Board of Equalization Meeting
Tuesday, April 9, 2024, at 5:30 PM
City Council Chambers, City Hall (10 3rd Ave SW)
Any person needing special accommodation for the meeting is requested to notify the City Clerk's office at 857-4752.

1. **ROLL CALL**

2. **REVIEW OF ANNUAL REPORT, ASSESSMENT PROCESS, AND ASSESSMENT TOTALS**

   Documents:

   2024 Annual ReportV2.0.pdf

3. **PROPERTY OWNER APPEALS AND ACTION BY BOARD**

3.1. **SUBMITTED APPEALS**

- **1800 16th St SW; Hoak Media of Dakota, LLC; MI27.953.040.0140**
- **2400 10th St SW; Dakota Square Mall CMBS, LLC; MI35.677.000.0110**

   Documents:

   Assessors Memo and Appeal 1800 16th St SW.pdf
   Assessors Memo 2400 10th St SW.pdf

3.2. **OPEN TO THE PUBLIC APPEALS**

4. **RESOLUTION EQUALIZING 2024 ASSESSMENTS**

5. **ADJOURNMENT SINE DIE**

City of Minot Assessor's Annual Report 2024

CITY OF MINOT ASSESSOR'S MISSION

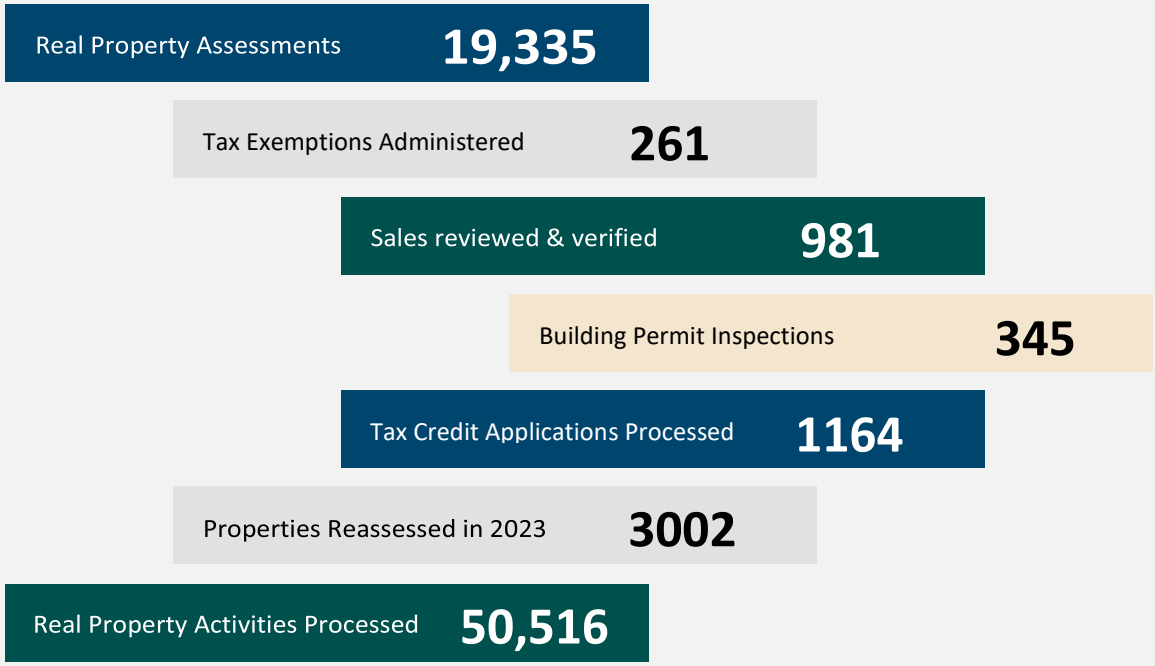
City of Minot Assessor's Mission Statement

The City of Minot Assessor's Office mission is to produce an annual assessment roll, including all assessable property, in accordance with legal mandates in a timely, accurate and efficient manner; and, provide current assessment related information to the public and governmental agencies, in a timely and responsive way.

Responsibility of the Assessor's Office

The Assessor's Office has the responsibility to annually locate all taxable real property, identify ownership, establish a value for all property subject to State property taxation laws, list the value of all property on the assessment roll and apply all legal exemptions. The assessment roll is comprised of 19,335 parcels and is the basis upon which property taxes are levied.

It takes a team of experts and an efficient customer service model to process the assessment roll each year. Here is a snapshot of some of the work BY THE NUMBERS.



The City of Minot Assessor does not compute property tax bills, collect property taxes, establish property tax laws, establish rules bywhich property is assessed, or set property tax rates.

Property taxes are calculated by the Ward County Treasurer and are an essential source of revenue for the City of Minot, supporting basic public services provided by schools, cities, special districts and local governments that are critical to the vitality of our region.

THE ANNUAL REPORT

What's inside the 2024 Annual Report?

The Assessor's Annual Report offers a comprehensive statistical analysis of the local assessment roll, which is the official list of all the assessed property within the City as of the February 1, 2024 Assessment Date.

The Annual Report includes information for all real property, legal exemptions, and property tax credits from February 1, 2023 through February 1, 2024. The report is an important source of information for public finance officials, real estate professionals, tax experts, academics, and taxpayers, as well as business, government and community leaders seeking insights into real estate trends in City of Minot.

The Assessment Roll value is determined as of the Assessment Date of February 1 each year.

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The information found in the City of Minot Assessor's Annual Report is believed to be accurate with respect to the roll year referenced. However, neither the Assessor, nor the City of Minot, accept any responsibility or liability for errors, omissions or approximations that may exist in the information. The user expressly accepts the information contained herein with the knowledge that errors and/or omissions may exist.

MESSAGE FROM THE ASSESSOR

Following is the 2024 City of Minot Assessor's Annual Report. This report is presented on behalf of the dedicated employees in the City of Minot Assessor's Office to keep you informed of the activity that took place in our office during the past assessment year. I hope you find this information to be valuable and worthwhile and, as always, feel free to contact me if you have any questions.

I present the 2024 annual report to the Minot City Council which also acts as the City Board of Equalization. This report will include the total 2024 True and Full value of all taxable property in Minot that is not exempt by state law. You will also find several illustrations with additional narrative that will help to illustrate the breakdown of market value among various classes of property to include comparisons with other cities in North Dakota. There will be some various statistics and studies related to the Minot real estate market that will also be presented for your information.

According to the 2023 annual State Tax Department sales ratio study, which is done to ensure that all assessment jurisdictions are following state statute and assessing at market value, the result indicates the City's residential assessments were 8.7% below selling price last year and commercial properties were 8.9% below selling price last year. Residential and commercial assessment levels are required to be at market value, with the State Board of Equalization usually allowing some percentage of tolerance because perfection at 100% is virtually impossible to achieve in mass appraisal. Generally, if an assessment jurisdiction does not meet a level of 90% to 100% assessment level, the State Board of Equalization will order an adjustment to raise or lower the aggregate totals of the assessment to market value.

Based on these results, the **average commercial valuation was increased about 4.1%** and the **average residential valuation was increased by roughly 4.3%**. There were however numerous properties that will have changed greater than or less than the average based on a neighborhood analysis, or an actual physical review of the property, as the assessor's office reviewed about 3002 properties last year.

The 2024 True and Full Value as of April 1st, 2024, is estimated to be approximately $5,223,059,000 or about a 4.19% increase from last year. The 2024 values are this office's opinion of value as of February 1, 2024, determined by using normal arm's length transaction sales that occurred in 2023.

All procedures of assessment and appraisal are conducted according to North Dakota Tax Department guidelines, the North Dakota Century Code, and generally accepted principles of mass appraisal of real property. The City Assessor, Assistant Assessor and 3 Senior Property Appraisers are all currently certified as a Class 1 Assessor.

Last year was another productive year for the assessor's office. Appraisers from the Assessor's Office spent the majority of their time reviewing residential properties located in the following neighborhoods: Stonebridge, Crestview, Roosevelt, Radio City, Jefferson, and 55th Crossing. Commercially, portions of the Central Business District and all vacant residential lots were also reviewed.

The Minot Assessor's Office request that you review this report and approve the 2024 assessment roll as submitted. If there are taxpayers present wishing to appeal or ask questions about their 2024 assessment during the April 9th, 2024 Board of Equalization, we would be happy to visit with them and members of the board in discussing the proposed assessment tonight. It would be best if they have brought with them a recent appraisal, realtor's market analysis, or neighborhood research to provide some written evidence to support their opinion of market value of their property if it differs from our estimate.

Ryan Kamrowski
City Assessor

HIGHLIGHTS OF THE 2024 ASSESSMENTS

This is the 2024 Annual Report of the City of Minot Assessor's Office. It will summarize what has happened in terms of property assessment for Minot, typical real estate trends, and notes about valuation totals the department has gathered from January through December 2023. The market value of taxable real property, property transfers and sales, new construction, expired exemptions such as renaissance zone incentives and annexations are all combined to estimate a real property value tax base to which the 2024 consolidated mill levy from School, Park, City, and County will be applied for the 2024 Ward County Real Estate Tax Statement.

Procedures of assessment and appraisal are conducted under guidance from the North Dakota Tax Commissioner's Office, the North Dakota Century Code, any applicable City of Minot ordinances, and nationally recognized standards on the mass appraisal of real property for assessment purposes.

It should be noted that the ND State Tax Department conducts a study every year of all assessment jurisdictions to determine that real property is being assessed at actual market value as determined by qualified sales of the prior year.

The Minot Assessor's Office is budgeted for the City Assessor/Department Head, an Assistant Assessor, 3 Property Appraisers, and a Property Assessment Specialist to conduct the following activities:

- Estimating the market value of over 19,335 properties each assessment year
- Physically reviewed approximately 16% of the taxable properties last year
- Measuring and listing all new construction
- Providing data relating to legal descriptions, lot sizes, property tax estimates, and building information to all city departments and the general public
- Administering over 1,400 tax exemptions, disabled veterans credits, and homestead credits applications on a yearly basis
- Explaining, defending, or recommending changes to the assessed value of various properties in abatement proceedings
- Assisting all city departments in determining market value of land or buildings as relating to the conducting of city business for purchase of property or sale of city property

Market Analysis of Taxable Real Estate

Overall projected true and full value of taxable real property in Minot for the year 2024 will be approximately $5,223,059,000 or about 4.19% more than last year. The increase in true and full value of real property for this year is mostly as a result of an increase in most residential neighborhoods and an increase in commercial assessments to include most occupancies. Below are some assessment summaries

- The median residential assessment increased about 3.76% from $213,000 to $221,000 as compared to the 5.45% from $202,000 to $213,000 from 2022 to 2023.
- The median assessments for 4 plex apartments did increase 1.42% from $211,000 to $214,000 as compared to the 14.67% from $184,000 to $211,000 from 2022 to 2023.
- The median assessed value of apartment complexes greater than a 4 plex decreased 1%
- All other classes of commercial building assessments were trended upwards about 4.2% from a median of $550,000 to $573,000. This is compared to a 10.8% increase last year.
- New taxable residential construction in 2023 was about $33,550,000 which compares to $29,849,000 in 2022.
- New taxable commercial construction in 2023 was about $9,252,000 compared to $155,000,000 in 2022. **This decrease is primarily due to several large commercial projects that received TIF exemption on improvements and completion of Trinity Hospital.*

Some interesting facts concerning the residential market in Minot are as follows:

- Assessor records indicate a median sale price of $244,000 for 2023 on 802 sales as compared to $234,000 for 2022 on 1081 sales or an estimated 4.3% increase. It should be noted that assessor records include all homes that are sold with or without a realtor.
- MML records (property that sold with a realtor) indicate a median sale price for homes sold in Minot in 2023 was $249,450 which is up from $240,000 in 2022. This indicates about a 3.94% increase. (These figures do not include financing points or seller concessions which assessor records do include).
- The median days on the market for a home prior to contract was 11.5 days, and the average days from listing a property to closing was 73 days, there were 26 homes that sold in Minot for over $500,000.

