Board of County Commissioners Tim Flakoll Tony Grindberg Jim Kapitan Duane Breitling Joel Vettel



PO Box 2806 211 Ninth Street South Fargo, North Dakota 58108 701-241-5609 www.casscountynd.gov

MEMO

TO: Cass County Board of Commissioners

FROM: Taylor Kaushagen, Commission Assistant

and Tax Equalization Office

DATE: December 26, 2024

SUBJECT: Abatement applications for Cass County Highway 20 Industrial Park properties

For your consideration are six applications for abatement or refund of taxes submitted by County 20 Storage and Transfer Inc for properties located in the industrial park on Cass County Highway 20 and are requesting the following reductions for 2023:

#4569 – 4512 33rd St N – Reduce from \$11,643,100 down to \$8,381,450 #4570 – 4451 37th St N – Reduce from \$9,544,300 down to \$9,179,280 #4571 – 4108 33rd St N – Reduce from \$4,924,100 down to \$4,713,000 #4572 – 4409 33rd St N – Reduce from \$3,951,900 down to \$3,279,056 #4573 – 4455 33rd St N – Reduce from \$1,863,100 down to \$1,565,890 #4574 – 4357 33rd St N – Reduce from \$1,463,000 down to \$1,269,288

The City of Fargo assessing office reviewed the applications and recommends the following abatement applications be denied:

#4569 - 4512 33rd St N. and retain the 2023 value #4570 - 4451 37th St N. and retain the 2023 value #4571 - 4108 33rd St N. and retain the 2023 value #4572 - 4409 33rd St N. and retain the 2023 value #4573 - 4455 33rd St N. and retain the 2023 value #4574 - 4357 33rd St N. and retain the 2023 value

SUGGESTED MOTION:

Move to deny abatement application #4569 for a property located at 4512 33rd Street North in Fargo and retain the 2023 value; deny abatement application #4570 for a property located at 4451 37th Street North in Fargo and retain the 2023 value; deny abatement application #4571 for a property located at 4108 33rd Street North in Fargo and retain the 2023 value; deny abatement application #4572 for a property located at 4409 33rd Street North in Fargo and retain the 2023 value; deny abatement application #4573 for a property located at 4455 33rd Street North in Fargo and retain the 2023 value; and deny abatement application #4574 for a property located at 4357 33rd Street North in Fargo and retain the 2023 value.

Sky Logistics Warehouse

Parcel Number: 01-5410-00800-000 Owner: County 20 Storage & Transfer Inc

Appeal of Assessment for Year: 2023

Name of Applicant: Robert Nelson

Assessed Value (2023 Tax Year) 4,924,100

Applicants Requested Value(s) 4,713,000

General Property Information

Fargo Assessor Recommendation

Property Type Warehouse
Year Built 2008

Building Area 80,000 sf 61.55 / sf
Gross Building Area 80,000 sf 61.55 / sf

4,924,100



Summary

The subject property is a warehouse located north of County Highway 20 and west of Interstate 29. The appellant is requesting a reduction of \$211,000, or 4.3%. The appellant provides current construction costs for a similar building to support the requested reduction in value.

0%

Staff routinely studies the relationship between permitted construction costs and market value. We find that the market value of industrial buildings often exceeds construction costs, which explains the uptick in new industrial construction, particularly in 2023. The appellant's cost analysis excludes critical components tied to market value, such as site improvements and entrepreneurial incentive. These omissions result in an incomplete representation of the property's true and full value.

To support the 2023 true and full value, staff utilized all three appraisal approaches. The indicated values center around \$6,700,000, or \$83.75 per square foot. Staff also examined competing properties for assessment equity (fairness). We analyzed the 2023 true and full value of warehouses built between 1993 and 2023 that measure larger than 20,000 square feet. We found 21 such properties. The subject property is assessed lower than roughly 90% of its competitors on both units of comparison.

Comparable Sales Summary

Address	Buyer	Seller	Property Type	Size (SF)	Year Built	Sale Date	Sale Price (Contract)	Sale Price (Adjusted)	\$/SF (Adj)
3949 37 AVE S	3949 INDUSTRIAL LLC	LARKIN PROPERTIES	Warehouse	48,750	1999	Apr-23	4,765,000	4,594,500	94
3600 39 ST S	MACO 3552 LEASING	LARKIN PROPERTIES	Warehouse	65,200	2017	Nov-23	8,311,100	6,033,500	93
1425 47 ST N	HAMILTON	M&R NORTH DAKOTA	Warehouse	61,919	2005	Sep-23	7,600,000	4,344,500	70
1405 43 ST N	KELMAR PROPERTY 8	DMI BUILDING LLC	Warehouse	43,920	1995	Aug-21	3,100,000	3,632,500	83
Subject			Warehouse	80,000	2008	202	3 Value	4,924,100	62

Competing Properties (Assessed Values) Summary

	Total Value	\$/SF	\$/SF
	Total value	Total	Improvement
90th Percentile	13,043,300	126	115
75 th Percentile	9,544,300	100	90
Median	5,947,400	78	72
25 th Percentile	4,239,300	67	62
10 th Percentile	1,751,290	60	54
2023 True & Full	4,924,100	62	54

Recommended Action: Retain the value of \$4,924,100 for the 2023 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 CASS CO AUDITOR

State of North Dakota	Assessment Distric	ct City of Fargo			
County of Cass	Property I.D. No.	01-5410-00800-0	000	OCT 16	2024 AH 20:34
Name COUNTY 20 STORAGE & TRANSFER INC		Telephone No. (70	1) 365-4609		
Address 4108 33rd St N, Fargo, ND 58102					
Legal description of the property involved in this application:				0	
Lot: 2 Block: 2 RLN BUSINESS PARK 1ST LT 2 B	LK 2				
Total true and full value of the property described above for the year 2023 is:		Total true and full va		ty described 1 be:	
Land \$ 577,000		Land	\$ 577,000		
Improvements \$ 4,347,100		Improvements	\$ 4,136,000		
Total \$ 4,924,100		Total	\$ 4,713,000)	
(1)	(4)				
The difference of \$\(\frac{211,100.00}{} \) true and full value beto			ig reason(s):		
 1. Agricultural property true and full value exceeds its agricultur 2. Residential or commercial property's true and full value exceeds 		D.C.C. § 57-02-27.2			
3 Error in property description, entering the description, or exte					
 4. Nonexisting improvement assessed 5. Complainant or property is exempt from taxation. Attach a complete to the complete taxation. 	opy of Application for	Property Tax Exemptio	n.		
6. Duplicate assessment				V~)\	
 7. Property improvement was destroyed or damaged by fire, floo 8. Error in noting payment of taxes, taxes erroneously paid 					
 9. Property qualifies for Homestead Credit (N.D.C.C. § 57-02-0: the application. 	8.1) or Disabled Vete	rans Credit (N.D.C. C. §	57-02-08.8). Attac	ch a copy of	
C Au 1 1					*)
					1
The following facts relate to the market value of the residential or con question #5.	nmercial property des	cribed above. For agrica	ultural property, go	directly to	
1. Purchase price of property: \$ Date of pure	chase:				
Terms: Cash Contract Trade	Other (ex	plain)			
Was there personal property involved in the purchase price?	Estimated	value: \$			
2. Has the property been offered for sale on the open market?	O If yes, how lo	ng?			
Asking price: \$ Terms of sale: 3. The property was independently appraised: Purpose of sale: Terms of sale:	of appraisal:			-	
yes/no					
	Market value estimate	\$			
Appraisal was made by whom? 4. The applicant's estimate of market value of the property involved in	in this application is	4 713 000			
5. The estimated agricultural productive value of this property is exce					
3. The estimated agricultural productive value of this property is over	000110 0000000 01 010	10110111112			ı
Applicant asks that The County take into consideration the	hat Owner is pre	sently constructing	y two 196k So	FT	
Applicant asks that					
buildings a few blocks from this address, and our a	ctual costs of th	e buildings are gre	atiy less than		ā
the accessed values of the County's comparisons or	estimated appra	aised values.			
By filing this application, I consent to an inspection of the above-descril appraisal of the property. I understand the official will give me reasona	bed property by an au ble notification of the	thorized assessment office inspection. See N.D.C.	cial for the purpose C. § 57-23-05.1.	e of making a	1
I declare under the penalties of N _v D _v C _v C _v § 12.1-11-02, which provide	es for a Class A misd	emeanor for making a fa	alse statement in a	governmenta	1
matter, that this application is, to the best of my knowledge and belief,	a true and correct app	lication			
Kurta Godlman CMACUA 10.14.	24 30	UBINILO		0/14/3 Date	024
Signature of Preparer (if other than applicant) Date	Signature of A	эрнеани		Date	

Recommendation of the Governing Body of the City or Township

-	ming board of			
				application and the facts, passed
a resolution recommending to	the Board of County Commiss	sioners that the application be	e	
Dated this	day of	<u>-</u>	ity Auditor or Township Cle	ark
		Ci	ny Auditor or Township Cit	SIK.
	Action by the	he Board of County Con	nmissioners	
Application was	by action o	of	County Board	of Commissioners.
				rove this application. The taxable
				ed accordingly. The taxes, if paid
		The Board accepts 5		in full settlement of taxes for the
tax year				
				ttionale for the decision must be
Dated				
County Auditor				Chairperson
I certify that the Board	of County Commissioners took	tification of County Aud the action stated above and t	the records of my office and	the office of the County Treasure
show the following facts as to	the assessment and the payme	nt of taxes on the property d	lescribed in this application	Payment Made
Year	Taxable Value	Tax	Date Paid (if paid)	Under Written Protest?
				yes/no
I further certify that the taxab	ole valuation and the taxes order	ed abated or refunded by the	e Board of County Commis	sioner are as follows:
Year	Reduction in Tax	xable Valuation	Redu	ction in Taxes
		į	County Auditor	Date
		+		
		3	V .V.E V	ı
		35	7 7	date)
		ē	2024	(must be within five business days of filing dute)
	men men	<i>₩</i> .		ss days «
	bate	321	7 2 6	busine
	or Al	312		ithin 6ve
	olication For Abatem Or Refund Of Taxes	73/2	عا يا يا يا ع	ist be wi
	atio	-34	e No. s Filec ditor Maile	
	Application For Abatement Or Refund Of Taxes) ×	r's Fill on Was ity Au uditor Iowns	
	d	Name of Applicant	County Auditor's File No. 45 Date Application Was Filed With The County Auditor Mailed Application to Township Coek or Civy Auditor	
		пе об	unty A te App th The	
		Na	Con Dat With App	

County 20 Storage & Transfer Inc

Supplement to Application For Abatement or Refund of Taxes 10. Other (explain) –

Property Address: 4108 33 St N, Fargo, ND 58102

Parcel: 01-5410-00800-000

The property owner is presently constructing two 196,000 square foot warehouses, identical in construction to the above listed property. These warehouses are at 46th Avenue N, just a few blocks from the above-listed property. The actual 2024 construction costs of the new buildings are less than the estimated market value of the County's appraisal. The Property Owner is agreeing to use the County's estimated land value.

