



## Assessor's Department

2515 6<sup>th</sup> St E  
West Fargo, ND 58078  
assessor@westfargond.gov

Telephone: 701-515-5300  
Fax: 701-515-5001  
assessments.westfargond.gov

Abatement No: 4568

**PIN:** 02-0720-00010-000  
**Address:** 1280 Goldenwood Dr.  
**Owner:** Ryan Jenson & Amanda Jenson  
**Year Built:** 2021  
**TLA:** 3,214  
**2023 Value:** \$801,900  
**2024 Value:** \$824,500



### Property Information

Ryan & Amanda Jenson were the general contractors for the construction of their new home. It is a 3,214sf two story home with five bedrooms, three bathrooms, a three-stall garage, and has an unfinished, fire code compliant basement. Situated along the Sheyenne River, this lot was originally purchased as two separate lots which were combined totaling 70,000sf (1.647 acres) as Goldenwood 6<sup>th</sup> Addition.

### Property history:

- In July 2019, a land sale from J & O Real Estate LLC to the homeowners of two lots for \$100,000 while also assuming a balance of \$78,863 in specials for an adjusted sale price of **\$178,863**.
- In June 2021, Building Permit # 210736 was issued for **\$690,000** to build a two story, single family dwelling, with the lower level finished.
- In July 2022, a Building Permit #220818 was issued for **\$95,000** to build an inground swimming pool, which was completed for the 2023 assessment.
- Total value of sale & permits was **\$963,863**.
- For the 2023 tax year, value was set as **\$848,000** and notice of increase was sent out to the homeowners.
- Mrs. Jenson contacted the Assessor's Department questioning this value and sent in an appeal.
- In April 2023, West Fargo completed a full inspection/review of the property.
- On review an adjustment was made giving additional consideration to the large size of the lot which lowered the land by \$46,100. This correction lowered the overall value to **\$801,900**. No further appeal was made to the County.

### Summary

The appellant disagrees with their current 2023 valuation (\$801,900) and is requesting a reduction to \$733,900. They have submitted an appraisal that was completed on June 10<sup>th</sup>, 2024.



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### Analysis

The appellant has provided a 2024 financing appraisal as proof of value. A financing appraisal's intent is to determine a value for a bank which they use to calculate how much they can loan against a property. Financing appraisals and their value determinations, though in many ways similar, have a key difference when compared to our True and Full value. We are required by the North Dakota State Tax Department to include the balance of special assessments levied against each property at the time of sale. For a financial appraisal, they will discount the value based on the differences in specials assumed. This key methodology difference makes for large value discrepancies on properties that have large special assessment balances. For example, the 2024 appraisal submitted by the appellant has a final opinion of value totaling \$765,000. After adding in the required special assessment balance of \$58,525, the value would be much closer to our 2023 valuation of \$801,900. Unfortunately, the appraisal neglected to provide a cost approach on this nearly new house as a second indication of value, so we are not able to review our base costs.

During discussions with the appellant, questions arose regarding the equitability of our land values. To support the 2023 land valuation, we have provided a list of similar land sales from 2020 through 2022. These sales are in the same subdivision as the subject property and are also river adjacent. The findings indicate a value range of \$2.40/sf and \$5.41/sf. Our land value on this property is \$198,000 or \$2.83/sf, which sits within this range.

For your review, our office has provided our own sales comparison study to support the 2023 valuation. We used similar two story properties within the city of West Fargo that sold in 2022. These sales support a value between \$816,500 to \$859,500. Although our 2023 value of the subject property is slightly lower than that range, it is still equitable.


### Conclusion

This property has been modeled correctly in our system, which ensures it has been treated fairly and equitably compared to similar properties. Comparable property sales have been adjusted to the subject and indicate a range of value consistent to our 2023 value. The submitted appraisal when adjusted in line with the procedure we are required to follow, is very close to our value. Finally, our land analysis shows our land value is within tolerance.

### Recommendation

*Since our information is correct on this property, and our value falls within the indicated sale range, it is my recommendation to uphold the 2023 value of \$801,900*