ASSESSMENT ROLL

The annual assessment roll is based on the value of all property as of the February 1, 2024 Assessment Date.

True and Full Values	2023	2024	Change	Percent
Commmercial Land	$ 675,155,000	$ 680,687,000	$ 5,532,000	
Commercial Bldg	$1,282,513,000	$1,356,902,000	$ 74,389,000	
Total Commercial	**$1,957,668,000**	**$2,037,589,000**	**$ 79,921,000**	**4.08%**
Residential Land	$ 594,767,000	$ 607,369,000	$ 12,602,000	
Residential Bldg	$ 2,458,498,000	$2,576,197,000	$ 117,699,000	
Total Residential	**$3,053,265,000**	**$3,183,566,000**	**$ 130,301,000**	**4.27%**
Total Agricultural Land	**$ 1,888,000**	**$ 1,904,000**	**$ 16,000**	**0.85%**
Total All Property	**$ 5,012,821,000**	**$5,223,059,000**	**$ 210,238,000**	**4.19%**

Assessed Values	2023	2024	Change	Percent
(50% of Market Value)				
Commmercial Land	$ 337,577,500	$ 340,343,500	$ 2,766,000	
Commercial Bldg	$ 641,256,500	$ 678,451,000	$ 37,194,500	
Total Commercial	**$ 978,834,000**	**$1,018,794,500**	**$ 39,960,500**	**4.08%**
Residential Land	$ 297,383,500	$ 303,684,500	$ 6,301,000	
Residential Bldg	$1,229,249,000	$1,288,098,500	$ 58,849,500	
Total Residential	**$1,526,632,500**	**$1,591,783,000**	**$ 65,150,500**	**4.27%**
Total Agricultural	**$ 944,000**	**$ 952,000**	**$ 8,000**	**0.85%**
Total All Property	**$ 2,506,410,500**	**$2,611,529,500**	**$ 105,119,000**	**4.19%**

Taxable Value	2023	2024	Change	Percent
(10% of Assessed Value For Commercial and Agricultural Land, 9% of Assessed Value For Residential)				
Commmercial Land	$ 33,757,750	$ 34,034,350	$ 276,600	
Commercial Bldg	$ 64,125,650	$ 67,845,100	$ 3,719,450	
Total Commercial	**$ 97,883,400**	**$ 101,879,450**	**$ 3,996,050**	**4.08%**
Residential Land	$ 26,764,515	$ 27,331,605	$ 567,090	
Residential Bldg	$ 110,632,410	$ 115,928,865	$ 5,296,455	
Total Residential	**$ 137,396,925**	**$ 143,260,470**	**$ 5,863,545**	**4.27%**
Total Agricultural	**$ 94,400**	**$ 95,200**	**$ 800**	**0.85%**
Total All Property	**$ 235,374,725**	**$ 245,235,120**	**$ 9,860,395**	**4.19%**

HISTORICAL TRENDS OF TAXABLE VALUES

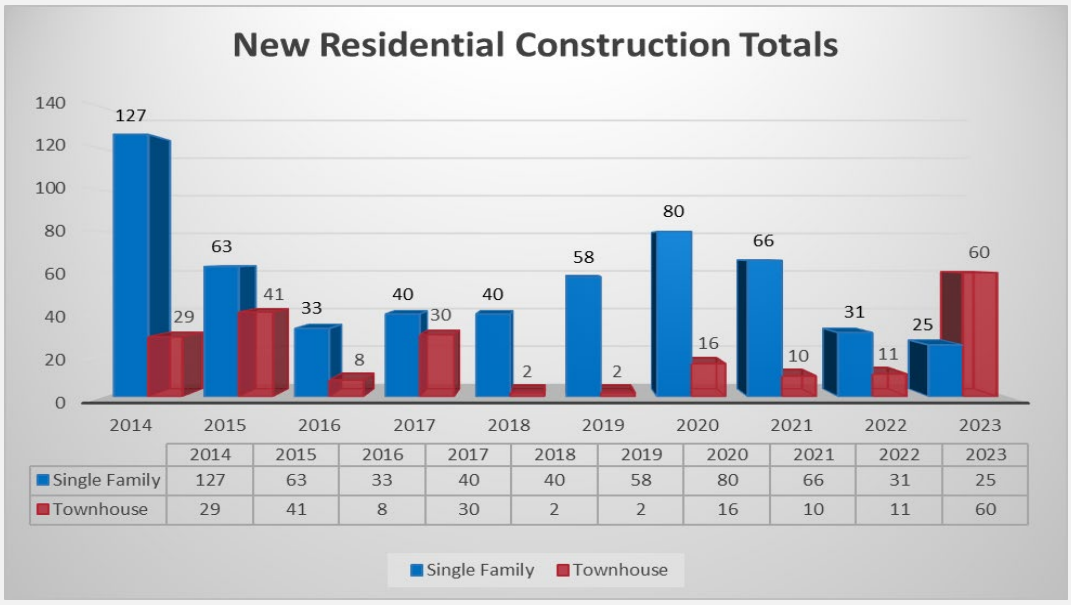
Year	City of Minot	% CHG
2015	$229,512,931	8.32%
2016	$230,306,031	0.35%
2017	$213,709,730	-7.21%
2018	$206,578,510	-3.34%
2019	$208,567,880	0.96%
2020	$212,615,305	1.94%
2021	$212,802,280	0.09%
2022	$226,405,770	6.39%
2023	$235,374,725	3.96%
*2024	$245,235,120	4.19%

* Projected Taxable Valuation

NEW RESIDENTIAL CONSTRUCTION

The amount of new construction this past year was up **102%** from the previous year.

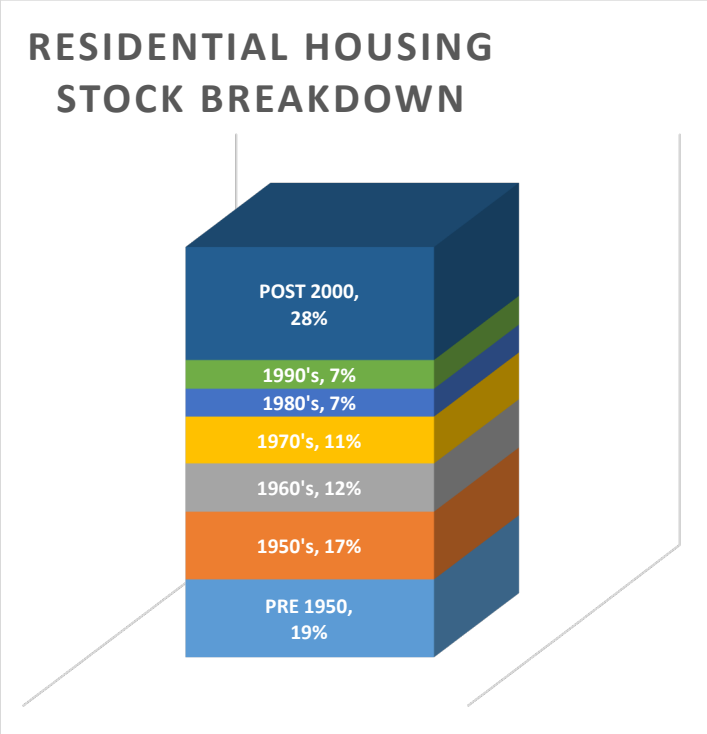
70% of the new construction homes in 2023 are **Townhouses**, and 30% are Single Family homes.

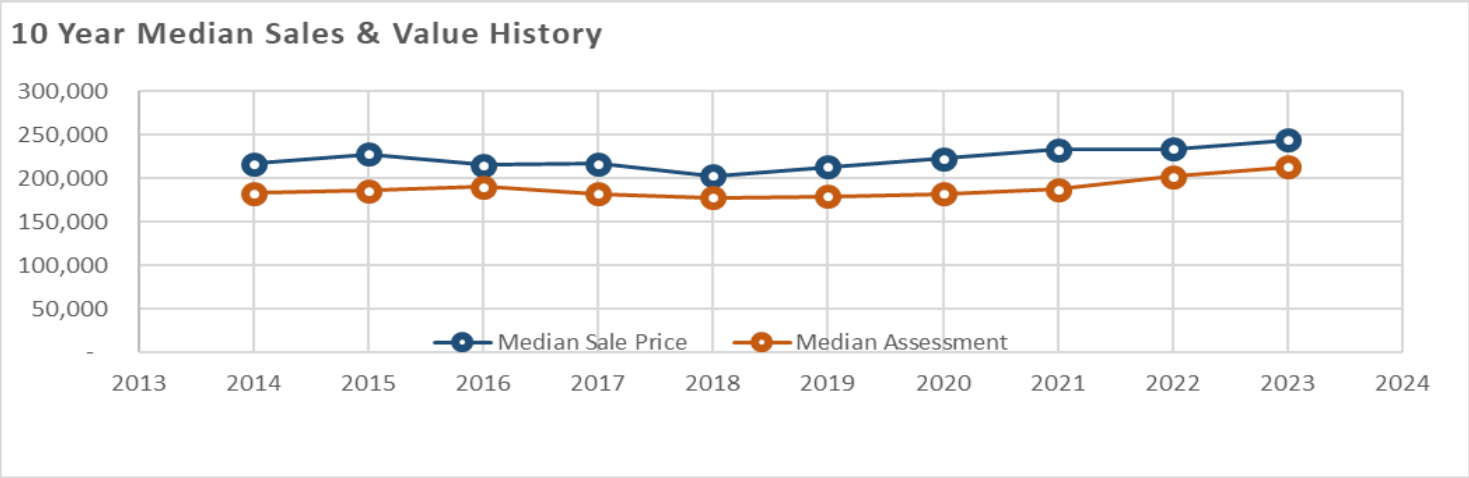


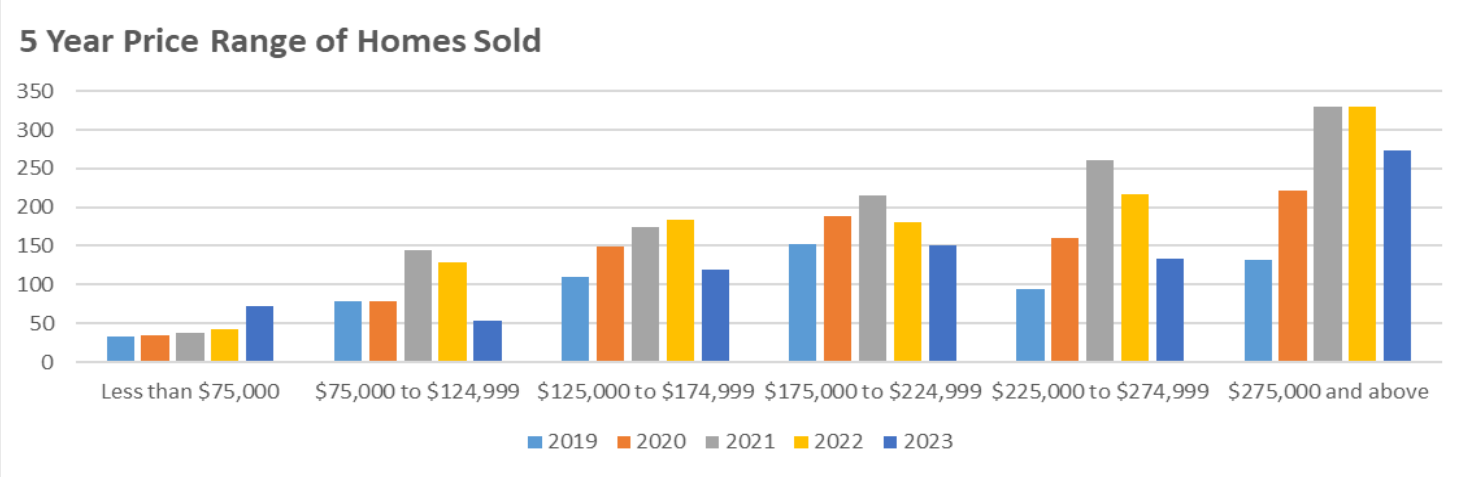
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Single Family	127	63	33	40	40	58	80	66	31	25
Townhouse	29	41	8	30	2	2	16	10	11	60