Mills: 296.6

Building Sq footage		4108 80,000
	01	-5410-00800- 000
Parcel Land Value Building Value Total Value Taxable Value Tax for year Specials Drains Discount		577,000 4,347,100 4,924,100 246,205 73,024 13,637 1,298 3,651
2024 & 2025 Build Costs - 46th Avenue	\$	51.70
Building only - Replacement Cost Land Value - Per City of Fargo	\$	4,136,000 577,000
Total Replacement + Land	\$	4,713,000
Difference	\$	211,100
City's rate of Total Value / Taxable Value		0.05
Taxable computed by Taxpayer		235,650
Tax Rate City, based upon Taxable Value	C	.296598363
Calculated Tax		69,893
Calculated Tax - Tax for Year - City	\$	(3,131)
Combined Difference		
Replacement + Land / Sq. Feet	\$	58.91
2023		
Land		577,000 4,347,100
Building Total		4,924,100
Current Less 2023		(211,100)

Construction Plan

Owner's Name: County 20 Storage & Transfer

Dramarhiat	2401	4Cth	Aug M	Eardo	NID CO1

Contractor: County 20 Storage & Transfer

196000 sq feet

100000	- 4	reet	
Land Value	\$	490,000.00	Assessed information
Underground	\$	490,000.00	Dakota Underground- including watermain, sanitary sewer, sto
Valor Contracting	\$	8,374,811.01	per contract with change orders through 5/23
Fire Protection	\$	442,934.00	Nova Fire Protection- install wet pipe sprinkler system
Electrical	\$	300,000.00	K&D Electric
Plumbing	\$	50,785.00	Prime Plumbing
HVAC	\$	368,962.00	MidStates In Floor Heat
Earthwork- completed	\$	530,000.00	incl additional aggregate and equipment to move it
County 20's General Contractor	\$	78,000.00	Payroll to Sky Logistics
County 20s temp hire	\$	40,000.00	Payroll to Labor Masters and Sky Logistics
Landscaping	\$	60,000.00	Trees (Haugens) and temp labor
overhead garage doors	\$	65,489.00	Twin City Garage Door
warehouse docking	\$	174,489.70	Arbon Equipment Corp
builders risk insurance	\$	11,200.00	Hanover Insur Company
Engineering	\$	12,444.19	Lowry Engineering
testing	\$	25,000.00	Terracon- ground testing
permit	\$	28,080.00	City of Fargo
Utilities	\$	20,000.00	electricity and water
Misc	\$	120,000.00	miscellaneous

\$ 11,682,194.90 TOTAL PROJECT

minus land, landscaping, earthwork, underground,

\$ 1,627,444.19 Engineering, Testing

196,000 \$ 10,054,750.71 \$ 51.30

Property at 3601 46th Ave N, Fargo, ND 58102

Contractor: County 20 Storage & Transfer

196000 sq feet

Land Value	\$ 490,000.00	Assessed information
Underground	\$ 490,000.00	Dakota Underground- including watermain, sanitary sewer, storm sewer
Valor Contracting	\$ 8,530,125.00	per contract with change orders through 5/23
Fire Protection	\$ 442,934.00	Nova Fire Protection- install wet pipe sprinkler system
Electrical	\$ 300,000.00	K&D Electric
Plumbing	\$ 50,785.00	Prime Plumbing
HVAC	\$ 368,962.00	MidStates In Floor Heat
Earthwork- completed	\$ 530,000.00	incl additional aggregate and equipment to move it
County 20's General Contractor	\$ 78,000.00	Payroll to Sky Logistics
County 20s temp hire	\$ 40,000.00	Payroll to Labor Masters and Sky Logistics
Landscaping	\$ 60,000.00	Trees (Haugens) and temp labor
overhead garage doors	\$ 65,489.00	Twin City Garage Door
warehouse docking	\$ 174,489.70	Arbon Equipment Corp
builders risk insurance	\$ 11,200.00	Hanover Insur Company
Engineering	\$ 12,444.19	Lowry Engineering
testing	\$ 25,000.00	Terracon- ground testing
permit	\$ 28,080.00	City of Fargo
Utilities	\$ 20,000.00	electricity and water
Misc	\$ 120,000.00	miscellaneous

\$ 11,837,508.89 TOTAL PROJECT

minus land, landscaping, earthwork, underground,

\$ 1,627,444.19 Engineering, Testing

196,000 \$ 10,210,064.70 \$ 52.09

Parcel Number: 01-5410-01201-000 Owner: Robert Nelson

Appeal of Assessment for Year: 2023

Name of Applicant: Robert Nelson

Assessed Value (2023 Tax Year) 11,643,100

Applicants Requested Value(s) 8,381,450

General Property Information

Property Type Warehouse
Year Built 2017

Building Area 148,500 sf 78.40 / sf
Gross Building Area 148,500 sf 78.40 / sf

Fargo Assessor Recommendation 11,643,100 0%



4512 33 St N

Summary

The subject property is a warehouse located north of County Highway 20 and west of Interstate 29. The appellant is requesting a reduction of \$3,261,650, or 28%. The appellant provides current construction costs for a similar building to support the requested reduction in value.

Staff routinely studies the relationship between permitted construction costs and market value. We find that the market value of industrial buildings often exceeds construction costs, which explains the uptick in new industrial construction, particularly in 2023. The appellant's cost analysis excludes critical components tied to market value, such as site improvements and entrepreneurial incentive. These omissions result in an incomplete representation of the property's true and full value.

To support the 2023 true and full value, staff utilized all three appraisal approaches. The indicated values center around \$13,600,000, or \$91.58 per square foot. Staff also examined competing properties for assessment equity (fairness). We analyzed the 2023 true and full value of warehouses built between 2003 and 2023, measuring larger than 20,000 square feet. We found 15 such properties. The subject is assessed below the median value on both units of comparison.

Comparable Sales Summary

Address	Buyer	Seller	Property	Size (SF)	Year	Sale	Sale Price	Sale Price	\$/SF
Address	buyer	Jellei	Type	3126 (31)	Built	Date	(Contract)	(Adjusted)	(Adj)
3949 37 AVE S	3949 INDUSTRIAL LLC	LARKIN PROPERTIES	Warehouse	48,750	1999	Apr-23	4,765,000	4,456,300	91
3600 39 ST S	MACO 3552 LEASING	LARKIN PROPERTIES	Warehouse	65,200	2017	Nov-23	8,311,100	6,252,200	96
1425 47 ST N	HAMILTON	M&R NORTH DAKOTA	Warehouse	61,919	2005	Sep-23	7,600,000	4,243,100	69
1405 43 ST N	KELMAR PROPERTY 8	DMI BUILDING LLC	Warehouse	43,920	1995	Aug-21	3,100,000	3,522,600	80
Subject			Warehouse	148,500	2017	202	3 Value	11,643,100	78

Competing Properties (Assessed Values) Summary

	Total Value	\$/SF Total	\$/SF Improvement
90th Percentile	14,164,280	127	116
75 th Percentile	11,353,950	112	93
Median	8,543,700	91	75
25 th Percentile	5,689,170	70	63
10 th Percentile	4,725,896	63	57
2023 True & Full	11,643,100	78	74

Recommended Action: Retain the value of \$11,643,100 for the 2023 tax year.