PIN 02-0720-00010-000  
Address 1280 GOLDENWOOD DR WEST FARGO



SUBJECT		
P/SF		\$256.53
<b>Base</b>		
Land (SF)	71,755.00	\$198,000
Style	2 Story Frame	
Main SF	1,568	\$214,580
Addns SF	0	\$0
Qtrs Over		
Porch SF	16	\$1,426
Garage SF	62	\$3,292
Bsmt/Attic	Full / None \$28,380	
Heat/AC	FHA-Gas / Yes \$7,070	
TLA	3,214	1,568/1,646
Yr/Age/Cond.	2021 / 3 / NML	
Rms / Bedrms	8 / 5	
Bath Fixtures	4	\$19,775
Appliances	0	\$0
Bsmt Finish		\$11,368
Porches	126 SF	\$5,080
Decks/Patios	714 SF	\$3,499
Veneer	0 LF	\$0
Fireplace	1	\$4,250
Att. Garages	1399 SF	\$41,874
Bsmt Stalls	0	\$0
Grade/Mult.	2+10 / 1.970 \$334,448	
Phy. Depr.	0% \$0	
F/E/Othr	0%/10%/0% -\$67,924	
Bldg Extras	1	\$7,441
Det. Garages	0 SF	\$0
Yard Extras	1	\$55,188
Ag Buildings	0	\$0
Multi-Fam Adj		\$0
Map Factor	0.940	-\$39,990

PIN 02-4300-00110-000  
Address 115 36 AVE PL E WEST FARGO



P/SF		\$252.91
Cd/Rec	D 000	1681323
Analysis info	12/11/2024 / 0.00% adj/mo	
Sale Date/Amt	12/09/2022	\$591,556
Time Sale Adj	0 mo /Adj \$0 per mo \$0	
Adj Sale Amt		\$591,556
<b>Base</b>		<b>Difference</b>
Land (SF)	10,010.00	\$83,700 \$114,300
Style	2 Story Frame	
Main SF	1,118	\$173,030 \$41,550
Addns SF	16	\$2,200 -\$2,200
Qtrs Over		
Porch SF	0	\$0 \$1,426
Garage SF	130	\$6,025 -\$2,733
Bsmt/Attic	Full / None \$22,260 \$6,120	
Heat/AC	FHA-Gas / Yes \$5,710 \$1,360	
TLA	2,339	1,134/1,205
Yr/Age/Cond.	2020 / 4 / NML	
Rms / Bedrms	9 / 4	
Bath Fixtures	5	\$18,475 \$1,300
Appliances	0	\$0 \$0
Bsmt Finish		\$28,139 -\$16,771
Porches	120 SF	\$5,080 \$0
Decks/Patios	0 SF	\$0 \$3,499
Veneer	0 LF	\$0 \$0
Fireplace	1	\$4,250 \$0
Att. Garages	846 SF	\$26,480 \$15,394
Bsmt Stalls	0	\$0 \$0
Grade/Mult.	2+10 / 1.970 \$282,899 \$51,549	
Phy. Depr.	1% -\$5,744 \$5,744	
F/E/Othr	0%/10%/0% -\$56,881 -\$11,043	
Bldg Extras	0	\$0 \$7,441
Det. Garages	0 SF	\$0 \$0
Yard Extras	0	\$0 \$55,188
Ag Buildings	0	\$0 \$0
Multi-Fam Adj		\$0 \$0
Map Factor	0.930	-\$35,835 -\$4,155
Mkt Influence	100%	\$0 \$0

Total (without rounding)	\$559,788	
Net Adjustments		\$267,969
Indicated Value		\$859,525

PIN 02-5151-00710-000  
Address 231 39 AVE E WEST FARGO



P/SF		\$240.70
Cd/Rec	D 000	1656379
Analysis info	12/11/2024 / 0.00% adj/mo	
Sale Date/Amt	01/04/2022	\$658,068
Time Sale Adj	0 mo /Adj \$0 per mo \$0	
Adj Sale Amt		\$658,068
<b>Base</b>		<b>Difference</b>
Land (SF)	12,000.00	\$83,200 \$114,800
Style	2 Story Frame	
Main SF	1,205	\$181,010 \$33,570
Addns SF	0	\$0 \$0
Qtrs Over		
Porch SF	0	\$0 \$1,426
Garage SF	324	\$15,045 -\$11,753
Bsmt/Attic	Full / None \$23,060 \$5,320	
Heat/AC	FHA-Gas / Yes \$6,000 \$1,070	
TLA	2,734	1,205/1,529
Yr/Age/Cond.	2013 / 11 / NML	
Rms / Bedrms	11 / 6	
Bath Fixtures	5	\$26,875 -\$7,100
Appliances	6	\$0 \$0
Bsmt Finish		\$31,358 -\$19,990
Porches	122 SF	\$5,080 \$0
Decks/Patios	196 SF	\$3,136 \$363
Veneer	0 LF	\$0 \$0
Fireplace	1	\$4,250 \$0
Att. Garages	1099 SF	\$32,961 \$8,913
Bsmt Stalls	0	\$0 \$0
Grade/Mult.	1-10 / 2.040 \$345,686 -\$11,238	
Phy. Depr.	6% -\$40,684 \$40,684	
F/E/Othr	0%/10%/0% -\$63,739 -\$4,185	
Bldg Extras	1	\$6,239 \$1,202
Det. Garages	0 SF	\$0 \$0
Yard Extras	0	\$0 \$55,188
Ag Buildings	0	\$0 \$0
Multi-Fam Adj		\$0 \$0
Map Factor	1.010	\$5,736 -\$45,726
Mkt Influence	100%	\$0 \$0