RESIDENTIAL VALUES

Median Value History				
Assessment Year	Median Sale Price	% Chg	Median Assessment	% Chg
2023	244,000	4.3%	213,000	5.4%
2022	234,000	0.4%	202,000	8.0%
2021	233,000	4.5%	187,000	2.7%
2020	223,000	4.7%	182,000	1.7%
2019	213,000	4.9%	179,000	0.6%
2018	203,000	-6.5%	178,000	-2.2%
2017	217,000	0.9%	182,000	-4.2%
2016	215,000	-5.5%	190,000	2.2%
2015	227,500	5.1%	186,000	1.6%
2014	216,500	-6.9%	183,000	-2.1%



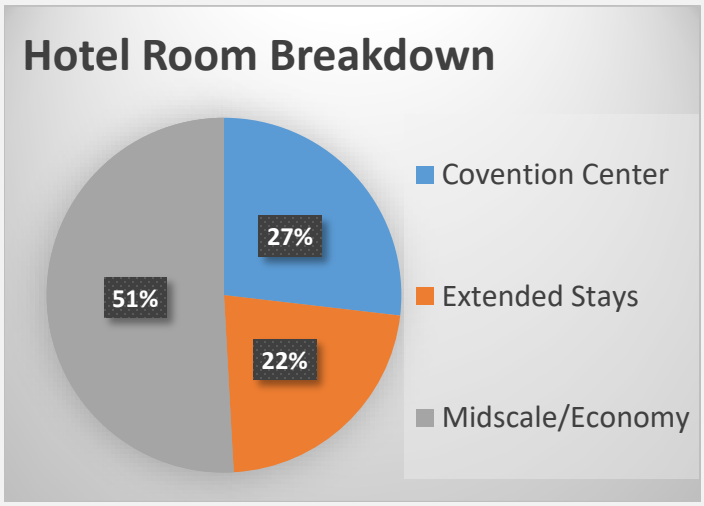




COMMERCIAL VALUES

Commercial and Industrial Value Summary					
Property Type	2023 Value	2024 Value	Gross % Change	New Construction	Net % Change
Automotive Services	82,577,000	85,808,000	3.9%	490,000	3.3%
Apartments	506,214,000	490,715,000	-3.1%	636,000	-3.2%
Hospitality	106,321,000	107,648,000	1.2%	984,000	0.3%
Hotels	63,549,000	68,174,000	7.3%	-	7.3%
Industrial	351,813,000	369,178,000	4.9%	1,569,000	4.5%
Miscellaneous Commercial	55,646,000	58,481,000	5.1%	141,000	4.8%
Office/Banks	263,972,000	274,588,000	4.0%	4,022,000	2.5%
Retail Properties	365,472,000	384,928,000	5.3%	1,410,000	4.9%
Totals	1,795,564,000	1,839,520,000		9,252,000	

Hotel Rooms Breakdown			
Property Class	Number of Hotels	Number of Rooms	% of Total
Covention Center	4	843	27%
Extended Stays	7	700	22%
Midscale/Economy	19	1598	51%
Total	30	3,141	



Apartment Unit Breakdown		
Property Class	2024 Value	Number of Units
4 Plex	53,660,000	874
Mutifamily	437,055,000	3,285
Total	490,715,000	4,159

PERFORMANCE MEASURES

2024 Assessment Statistics								
Property Type	Number of Sales	Median Ratio	Mean Ratio	Weighted Mean	COD	PRD	Mean Sale Price	Mean Assessed Value
Single Family	550	96.85%	98.70%	97.25%	9.34	1.01	262,403	255,000
Condominiums	87	96.77%	98.85%	97.92%	7.68	1.01	177,327	174,000
Townhouses	52	97.14%	98.42%	98.61%	7.18	1	250,399	247,000
Total Residential	**689**	**96.82%**	**98.70%**	**97.42%**	**8.97**	**1.01**	**250,755**	**244,000**
4 Plex	17	97.13%	98.98%	98.19%	7.93	1.01	224,771	221,000
Multifamily	4	100.32%	96.33%	100.65%	6.79	0.96	2,924,000	2,943,000
Commercial	29	96.46%	100.55%	98.53%	19.06	1.02	863,122	851,000
Vacant Lots	18	88.29%	87.43%	85.70%	17.73	1.02	102,341	88,000
Total Commercial	**68**	**95.89%**	**98.07%**	**99.15%**	**16.79**	**0.99**	**625,551**	**620,000**

Statistical analysis of the 2023 State Tax Department Residential Sales Ratio as compared to the 2024 City of Minot Assessments

Arithmetic Mean: First measure of central tendency. Start by computing a ratio for each observation in a stratum, then dividing the sum of the individual ratios by the number of observations. A measure of central tendency but greatly distorted by extreme ratios.

Aggregate Mean Ratio: Second measure of central tendency. Derived by dividing the total assessed values by the total sale prices of the properties. Greatly influenced by properties with the greatest values.

Median Ratio: Third measure of central tendency. Accomplished by arranging the individual ratios in order of magnitude, then selecting the middle ratio in the series. Median is affected by the number of observations and is not distorted by the size of extreme ratios. This is used by the State Board of Equalization when equalizing residential and commercial property assessments.

Price Related Differential: A measurement of the relationship between the ratios of high-value and low-value properties to determine if the value of property has any influence on the assessment ratio. You divide the arithmetic mean ratio by the aggregate mean ratio. If the PRD is 1.00, there is no bias in the assessment of high-value properties in comparison to those for low-value properties. If the PRD is greater than 1.00 then low-value properties pay a greater amount of tax in relation to value than the owner of a high-value property. And conversely, if the PRD is lower than 1.00, the opposite is true.

Coefficient of Dispersion: "The most generally useful measure of variability is the coefficient of dispersion (COD). It measures the average percentage deviation of the ratios from the median ratio and is calculated by

1) subtracting the median from each ratio
2) taking the absolute value of the calculated differences
3) summing the absolute differences
4) dividing by the number of ratios to obtain the "average absolute deviation"
5) dividing by the median, and multiplying by 100

2024 Assessment Ratio Study for City of Minot on 802 State Board 2023 qualified residential sales prior to any adjustments made for 2024

RESIDENTIAL				
	2024 Initial Measurement	2024 Equalized Measurments	Tolerance	
Arithmetic Mean	93.5%	94.6%	IAAO Guidelines	90-100%
Aggregate Mean	92.4%	95.9%	IAAO Guidelines	90-100%
Median Ratio	91.3%	94.1%	State Mandated	90-100%
PRD	1.01	1.01	IAAO Guidelines	0.98 to 1.03
COD	0.1205	0.0884	IAAO Guidelines	Less Than .15

Based on the above analysis, the overall median assessment level for residential properties was 91.3%. After adjustments for 2024, the assessment level indicates 94.1%. It also illustrates that on average residential property sold for about 8.7% more than the assessment last year. After market adjustments, the 2024 assessments are within the state's tolerance level for 2023 as mandated by the State of Board of Equalization.

2024 Assessment Ratio Study for City of Minot of 101 State Board 2023 qualified commercial sales which include vacant land.

COMMERCIAL				
	2024 Initial Measurement	2024 Equalized Measurments	Tolerance	
Arithmetic Mean	91.6%	97.2%	IAAO Guidelines	90-100%
Aggregate Mean	88.2%	96.7%	IAAO Guidelines	90-100%
Median Ratio	91.1%	94.3%	State Mandated	90-100%
PRD	1.04	1.01	IAAO Guidelines	0.98 to 1.03
COD	0.2042	0.1441	IAAO Guidelines	Less Than .20

Based on the above analysis, the overall median assessment level for commercial assessments last year was 91.1% which indicates an increase in median commercial assessment total is warranted for 2023. This indicates the 2023 commercial assessments were about 8.9% below the median selling price. Therefore, an increase on commercial assessments to change the median level of commercial assessments was made.

EXEMPTIONS

2024 MOST COMMON EXEMPTIONS	
N.D.C.C	2024
Section	Total Exempt
NDCC§ 57-02-08(7) & (9)	
Churches/Religious Properties	$142,096,000
NDCC§ 57-02-08(8)	
Hospitals	$511,244,000
NDCC§ 57-02-08(11)	
Fraternal Organizations	$28,276,000
NDCC§ 57-02-08(20)	
Wheelchair *max $150,000 per Residence	$1,878,000
NDCC§ 57-02-08(22)	
Blind *max $160,000 per Residence	$2,258,000
NDCC§ 40-58-20	
TIF (Tax Increment Financing)	$15,459,000
NDCC§ 57-02-08(43)	
Payment in Lieu of Tax (PILOT) Property Tax is 5% of Rents	$62,749,000
NDCC§ 57-02-08(35)	
Two Year New Construction	$750,000
NDCC§ 47-63	
Renaissance Exempt	$8,113,000
NDCC§ 57-02-08(8)	
Minot Housing Authority	$14,137,000
Total	**$786,960,000**

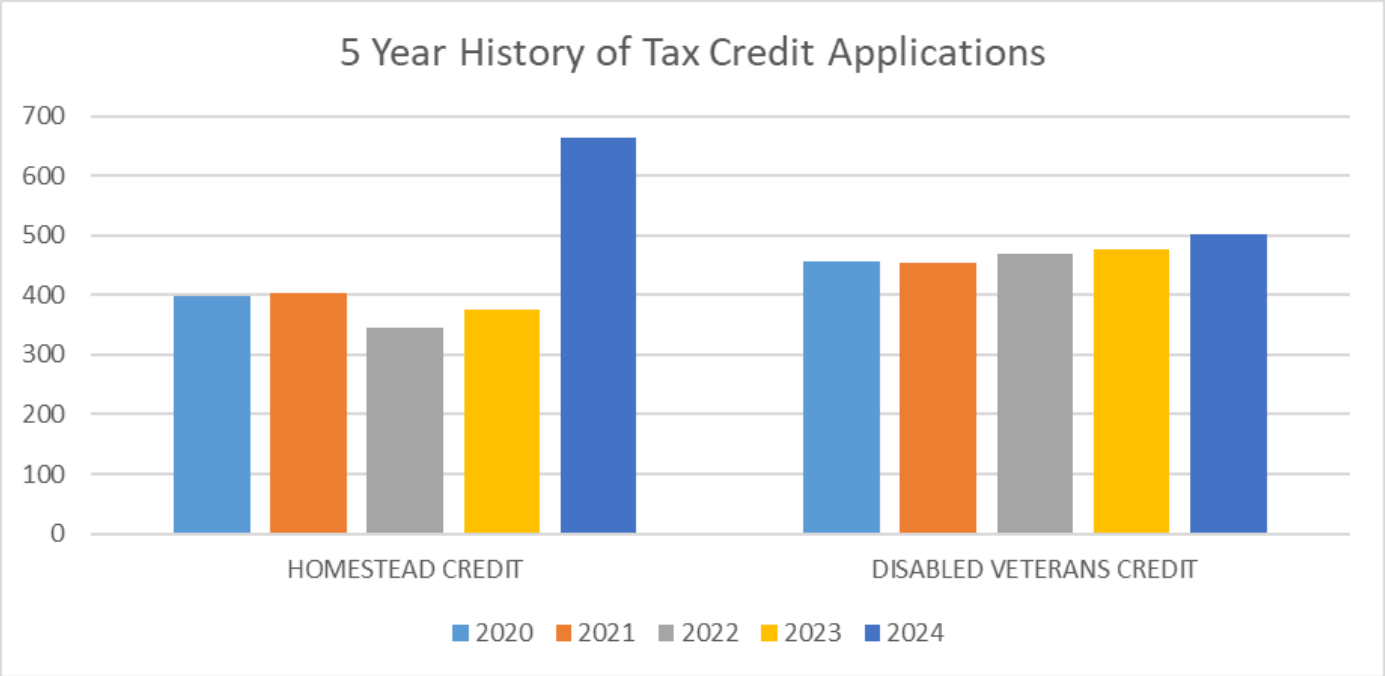
All property in this state is subject to taxation unless expressly exempted by law. The exempted amounts listed represent the True and Full value of properties granted Property Tax exemption under current North Dakota assessment laws.

