

# Berreth Residence

Parcel Number: 01-8489-00300-000

# 1488 SHAWNAS PL S

Owner: Wade and Elizabeth Berreth

## Appeal of Assessment for Year: 2023

Name of Applicant:	Wade and Elizabeth Berreth			
<b>2023 True &amp; Full Value</b>	1,323,300	\$403 / sf		
<b>Applicants Requested Value(s)</b>	880,656	\$268 / sf	- 33.5%	
<b>Sale Price (07/2016)</b>	800,000	\$243 / sf		
<b>General Property Information</b>				
Property Type	Single Family Dwelling			
Year Built	2016			
Building Story Height	Two Story			
Total Living Area (Above Grade)	3,287 sf			
	6 Beds / 4.5 Baths			
<b>Staff Recommendation</b>	1,239,200	\$377 / sf	-84,100 -6.35%	



### Summary

Appellant appealed the 2023 true and full value on March 22, 2023 and a staff appraiser physically reviewed the property on April 11. The appellant did not respond in time to attend the local Boards of Equalization. He was told to appeal to the county. The appellant was sent information on comparable sales and a market approach to value. The value was re-appraised for the 2023 tax year. The value was increased for 2023 due to market conditions. The owner filed the abatement in February of 2024.

The appellant is concerned about the large increase in a single year, and feels that the home is similar to the neighboring homes. However, upon review, we found that the house is the only excellent grade house on the block. Grade has to do with the quality of the construction materials, workmanship, and design of the home. The neighboring houses are mostly very good grade or less. So, we cannot use the houses that are directly adjacent for comparison, without having to make larger adjustments. We strive to compare apples-to-apples for more accuracy in valuation.

The following homes are deemed most comparable to the subject. While we agree that the subject's 2023 value was over-stated, we think that the sales support a value higher than the requested value. Comparable sales range from \$335/SF to \$401/SF, with the median sales price at \$362/SF. The new proposed value would come higher slightly higher than that, and is supported overall, by the sales range. Comparably assessed properties range from \$321/SF to \$426/SF, with a median of \$352/SF, which supports the proposed new value.

### Comparable Sales Summary

Address	Map Zone	Year Built	Size	Style	Beds	Baths	Garage Stalls	Sale Date	Sale Price (with SPUN)	Price \$/SF
6217 31 ST S	Maple Valley	2018	3055	2 Story	6	3.5	3 Stall / Att	15-Feb-19	\$1,023,700	\$335
3589 GRANDWOOD DR N	Longfellow	2017	2927	2 Story	5	4.5	3 Stall / Att	18-Jun-21	\$980,100	\$335
4763 TALLGRASS CV S	Osgood High	2022	3326	2 Story	6	4.5	3 Stall / Att	28-Oct-22	\$1,202,600	\$362
6049 PRAIRIE GROVE CT S	Maple Valley High	2020	3474	2 Story	7	4.5	4 Stall / Att	22-Jan-21	\$1,370,100	\$394
6059 PRAIRIE GROVE CT S	Maple Valley	2018	3501	2 Story	6	5	3 Stall / Att	15-Jul-21	\$1,404,100	\$401
									Median	\$362
									Average	\$365
<b>Subject</b>	Davies	2016	3287	2 Story	6	4.5	3 Stall/Att	Proposed	\$1,239,200	\$377

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
910 8 ST S	Hawthorne	2014	3126	2 Story	5	4.5	3 Stall/Att	2023	\$1,004,300.00	\$321.27
2069 69 AVE S	Longfellow	2015	2771	2 Story	6	3.5	3 Stall/Att	2023	\$1,106,000.00	\$399.13
6887 CROFTON LN S	Osgood High	2015	2836	2 Story	5	3.5	3 Stall/Att	2023	\$1,129,200.00	\$398.17
3614 PARKER PL N	Longfellow	2015	3211	2 Story	5	3.5	3 Stall/Att	2023	\$1,045,800.00	\$325.69
6809 CROFTON LN S	Maple Valley	2015	3764	2 Story	6	5+	3 Stall/Att	2023	\$1,367,800.00	\$363.39
3589 GRANDWOOD DR N	Longfellow	2017	2927	2 Story	5	4.5	3 Stall/Att	2023	\$995,900.00	\$340.25
3537 GRANDWOOD DR N	Longfellow	2018	3275	2 Story	4	3.5	3 Stall/Att	2023	\$1,061,400.00	\$324.09
6217 31 ST S	Maple Valley	2018	3055	2 Story	6	3.5	3 Stall/Att	2023	\$1,302,100.00	\$426.22
									Median	\$352
									Average	\$362
<b>Subject Before</b>		2016	3287	2 Story	6	3.5		2023	\$1,323,300	\$403
<b>Subject After</b>								Proposed	\$1,239,300	\$377

**Staff Recommendation:** Reduce the true and full value for the 2023 tax year to \$1,239,200

NAME: asRpt60100  
 DATE: 11/29/2023 11:19 AM  
 ENTITY: City of Fargo  
 USER: Msplonskowski

## Comparable Parcels From Sales Database

Property Address:	Subject	Comp 1		Comp 2		Comp 3	
	1488 SHAWNAS PL S	4763 TALLGRASS CV S		3589 GRANDWOOD DR N		6059 PRAIRIE GROVE CT S	
Parcel Number:	01-8489-00300-000	01-8559-01200-000		01-8554-00380-000		01-8721-00010-000	
Sale Price:		1,202,600		980,100		1,404,100	
Property Type:	Single Family	Single Family		Single Family		Single Family	
Story Height:	2 Story	2 Story		2 Story		2 Story	
Homo Area:	V Good Low	V Good Low		V Good Low		V Good Low	
Year Built:	2016	2022 -60,100		2017		2018	
Grade:	Excellent	Excellent		Excellent		Excellent	
Total Area:	3287	3326		2927 13,500		3501 -8,000	
Condition:	Average	Average		Average		Average	
Basement Area:	Full	Full		Full		Full	
# Stalls:	Three ( or Two w/	Three ( or Two w/		Three ( or Two w/		Three ( or Two w/	
# Baths:	4 or 4½	4 or 4½		4 or 4½		5 or more -1,500	
Basement Finish:	Full	Full		Full		75 % 6,000	
Land Value:	160,600	143,100 17,500		119,100 41,500		193,200 -32,600	
# Fireplaces:	2 Fireplaces	Fireplace 3,700		Fireplace 3,700		Fireplace 3,700	
Air Conditioning:	Central	Central		Central		Central	
Built Ins:	More than Average	More than Average		More than Average		More than Average	
Deck:	Combination	Open Porch/Patio 4,500		Combination 500		Combination -1,500	
Extras:	Pool	None 6,000		None 6,000		None 4,500	
Sale Date:	-	10/28/2022 60,100		06/18/2021 169,800		07/15/2021 234,000	

Recap			
Sale Price:		1,202,600	980,100 1,404,100
Net Sum of Adj:		31,700	235,000 204,600
Adjusted Sale Price:		1,234,300	1,215,100 1,608,700
Absolute Sum of Adj:		151,900	235,000 291,800
Number of Adj:		6	6 8
Pct of Adj:		13%	24% 21%
Weight Factor:		46.10	29.80 24.00
Price Per Sq Ft:		362	335 401

Current Value      1,323,300      403 / Sq Ft

**Indicated Market Value as of 11/29/2023 is 1,317,200 - 400 / Sq Ft**

Land	160,600
Improvement	1,156,600
<b>Total</b>	<b>1,317,200</b>