Application For Abatement Or Refund Of Taxes North Dakota Century Code § 57-23-04

RECEIVED

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 Delector	Assessment District	City of Fargo		GF	185 60 AL
State of North Dakota	Property I.D. No.		000	is	202
County of Cass Name Robert L Nelson		Telephone No. (70			
		retephone No	71,505 1005		
Address 4512 33 St N, Fargo, ND 58102					
Legal description of the property involved in this application: Lot: 6 Block: 2 RLN BUSINESS PARK 1ST LT 6 & 01-5410-01200-000 & 01300-000 FOR 2019	& 7 BLK 2 **1-14	-19 REQUESTE	D COMBINE	E FRM	
Total true and full value of the property described above for the year 2023 is:		Total true and full va	alue of the proper 2023 shoul	rty descri d be:	bed
Land \$ 704,000		Land	\$ 704,000		_
Improvements \$ 10,939,100		Improvement	s \$ 7,677,45	0	
Total \$_11,643,100		Total	\$ 8,381,45		
(1)			(2)		
The difference of \$ true and full value be	tween (1) and (2) above	is due to the followi	ng reason(s):		
 Agricultural property true and full value exceeds its agricultural property and full value exceeds its agricultural property and full value exceeds its agricultural property. Residential or commercial property's true and full value exceeds its agricultural property. Error in property description, entering the description, or extended in the property in the description, or extended in the property in the property is exempt from taxation. Attach a confidence of the property improvement was destroyed or damaged by fire, flowed in the property improvement was destroyed or damaged by fire, flowed in the property qualifies for Homestead Credit (N.D.C.C. § 57-02-on the application. Other (explain) See attached statement 	eeds the market value ending the tax copy of Application for F ood, tornado, or other nat	Property Tax Exemption	.C.C. § 57-23-04(of
The following facts relate to the market value of the residential or conquestion #5.					
1. Purchase price of property: \$					
Was there personal property involved in the purchase price?					
Has the property been offered for sale on the open market? yes					_
	s/no				
3. The property was independently appraised: no Purpose	of appraisal:				
yes/no	Market value estimate: \$				
Appraisal was made by whom?	viaiket value estilliate. 3				_
4. The applicant's estimate of market value of the property involved	in this application is \$_	8.381.450			
5. The estimated agricultural productive value of this property is exc					—)
Applicant asks that The County take into consideration to buildings a few blocks from this address, and our at the accessed values of the County's comparisons of	actual costs of the	buildings are gre			
By filing this application, I consent to an inspection of the above-descr appraisal of the property. I understand the official will give me reason.	able notification of the in	nspection. See N.D.C	.C. § 57-23-05.1,		
I declare under the penalties of N.D.C.C. § 12.1-11-02, which provid matter, that this application is, to the best of my knowledge and belief, Signature of Preparer (if other than applicant) Date	a true and correct applic	Lawali		. 1	1/2024

Recommendation of the Governing Body of the City or Township

-				
		reming board of this municipality nissioners that the application be		
a resolution recommending to th	e Board of County Comi	missioners that the application be	*	
Day dakin				
Dated this	aay ot	City	Auditor or Township Cle	rk
	Action b	y the Board of County Com	missioners	
	·			
Application was	by actio	on of	County Board o	of Commissioners,
				rove this application. The taxable
				ed accordingly. The taxes, if paid, in full settlement of taxes for the
tax year		. The Board accepts a		
				tionale for the decision must be
attached.				
·				
Dated				
County Auditor				Chairperson
Loomify that the Doord of		Certification of County Audi		the office of the County Treasurer
show the following facts as to the	ne assessment and the pay	ment of taxes on the property de	scribed in this application.	
Year	Taxable Value	Tax	Date Paid (if paid)	Payment Made Under Written Protest?
				yes/no
I further certify that the tayable	valuation and the taxes of	rdered abated or refunded by the	Board of County Commis	sioner are as follows:
-				ction in Taxes
Year	Reduction in	Taxable Valuation	Redu	COOK IN TAXES
	1)			
		, <u>C</u>	ounty Auditor	Date
		Ž	1 7 1	
		3	1 2 7	g date)
	l t	2	ol202 2024	(must be withle five business days of illing date)
	eme e	7 6	2 E	ness day.
40	olication For Abatem Or Refund Of Taxes	+ 1		five busi
	For A	2 7	9 7	e withle
	ion J	20	o. — or or — ailed	(must be
	licati	1/34	File N Was E Audit ttor M wnship	
	Application For Abatement Or Refund Of Taxes	Name of Applicant Robert L Nelson	County Auditor's File No. Date Application Was Filed With The County Auditor Application to Township Clerk or City Auditor	
		oſAp	Applic The C Count cation	
		Name	Cour Date With Appli Clerk	

County 20 Storage & Transfer Inc

Supplement to Application For Abatement or Refund of Taxes

10. Other (explain) –

Property Address: 4512 33 St N, Fargo, ND 58102

Parcel: 01-5410-01201-000

The property owner is presently constructing two 196,000 square foot warehouses, identical in construction to the above listed property. These warehouses are at 46th Avenue N, just a few blocks from the above-listed property. The actual 2024 construction costs of the new buildings are less than the estimated market value of the County's appraisal. The Property Owner is agreeing to use the County's estimated land value.

Mills:	296.6
	4512
Building Sq footage	148,500
	01-5410-01201- 000
Parcel	704,000
Land Value Building Value	10,939,100
Total Value	11,643,100
Taxable Value	582,155
Tax for year	172,667 17,606
Specials Drains	2,877
Discount	8,633
2024 & 2025 Build Costs - 46th Avenue	\$ 51.70
Building only - Replacement Cost	\$ 7,677,450
Land Value - Per City of Fargo	704,000
Total Replacement + Land	\$ 8,381,450
Difference	\$ 3,261,650
City's rate of Total Value / Taxable Value	0.05
Taxable computed by Taxpayer	419,073
Tax Rate City, based upon Taxable Value	0.296599703
Calculated Tax	124,297
Calculated Tax - Tax for Year - City	\$ (48,370)
Combined Difference	
Replacement + Land / Sq. Feet	\$ 56.44
20	023
Land	704,000
Building	10,939,100
Total	11,643,100
Current Less 2023	(3,261,650)

Construction Plan

Owner's Name: County 20 Storage & Transfer

Property at 3401 46th Ave N, Fargo, ND 58102

Contractor: County 20 Storage & Transfer

196000 sq feet

Land Value	\$ 490,000.00	Assessed information
Underground	\$ 490,000.00	Dakota Underground-including watermain, sanitary sewer, sto
Valor Contracting	\$ 8,374,811.01	per contract with change orders through 5/23
Fire Protection	\$ 442,934.00	Nova Fire Protection- install wet pipe sprinkler system
Electrical	\$ 300,000,00	K&D Electric
Plumbing	\$ 50,785.00	Prime Plumbing
HVAC	\$ 368,962.00	MidStates In Floor Heat
Earthwork- completed	\$ 530,000.00	incl additional aggregate and equipment to move it
County 20's General Contractor	\$ 78,000.00	Payroll to Sky Logistics
County 20s temp hire	\$ 40,000.00	Payroll to Labor Masters and Sky Logistics
Landscaping	\$ 60,000.00	Trees (Haugens) and temp labor
overhead garage doors	\$ 65,489.00	Twin City Garage Door
warehouse docking	\$ 174,489.70	Arbon Equipment Corp
builders risk insurance	\$ 11,200.00	Hanover Insur Company
Engineering	\$ 12,444.19	Lowry Engineering
testing	\$ 25,000.00	Terracon- ground testing
permit	\$ 28,080.00	City of Fargo
Utilities	\$ 20,000.00	electricity and water
Misc	\$ 120,000.00	miscellaneous

\$ 11,682,194.90 TOTAL PROJECT

minus land, landscaping, earthwork, underground,

\$ 1,627,444.19 Engineering, Testing

196,000 \$ 10,054,750.71 \$ 51.30

Property at 3601 46th Ave N, Fargo, ND 58102

Contractor: County 20 Storage & Transfer

196000 sq feet

Land Value	\$ 490,000.00 A	ssessed information
Underground	\$ 490,000.00 D	Dakota Underground- including watermain, sanitary sewer, storm se
Valor Contracting	\$ 8,530,125.00 p	per contract with change orders through 5/23
Fire Protection	\$ 442,934.00 N	lova Fire Protection- install wet pipe sprinkler system
Electrical	\$ 300,000.00 K	(&D Electric
Plumbing	\$ 50,785.00 P	Prime Plumbing
HVAC	\$ 368,962.00 N	MidStates In Floor Heat
Earthwork- completed	\$ 530,000.00 ir	ncl additional aggregate and equipment to move it
County 20's General Contractor	\$ 78,000.00 P	Payroll to Sky Logistics
County 20s temp hire	\$ 40,000.00 P	Payroll to Labor Masters and Sky Logistics
Landscaping	\$ 60,000.00 T	rees (Haugens) and temp labor
overhead garage doors	\$ 65,489.00	Twin City Garage Door
warehouse docking	\$ 174,489.70 A	Arbon Equipment Corp
builders risk insurance	\$ 11,200.00	Hanover Insur Company
Engineering	\$ 12,444.19	owry Engineering
testing	\$ 25,000.00 T	Ferracon- ground testing
permit	\$ 28,080.00	City of Fargo
Utilities	\$ 20,000.00 e	electricity and water
Misc	\$ 120,000.00 h	niscellaneous

\$ 11,837,508.89 TOTAL PROJECT

minus land, landscaping, earthwork, underground,

\$ 1,627,444.19 Engineering, Testing

196,000 \$ 10,210,064.70 \$ 52.09

Precision Equipment Manufacturing

Parcel Number: 01-7780-00101-000 Owner: County 20 Storage & Transfer Inc

Appeal of Assessment for Year: 2023

Name of Applicant: Robert Nelson

Assessed Value (2023 Tax Year) 3,951,900

Applicants Requested Value(s) 3,279,056

General Property Information

Property Type Manufacturing
Year Built 2013

Building Area 54,120 sf 73.02 / sf
Gross Building Area 56,772 sf 69.61 / sf

Fargo Assessor Recommendation 3,951,900 0%



Summary

The subject property is a trailer manufacturing facility located north of County Highway 20 and west of Interstate 29. The appellant is requesting a reduction of \$672,844, or 17%. The appellant provides current construction costs for a warehouse building to support the requested reduction in value.

Staff routinely studies the relationship between permitted construction costs and market value. We find that the market value of industrial buildings often exceeds construction costs, which explains the uptick in new industrial construction, particularly in 2023. The appellant's cost analysis excludes critical components tied to market value, such as site improvements and entrepreneurial incentive. These omissions result in an incomplete representation of the property's true and full value.

To support the 2023 true and full value, staff utilized all three appraisal approaches. The indicated values center around \$5,052,000, or \$93.90 per square foot. Staff also examined competing properties for assessment equity (fairness). We analyzed the 2023 true and full value of manufacturing facilities built between 2003 and 2023 that measure larger than 20,000 square feet. We found 21 such properties. The subject's assessed value is at or below the 10th percentile of all competing properties on both units of comparison.