PROPERTY TAX CREDITS

2024 HC Chart					
*maximum 200,000					
Applicants Income		%	Max Reduct	Max Reductio	2024 $ (x2023
-	$40,000	100%	$9,000	$200,000	$3,289
$40,001	$70,000	50%	$4,500	$100,000	$1,644

Disabled Veteran's Credit			
*maximum $180,000			
% Rating	Taxable Value	True & Full	2024 $(x2023 ML)
100%	8100	$180,000	$2,960
90%	7290	$162,000	$2,664
80%	6480	$144,000	$2,368
70%	5670	$126,000	$2,072
60%	4860	$108,000	$1,776
50%	4050	$90,000	$1,480

2023 (As of April 1, 2023)	No. of Credits
HOMESTEAD CREDIT	375
DISABLED VETERANS CREDIT	476
2024 (As of April 1, 2024)	**No. of Credits**
HOMESTEAD CREDIT	663
DISABLED VETERANS CREDIT	501
Difference 2023-2024	**No. of Credits**
HOMESTEAD CREDIT	288
DISABLED VETERANS CREDIT	25



2023 MILL LEVY COMPARISON BY CITY

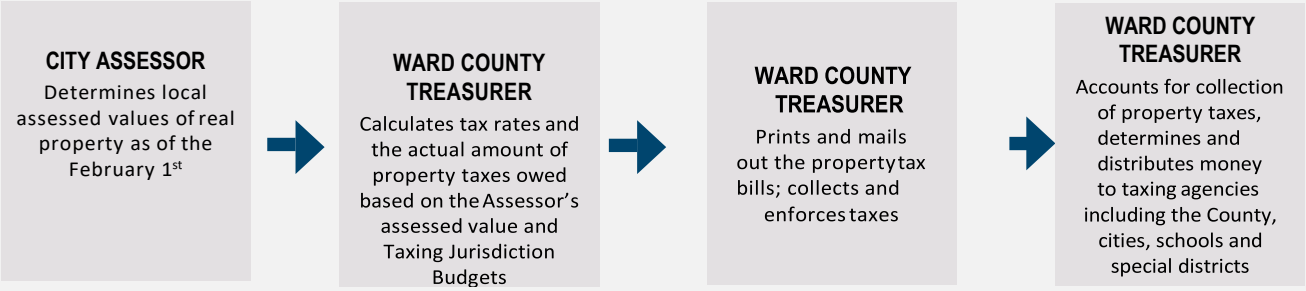
CITY	2023 Total Mill Levy	2023 City Mill Levy	Est. Tax $125,000 Residential	Effective Tax Rate Residential	Est. Tax $125,000 Commercial	Effective Tax Rate Commercial
Williston	193.70	43.18	$1,090	0.87%	$1,211	0.97%
Dickinson	232.71	42.55	$1,309	1.05%	$1,454	1.16%
Bismarck	259.90	77.91	$1,462	1.17%	$1,624	1.30%
Mandan	281.02	63.85	$1,581	1.26%	$1,756	1.41%
West Fargo	290.43	79.75	$1,634	1.31%	$1,815	1.45%
Fargo (School Dist #1)	296.60	57.00	$1,668	1.33%	$1,854	1.48%
Valley City	335.20	76.95	$1,886	1.51%	$2,095	1.68%
Devils Lake	335.77	91.11	$1,889	1.51%	$2,099	1.68%
Jamestown	337.17	118.41	$1,897	1.52%	$2,107	1.69%
Grand Forks	352.53	96.37	$1,983	1.59%	$2,203	1.76%
Wahpeton	354.35	84.09	$1,993	1.59%	$2,215	1.77%
Minot	365.40	119.93	$2,055	1.64%	$2,284	1.83%

City	Population	2023 Taxable Value
Fargo (School District #1)	131,444	$800,115,958
Bismarck	74,445	$495,784,950
Grand Forks	59,166	$277,120,261
Minot	48,377	$235,672,185
West Fargo	40,538	$256,044,339
Williston	29,749	$148,085,191
Dickinson	25,679	$133,244,581
Mandan	24,654	$124,190,171
Jamestown	15,754	$56,290,551
Wahpeton	8,014	$25,209,370
Devils Lake	7,161	$23,186,906
Valley City	6,563	$22,469,981

HOW TAX BILLS ARE CALCULATED

The annual assessment roll is the foundation of the property tax system. Property tax is an ad valorem tax, meaning it is based on the market value of real property.* Real property (commonly known as "real estate") is land and any permanent structures on it. Property taxes must be paid annually by anyone who owns real estate and/or personal property (manufactured homes).

Property Tax Process



* Real property is defined under NDCC§ 57-02-04. See page 18 for full definition.

The makeup of the property tax system is very simple. It contains only three primary elements: **budget, valuation,** and **tax.** The amount of tax to be collected is calculated by dividing the budget by the taxable valuation.

- **BUDGET**

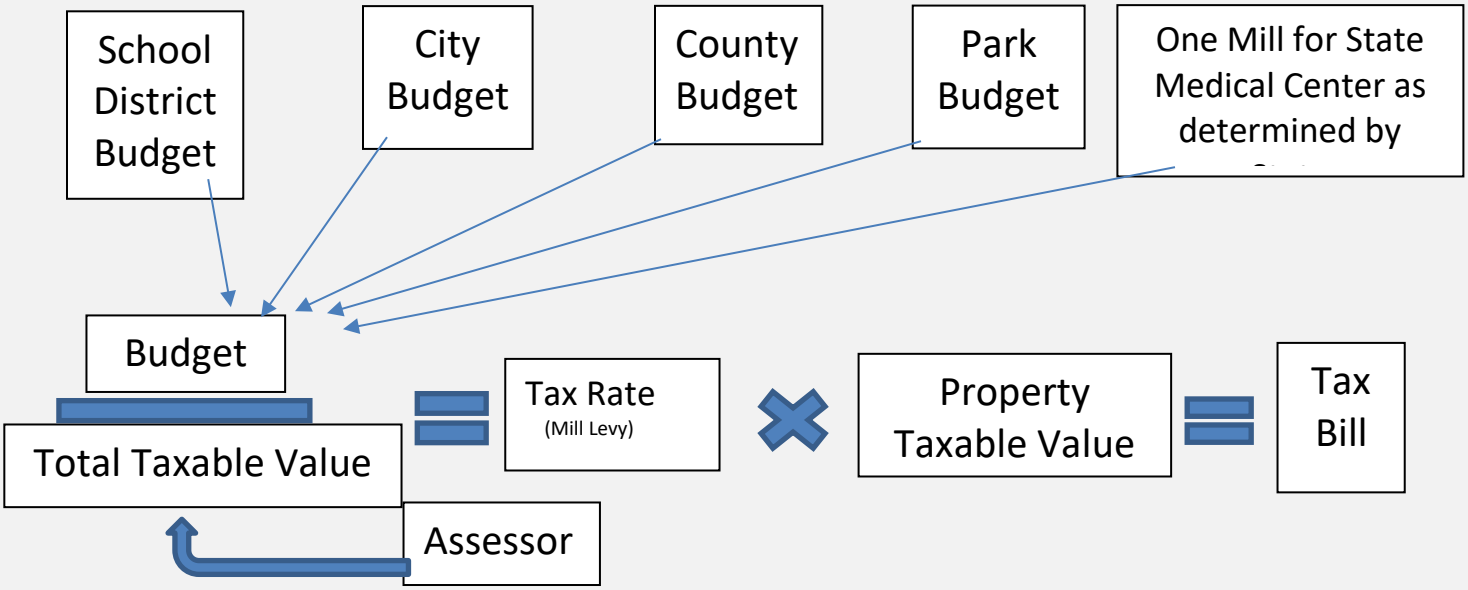
  Taxing authorities (school, city, county, park, state) approve budgets annually for the services they provide. These budgets are approved after public hearings that allow all citizens of the jurisdiction to express their opinions to the elected officials on the proposed budget. Elected officials make the final decision and vote on their budget.

- **VALUATION**

  Buyers and sellers in the market create value. Assessors study market transactions and estimate value within their mass appraisal process and model.

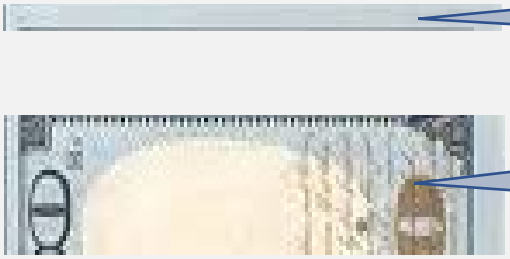
- **TAXATION**

  Approved budgets are divided by the total taxable value and tax rates (mill levies) are set.



WHERE DO MY PROPERTY TAXES GO?

City of Minot Average Property Tax Allocation 2023



State of ND
0.27%

Minot Park
District
13.23%

Ward County
15.50%

City of Minot
32.77%

School District
38.23%

Property taxes remain in the local community for services. Property tax is a local tax to finance local governments and public schools. This tax is of major importance as it is the largest single revenue source for the support of municipal and school district services. Counties, cities, townships, school districts and special districts use property taxes to fund schools, police and fire protection, road maintenance and many other municipal services.

ASSESSMENT APPEALS

In North Dakota, a Notice of Increase in Real Estate Assessment is mailed in March to all property owners whose value increase at a minimum 10% & $3000. The value is based on the February 1st, Assessment Date.

