

Porter Residence

Parcel Number: 01-8449-01760-000

6480 56 Ave S

Owner: Terry and Terri Porter

Appeal of Assessment for Year: 2023

Name of Applicant: Terry and Terri Porter

2023 True & Full Value	443,100	\$301 / sf	
Applicants Requested Value(s)	402,800	\$274 / sf	- 9%
Sale Price (03/2014)	305,600	\$208 / sf	
General Property Information			
Property Type	Single Family Dwelling		
Year Built	2013		
Building Story Height	One Story		
Total Living Area (Above Grade)	1,472 sf		
	3 Beds / 3 Baths		
Staff Recommendation	443,100	\$301 / sf	NCV



Summary

The value of the subject property was reduced as part of the 2024 reappraisal efforts, and this is basis for the appeal of the previous years' valuation. The appellant believes that the value should not swing that much from year to year. No other evidence was provided in support of a reduction.

While we understand the concern of the appellant, we would point out that the federal interest rates didn't start being raised until March of 2022, and up to that time and after, there were large market increases due to low interest rates and bidding wars. We did not see the impact of the interest rate hike locally until the end of 2022 or early in 2023. We saw the median sale price rise 11% and 12% in two consecutive years prior to that. This means that some of the market swings were much larger than 12%, and we have evidence of over 30% swings in one year in some markets. The 2022 sales year, which the 2023 valuation was based on, was the second largest on record, with our ratio coming in at 86.6%, during which we had to make large adjustments to come into compliance. So large swings in value are not only possible, but also to be expected during times of change. As outlined elsewhere, mass appraisal is not always 100% accurate to each property's value and is rather used to try to ensure fairness in taxation.

The following homes are deemed most comparable to the subject. We think that the sales support a higher value than requested. Comparable sales range from \$289/SF to \$334/SF, with the median sales price at \$306/SF. The current value is lower than that at \$301/SF and is supported overall by the sales range. Comparably assessed properties range from \$295/SF to \$313/SF, with a median of \$307/SF, which supports the 2023 value.

Comparable Sales Summary

Address	Map Zone	Year Built	Size	Style	Beds	Baths	Garage Stalls	Sale Date	Sale Price (with SPUN)	Price \$/SF
6293 60 AVE S	Deer Creek	2018	1385	1 Story	4	3	3 Stall / Att	08-Jul-22	\$426,400	\$307.87
6417 56 AVE S	Deer Creek	2013	1503	1 Story	5	3	3 Stall / Att	25-Jul-22	\$457,900	\$304.66
6067 68 ST S	Deer Creek	2017	1523	1 Story	5	3	3 Stall / Att	22-Aug-22	\$508,200	\$333.68
6054 59 ST S	Deer Creek	2016	1312	1 Story	4	3	2 Stall / Att	03-Oct-22	\$381,600	\$290.85
6162 60 AVE S	Deer Creek	2016	1385	1 Story	4	3	2 Stall / Att	07-Oct-22	\$400,200	\$288.95
6617 58 AVE S	Deer Creek	2018	1503	1 Story	5	3	3 Stall / Att	28-Oct-22	\$495,100	\$329.41
									Median	\$306
									Average	\$309
Subject	Deer Creek	2013	1472	1 Story	3	3	3 Stall/Att	Proposed	\$443,100	\$301

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

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Competing Properties (Assessed Values) Summary

Address	Map Zone	Year Built	Size	Style	Beds	Baths	Garage Stalls	Tax Year	Assessed Value	Price \$/SF
6463 OSGOOD PKWY S	Osgood High	2013	1550	1 Story	5	4.5	3 Stall/Att	2023	\$475,400.00	\$306.71
6508 56 AVE S	Deer Creek	2013	1504	1 Story	5	3	3 Stall/Att	2023	\$470,100.00	\$312.57
6306 56 AVE S	Deer Creek	2013	1503	1 Story	4	3	3 Stall/Att	2023	\$448,800.00	\$298.60
6415 59 AVE S	Deer Creek	2016	1546	1 Story	5	3	3 Stall/Att	2023	\$480,200.00	\$310.61
6449 59 AVE S	Deer Creek	2016	1497	1 Story	4	3	3 Stall/Att	2023	\$429,700.00	\$287.04
6471 59 AVE S	Deer Creek	2016	1500	1 Story	5	3	3 Stall/Att	2023	\$463,900.00	\$309.27
5770 66 ST S	Deer Creek	2015	1517	1 Story	5	3	3 Stall/Att	2023	\$447,400.00	\$294.92
5728 66 ST S	Deer Creek	2015	1508	1 Story	5	3	3 Stall/Att	2023	\$467,800.00	\$310.21
									Median	\$307
									Average	\$303
Subject Before		2013	1472	1 Story	3	3	3 Stall/Att	2023	\$443,100	\$301
Subject After							Proposed		NCV	\$301

Staff Recommendation: Recommend no change in value for the 2023 Assessment.

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

RECEIVED
CASS CO AUDITOR

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

JAN 10 2025 PM 12:40

State of North Dakota Fargo City Assessment District
 County of CASS Property I.D. No. 01-8449-01760-000
 Name Terry Porter Telephone No. 701-799-9852
 Address 6480 56th Ave S Fargo, ND 58

Legal description of the property involved in this application:
Lot 5 Block 10 Additions: Deer Creek Lt 5 Blk 10

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

Land \$ 54,900
 Improvements \$ 388,200
 Total \$ 443,100
 (1)

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

Land \$ 54,900
 Improvements \$ 347,900
 Total \$ 402,800
 (2)

The difference of \$ _____ true and full value between (1) and (2) above is due to the following reason(s):

- 1. Agricultural property true and full value exceeds its agricultural value defined in N.D.C.C. § 57-02-27.2
- 2. Residential or commercial property's true and full value exceeds the market value
- 3. Error in property description, entering the description, or extending the tax
- 4. Nonexisting improvement assessed
- 5. Complainant or property is exempt from taxation. Attach a copy of Application for Property Tax Exemption.
- 6. Duplicate assessment
- 7. Property improvement was destroyed or damaged by fire, flood, tornado, or other natural disaster (see N.D.C.C. § 57-23-04(1)(g))
- 8. Error in noting payment of taxes, taxes erroneously paid
- 9. Property qualifies for Homestead Credit (N.D.C.C. § 57-02-08.1) or Disabled Veterans Credit (N.D.C.C. § 57-02-08.8). Attach a copy of the application.
- 10. Other (explain) _____

The following facts relate to the market value of the residential or commercial property described above. For agricultural property, go directly to question #5.

1. Purchase price of property: \$ 273,921 Date of purchase: 3/31/2014
 Terms: Cash _____ Contract _____ Trade _____ Other (explain) _____
 Was there personal property involved in the purchase price? NO Estimated value: \$ _____
 yes/no

2. Has the property been offered for sale on the open market? NO If yes, how long? _____
 yes/no
 Asking price: \$ _____ Terms of sale: _____

3. The property was independently appraised: NO Purpose 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 this application is \$ 400,000

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

Applicant asks that your value gets reduced to \$402,800

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 Terry Porter Date 1/5/2025

Recommendation of the Governing Body of the City or Township

Recommendation of the governing board of City of Fargo

On Feb 18, 2025, 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 26 day of February, 2025

[Signature]
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 Terry Porter

County Auditor's File No. 4590

Date Application Was Filed With The County Auditor 1/10/25

Date County Auditor Mailed Application to Township Clerk or City Auditor 1/14/25

(must be within five business days of filing date)