Comparable Sales Summary

Address	Buyer	Seller	Property Type	Size (SF)	Year Built	Sale Date	Sale Price (Contract)	Sale Price (Adjusted)	\$/SF (Adj)
3600 39 ST S	MACO 3552 LEASING	LARKIN PROPERTIES	Warehouse	65,200	2017	Nov-23	8,311,100	7,043,300	108
3949 37 AVE S	3949 INDUSTRIAL LLC	LARKIN PROPERTIES	Warehouse	48,750	1999	Apr-23	4,765,000	4,973,400	102
4245 12 AVE N	BLACK HYDRAU LLC	FHC PROPERTIES LLC	Manufacturing	29,400	1994	May-23	2,049,700	1,937,300	66
1405 43 ST N	KELMAR PROPERTY 8	DMI BUILDING LLC	Manufacturing	43,920	1995	Aug-21	3,100,000	3,920,900	89
Subject			Manufacturing	54,120	2013	202	3 Value	3,951,900	73

Competing Properties (Assessed Values) Summary

	Total Value	\$/SF Total	\$/SF Improvement
90 th Percentile	19,371,100	193	169
75 th Percentile	13,654,800	114	101
Median	6,086,700	104	87
25 th Percentile	2,844,400	95	77
10 th Percentile	2,381,790	77	64
2023 True & Full	3,951,900	73	64

Recommended Action: Retain the value of \$3,951,900 for the 2023 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.

CASS CO AUDITOR

State of North Dakota	Assessment Distric	t City of Fargo		001 16 207 4 A
County of Cass	Property I.D. No.	01-7780-00101-0	000	
Name COUNTY 20 STORAGE & TRANSFER INC		Telephone No. (70	1) 365-4609	
Address 4409 33 St N, Fargo, ND 58102				
Legal description of the property involved in this application:				
Lot: 1 Block: 1 RLN BUSINESS PARK 2ND ADDN 01-7780-00100- 000, 00200-000 & 00300-000 PER			COMB FRM	
Total true and full value of the property described above for the year 2023 is:		Total true and full va		
Land \$ 481,000		Land	\$ 2,798,056	
Improvements \$ 3,470,900		Improvement	\$ \$ 481,000	
Total \$_3,951,900		Total	\$_3,279,056	
(1)	(1) 1 (2) abov	us is due to the followin	(2)	
The difference of \$ 672,844.00 true and full value bet 1. Agricultural property true and full value exceeds its agricultu 2. Residential or commercial property's true and full value exce 3. Error in property description, entering the description, or exte 4. Nonexisting improvement assessed 5. Complainant or property is exempt from taxation. Attach a c 6. Duplicate assessment 7. Property improvement was destroyed or damaged by fire, floc 8. Error in noting payment of taxes, taxes erroneously paid 9. Property qualifies for Homestead Credit (N.D.C.C. § 57-02-0 the application. 10. Other (explain) See attached statement The following facts relate to the market value of the residential or corquestion #5. 1. Purchase price of property: \$	ral value defined in N eds the market value ending the tax opy of Application for od, tornado, or other n 18.1) or Disabled Veter mmercial property des	Property Tax Exemption atural disaster (see N.D. rans Credit (N.D.C.C. §	n. C. C. § 57-23-04(1) 57-02-08,8), Attac	directly to
Terms: Cash Contract Trade	Other (exp	plain)		
Was there personal property involved in the purchase price?y	Estimated v	value: \$		
2. Has the property been offered for sale on the open market?				
Asking price: \$ Terms of sale:				
3. The property was independently appraised:no Purposeyes/no_	of appraisal:			
, , ,	Market value estimate:	\$		
Appraisal was made by whom?		2.000.000		
4. The applicant's estimate of market value of the property involved				
5. The estimated agricultural productive value of this property is exc	essive because of the	following condition(s):_		
Applicant asks that The County take into consideration to buildings a few blocks from this address, and our at the accessed values of the County's comparisons of	actual costs of the	e buildings are gre		ft
By filing this application, I consent to an inspection of the above-descriappraisal of the property. I understand the official will give me reasonate.	ibed property by an auable notification of the	thorized assessment offi inspection. See N.D.C	cial for the purpose C. § 57-23-05.1.	of making an
I declare under the penalties of N.D.C.C. § 12.1-11-02, which provide matter, that this application is, to the best of my knowledge and belief,	es for a Class A misde a true and correct appl 0.14.24 Signature of Ar	Han Birle	1.00	governmental lo/14/2024 Date

Recommendation of the Governing Body of the City or Township

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 \$	Recommendation of the gove	ming board of			
Dated this	On	, the gov	verning board of this municipality	, after examination of this	application and the facts, passed
Action by the Board of County Commissioners Application was	a resolution recommending to	the Board of County Comm	missioners that the application be		
Action by the Board of County Commissioners Application was					
Action by the Board of County Commissioners Application was	-				
Application was	Dated this	day of			
Application was			City	· Auditor or Township Cle	rk
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 \$		Action b	y the Board of County Com	missioners	
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 \$					
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 \$	Application wasAppro	ved/Rejected by action	on of	County Board of	f Commissioners.
valuation is reduced from \$					
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. County Auditor					
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 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. Date Paid Payment Made (if paid) Year Taxable Value Tax (if paid) 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					
County Auditor 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. Date Paid Payment Made (if paid) Year Taxable Value Tax (if paid) 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					
Dated	We reject this applica	tion in whole or in part fo	or the following reason(s). Writ	ten explanation of the ra	tionale for the decision must be
County Auditor 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. 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 Date Date Townstructure of County Auditor Date Townstructure of County Auditor Date Date Townstructure of County Auditor Date Townstructure of County Auditor Date Townstructure of County Auditor Date	attached.				
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County Auditor 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. 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 Date Date Townstructure of County Auditor Date Townstructure of County Auditor Date Date Townstructure of County Auditor Date Townstructure of County Auditor Date Townstructure of County Auditor Date	Dated				
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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. Payment Made	County Auditor		7 46 44 50		Chairperson
Show the following facts as to the assessment and the payment of taxes on the property described in this application. Payment Made	I certify that the Board	of County Commissioners to	ook the action stated above and th	e records of my office and	the office of the County Treasurer
Turther 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 Tourty Auditor	show the following facts as to	the assessment and the pay	ment of taxes on the property des	scribed in this application.	
The 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	Year	Taxable Value	Tax		
A Reduction in Taxable Valuation Tollie 2024 County Auditor Date County Auditor Date Date					yes/no
A Reduction in Taxable Valuation Tollie 2024 County Auditor Date County Auditor Date Date			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	D1 - f C Ci-	nionar ara na fallavia:
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Application For Abatement Or Refund Of Taxes Trunsfer He. He. HS 72 The County Auditor The County Auditor Mailed Polication to Township The County Auditor Mailed The Mailed Mai		1 1	3	1 - 1 1	
Application For Abatement Or Refund Of Taxes Trunsfer [He.] It The County Auditor Mailed the County Auditor Mailed plication to Township or City Auditor Mailed plication to Township or City Auditor Mailed must be within five business days of file			\$	2 7	lg date)
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Appli O O Unity Auditor's F te Application W th The County Audite plication to Town or City Audite		catic	32	ue No uas Fil uditor r Mai uship	
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County 20 Storage & Transfer Inc

Supplement to Application For Abatement or Refund of Taxes 10. Other (explain) –

Property Address: 4409 33 St N, Fargo, ND 58102

Parcel: 01-7780-00101-000

The property owner is presently constructing two 196,000 square foot warehouses, identical in construction to the above listed property. These warehouses are at 46th Avenue N, just a few blocks from the above-listed property. The actual 2024 construction costs of the new buildings are less than the estimated market value of the County's appraisal. The Property Owner is agreeing to use the County's estimated land value.

Mills:	296.6
i ilitio.	

Building Sq footage	:*		4409 54,121
Parcel Land Value Building Value Total Value Taxable Value Tax for year Specials Drains		01	-7780-00101- 000 481,000 3,470,900 3,951,900 197,595 58,607 12,700 1,279
Discount 2024 & 2025 Build Costs - 46th Avenue		\$	2,930 51.70
Building only - Replacement Cost Land Value - Per City of Fargo		\$	2,798,056 481,000
Total Replacement + Land		\$	3,279,056
Difference		\$	672,844
City's rate of Total Value / Taxable Value			0.05
Taxable computed by Taxpayer			163,953
Tax Rate City, based upon Taxable Value		0	.296600116
Calculated Tax			48,628
Calculated Tax - Tax for Year - City		\$	(9,978)
Combined Difference			
Replacement + Land / Sq. Feet		\$	60.59
Land Building Total	2023		481,000 3,470,900 3,951,900
Current Less 2023			(672,844)

Construction Plan

Owner's Name: County 20 Storage & Transfer

Property at 3401 46th Ave N, Fargo, ND 58102	

Contractor: County 20 Storage & Transfer

196000	54	feet		
Land Value	\$	490,000.00	Assessed information	
Underground	\$	490,000.00	Dakota Underground- including watermain, sanitary sewer, storn	n se
Valor Contracting	\$	8,374,811.01	per contract with change orders through 5/23	
Fire Protection	\$	442,934.00	Nova Fire Protection- install wet pipe sprinkler system	
Electrical	\$	300,000.00	K&D Electric	
Plumbing	\$	50,785.00	Prime Plumbing	
HVAC	\$	368,962.00	MidStates In Floor Heat	
Earthwork- completed	\$	530,000.00	incl additional aggregate and equipment to move it	
County 20's General Contractor	\$	78,000.00	Payroll to Sky Logistics	
County 20s temp hire	\$	40,000.00	Payroll to Labor Masters and Sky Logistics	
Landscaping	\$	60,000.00	Trees (Haugens) and temp labor	
overhead garage doors	\$	65,489.00	Twin City Garage Door	
warehouse docking	\$	174,489.70	Arbon Equipment Corp	
builders risk insurance	\$	11,200.00	Hanover Insur Company	
Engineering	\$	12,444.19	Lowry Engineering	
testing	\$	25,000.00	Terracon- ground testing	
permit	\$	28,080.00	City of Fargo	
Utilities	\$	20,000.00	electricity and water	
Misc	\$	120,000.00	miscellaneous	