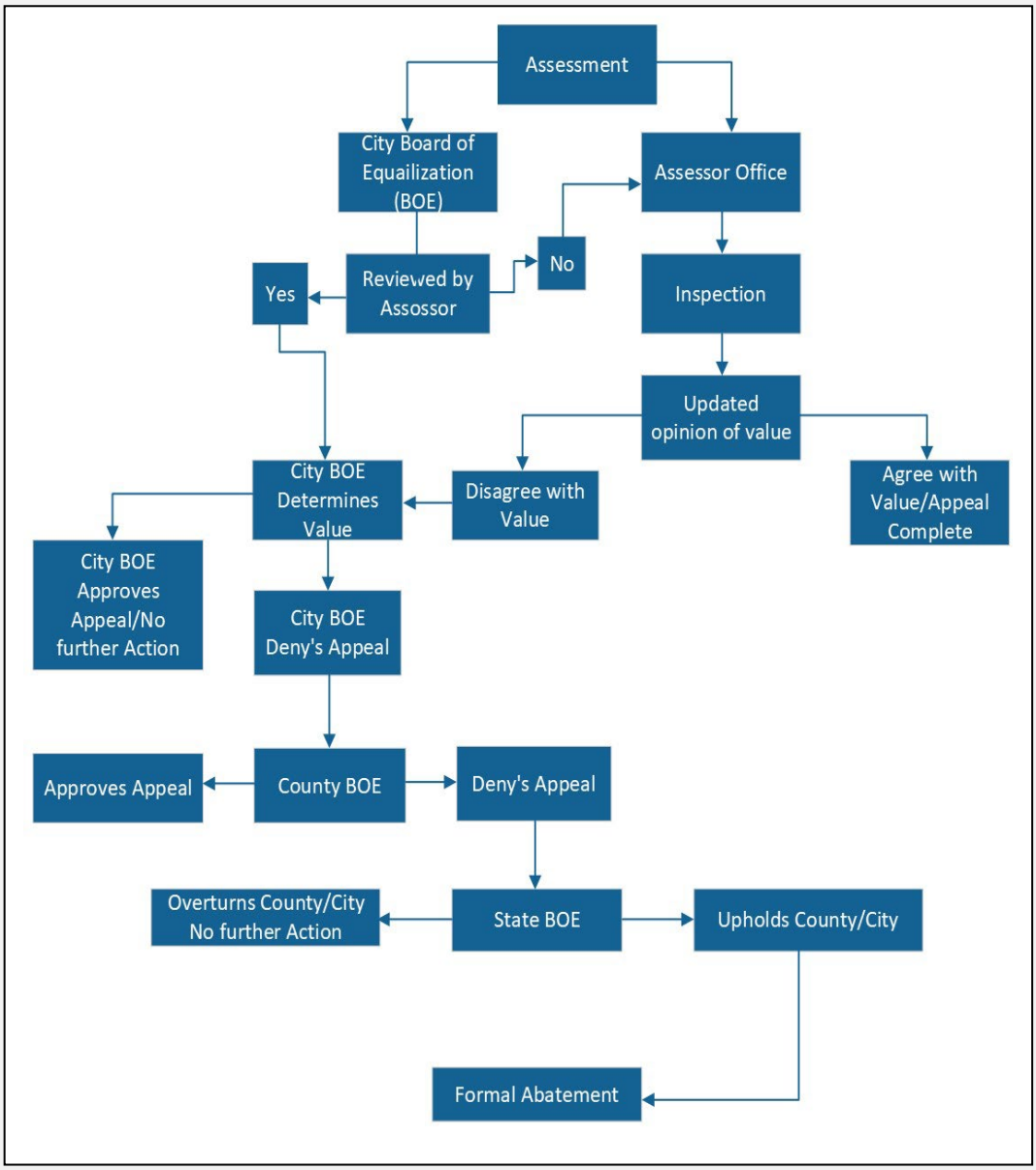
Property owners are encouraged to review their assessments relative to the market value of their property as of February 1. Owners should contact the Assessor's Office for an informal review if they believe their assessment does not reflect market value of the property as of the assessment date. The Assessor's Office makes the appraisal of all taxable properties available for review online, allowing owners to evaluate the selection and adjustment of comparable sales used to determine the market value of their property. If, during the informal review, analysis of new information results in a revised determination of market value, the Assessor will change the assessment of these properties during the weeks prior to the City Board of Equalization.

See the decision tree on the right for the Assessed Value review and appeal process.

ASSESSED VALUE REVIEW & APPEAL PROCESS

Notice of Increase in Real Estate Assessment mailed no later than 15 days before City Board of Equalization

REVIEW Assessed Value. Compare with the appraisal and comparable sales serving as the basis of the Assessor's opinion of value of the property as February 1 at **www.minot.northdakotaassessors.com**



NDCC§ 57-02

57-02-03. Property subject to taxation.

All property in this state is subject to taxation unless expressly exempted by law.

57-02-04. Real property defined

Real Property, for the purpose of taxation, includes:

1. The land itself, whether laid out in town lots or otherwise, and improvements to the land, such as ditching, surfacing, and leveling, except plowing and trees, and all rights and privileges thereto belonging or in otherwise appertaining, and all mines, minerals, and quarries in and under the same and shall expressly include all such improvements made by persons to lands held by then under the laws of the United States, all such improvement to land the title to which still is vested in any railroad company and which is used exclusively for railroad purposes, and improvements to land belonging to any other corporation or limited liability company whose property is not subject to the same mode and rule of taxation as other property.
2. All structures and buildings, including manufactured homes as defined in section 41-09-02 with respect to which the requirements of subsections 1 through 3 of section39-05-35, as applicable, have been satisfied, including systems for the heating, air-conditioning, ventilating, sanitation, lighting, and plumbing of such structures and buildings, and all rights and privileges thereto belonging or in otherwise appertaining , but shall not include items that pertain to the use of such structures and buildings, such as machinery or equipment used for trade or manufacture which are not constructed as an integral part of and are not essential for the support of such structures or buildings, and which are removable without materially limiting or restricting the use of such structures or buildings.
3. Machinery and equipment, but not including small tools and office equipment, used or intended for use on any process of refining products from oil or gas extracted from the earth, but not including such equipment or appurtenances located on leased oil and gas production sites.

57-02-11. Listing of property – Assessment thereof.

Certified assessment officials must list and assess property as follows:

1. All real property subject to taxation must be listed and assessed every year with reference to its value, on February first of that year.
2. An individual property record must be kept by the appropriate assessment official for each parcel of taxable property. The record may be in electronic or paper form and must include identifying information as prescribed by the state supervisor of assessments. Assessors shall prepare the records and provide copies of all property records prepared by the assessor to the county director of tax equalization. The county director of tax equalization shall maintain those records for ten years from the date the records were received from the assessors. A city with a population of five thousand or more may elect to maintain the records required under this subsection on behalf of the county. A city that makes this election must include these records in a city database of taxable property to be maintained in the office of city assessor for ten years from the assessment date.

CITY BOARD OF EQUALIZATION

57-11-01. Membership of board – Quorum – Meeting.

1. The board of equalization of a city consists of the members of the governing body, and shall meet at the usual place of meeting of the governing body of the city within the first fifteen days of April each year. The executive officer of the governing body shall act as chairman, but in the executive officer's absence the governing body may elect one of its members to preside. A majority of the board constitutes a quorum to transact business, and it may adjourn from day to day until its work is completed. In case a quorum is not present at any time, the clerk may adjourn from day to day and publicly announce the time to which the meeting is adjourned.

GLOSSARY OF TERMS*

Ad Valorem Property Tax
Taxes imposed on the basis of the property's value.

Assessed Value
Means fifty percent of the true and full value of property.

Assessment Appeal
Due process initiated by taxpayer if the assessed value of their property cannot be agreed upon with the Assessor.

Assessment Roll
The official list of all property within the City assessed by the Assessor.

Exemptions
Legally qualified deductions from the taxable assessed value of the property.

Fixture
Tangible property securely affixed to real property.

Improvements
Buildings or structures generally attached to the land.

New Construction
The construction of new buildings, additions to existing buildings, or alterations which convert the property to another use or extends the economic life of the improvement.

Personal Property
All property that is not included within the definition of real property

Possessory Interest (PI)
Interest of a lessee in government-owned property. Examples of a PI include the exclusive right to use public property at an airport, such as a car rental company's service counter.

Special Assessments
Direct charges or flat fees against property which are included in the total tax bill, but are not based upon the Assessor's valuation of the property. Examples are sewer charges or street improvements.

State Board of Equalization (SBOE)
The Board consists of five members; Governor, State Tax Commissioner, State Agriculture Commissioner, State Auditor, State Treasurer. The State Board of Equalization (SBOE) examines, compares, and equalizes assessments of property to provide equal assessments at the true and full value of similar taxable property throughout the state.

True and Full Value
The value determined by considering the earnings or productive capacity, if any, the market value, if any and all other matters that affect the actual value of the property to be assessed. This shall include, for purposes of arriving at the true and full value of property used for agricultural purposes, farm rentals, soil capability, soil productivity, and soils analysis.

Tax Roll
The official list of property subject to property tax, together with the amount of assessed value and the amount of taxes due, as applied and extended by the Auditor/Controller.

FREQUENTLY ASKED QUESTIONS*

From vacant lots to restaurants – property tax assessment can be a complex and confusing system for property owners. Changes in legislation can make it even more challenging. Below are some frequently asked questions:

Q: Why has my assessment gone up or down?

A: The True and Full Value is based on market values which fluctuate with general economic conditions such as interest rates, inflation rates, supply and demand. By North Dakota state law, as property values change in the market place, those changes must be reflected in the assessor's estimated market values. (True and Full Value)

Q: How does the assessor determine the estimated market value?

A: It is based on an assessment date of February 1st of each year. The City of Minot Assessor's office uses a mass appraisal process for estimating market values. This system involves the comparison of properties with actual market sales from the same neighborhoods or similar neighborhoods. All sales information collected by the assessor's office is closely analyzed. The assessor's office adjusts market values by comparing properties that sold with properties that have not sold. This sales comparison provides the basis for the assessor's estimated market value.

Q: Does the estimated market value increase at the same rate on all properties?

A: No, it does not. There are differences between individual properties and between neighborhoods. In one area the sales may indicate a large increase in value in a given year. In another neighborhood there may be very little or no change in value. Different types of property within the same neighborhood may show different value changes. There are numerous factors to be considered in each property, which will cause value changes to differ. Some of the factors that can affect value are location, condition, size, and quality, number of bathrooms, basement finish and garages.

Q: What if I did not receive a Notice of Increase in Real Estate Assessment

A: Notifications are required by NDCC to be sent to all properties that increase 10% and $3,000 in value from the previous year. Property owners that do not meet the threshold to receive a notice of increase can view the current years proposed assessment online at through the Assessor's office website: https://minot.northdakotaassessors.com

Answers are generalized. For specific information or to ask questions, contact the Assessor's Office at (701) 857-4160

Q: Can my estimated market value change even if the assessor has not been inside my property?

A: Yes. The assessor keeps records on the physical characteristics of each property in the City. Even though the assessor may have been unable to go through your property because of inability to contact you, the homeowner not making an appointment, or the homeowner choosing to have the assessor not visit the property, the estimated market value will still be reviewed based on existing records and sales of similar property. The Minot Assessor's Office tries to physically review properties geographically approximately every 5 years.

Q: What if I disagree with the assessed value of my property?

A: You should first call the Assessor's Office to discuss the assessment. You may talk directly to the appraiser, and often the matter is settled at that level. If there is still a difference of opinion, you should attend the City Board of Equalization in April of each year to appeal the assessment.

If you choose to appeal your assessment, it is recommended that you provide a recent appraisal from a licensed appraiser or at the very least a realtor's analysis showing your property and comparable sales for consideration and comparison to your assessment.

Q: Appraising and assessing: is there a difference?

A. Yes. **Appraising** is the process of estimating value, whereas **assessing** is the process of determining the taxable value of a property, taking into account all relevant State laws. Market value may be only one component in the process of determining the property's assessed value. The State Legislature and State Board of Equalization may amend the process and redefine the rules for how the Assessor must assess a property.

Q: Taxable Possessory Interest (PI) - what are they?

A: A taxable Possessory Interest exists whenever there is a private, beneficial use of publicly-owned, non-taxable real property. Such Interests are typically found where private individuals, companies or corporations lease, rent, or use federal, state or local government owned facilities and/or land for their own beneficial use.

Examples of Possessory Interests include such things as:

- Private companies leasing government buildings.
- The right to operate a rental car agency at an airport

The variety and form of such Interests vary widely and evolve continually, so identifying them all can be a very difficult task.

love
DOWNTOWN
MINOT

TO: City Board of Equalization

FROM: Ryan Kamrowski, City Assessor

DATE: April 9, 2024

SUBJECT: **1800 16th St SW; MI27.953.040.0140**

I. RECOMMENDED ACTION

City Assessor's office recommends denial of representative's request.

II. DEPARTMENT CONTACT PERSONS

Ryan Kamrowski, City Assessor, 701-857-4160

III. VALUES

A. 2024 Assessment: **$1,624,000**

B. Appellants Requested Value: **$1,458,752**

IV. DESCRIPTION

A. Background

Invoke Tax Partners, representing HOAK MEDIA OF DAKOTA, LLC; has filed an assessment appeal for the property located at 1800 16th St SW. They are requesting that the 2024 assessment be set at $1,458,752.

B. Recommendation Detail

City Assessor recommends denial of request based on current market trends and local market data to support the 2024 assessment of $1,624,000. The information provided by the Assessor's office illustrates that the current assessment is at the median sale price per square foot for comparable properties.