Total (without rounding)	\$665,213	
Net Adjustments		\$162,544
Indicated Value		\$820,612

PIN 02-0720-00010-000  
Address 1280 GOLDENWOOD DR WEST FARGO



SUBJECT  
P/SF \$256.53

		Base
Land (SF)	71,755.00	\$198,000
Style	2 Story Frame	
Main SF	1,568	\$214,580
Addns SF	0	\$0
Qtrs Over		
Porch SF	16	\$1,426
Garage SF	62	\$3,292
Bsmt/Attic	Full / None	\$28,380
Heat/AC	FHA-Gas / Yes	\$7,070
TLA	3,214 1,568/1,646	
Yr/Age/Cond.	2021 / 3 / NML	
Rms / Bedrms	8 / 5	
Bath Fixtures	4	\$19,775
Appliances	0	\$0
Bsmt Finish		\$11,368
Porches	126 SF	\$5,080
Decks/Patios	714 SF	\$3,499
Veneer	0 LF	\$0
Fireplace	1	\$4,250
Att. Garages	1399 SF	\$41,874
Bsmt Stalls	0	\$0
Grade/Mult.	2+10 / 1.970	\$334,448
Phy. Depr.	0%	\$0
F/E/Othr	0%/10%/0%	-\$67,924
Bldg Extras	1	\$7,441
Det. Garages	0 SF	\$0
Yard Extras	1	\$55,188
Ag Buildings	0	\$0
Multi-Fam Adj		\$0
Map Factor	0.940	-\$39,990

PIN 02-5830-01340-000  
Address 1086 WILDFLOWER LN W WEST FARGO



P/SF \$259.18

Cd/Rec D 000 1666799  
Analysis info 12/11/2024 / 0.00% adj/mo  
Sale Date/Amt 06/01/2022 \$627,739  
Time Sale Adj 0 mo /Adj \$0 per mo \$0  
Adj Sale Amt \$627,739

		Base	Difference
Land (SF)	15,747.00	\$117,700	\$80,300
Style	2 Story Frame		
Main SF	1,035	\$164,610	\$49,970
Addns SF	26	\$3,090	-\$3,090
Qtrs Over			
Porch SF	0	\$0	\$1,426
Garage SF	326	\$15,048	-\$11,756
Bsmt/Attic	Full / None	\$20,590	\$7,790
Heat/AC	FHA-Gas / Yes	\$5,290	\$1,780
TLA	2,422 1,061/1,361		
Yr/Age/Cond.	2016 / 8 / NML		
Rms / Bedrms	8 / 4		
Bath Fixtures	4	\$21,200	-\$1,425
Appliances	0	\$0	\$0
Bsmt Finish		\$28,721	-\$17,353
Porches	77 SF	\$4,010	\$1,070
Decks/Patios	546 SF	\$8,134	-\$4,635
Veneer	0 LF	\$0	\$0
Fireplace	1	\$4,250	\$0
Att. Garages	810 SF	\$25,320	\$16,554
Bsmt Stalls	0	\$0	\$0
Grade/Mult.	2+10 / 1.970	\$291,255	\$43,193
Phy. Depr.	4%	-\$23,661	\$23,661
F/E/Othr	0%/10%/0%	-\$56,786	-\$11,138
Bldg Extras	0	\$0	\$7,441
Det. Garages	0 SF	\$0	\$0
Yard Extras	0	\$0	\$55,188
Ag Buildings	0	\$0	\$0
Multi-Fam Adj		\$0	\$0
Map Factor	0.970	-\$15,332	-\$24,658
Mkt Influence	100%		\$0

Total (without rounding) \$613,439  
Net Adjustments \$214,318  
Indicated Value \$842,057

PIN 02-5827-00230-000  
Address 4717 11 ST W WEST FARGO




P/SF \$285.36

Cd/Rec D 000 1668655  
Analysis info 12/11/2024 / 0.00% adj/mo  
Sale Date/Amt 06/22/2022 \$735,089  
Time Sale Adj 0 mo /Adj \$0 per mo \$0  
Adj Sale Amt \$735,089