\$ 11,682,194.90 TOTAL PROJECT

minus land, landscaping, earthwork, underground,

\$ 1,627,444.19 Engineering, Testing

196,000 \$ 10,054,750.71 \$ 51.30

Property at 3601 46th Ave N, Fargo, ND 58102

Contractor: County 20 Storage & Transfer

196000	sq feet	
Land Value	\$ 490,000.00	Assessed information
Underground	\$ 490,000.00	Dakota Underground- including watermain, sanitary sewer, storm sewe
Valor Contracting	\$ 8,530,125.00	per contract with change orders through 5/23
Fire Protection	\$ 442,934.00	Nova Fire Protection- install wet pipe sprinkler system
Electrical	\$ 300,000.00	K&D Electric
Plumbing	\$ 50,785.00	Prime Plumbing
HVAC	\$ 368,962.00	MidStates In Floor Heat
Earthwork- completed	\$ 530,000.00	incl additional aggregate and equipment to move it
County 20's General Contractor	\$ 78,000.00	Payroll to Sky Logistics
County 20s temp hire	\$ 40,000.00	Payroll to Labor Masters and Sky Logistics
Landscaping	\$ 60,000.00	Trees (Haugens) and temp labor
overhead garage doors	\$ 65,489.00	Twin City Garage Door
warehouse docking	\$ 174,489.70	Arbon Equipment Corp
builders risk insurance	\$ 11,200.00	Hanover Insur Company
Engineering	\$ 12,444.19	Lowry Engineering
testing	\$ 25,000.00	Terracon- ground testing
permit	\$ 28,080.00	City of Fargo
Utilities	\$ 20,000.00	electricity and water
Misc	\$ 120,000.00	miscellaneous

\$ 11,837,508.89 TOTAL PROJECT

minus land, landscaping, earthwork, underground,

\$ 1,627,444.19 Engineering, Testing

196,000 \$ 10,210,064.70 \$ 52.09

Parcel Number: 01-7780-00501-000

4455 & 4517 33 ST N

Owner: County 20 Storage & Transfer Inc

Appeal of Assessment for Year: 2023

Name of Applicant: Robert Nelson

Assessed Value (2023 Tax Year) 1,863,100

Applicants Requested Value(s) 1,269,288

General Property Information

 Property Type
 Light Industrial

 Year Built
 2014, 2015

 Building Area (4455)
 10,500 sf
 92.62 / sf

 Building Area (4517)
 11,200 sf
 79.52 / sf

 Total
 21,700 sf
 85.86 / sf

Fargo Assessor Recommendation 1,863,100 0%



Summary

The subject property consists of two light industrial buildings and is located north of County Highway 20 and west of Interstate 29. The appellant is requesting a reduction of \$193,712, or 13%. The appellant provides current construction costs for a large warehouse to support the requested reduction in value.

Staff routinely studies the relationship between permitted construction costs and market value. We find that the market value of industrial buildings often exceeds construction costs, which explains the uptick in new industrial construction, particularly in 2023. The appellant's cost analysis excludes critical components tied to market value, such as site improvements and entrepreneurial incentive. These omissions result in an incomplete representation of the property's true and full value.

To support the 2023 true and full value, staff utilized all three appraisal approaches. The indicated values center around \$2,445,000, or \$112.67 per square foot. Staff also examined competing properties for assessment equity (fairness). We analyzed the 2023 true and full value of all industrial properties built between 2000 and 2023 that measure between 5,000 and 20,000 square feet. We found 79 such properties, excluding shop condominiums. The subject's assessed value is below the median value on both units of comparison.

Comparable Sales Summary

Address	Puntor	Seller	Size	Year	Sale	Sale Price	Sale Price	\$/SF
Address	Buyer	Sellei	(SF)	Built	Date	(Contract)	(Adjusted)	(Adj)
1850 SHEYENNE LOOP N	STREAM'S EDGE	SWANSON PROPERTIES	9,600	2019	Nov-21	1,158,000	1,133,900	118
1330 55 ST N	MC CONTRACTING LLC	RHINO CONTRACTING	10,200	2018	Dec-21	1,150,000	1,091,700	107
2131 GREAT NORTHERN DR	ROCK SOLID HOLDINGS	HEBRON COMPANIES	6,600	2012	Feb-22	775,000	731,500	111
310 39 ST N	MDP PROPERTIES LLC	FRANKLIN D CHARON	7,700	2002	Jun-23	783,000	924,500	120
Subject			21,700	2014	202	3 Value	1,863,100	86

Competing Properties (Assessed Values) Summary

	Total Value	\$/SF Total	\$/SF Improvement
90 th Percentile	1,836,060	162	114
75 th Percentile	1,258,350	112	84
Median	919,520	91	70
25 th Percentile	704,760	79	58
10 th Percentile	501,768	64	43
2023 True & Full	1,863,100	86	63

Recommended Action: Retain the value of \$1,863,100 for the 2023 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.

				RE	CENTED
State of North Dakota		t City of Fargo		oner-	
County of Cass	Property I.D. No.	01-7780-00501-00	00	CHO	CO AUDITOR
Name COUNTY 20 STORAGE & TRANSFER INC		Telephone No. (701) 365-4609	ELELE EN	2024 AH 1 0:3 2
Address 4455 33 St N, Fargo, ND 58102					See 17 July 19 7 18 1 22 17 18 18 18 18 18 18 18 18 18 18 18 18 18
Legal description of the property involved in this application:					
Lot: 7 Block: 1 RLN BUSINESS PARK 2ND ADDMELY OF A LN DE SC AS FOLL: COMM AT THE SA REC BRG ALG THE W LN OF SD LT 7 FOR A OF REG OF THE LN TO BE DESC. THIS CONT N	SW COR OF LT DIST OF 223' T	7 BLK 1; THN N O THE NW COR (7 ON THE NI VE	00DG54'09" \ OF SD LT 7, T ytens of si	W ON THEPT	
Total true and full value of the property described above for the year2023 is:		Total true and full valuabove for the year	2023 should t	described be:	
Land \$ 444,000		Land	s_444,000		
Improvements \$ 1,419,100		Improvements	\$_1,121,890		
Total \$ 1,863,100		Total	\$_1,565,890		
(1)			(2)		
The difference of \$ 297,210.00 true and full value bets	ween (1) and (2) abo	ve is due to the following	g reason(s):		
 Agricultural property true and full value exceeds its agriculture. Residential or commercial property's true and full value exceeds. Error in property description, entering the description, or external exception. Nonexisting improvement assessed. Complainant or property is exempt from taxation. Attach a complex com	eds the market value inding the tax opy of Application for id, tornado, or other n	Property Tax Exemption.	.C. § 57-23-04(1)(į		
The following facts relate to the market value of the residential or comquestion #5. 1. Purchase price of property: \$ Date of purchase price of property.				lirectly to	
Terms: Cash Contract Trade					
Was there personal property involved in the purchase price?					
2. Has the property been offered for sale on the open market?	If yes, how long	ng?			
Asking price: \$ Terms of sale:					
3. The property was independently appraised: Purpose of ves/no	of appraisal:				
M	farket value estimate:	\$			
Appraisal was made by whom?					
4. The applicant's estimate of market value of the property involved in	n this application is \$	1.565.890			
5. The estimated agricultural productive value of this property is exce	essive because of the	following condition(s):			
Applicant asks that The County take into consideration the buildings a few blocks from this address, and our at the accessed values of the County's comparisons or	ctual costs of the	e buildings are grea		t	
the accessed values of the County's comparisons of	сыппакси аррга	nsed values.			
By filing this application, I consent to an inspection of the above-descrit appraisal of the property. I understand the official will give me reasonal	ble 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 provide matter, that this application is, to the best of my knowledge and belief, a supply that the supply of the control of	a true and correct app	meanor for making a fals lication		io//4/	12024
Signature of Preparer (if other than applicant) Date	Signature of Ap	plicant		Date	1000

Recommendation of the Governing Body of the City or Township

Recommendation of the gove	ming board of		_	
		verning board of this municipality		
a resolution recommending to	the Board of County Com	missioners that the application be		
=				
Dated this	day of	City	Auditor or Township Cle	rk
			•	
	Action b	y the Board of County Com	nissioners	
Application wasAppro	by acti	on of	County Board of	of Commissioners.
Based upon an examina	ation of the facts and the pro	ovisions of North Dakota Century	Code § 57-23-04, we appr	rove this application. The taxable
valuation is reduced from \$_		to \$	and the taxes are reduce	ed accordingly. The taxes, if paid,
will be refunded to the extent	of\$	The Board accepts \$		in full settlement of taxes for the
tax year				
attached,				
Dated				
				Chairperson
County Auditor I certify that the Board show the following facts as to	of County Commissioners	Certification of County Audiook the action stated above and the symmetry of taxes on the property design.	e records of my office and	the office of the County Treasurer
Year	Taxable Value	Tax	Date Paid (if paid)	Payment Made Under Written Protest?
				yes/no
I further certify that the taxab	ole valuation and the taxes of	ordered abated or refunded by the	Board of County Commis	sioner are as follows:
Year	Reduction is	n Taxable Valuation	Redu	ction in Taxes
		٥ -	ounty Auditor	Date
		20 Storage	2024	of filling date)
	Application For Abatement Or Refund Of Taxes	25	9 -	(must be within five business days of filing date)
	olication For Abatem Or Refund Of Taxes	3	10/10	ithin five
	n Fc	Tam S	J 7 8	ust be wi
	catio	33	as File uditor r Mail	
	pplik Or	K Cant	ior's E tion Wa unty A Audito 9 Town Audite	
	 	JAppl T	County Auditor's Frie No	•
		Name of Applicant	County Auditor's Frie No. Date Application Was Files With The County Auditor Application to Township Clerk or City Auditor Clerk or City Auditor	

County 20 Storage & Transfer Inc

Supplement to Application For Abatement or Refund of Taxes 10. Other (explain) –

Property Address: 4455 33 St N, Fargo, ND 58102

Parcel: 01-7780-00501-000

The property owner is presently constructing two 196,000 square foot warehouses, identical in construction to the above listed property. These warehouses are at 46th Avenue N, just a few blocks from the above-listed property. The actual 2024 construction costs of the new buildings are less than the estimated market value of the County's appraisal. The Property Owner is agreeing to use the County's estimated land value.