V. ATTACHMENTS:

A. 2024 Property Record and Assessment

B. Comparable Sales of Office Buildings

C. Invoke Tax Partners Appeal

1800 16TH ST SW, MINOT

Deed: **HOAK MEDIA OF DAKOTA, LLC**
Contract:
CID#:
DBA:
MLS:

Map Area: **Commercial**
Route: **000-000-000**
Tax Dist: **Minot Public**
Plat Page:
Subdiv: **27-953 UNPLATTED - SEC 27**

Checks/Tags:
Lister/Date:
Review/Date: **KT, 05/23/2014**
Entry Status: **Exterior Review**

Urban / Commercial
Legal: UNPLATTED SEC 27 155 83

Land

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	$Adj	Land Total (Rnd nearest $1000)
Lump Sum						417,200.00	9.578					$950,000	0%	0%	0%	$0	$950,000
Grand Total						417,200.00	9.578					$950,000					$950,000

	Street	Utilities	Zoning	Land Use
Lump Sum	Paved	City	C2/General Commercial	Not Applicable

Sales

Date	$ Amount	NUTC	Recording
12/20/2006	$1,408,050	D000	2863561
08/23/2002	$884,036	D099	2808525
10/31/1998	$808,689	D099	2768419

Building Permits

Date	Number	Tag	$ Amount	Reason

Values

Type	Appraised
Land	$950,000
Dwlg	
Impr	$674,000
Total	$1,624,000

Precomputed Structure

Occ. Code	604
Occ. Descr.	Metal Office
Price Code	604
Price Descr.	Metal Office
Year Built	1960
EFF Age/Yr	64/ 1960
Depr. Table	2
Condition	NML
Grade Mult.	1.370
Phy-Depr.	54
Description	Steel Framed Office/TV Studio
Style	Metal - Steel
Width	80
Grade	4+10
Base	9,600
Basement	0
Decorative Front	Yes
GBA	9600

Verticals

Ftg & Fdtn						
Exterior wall						
Interior wall						
Pilasters						
Wall facing						
Windows						
Fronts/Doors						

Horizontals

Basement						
Roof						
Ceiling						
Struct. Floor						
Floor Cover						
Partitions						
Framing						
HVAC						
Electrical						
Sprinkler						

Obsolescence

Functional:	External:	Other:				

Plumbing

	B	Ext

Adjustments

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(rev. 26.0.54.5438)

Bldg / Addn		Description (RCN $1,169,432)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Ag Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest $1000)
1 of 2	Bldg	O 604 – Metal Office													
	Pre	P 604 – Metal Office	9,600	$78.50	**$753,600**										
		Building Sub Total			**$753,600**	1.370	1960	54	0	0	0	0	**$474,919**	**1.020**	**$484,000**
	Ex	Tower Quantity=1.00, Units=Square Feet, Height=300	1	$100,000	$100,000.00	1.370	1960	54.00	0	0	0		**$63,020**	**1.020**	**$64,000**
		Commercial Building TOTAL Value													**$548,000**

Precomputed Structure

Occ. Code	806
Occ. Descr.	Tower - CATV (Heavy Design)
Price Code	804
Price Descr.	Tower - Heavy Designed Load
Year Built	1990
EFF Age/Yr	34/ 1990
Depr. Table	7
Condition	NML
Grade Mult.	0.950
Phy-Depr.	53
Description	300' Tower
Style	PLF Guyed
Ht	300
Grade	5-5
P.L.F.	650

Verticals

Ftg & Fdtn						
Exterior wall						
Interior wall						
Pilasters						
Wall facing						
Windows						
Fronts/Doors						

Horizontals

Basement						
Roof						
Ceiling						
Struct. Floor						
Floor Cover						
Partitions						
Framing						
HVAC						
Electrical						
Sprinkler						

Obsolescence

Functional:	External:	Other:				

Plumbing

	B	Ext

Adjustments

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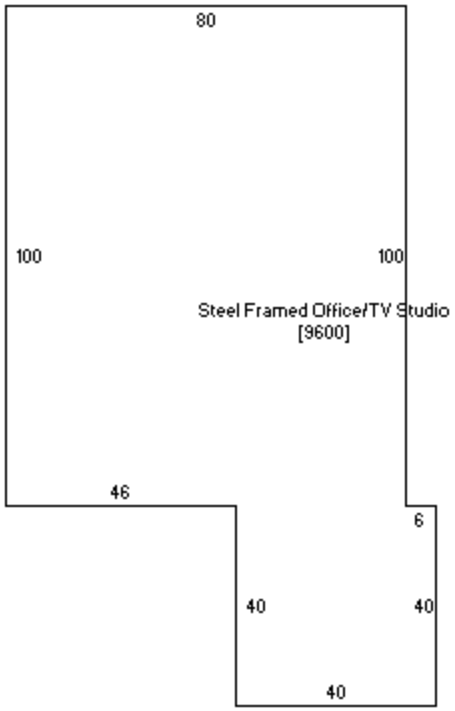
(rev. 26.0.54.5438)

Bldg / Addn		Description (RCN $185,250)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Ag Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest $1000)
2 of 2	Bldg	O 806 – Tower - CATV (Heavy Design)													
	Pre	P 804 – Tower - Heavy Designed Load		$650.00	**$195,000**										
		Building Sub Total			**$195,000**	0.950	1990	53	0	0	0	0	**$87,067**	**1.020**	**$89,000**
		Commercial Building TOTAL Value													**$89,000**

		Description	Units	Price	Base Value	Cond	Year	Phys%	Fobs%	Eobs%	Other%		Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest $1000)
	Yrd	1 – Paving - Asphalt		$2.75	$103,125	NML	2000	65.00	0	0	0		$36,094	1.020	$37,000
	I	30,000 SF, Asphalt Parking, Avg Pricing													
		Yard Extras TOTAL Value													**$37,000**



Sketch 1 of 1

Photo 1 of 2 04/27/2009

Photo 2 of 2 05/23/2014

2022 & 2023 Office Building Comparable Sales for 1800 16th St SW Appeal

Column1	Parcel_Number	House Number	Address	Master Occupancy	Occupancy of Main	Year_Blt	Gross Bldg Area	Sale_Date	Sale_Amount	Land Value	Price / SqFt of Building Less
Comparable	MI26.F68.000.0020	304	18TH AVE SW	Office Building	Metal Office	1975	4,470	2/1/2022	$435,000	$178,000	$57
Comparable	MI35.301.000.0360	525	31ST AVE SW	Office Building	Office - General	1980	6,810	9/9/2022	$850,000	$180,000	$98
Comparable	MI25.288.253.0052	1919	2ND ST SE	Office Building	Office - General	1974	3,640	10/10/2022	$525,000	$150,000	$103
Comparable	MI26.288.253.0233	724	20TH AVE SW	Office Building	Metal Office	1976	7,760	11/30/2022	$725,000	$259,000	$60
Comparable	MI25.288.253.0052	1919	2ND ST SE	Office Building	Office - General	1974	3,640	12/20/2022	$565,000	$150,000	$114
Comparable	MI26.367.000.0000	1000	20TH AVE SW	Office Building	Office - General	1975	17,326	12/20/2022	$1,075,000	$284,000	$46
Comparable	MI13.288.253.0020	408	N BROADWAY	Office Building	Office - General	1957	4,666	5/9/2023	$420,000	$181,000	$51
Comparable	MI26.288.253.0280	600	20TH AVE SW	Office Building	Metal Office	1971	7,500	10/6/2023	$500,000	$189,000	$41
Comparable	MI26.358.020.0043	1738	S BROADWAY	Office Building	Office - General	1959	1,674	12/4/2023	$599,000	$319,000	$167
										Median	$60
Subject Property	MI27.953.040.0140	1800	16TH ST SW	Office Building	Metal Office	1960	9,600		$1,624,000	$950,000	$61
											Assessed Value Less Land and Communications Tower Value.

2024 Real Property Assessment

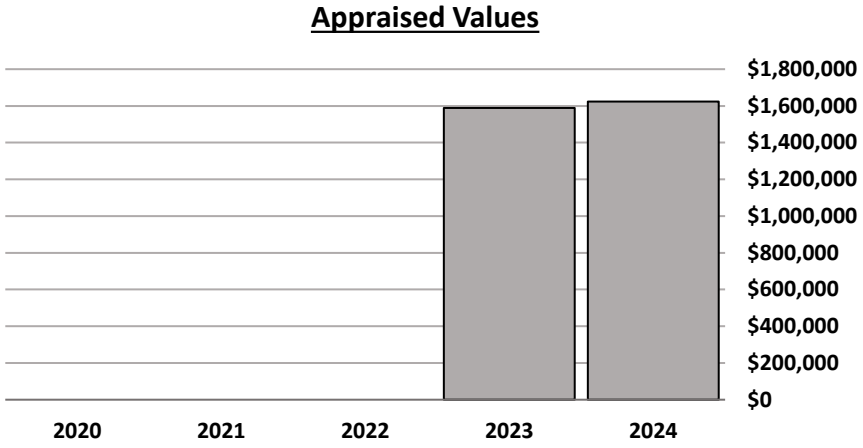
KFYR-Ward County
1800 16TH ST SW, MINOT 58701-6400
Ward County, ND
Parcel Number: MI-27953-040-014-0
Owner of Record: HOAK MEDIA OF DAKOTA LLC

Prepared By: Layne Farr
layne.farr@invoke.tax | 469.206.4226
Prepared For: Ward County, ND
Tax Year: 2024

Notes: Minor value issue with cost approach indication of the main building / studio / office. Assessor indicates 54% depreciation verses M&S 80%. Building is 64 years old. Market desirability for an old broadcast studio is minimal - deteriorating industry.

Property Details

Improvement SF:	9,600	sq. ft.
Year Built:	1960	
Land Area:	9.58	ac.
Notes:		



Appraised Values

Year	Improvement	per SF	Land	per ac.	Total	per SF	% YoY
2024	$674,000	$70	$950,000	$99,165	$1,624,000	$169	2%
2023	$950,000	$99	$638,000	$66,597	$1,588,000	$165	
2022	$0	$0	$0		$0	$0	
2021	$0	$0	$0		$0	$0	
2020	$0	$0	$0		$0	$0	

Taxpayer Requested Values

Approach	Improvement	per SF	Land	per ac.	Total	per SF	Effective YOY
Cost:	**$508,752**	**$53**	**$950,000**	**$99,165**	**$1,458,752**	**$152**	**-8%**
Requested:	**$508,752**	**$53**	**$950,000**	**$99,165**	**$1,458,752**	**$152**	**-8%**

MI-27953-040-014-0 | Cost Approach

Improvement Description	Building	Broadcast Tower 1	Broadcast Tower 2			Asphalt
Base						
Type	Broadcasting Facility					
Class	S					
Quality	Average					
M&S Section	14					
SF	9600					30000
Base RCN / SF	**165**					
Adjustments						
Perimeter (ft)	450					
Shape MULTR	*.969*					
Story Height (ft)	14					
Height MULTR	*1.000*					
Location MULTR	*1.010*					
Current Cost MULTR	*1.070*					
HVAC/Heat						
Sprinkler						
Adjusted RCN / SF	**$173**					**$4**
Adjusted Total RCN	**$1,658,762**					**$120,000**
Depreciation						
% Good: Funct/Ext	100%					*100%*
Year Built	1960					2000
Age	64					24
Life Expectancy	40					11
% Good: Physical	*20%*					*20%*
Total % Depreciation	*80%*					*80%*
Cost / SF	**$35**					**$1**
Cost	**$331,752**	**$64,000**	**$89,000**			**$24,000**

Improvement Cost	**$508,752**	**$67**	per sq. ft.
Land	**$950,000**	**$582,822**	per ac.
Indicated Total Value	**$1,458,752**	**$193**	per sq. ft.

Notes:

This cost approach uses the comparitive-unit method with cost estimates from the Jan 2024 Marshall & Swift-Core Logic cost manual.

TO: City Board of Equalization

FROM: Ryan Kamrowski, City Assessor

DATE: April 9, 2024

SUBJECT: **2400 10th St SW; MI35.677.000.0110**

I. RECOMMENDED ACTION

City Assessor's office recommends denial of representative's request.