		Base	Difference
Land (SF)	12,204.00	\$111,200	\$86,800
Style	2 Story Frame		
Main SF	1,226	\$183,300	\$31,280
Addns SF	100	\$7,280	-\$7,280
Qtrs Over			
Porch SF	24	\$1,440	-\$14
Garage SF	0	\$0	\$3,292
Bsmt/Attic	Full / None	\$23,410	\$4,970
Heat/AC	FHA-Gas / Yes	\$6,300	\$770
TLA	2,576 1,326/1,250		
Yr/Age/Cond.	2018 / 6 / NML		
Rms / Bedrms	10 / 5		
Bath Fixtures	4	\$18,300	\$1,475
Appliances	0	\$0	\$0
Bsmt Finish		\$37,905	-\$26,537
Porches	168 SF	\$6,480	-\$1,400
Decks/Patios	126 SF	\$617	\$2,882
Veneer	0 LF	\$0	\$0
Fireplace	1	\$4,250	\$0
Att. Garages	1093 SF	\$32,783	\$9,091
Bsmt Stalls	0	\$0	\$0
Grade/Mult.	1+5 / 2.290	\$415,464	-\$81,016
Phy. Depr.	2%	-\$14,750	\$14,750
F/E/Othr	0%/10%/0%	-\$72,278	\$4,354
Bldg Extras	0	\$0	\$7,441
Det. Garages	0 SF	\$0	\$0
Yard Extras	0	\$0	\$55,188
Ag Buildings	0	\$0	\$0
Multi-Fam Adj		\$0	\$0
Map Factor	0.970	-\$19,515	-\$20,475
Mkt Influence	100%		\$0

Total (without rounding) \$742,186  
Net Adjustments \$85,571  
Indicated Value \$820,660

PIN **02-0720-00010-000**  
 Address 1280 GOLDENWOOD DR WEST FARGO

	SUBJECT P/SF	\$256.53	
			<b>Base</b>
Land (SF)	71,755.00	\$198,000	
Style	2 Story Frame		
Main SF	1,568	\$214,580	
Addtns SF	0	\$0	
Qtrs Over			
Porch SF	16	\$1,426	
Garage SF	62	\$3,292	
Bsmt/Attic	Full / None	\$28,380	
Heat/AC	FHA-Gas / Yes	\$7,070	
TLA	3,214	1,568/1,646	
Yr/Age/Cond.	2021 / 3 / NML		
Rms / Bedrms	8 / 5		
Bath Fixtures	4	\$19,775	
Appliances	0	\$0	
Bsmt Finish		\$11,368	
Porches	126 SF	\$5,080	
Decks/Patios	714 SF	\$3,499	
Veneer	0 LF	\$0	
Fireplace	1	\$4,250	
Att. Garages	1399 SF	\$41,874	
Bsmt Stalls	0	\$0	
Grade/Mult.	2+10 / 1.970	\$334,448	
Phy. Depr.	0%	\$0	
F/E/Othr	0%/10%/0%	-\$67,924	
Bldg Extras	1	\$7,441	
Det. Garages	0 SF	\$0	
Yard Extras	1	\$55,188	
Ag Buildings	0	\$0	
Multi-Fam Adj		\$0	
Map Factor	0.940	-\$39,990	

PIN **02-5830-00930-000**  
 Address 936 51 AVE W WEST FARGO



		P/SF	\$253.79	
Cd/Rec	D 000	1682544		
Analysis info	12/11/2024	/ 0.00% adj/mo		
Sale Date/Amt	12/30/2022		\$566,196	
Time Sale Adj	0 mo /Adj \$0 per mo		\$0	
Adj Sale Amt			\$566,196	
		<b>Base</b>		<b>Difference</b>
Land (SF)	11,475.00	\$103,000		\$95,000
Style	2 Story Frame			
Main SF	994	\$162,230		\$52,350
Addtns SF	16	\$3,520		-\$3,520
Qtrs Over				
Porch SF	0	\$0		\$1,426
Garage SF	211	\$9,358		-\$6,066
Bsmt/Attic	Full / None	\$20,240		\$8,140
Heat/AC	FHA-Gas / Yes	\$5,190		\$1,880
TLA	2,231	1,010/1,221		
Yr/Age/Cond.	2019 / 5 / NML			
Rms / Bedrms	10 / 4			
Bath Fixtures	4	\$14,900		\$4,875
Appliances	0	\$0		\$0
Bsmt Finish		\$23,588		-\$12,220
Porches	113 SF	\$5,080		\$0
Decks/Patios	462 SF	\$5,544		-\$2,045
Veneer	0 LF	\$0		\$0
Fireplace	1	\$4,250		\$0
Att. Garages	903 SF	\$27,580		\$14,294
Bsmt Stalls	0	\$0		\$0
Grade/Mult.	2+10 / 1.970	\$273,036		\$61,412
Phy. Depr.	2%	-\$11,090		\$11,090
F/E/Othr	0%/10%/0%	-\$54,343		-\$13,581
Bldg Extras	0	\$0		\$7,441
Det. Garages	0 SF	\$0		\$0
Yard Extras	0	\$0		\$55,188
Ag Buildings	0	\$0		\$0
Multi-Fam Adj		\$0		\$0
Map Factor	0.970	-\$14,673		-\$25,317
Mkt Influence	100%			\$0
Total (without rounding)		\$577,410		
Net Adjustments				\$250,347
Indicated Value				\$816,543