Mills:	296.6

		4455 (includes 4517)	
Building Sq footage		21,700	
Parcel		01-7780-00501- 000	
Land Value		444,000	
Building Value		1,419,100	
Total Value		1,863,100	
Taxable Value		93,155	
Tax for year		27,630	
Specials		10,465	
Drains		669	
Discount		1,381	
2024 & 2025 Build Costs - 46th Avenue		\$ 51.70	
Building only - Replacement Cost		\$ 1,121,890	
Land Value - Per City of Fargo		444,000	
Edita value 1 of City of Valge		,	
Total Replacement + Land		\$ 1,565,890	ě
Difference		\$ 297,210	
City's rate of Total Value / Taxable Value		0.05	
Taxable computed by Taxpayer		78,295	
Tax Rate City, based upon Taxable Value		0.296600182	
Calculated Tax		23,222	
Calculated Tax - Tax for Year - City		\$ (4,408)	
Combined Difference			
Replacement + Land / Sq. Feet		\$ 72.16	
	2023		
Land		444,000	
Building		1,419,100	
Total		1,863,100	
		_,,	
Current Less 2023		(297,210)	I

Construction Plan

Owner's Name: County 20 Storage & Transfer

Property at 3401 46th Ave N, Fargo, ND 58102

Contractor: County 20 Storage & Transfer

196000	sq	feet		
Land Value	\$	490,000,00	Assessed information	
Underground	\$	490,000.00	Dakota Underground- including watermain, sanitary sewer, stor	m s
Valor Contracting	\$	8,374,811.01	per contract with change orders through 5/23	
Fire Protection	\$	442,934.00	Nova Fire Protection- install wet pipe sprinkler system	
Electrical	\$	300,000,00	K&D Electric	
Plumbing	\$	50,785.00	Prime Plumbing	
HVAC	\$	368,962.00	MidStates In Floor Heat	
Earthwork- completed	\$	530,000.00	incl additional aggregate and equipment to move it	
County 20's General Contractor	\$	78,000.00	Payroll to Sky Logistics	
County 20s temp hire	\$	40,000.00	Payroll to Labor Masters and Sky Logistics	
Landscaping	\$	60,000,00	Trees (Haugens) and temp labor	
overhead garage doors	\$	65,489.00	Twin City Garage Door	
warehouse docking	\$	174,489.70	Arbon Equipment Corp	
builders risk insurance	\$	11,200.00	Hanover Insur Company	
Engineering	\$	12,444.19	Lowry Engineering	
testing	\$	25,000.00	Terracon- ground testing	
permit	\$	28,080.00	City of Fargo	
Utilities	\$	20,000.00	electricity and water	
Misc	\$	120,000.00	miscellaneous	

\$ 11,682,194.90 TOTAL PROJECT

minus land, landscaping, earthwork, underground,

\$ 1,627,444.19 Engineering, Testing

196,000 \$ 10,054,750.71 \$ 51.30

Property at 3601 46th Ave N, Fargo, ND 58102

Contractor: County 20 Storage & Transfer

196000	sq feet	
Land Value	\$ 490,000.0	O Assessed information
Underground	\$ 490,000.	Dakota Underground- including watermain, sanitary sewer, storm sew
Valor Contracting	\$ 8,530,125.0	per contract with change orders through 5/23
Fire Protection	\$ 442,934.	Nova Fire Protection- install wet pipe sprinkler system
Electrical	\$ 300,000.	00 K&D Electric
Plumbing	\$ 50,785.	Prime Plumbing
HVAC	\$ 368,962.	MidStates In Floor Heat
Earthwork- completed	\$ 530,000.	incl additional aggregate and equipment to move it
County 20's General Contractor	\$ 78,000.	Payroll to Sky Logistics
County 20s temp hire	\$ 40,000.	Payroll to Labor Masters and Sky Logistics
Landscaping	\$ 60,000.	Trees (Haugens) and temp labor
overhead garage doors	\$ 65,489.	Twin City Garage Door
warehouse docking	\$ 174,489.	70 Arbon Equipment Corp
builders risk insurance	\$ 11,200.	00 Hanover Insur Company
Engineering	\$ 12,444.	Lowry Engineering
testing	\$ 25,000.	OO Terracon- ground testing
permit	\$ 28,080.	OO City of Fargo
Utilities	\$ 20,000.	00 electricity and water
Misc	\$ 120,000	00 miscellaneous

\$ 11,837,508.89 TOTAL PROJECT

minus land, landscaping, earthwork, underground,

\$ 1,627,444.19 Engineering, Testing

196,000 \$ 10,210,064.70 \$ 52.09

Royal Logistics Shop

Parcel Number: 01-7780-00901-000 Owner: County 20 Storage & Transfer Inc

Appeal of Assessment for Year: 2023

Name of Applicant: Robert Nelson

Assessed Value (2023 Tax Year) 1,463,000

Applicants Requested Value(s) 1,269,288

General Property Information

Property Type Service Repair Shop
Year Built 2011

Building Area 17,375 sf 84.20/sf
Gross Building Area 17,855 sf 81.94/sf

Fargo Assessor Recommendation 1,463,000 0%



Summary

The subject property is a semi-tractor repair shop and office located north of County Highway 20 and west of Interstate 29. The appellant is requesting a reduction of \$193,712, or 13%. The appellant provides current construction costs for a large warehouse to support the requested reduction in value.

Staff routinely studies the relationship between permitted construction costs and market value. We find that the market value of industrial buildings often exceeds construction costs, which explains the uptick in new industrial construction, particularly in 2023. The appellant's cost analysis excludes critical components tied to market value, such as site improvements and entrepreneurial incentive. These omissions result in an incomplete representation of the property's true and full value.

To support the 2023 true and full value, staff utilized all three appraisal approaches. The indicated values center around \$2,035,000 or \$117.12 per square foot. Staff also examined competing properties for assessment equity (fairness). We analyzed the 2023 true and full value of all industrial properties built between 2001 and 2022 that measure between 8,000 and 35,000 square feet. We found 148 such properties, excluding shop condominiums. The subject's assessed value is below the 25th percentile on both units of comparison.

Comparable Sales Summary

Address	Buyer	Seller	Property Type	Size (SF)	Year Built	Sale Date	Sale Price (Contract)	Sale Price (Adjusted)	\$/SF (Adj)
			турс		Built	Date			
5002 19 AVE N	PRECISION CONCRETE	LANDIS BROTHERS	Shop	10,020	2018	Jun-22	1,325,000	1,414,700	141
1330 55 ST N	MC CONTRACTING LLC	RHINO CONTRACTING	Warehouse	10,200	2018	Dec-21	1,150,000	1,055,200	103
5932 53 AVE S	JAECO INVESTMENTS	29 INVESTMENTS LLC	Shop	21,000	1998	Nov-21	1,550,000	1,634,400	78
2727 1 AVE N	MAGNOTTO, LYNNE M	GOODYEAR BUILDING	Shop	18,400	1987	Oct-21	2,100,000	2,862,600	156
Subject			Shop	17,375	2011	202	3 Value	1,463,000	84

Competing Properties (Assessed Values) Summary

	Total Value	\$/SF Total	\$/SF Improvement
90 th Percentile	3,121,020	165	125
75 th Percentile	1,921,420	122	99
Median	1,240,110	101	82
25 th Percentile	968,223	85	68
10 th Percentile	800,044	72	52
2023 True & Full	1,463,000	84	63

Recommended Action: Retain the value of \$1,463,000 for the 2023 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.