II. DEPARTMENT CONTACT PERSONS

Ryan Kamrowski, City Assessor, 701-857-4160

III. VALUES

A. 2024 Assessment: **$60,804,000**

B. Appellants Requested Value: **$34,000,000 to $35,000,000**

IV. DESCRIPTION

A. Background

DuCharme, McMillen & Associates, Inc, representing DAKOTA SQUARE MALL CMBS, LLC; has filed an assessment appeal for the property located at 2400 10th St SW (DBA: Dakota Square Mall). They are requesting that the 2024 assessment be set between $34,000,000 and $35,000,000.

B. Recommendation Detail

City Assessor recommends denial of request based on current market trends and local market data to support the 2024 assessment of $60,804,000. The information provided by the Assessor's office illustrates that the current assessment is at the median sale price per square foot for retail property. The City Assessor's value considers all three approaches to value; Income, Cost, and Sales Comparison. Whereas the appellants analysis is solely relying on an Income Analysis using nationwide market information and not fully illustrating local market influences.

V. ATTACHMENTS:

A. 2024 Property Record and Assessment

B. Comparable Sales and Assessment Data

2400 10TH ST SW, MINOT

Deed: **DAKOTA SQUARE MALL CMBS, LLC**
Contract:
CID#:
DBA: **DAKOTA SQUARE MALL**
MLS:

Map Area: **Commercial Specialty**
Route: **000-000-000**
Tax Dist: **Minot Public**
Plat Page:
Subdiv: **35-677 DAKOTA SQUARE 2ND**

Checks/Tags:
Lister/Date:
Review/Date: **RK, 02/14/2024**
Entry Status: **Permit Estimate**

Urban / Commercial
Legal: DAKOTA SQUARE SECOND ADDITION

Land

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	$Adj	Land Total (Rnd nearest $1000)
SqFt X Rate						2,136,626.00	49.050			C-650	$6.50					$0	
Subtotal						2,136,626.00	49.050					$13,888,069	0%	0%	0%	$0	$13,888,000
Grand Total						2,136,626.00	49.050					$13,888,069					$13,888,000

	Street	Utilities	Zoning	Land Use
SqFt X Rate	Paved	City	C4/Planned Commercial	Not Applicable

Sales

Date	$ Amount	NUTC	Recording
05/16/2012	$79,178,000	D088	2940631
02/07/2005	$0	D099	2841176
06/30/1997	$0	D099	753954
06/30/1995	$0	D099	732099

Building Permits

Date	Number	Tag	$ Amount	Reason
1/12/2023	22-36	R	$130,000	Commercial
11/3/2022	22-2130	C	$200,000	Commercial
5/9/2022	22-668	C	$1,210,000	Commercial
3/7/2022	22-306	C	$15,000	Commercial

Values

Type	Appraised
Land	$13,888,000
Dwlg	
Impr	$46,916,000
Total	$60,804,000

Precomputed Structure

Occ. Code	206
Occ. Descr.	Shopping Center - Regional Mall
Price Code	206
Price Descr.	Shopping Center - Regional Mall
Year Built	1980
EFF Age/Yr	44/ 1980
Depr. Table	2
Condition	V Good
Grade Mult.	1.520
Phy-Depr.	34
Description	Shopping Center
Style	C.Blk - Steel
Stories	1
Grade	3
Base	520,823
Basement	0
1st Flr Inset Adj	0
GBA	545910

Verticals

Ftg & Fdtn						
Exterior wall						
Interior wall						
Pilasters						
Wall facing						
Windows						
Fronts/Doors						

Horizontals

Basement						
Roof						
Ceiling						
Struct. Floor						
Floor Cover						
Partitions						
Framing						
HVAC						
Electrical						
Sprinkler						

Plumbing

	B	Ext

Adjustments

Sprinkler - exposed w	523,306	AVG
Canopy - attached	925	AVG
Canopy - attached	1,170	Low

Obsolescence

Occupancy						
Functional:	External: 15%	Other:				

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Bldg / Addn		Description (RCN $70,748,926)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Ag Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest $1000)
1 of 5	Bldg	O 206 – Shopping Center - Regional Mall													
	Pre	P 206 – Shopping Center - Regional Mall	520,823	$86.50	**$45,051,190**										
	Adj	Sprinkler - exposed wet - AVG	523,306	$2.75	$1,439,092										
	Adj	Canopy - attached - AVG	925	$19.50	$18,038										
	Adj	Canopy - attached - Low	1,170	$16.00	$18,720										
		Adjustments Sub Total			**$1,475,850**										
		Building Sub Total			**$46,527,040**	1.520	1980	34	0	15	0	0	**$39,674,538**	**1.000**	**$39,675,000**
1 of 2	Ex	Truck Well Floor=1,120, Foundation=172	1	$16,290	$16,289.80	1.520	2019	34.00	0	15	0		**$13,891**	**1.000**	**$14,000**
2 of 2	Ex	Door O.H. - Door - Power, 8 Ft Wide, 9 Ft High	1	$2,016	$2,016.00	1.520	2019	34.00	0	15	0		**$1,719**	**1.000**	**$2,000**
		Commercial Building TOTAL Value													**$39,691,000**

Precomputed Addition

Occ. Code	212
Occ. Descr.	Shopping Center - Anchor Store
Price Code	212
Price Descr.	Shopping Center - Anchor Store
Year Built	2016
EFF Age/Yr	8/ 2016
Depr. Table	2
Condition	NML
Grade Mult.	1.520
Phy-Depr.	16
Description	2016 Building 2/West Addition
Style	EIFS - Steel
Stories	1
Grade	3
Base	10,583
Basement	0
1st Flr Inset Adj	0
GBA	545910

Verticals

Ftg & Fdtn	Concrete w/o Bsmt	8"				
Exterior wall	Brick Veneer	0	EIFS	0	Tilt-up w/ Broom Fin - 6"	20
Interior wall	Drywall or Equiv.	0				
Pilasters						
Wall facing						
Windows	Aluminum	1				
Fronts/Doors	Average Cost Front					

Horizontals

Basement						
Roof	Rubber Membrane/Stl					
Ceiling	nded Blk-Drop Edge(Tegular)	1				
Struct. Floor	4" R'Concrete	1				
Floor Cover	Laminate	1	Quarry Tile	1		
Partitions	Drywall	1				
Framing	Steel - Average	1				
HVAC	Combination FHA - AC	1				
Electrical	LED	1	Strip Fluorescent	1		
Sprinkler	Exposed Wet	1				

Obsolescence

Occupancy						
Functional:	External: 10%	Other:				

Plumbing

	B	Ext

Adjustments

Sprinkler - exposed w	10,583	AVG

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Bldg / Addn		Description (RCN $1,208,874)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Ag Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest $1000)
Addtn 1	Adtn	O 212 – Shopping Center - Anchor Store													
	Pre	P 212 – Shopping Center - Anchor Store	10,583	$72.40	**$766,209**										
	V	Ftg & Fdtn													
		Concrete w/o Bsmt - 8"													
	V	Exterior Wall													
		Brick Veneer - 0													
		EIFS - 0													
		Tilt-up w/ Broom Fin - 6" - 20	20												
	V	Interior Wall													
		Drywall or Equiv. - 0													
	V	Windows													
		Aluminum - 1	1												
	V	Fronts/Doors													
		Average Cost Front													
	H	Roof													
		Rubber Membrane/Stl													
	H	Ceiling													
		Suspended Blk-Drop Edge(Tegular) - 1	1												
	H	Struct. Floor													
		4" R'Concrete - 1	1												
	H	Floor Cover													
		Laminate - 1	1												
		Quarry Tile - 1	1												
	H	Partitions													
		Drywall - 1	1												
	H	Framing													
		Steel - Average - 1	1												
	H	HVAC													
		Combination FHA - AC - 1	1												
	H	Electrical													
		LED - 1	1												
		Strip Fluorescent - 1	1												
	H	Sprinkler													
		Exposed Wet - 1	1												
	Adj	Sprinkler - exposed wet - AVG	10,583	$2.75	$29,103										
		Adjustments Sub Total			**$29,103**										
		Building Sub Total			**$795,312**	1.520	2016	16	0	10	0	0	**$913,909**	**1.000**	**$914,000**
		Commercial Building TOTAL Value													**$914,000**

Precomputed Addition

Occ. Code	212
Occ. Descr.	Shopping Center - Anchor Store
Price Code	212
Price Descr.	Shopping Center - Anchor Store
Year Built	2016
EFF Age/Yr	8/ 2016
Depr. Table	2
Condition	NML
Grade Mult.	1.520
Phy-Depr.	16
Description	2016 Retail Addition East Addition
Style	EIFS - Steel
Stories	1
Grade	3
Base	9,777
Basement	0
1st Flr Inset Adj	0
GBA	545910

Verticals

Ftg & Fdtn	Concrete w/o Bsmt	8"				
Exterior wall	Brick Veneer	0	EIFS	0	Tilt-up w/ Broom Fin - 6"	20
Interior wall	Drywall or Equiv.	0				
Pilasters						
Wall facing						
Windows	Aluminum	1				
Fronts/Doors	Average Cost Front					

Horizontals

Basement						
Roof	Rubber Membrane/Stl					
Ceiling	nded Blk-Drop Edge(Tegular)	1				
Struct. Floor	4" R'Concrete	1				
Floor Cover	Laminate	1	Quarry Tile	1		
Partitions	Drywall	1				
Framing	Steel - Average	1				
HVAC	Combination FHA - AC	1				
Electrical	LED	1	Strip Fluorescent	1		
Sprinkler	Exposed Wet	1				

Obsolescence

Occupancy						
Functional:	External: 10%	Other:				

Plumbing

	B	Ext

Adjustments

Sprinkler - exposed w	9,777	AVG

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Bldg / Addn		Description (RCN $1,116,808)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Ag Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest $1000)
Addtn 2	Adtn	O 212 ─Shopping Center - Anchor Store													
	Pre	P 212 ─Shopping Center - Anchor Store	9,777	$72.40	**$707,855**										
	V	Ftg & Fdtn													
		Concrete w/o Bsmt - 8"													
	V	Exterior Wall													
		Brick Veneer - 0													
		EIFS - 0													
		Tilt-up w/ Broom Fin - 6" - 20	20												
	V	Interior Wall													
		Drywall or Equiv. - 0													
	V	Windows													
		Aluminum - 1	1												
	V	Fronts/Doors													
		Average Cost Front													
	H	Roof													
		Rubber Membrane/Stl													
	H	Ceiling													
		Suspended Blk-Drop Edge(Tegular) - 1	1												
	H	Struct. Floor													
		4" R'Concrete - 1	1												
	H	Floor Cover													
		Laminate - 1	1												
		Quarry Tile - 1	1												
	H	Partitions													
		Drywall - 1	1												
	H	Framing													
		Steel - Average - 1	1												
	H	HVAC													
		Combination FHA - AC - 1	1												
	H	Electrical													
		LED - 1	1												
		Strip Fluorescent - 1	1												
	H	Sprinkler													
		Exposed Wet - 1	1												
	Adj	Sprinkler - exposed wet - AVG	9,777	$2.75	$26,887										
		Adjustments Sub Total			**$26,887**										
		Building Sub Total			**$734,742**	1.520	2016	16	0	10	0	0	**$844,307**	**1.000**	**$844,000**
		Commercial Building TOTAL Value													**$844,000**

Precomputed Addition

Occ. Code	501
Occ. Descr.	Office - General
Price Code	501
Price Descr.	Office - General
Year Built	1980
EFF Age/Yr	44/ 1980
Depr. Table	1
Condition	NML
Grade Mult.	1.250
Phy-Depr.	49
Description	Mezzanine
Style	Frame - Wood
Stories	1
Grade	4
Base	4,727
Basement	0
Basement Parking	No
1st Flr Inset Adj	0
GBA	545910

Verticals

Ftg & Fdtn						
Exterior wall						
Interior wall						
Pilasters						
Wall facing						
Windows						
Fronts/Doors						

Horizontals

Basement						
Roof						
Ceiling						
Struct. Floor						
Floor Cover						
Partitions						
Framing						
HVAC						
Electrical						
Sprinkler						