## LAND VALUE COMPARISON

SUBJECT							
PARCEL	ADDRESS	LABEL	ASSESSED LAND	LAND SQ FT	\$ PER SQ FT ASSESSED		
02-0720-00010-000	1280 Goldenwood Dr.	<b>S</b>	\$ 198,000	70,000	\$ 2.83	Combined double lot	

RECENT LAND SALES							
PARCEL	ADDRESS	LABEL	SALE DATE	SALE AMOUNT	LAND SQ FT	\$ PER SQ FT	NOTES
02-0719-00090-000	1292 Goldenwood Dr	<b>A</b>	5/1/2020	\$ 98,211	41,000	\$ 2.40	River Lot- Adjacent owner purchased to increase lot size
02-0719-00200-000	1332 Goldenwood Dr	<b>B</b>	7/23/2020	\$ 102,147	32,500	\$ 3.14	River Lot
02-0719-00200-000	1332 Goldenwood Dr	<b>B</b>	7/15/2022	\$ 115,069	32,500	\$ 3.54	River Lot- 12.6% Sale increase in 2 years
02-0719-00070-000	1284 Goldenwood Dr	<b>C</b>	7/10/2020	\$ 104,129	27,000	\$ 3.86	River Lot
02-0719-00160-000	1320 Goldenwood Dr	<b>D</b>	8/4/2020	\$ 114,008	27,000	\$ 4.22	River Lot
02-0719-00150-000	1316 Goldenwood Dr	<b>E</b>	1/27/2022	\$ 95,292	23,000	\$ 4.14	River Lot
02-0719-00140-000	1312 Goldenwood Dr	<b>F</b>	9/10/2020	\$ 110,883	20,500	\$ 5.41	River Lot



**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**  
OCT 16 2024  
BY: [Signature]

State of North Dakota Assessment District West Fargo  
County of Cass Property I.D. No. 02-0720-00010-000  
Name Amanda Jensen Telephone No. (701) 799-3443  
Address 1280 Goldenwood Drive West Fargo, ND 58078

Legal description of the property involved in this application:  
**LOT 1 BLK 1 GOLDENWOOD 6TH**

Total true and full value of the property described above for the year 2023 is:  
Land \$ 198,000.00  
Improvements \$ 603,900.00  
Total \$ 801,900.00  
(1)

Total true and full value of the property described above for the year 2023 should be:  
Land \$ 130,000.00  
Improvements \$ 603,900.00  
Total \$ 733,900.00  
(2)

The difference of \$ 68,000.00 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) Our lot is significantly overvalued for the area additional explanation & documentation attached

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: \$ 648,000.00 Date of purchase: 2/25/2022  
Terms: Cash \_\_\_\_\_ Contract \_\_\_\_\_ Trade \_\_\_\_\_ Other (explain) Construction loan  
Was there personal property involved in the purchase price? NO Estimated value: \$ 700,000.00  
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 determine fair value  
our home would sell for Market value estimate: \$ 705,000.00 (2024)  
Appraisal was made by whom? Cass-Clay Appraisals LLC

4. The applicant's estimate of market value of the property involved in this application is \$ 733,900.00 (2023)

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

Applicant asks that The City reduce their valuation of our lot to be more comparable to the other lots in our development & so the total value of our home is not also inflated

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 Amanda Jensen Date 10/1/2024

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

Recommendation of the governing board of West Fargo City Commission / Board of Equalization  
 On December 16, 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 denied.

Dated this 16th day of December, 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 Value	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

Name of Applicant Amanda Jenson

County Auditor's File No. 4568

Date Application Was Filed With The County Auditor 10/17/01

Date County Auditor Mailed Application to Township Clerk or City Auditor 10/10/01  
(must be within five business days of filing date)