State of North Dakota	Assessment District City of Fargo			DEPENDED	
County of Cass	Property I.D. No.	01-7780-009	001-000	ental branch V Balle	
Name COUNTY 20 STORAGE & TRANSFER INC		Telephone No.	(701) 365-4609	CASS CO AUDITOR	
Address 4357 33 St N, Fargo, ND 58102					
Legal description of the property involved in this application:				BCT 16 2024 AH 10:8:	
Lot: 10 Block: 1 RLN BUSINESS PARK 2ND ADD OF LT 13 OF BLK 1 DESC AS FOLL: BEG AT TH THE S LN OF SD LT 9 FOR A DIST OF 75.26'; TH A DIST OF QR QQ' TO THE SE COR OF SD I T 13. Total true and full value of the property described above for the year 2023 is: Land \$ 371.000 Improvements \$ 1.092,000 Total \$ 1.463,000	E SW COR OF N S 45DG12'38'	SD LT 9; TH 'E ALG THI 22' WALG Total true and tabove for the you	N N 89DG47'22" : E S LN OF SD LT	E ALG 9 FOR 1 T 12 ty described 1 be:	
Total \$\frac{1,403,000}{(1)}		TOTAL	(2)		
1. Agricultural property true and full value exceeds its agricultury 2. Residential or commercial property's true and full value exceeds 3. Error in property description, entering the description, or extered 4. Nonexisting improvement assessed 5. Complainant or property is exempt from taxation. Attach a complete assessment 7. Property improvement was destroyed or damaged by fire, flood 8. Error in noting payment of taxes, taxes erroneously paid 9. Property qualifies for Homestead Credit (N.D.C.C. § 57-02-03) the application. 2. 10. Other (explain) See attached statement The following facts relate to the market value of the residential or confucestion #5. 1. Purchase price of property: \$	eds the market value nding the tax opy of Application for od, tornado, or other na 8.1) or Disabled Veter mercial property desc chase: Other (exp Estimated v	Property Tax Executural disaster (see ans Credit (N.D.Control of the control of t	mption. N.D.C.C. § 57-23-04(1 C. § 57-02-08.8). Attaca	o directly to	
Asking price: \$ Terms of sale:					
3. The property was independently appraised: Purpose of No	Market value estimate:	1.269.288	n(s):		
Applicant asks that The County take into consideration the buildings a few blocks from this address, and our at the accessed values of the County's comparisons or By filing this application, I consent to an inspection of the above-descrit appraisal of the property. I understand the official will give me reasonal I declare under the penalties of N.D.C.C. § 12.1-11-02, which provide matter, that this application is, to the best of my knowledge and belief, and the county of th	estimated appra	buildings are ised values. horized assessme inspection. See Normal meanor for making ication.	nt official for the purpose	e of making an	

Recommendation of the Governing Body of the City or Township

Recommendation of the governir	ng board of				
				application and the facts, passed	
a resolution recommending to the	e Board of County Comm	issioners that the application be			
Dated this d	lay of	Cib	Auditor or Township Cle	rk	
			,		
	Action by	the Board of County Com	missioners		
Application wasApproved.	by action/Rejected	n of	County Board (of Commissioners.	
				rove this application. The taxable accordingly. The taxes, if paid,	
				in full settlement of taxes for the	
tax year				-	
We reject this application	n in whole or in part for	the following reason(s). Writ	ten explanation of the ra	tionale for the decision must be	
attached.					
-					
Dated	¥				
2 11 12 12 12 12 12 12 12 12 12 12 12 12	· · · · · · · · · · · · · · · · · · ·			Chairperson	
County Auditor I certify that the Board of 0 show the following facts as to the	County Commissioners to	ertification of County Audi ok the action stated above and th nent of taxes on the property de.	e records of my office and	the office of the County Treasurer	
N. Francis	Tauahla Valua	Toy	Date Paid (if paid)	Payment Made Under Written Protest?	
Year	Taxable Value	Tax	(II paid)	yes/no	
	-				
I further certify that the taxable v	valuation and the taxes or	dered abated or refunded by the			
Year	Reduction in	Taxable Valuation	Reduction in Taxes		
		-	ounty Auditor	Date	
		3	ounty Additor	Date	
		7			
	1 1	3		· G	
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	For and C	- D C	101	be withi	
	tion	ब ू	No.	(must	
	Olication For Abatem	حارة	File I Was F Audii itor M wnshi,		
	Application For Abatement Or Refund Of Taxes	plican	ditor's cation Sounty ty Aud ty Aud	,	
	'	Name of Applicant Transf	County Auditor's File No. Date Application Was Filed With The County Auditor Application to Township Clerk or City Auditor		
		Name	Cour Date With Appl		

County 20 Storage & Transfer Inc

Supplement to Application For Abatement or Refund of Taxes 10. Other (explain) –

Property Address: 4357 33 St N, Fargo, ND 58102

Parcel: 01-7780-00901-000

The property owner is presently constructing two 196,000 square foot warehouses, identical in construction to the above listed property. These warehouses are at 46th Avenue N, just a few blocks from the above-listed property. The actual 2024 construction costs of the new buildings are less than the estimated market value of the County's appraisal. The Property Owner is agreeing to use the County's estimated land value.

Mills: 296.6

Building Sq footage		4357 17,375		
		01-	7780-00901- 000	
Parcel Land Value Building Value Total Value Taxable Value Tax for year Specials Drains Discount			371,000 1,092,000 1,463,000 73,150 21,696 7,401 509 1,085	
2024 & 2025 Build Costs - 46th Avenue		\$	51.70	
Building only - Replacement Cost Land Value - Per City of Fargo		\$	898,288 371,000	
Total Replacement + Land		\$	1,269,288	
Difference		\$	1 93,713	
City's rate of Total Value / Taxable Value			0.05	
Taxable computed by Taxpayer			63,464	
Tax Rate City, based upon Taxable Value		0	.29660014	
Calculated Tax			18,824	
Calculated Tax - Tax for Year - City		\$	(2,873)	
Combined Difference				
Replacement + Land / Sq. Feet		\$	73.05	
Land Building Total Current Less 2023	2023		371,000 1,092,000 1,463,000 (193,713)	
			•	

Construction Plan

Owner's Name: County 20 Storage & Transfer

Property at 3401 46th Ave N, Fargo, ND 58102

Contractor: County 20 Storage & Transfer

196000 sq feet

190000	0.4	cet	
Land Value	\$	490,000.00	Assessed information
Underground	\$	490,000.00	Dakota Underground- including watermain, sanitary sewer, stor
Valor Contracting	\$	8,374,811.01	per contract with change orders through 5/23
Fire Protection	\$	442,934.00	Nova Fire Protection- install wet pipe sprinkler system
Electrical	\$	300,000.00	K&D Electric
Plumbing	\$	50,785.00	Prime Plumbing
HVAC	\$	368,962.00	MidStates In Floor Heat
Earthwork- completed	\$	530,000,00	Incl additional aggregate and equipment to move it
County 20's General Contractor	\$	78,000.00	Payroll to Sky Logistics
County 20s temp hire	\$	40,000.00	Payroll to Labor Masters and Sky Logistics
Landscaping	\$	60,000.00	Trees (Haugens) and temp labor
overhead garage doors	\$	65,489.00	Twin City Garage Door
warehouse docking	\$	174,489.70	Arbon Equipment Corp
builders risk insurance	\$	11,200.00	Hanover Insur Company
Engineering	\$	12,444.19	Lowry Engineering
testing	\$	25,000.00	Terracon- ground testing
permit	\$	28,080.00	City of Fargo
Utilities	\$	20,000.00	electricity and water
Misc	\$	120,000.00	miscellaneous

\$ 11,682,194.90 TOTAL PROJECT minus land, landscaping, earthwork, underground,

\$ 1,627,444.19 Engineering, Testing

51,30 196,000 \$ 10,054,750.71 \$

Property at 3601 46th Ave N, Fargo, ND 58102

Contractor: County 20 Storage & Transfer

196000 sq feet

Land Value	\$ 490,000.00	Assessed information
Underground	\$ 490,000.00	Dakota Underground- including watermain, sanitary sewer, st
Valor Contracting	\$ 8,530,125.00	per contract with change orders through 5/23
Fire Protection	\$ 442,934.00	Nova Fire Protection- install wet pipe sprinkler system
Electrical	\$ 300,000.00	K&D Electric
Plumbing	\$ 50,785.00	Prime Plumbing
HVAC	\$ 368,962.00	MidStates In Floor Heat
Earthwork- completed	\$ 530,000.00	incl additional aggregate and equipment to move it
County 20's General Contractor	\$ 78,000.00	Payroll to Sky Logistics
County 20s temp hire	\$ 40,000.00	Payroll to Labor Masters and Sky Logistics
Landscaping	\$ 60,000.00	Trees (Haugens) and temp labor
overhead garage doors	\$ 65,489.00	Twin City Garage Door
warehouse docking	\$ 174,489.70	Arbon Equipment Corp
builders risk insurance	\$ 11,200.00	Hanover Insur Company
Engineering	\$ 12,444.19	Lowry Engineering
testing	\$ 25,000.00	Terracon- ground testing
permit	\$ 28,080.00	City of Fargo
Utilities	\$ 20,000.00	electricity and water
Misc	\$ 120,000.00	miscellaneous

\$ 11,837,508.89 TOTAL PROJECT

minus land, landscaping, earthwork, underground,

\$ 1,627,444.19 Engineering, Testing

196,000 \$ 10,210,064.70 \$ 52.09

Owner: County 20 Storage & Transfer Inc

Appeal of Assessment for Year: 2023

Name of Applicant: Robert Nelson

Assessed Value (2023 Tax Year) 9,544,300

Applicants Requested Value(s) 9,179,280

General Property Information

Property Type Warehouse
Year Built 2016

Building Area 158,400 sf 60.25 / sf
Gross Building Area 158,400 sf 60.25 / sf

Fargo Assessor Recommendation 9,544,300 0%



Summary

The subject property is a warehouse located north of County Highway 20 and west of Interstate 29. The appellant is requesting a reduction of \$365,020, or 3.8%. The appellant provides current construction costs for a similar building to support the requested reduction in value.

Staff routinely studies the relationship between permitted construction costs and market value. We find that the market value of industrial buildings often exceeds construction costs, which explains the uptick in new industrial construction, particularly in 2023. The appellant's cost analysis excludes critical components tied to market value, such as site improvements and entrepreneurial incentive. These omissions result in an incomplete representation of the property's true and full value.

To support the 2023 true and full value, staff utilized all three appraisal approaches. The indicated values center around \$14,291,000, or \$90.22 per square foot. Staff also examined competing properties for assessment equity (fairness). We analyzed the 2023 true and full value of warehouses built between 2003 and 2023 that measure larger than 20,000 square feet. We found 15 such properties. The subject's assessed value is lower than all competing properties on both units of comparison.

