudy City Auditor or Township Clerk | 2 |
| | Date | Reduction in Taxes | Commissioner are as follows: | yes/no | Payment Made Under Written Protest? | Chairperson and the office of the County Treasurer tion. | | | rationale for the decision must be | | in full settlen | we this application. The taxable | Commissioners. | | Dear | A |