Comparable Sales Summary

Address	Buyer	Seller	Property Type	Size (SF)	Year Built	Sale Date	Sale Price (Contract)	Sale Price (Adjusted)	\$/SF (Adj)
3949 37 AVE S	3949 INDUSTRIAL LLC	LARKIN PROPERTIES	Warehouse	48,750	1999	Apr-23	4,765,000	4,606,100	94
3600 39 ST S	MACO 3552 LEASING	LARKIN PROPERTIES	Warehouse	65,200	2017	Nov-23	8,311,100	6,325,200	97
1425 47 ST N	HAMILTON	M&R NORTH DAKOTA	Warehouse	61,919	2005	Sep-23	7,600,000	4,393,700	71
1405 43 ST N	KELMAR PROPERTY 8	DMI BUILDING LLC	Warehouse	43,920	1995	Aug-21	3,100,000	3,690,000	84
Subject			Warehouse	158,400	2016	202	3 Value	9,544,300	60

Competing Properties (Assessed Values) Summary

	Total Value \$/SF Total		\$/SF Improvement
90 th Percentile	14,164,280	127	116
75 th Percentile	11,353,950	112	93
Median	8,543,700	91	75
25 th Percentile	5,689,170	70	63
10 th Percentile	4,725,896	63	57
2023 True & Full	9,544,300	60	54

Recommended Action: Retain the value of \$9,544,300 for the 2023 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 delinquentass co AUDITOR

State of North Dakota	Assessment District	City of Fargo	OCT 16	20 2 4 AHL0:35
County of Cass	Property I.D. No.	01-8485-00100-000	0	
Name COUNTY 20 STORAGE & TRANSFER INC		Telephone No. (701)	365-4609	
Address 4451 37th St N, Fargo, ND 58102				
Legal description of the property involved in this application:				
Lot: 1 Block: 1 AMPC 2ND LT 1 BLK 1 **12-19-12	ANNEXED TO	FARGO FRM 60-	0200-00010-000	
FOR 2013				
Total true and full value of the property described above for the year 2023 is:		Total true and full value above for the year2	e of the property described 1023 should be:	
Land \$ 990,000			\$ 990,000	
Improvements \$ 8,554,300			\$ 8,189,280	
Total \$ 9,544,300 (1)		Total	\$ 9,179,280	
The difference of \$ 365,020.00 true and full value betw	veen (1) and (2) abov	e is due to the following :		
	,, ,,		(-)-	
2. Residential or commercial property's true and full value excee	ds the market value	5.C. 5 57 02 27 2		
 3. Error in property description, entering the description, or exter 4. Nonexisting improvement assessed 	nding the tax			
5. Complainant or property is exempt from taxation. Attach a co	py of Application for	Property Tax Exemption.		
 6. Duplicate assessment 7. Property improvement was destroyed or damaged by fire, floor 	d, tornado, or other na	tural disaster (see N.D.C.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 	11) or Disabled Vetera	ns Credit (N.D.C.C. & 57-	-02-08.8). Attach a copy of	
the application.	in or bloadies verein	110 010411 (11210101311)		
✓ 10. Other (explain) See attached statement				
The following facts relate to the market value of the residential or com	mercial property desc	ribed above. For agricultu	ural property, go directly to	
question #5				
1. Purchase price of property: \$ Date of purc Terms: Cash Contract Trade				
Was there personal property involved in the purchase price?				
Has the property been offered for sale on the open market? nc yes/a yes/a yes/a nc yes/a yes/a				
Asking price: \$ Terms of sale:				
3. The property was independently appraised: no Purpose of yes/no	of appraisal:			
M	arket value estimate:	<u> </u>		
Appraisal was made by whom? 4. The applicant's estimate of market value of the property involved in	this application is \$	0.170.280		
The applicant's estimate of market value of the property involved in The estimated agricultural productive value of this property is exce				
3. The estimated agreement productive value of this property				
Applicant coler that The County take into consideration th	at Owner is pres	ently constructing t	wo 196k sq ft	
Applicant asks that the county take into consideration in buildings a few blocks from this address, and our accounts the country take into consideration in the country take in the c				
			iy 1000 triair	
the accessed values of the County's comparisons or	estimated apprai	sed values.		
By filing this application, I consent to an inspection of the above-describ appraisal of the property. I understand the official will give me reasonal	ed property by an autlole notification of the i	norized assessment official nspection. See N.D.C.C.	l for the purpose of making an § 57-23-05, 1.	
I declare under the penalties of N.D.C.C. § 12.1-11-02, which provides matter, that this application is, to the best of my knowledge and belief, a	s for a Class A misder true and correct appli	neanor for making a false cation.	statement in a governmental	
Signature of Preparer (if other than applicant) WA Date	Signature of App	1 PMUV	10/14/2 Date	-4

Recommendation of the Governing Body of the City or Township

On	Recommendation of the governir	ng board of			
Dated thisday of	On	, the go	verning board of this municipality	y, after examination of this	application and the facts, passed
Action by the Board of County Commissioners Application was	a resolution recommending to the	e Board of County Com	missioners that the application be		
Action by the Board of County Commissioners Application was					
Action by the Board of County Commissioners Application was					
Action by the Board of County 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 aluation is reduced from \$	Dated thisd	lay of			
Approved/Rejected by action of			Cit	y Auditor or Township Cle	rk
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 \$ and the taxes are reduced accordingly. The taxes, if paid, ill be refunded to the extent of \$ in full settlement of taxes for the ax 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 ttached Dated County Auditor Certification of County Auditor 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 how the following facts as to the assessment and the payment of taxes on the property described in this application. Year Taxable Value Tax		Action l	by the Board of County Com	missioners	
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County 20 Storage & Transfer Inc

Supplement to Application For Abatement or Refund of Taxes 10. Other (explain) –

Property Address: 4451 37th St N, Fargo, ND 58102

Parcel: 01-8485-00100-000

The property owner is presently constructing two 196,000 square foot warehouses, identical in construction to the above listed property. These warehouses are at 46th Avenue N, just a few blocks from the above-listed property. The actual 2024 construction costs of the new buildings are less than the estimated market value of the County's appraisal. The Property Owner is agreeing to use the County's estimated land value.

Mills: 296.6

Building Sq footage	,	1451 (aka 4551) 158,400
David	· ·	01-8485-00100- 000
Parcel Land Value Building Value Total Value Taxable Value Tax for year Specials Drains Discount		990,000 8,554,300 9,544,300 477,215 141,542 15,540 2,484 7,077
2024 & 2025 Build Costs - 46th Avenue	\$	51.70
Building only - Replacement Cost Land Value - Per City of Fargo	\$	990,000
Total Replacement + Land	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	9,179,280
Difference	\$	365,020
City's rate of Total Value / Taxable Value		0.0500000
Taxable computed by Taxpayer		458,964
Tax Rate City, based upon Taxable Value		0.296600065
Calculated Tax		136,129
Calculated Tax - Tax for Year - City	\$	(5,413)
Combined Difference		
Replacement + Land / Sq. Feet	\$	57.95
20	23	
Land Building Total		990,000 8,554,300 9,544,300
Current Less 2023		(365,020)

Construction Plan

Owner's Name: County 20 Storage & Transfer

Property at 3401 46th Ave N, Fargo, ND 58102

Contractor: County 20 Storage & Transfer

196000 sq feet

Land Value	\$ 490,000.00	Assessed information
Underground	\$ 490,000.00	Dakota Underground- including watermain, sanitary se
Valor Contracting	\$ 8,374,811.01	per contract with change orders through 5/23
Fire Protection	\$ 442,934.00	Nova Fire Protection- install wet pipe sprinkler system
Electrical	\$ 300,000.00	K&D Electric
Plumbing	\$ 50,785.00	Prime Plumbing
HVAC	\$ 368,962.00	MidStates In Floor Heat
Earthwork- completed	\$ 530,000.00	incl additional aggregate and equipment to move it
County 20's General Contractor	\$ 78,000.00	Payroll to Sky Logistics
County 20s temp hire	\$ 40,000.00	Payroll to Labor Masters and Sky Logistics
Landscaping	\$ 60,000.00	Trees (Haugens) and temp labor
overhead garage doors	\$ 65,489.00	Twin City Garage Door
warehouse docking	\$ 174,489.70	Arbon Equipment Corp
builders risk insurance	\$ 11,200.00	Hanover Insur Company
Engineering	\$ 12,444.19	Lowry Engineering
testing	\$ 25,000.00	Terracon- ground testing
permit	\$ 28,080.00	City of Fargo
Utilities	\$ 20,000.00	electricity and water
Misc	\$ 120,000.00	miscellaneous

\$ 11,682,194.90 TOTAL PROJECT

minus land, landscaping, earthwork, underground,

\$ 1,627,444.19 Engineering, Testing

196,000 \$ 10,054,750.71 \$ 51.30

Property at 3601 46th Ave N, Fargo, ND 58102

Contractor: County 20 Storage & Transfer

196000 sq feet

Land Value	\$ 490,000.00	Assessed information
Underground	\$ 490,000.00	Dakota Underground- including watermain, sanitary sewer, storm se
Valor Contracting	\$ 8,530,125.00	per contract with change orders through 5/23
Fire Protection	\$ 442,934.00	Nova Fire Protection- install wet pipe sprinkler system
Electrical	\$ 300,000.00	K&D Electric
Plumbing	\$ 50,785.00	Prime Plumbing
HVAC	\$ 368,962.00	MidStates In Floor Heat
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Engineering	\$ 12,444.19	Lowry Engineering
testing	\$ 25,000.00	Terracon- ground testing
permit	\$ 28,080.00	City of Fargo
Utilities	\$ 20,000.00	electricity and water
Misc	\$ 120,000.00	miscellaneous

\$ 11,837,508.89 TOTAL PROJECT

minus land, landscaping, earthwork, underground,

\$ 1,627,444.19 Engineering, Testing

196,000 \$ 10,210,064.70 \$ 52.09