Obsolescence

Occupancy						
Functional:	External: 10%	Other:				

Plumbing

	B	Ext

Adjustments

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Bldg / Addn		Description (RCN $496,926)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Ag Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest $1000)
Addtn 3	Adtn	O 501 – Office - General													
	Pre	P 501 – Office - General	4,727	$84.10	**$397,541**										
		Building Sub Total			**$397,541**	1.250	1980	49	0	10	0	0	**$228,089**	**1.000**	**$228,000**
		Commercial Building TOTAL Value													**$228,000**

Precomputed Structure

Occ. Code	211
Occ. Descr.	Theater
Price Code	211
Price Descr.	Theaters (Cinemas)
Year Built	2004
EFF Age/Yr	19/ 2005
Depr. Table	3
Condition	A NML
Grade Mult.	1.520
Phy-Depr.	26
Description	Stadium Theatre
Style	C.Blk - Steel
Stories	1
Grade	3
Base	23,184
Basement	0
1st Flr Inset Adj	0
GBA	23184
# of Screens	0
# of Seats	0

Verticals

Ftg & Fdtn						
Exterior wall						
Interior wall						
Pilasters						
Wall facing						
Windows						
Fronts/Doors						

Horizontals

Basement						
Roof						
Ceiling						
Struct. Floor						
Floor Cover						
Partitions						
Framing						
HVAC						
Electrical						
Sprinkler						

Obsolescence

Functional:	External:	Other:				

Plumbing

	B	Ext

Adjustments

Sprinkler - concealed	23,184	AVG

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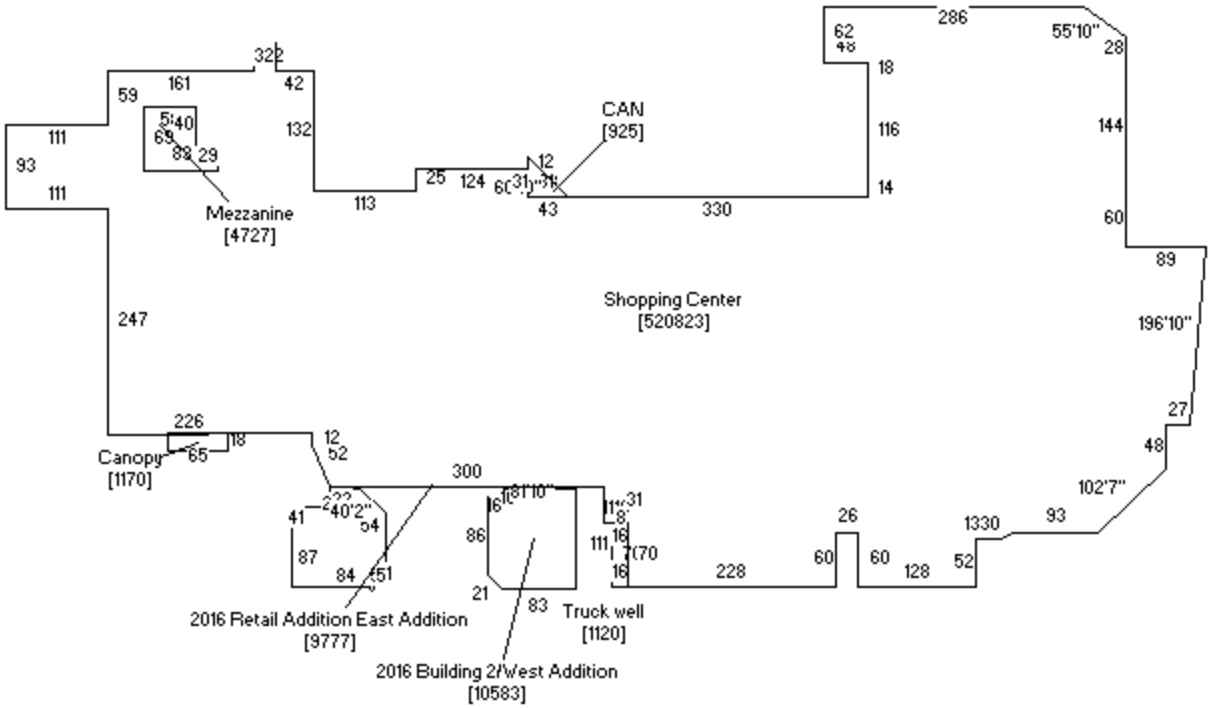
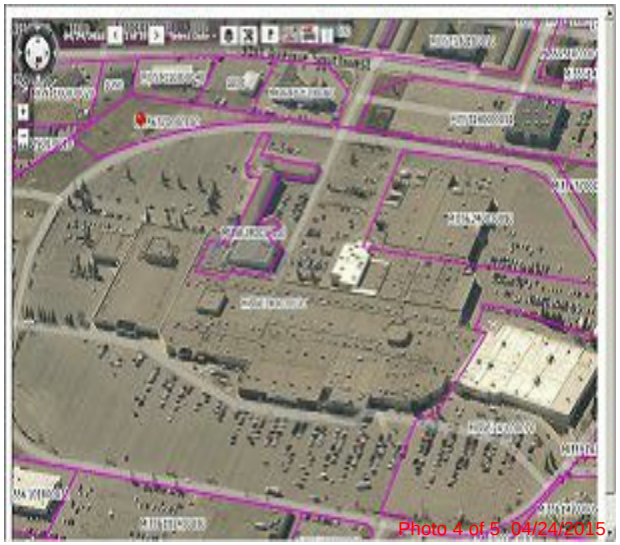
Bldg / Addn		Description (RCN $4,292,193)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Ag Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest $1000)
5 of 5	Bldg	O 211 – Theater													
	Pre	P 211 – Theaters (Cinemas)	23,184	$118.80	**$2,754,259**										
	Adj	Sprinkler - concealed wet - AVG	23,184	$3.00	$69,552										
		Adjustments Sub Total			**$69,552**										
		Building Sub Total			**$2,823,811**	1.520	2004	26	0	0	0	0	**$3,176,223**	**1.000**	**$3,176,000**
		Commercial Building TOTAL Value													**$3,176,000**

		Description	Units	Price	Base Value	Cond	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest $1000)
	Yrd	1 — Paving - Asphalt		$2.75	$2,750,000	A NML	2014	25.00	0	0	0	$2,062,500	1.000	$2,063,000
	I	800,000 SF, Asphalt Parking, Avg Pricing												**$2,063,000**
		Yard Extras TOTAL Value												**$2,063,000**



Sketch 1 of 1



This aerial does not include the two addtions built in 2016 on the northeas

Parcel_Number	House Number	Address	Doing_Business_As	Occupancy of Main	Year Blt	Gross Bldg Area	Sale_Date	Sale_Amount	Land_Value	Assessment Per Sqft
MI10.E14.000.0060	1500	21ST AVE NW	LAKESIDE PLAZA/Sanford Health Clinic/Apex Chiro/Edward Jones	Shopping Center - Neighborhood	2014	10,320	2/16/2022	$3,100,000	$612,000	$300.39
MI36.F61.000.0020	900	21ST AVE SE	TRACTOR SUPPLY COMPANY	Store - Retail Large (> 10000 SF)	2021	21,695	2/18/2022	$5,935,714	$2,763,000	$273.60
MI23.021.400.0201	400	S BROADWAY	Multi Tenant/Mattress Firm	Shopping Center - Neighborhood	1954	17,300	3/18/2022	$2,950,000	$520,000	$170.52
MI25.394.050.0180	1325	S BROADWAY	I KEATING CARPET ONE	Store - Retail Large (> 10000 SF)	1956	20,770	6/6/2022	$1,900,000	$915,000	$91.48
MI24.015.000.0021	400	E CENTRAL AVE	THE FOUNDRY	Store - Retail Large (> 10000 SF)	1916	21,144	7/15/2022	$1,700,000	$84,000	$80.40
MI35.E68.000.0010	3300	S BROADWAY	Multi Tenant/VA/Little Caesar's/Jimmy John's/Super Cuts	Shopping Center - Neighborhood	2015	21,810	2/21/2024	$5,143,500	$1,350,000	$235.83
									Median	$203.18
								2024 Assessment	2024 Land Value	2024 Assessment Per Sqft
MI35.677.000.0110	2400	10TH ST SW	DAKOTA SQUARE MALL	Shopping Center - Regional Mall	1980	569,094		$60,804,000	$13,888,000	$106.84
			Purchased in 2012 for $91,475,000 at $104.46 per square foot							

Source	Cap Rate	Loaded Cap Rate (Cap Rate + Effective Tax Rate)
RealtyRates.com	9.6%	11.3%
Macrobond, Federal Reserve	7.0%	8.7%
S&P Global Market Analysis	8.6%	10.3%
ALTUS Group	6.5%	8.2%
Median	**7.8%**	**9.5%**
Appellants Recommended	15%	16.74%
Assessor Applied	7.6%	9.3%

RealtyRates.com INVESTOR SURVEY - 1st Quarter 2024*

CURRENT & HISTORICAL CAP RATE INDICES

	Method-Weighted* Property Category Indices																						Weighted^ Composite Indices	
	Apts		Golf		Healthcare Senior Housing		Industrial		Lodging		MH/RV Park		Office		Retail		Restaurant		Self Storage		Special Purpose			
Year	Rate	BP Chg	Rate	BP Chg	Rate	BP Chg	Rate	BP Chg	Rate	BP Chg	Rate	BP Chg	Rate	BP Chg	Rate	BP Chg	Rate	BP Chg	Rate	BP Chg	Rate	BP Chg	Rate	BP Chg
2023	8.49	50	11.93	37	9.20	56	9.42	47	10.45	55	9.84	57	9.31	43	9.60	58	12.33	82	10.03	44	12.19	58	9.84	52
4th Qtr	8.63	14	12.04	16	9.38	18	9.48	14	10.59	14	10.00	17	9.32	18	9.76	16	12.48	16	10.03	17	12.38	21	9.95	16
3rd Qtr	8.49	22	11.88	13	9.20	23	9.35	5	10.46	21	9.84	21	9.14	-10	9.60	20	12.32	23	9.86	-8	12.17	25	9.79	13
2nd Qtr	8.27	-7	11.75	-8	8.97	-5	9.29	-6	10.25	-5	9.63	-6	9.24	-6	9.40	-4	12.09	-8	9.94	-9	11.92	-8	9.67	-6
1st Qtr	8.34	-15	11.83	-13	9.02	-18	9.35	-14	10.30	-17	9.68	-15	9.30	-15	9.44	-12	12.17	-11	10.02	-14	11.99	-20	9.73	-15
2022	7.99	16	11.56	17	8.64	26	8.95	36	9.90	22	9.27	35	8.88	39	9.02	17	11.50	39	9.59	35	11.61	40	9.32	28
2021	7.83	-59	11.39	-64	8.38	-64	8.60	-59	9.68	-84	8.92	-65	8.49	-55	8.85	-53	11.11	-46	9.24	-62	11.21	-44	9.04	-60
2020	7.50	-43	11.08	-48	8.10	-48	8.32	-40	9.40	-47	8.63	-46	8.16	-38	8.58	-35	10.81	-39	8.91	-49	10.91	-29	8.75	-41
2019	7.92	-50	11.56	-47	8.58	-44	8.72	-47	9.86	-66	9.08	-48	8.54	-50	8.93	-45	11.20	-37	9.40	-46	11.20	-45	9.15	-49
2018	8.42	26	12.02	30	9.01	14	9.19	23	10.53	25	9.56	30	9.04	10	9.38	20	11.57	15	9.86	29	11.64	40	9.64	22
2017	8.16	4	11.73	-2	8.87	-6	8.96	-12	10.28	5	9.26	11	8.94	-22	9.19	-8	11.42	-15	9.57	-9	11.25	4	9.42	-6
2016	8.13	-2	11.75	6	8.92	12	9.08	15	10.22	0	9.15	15	9.16	16	9.27	12	11.57	-10	9.67	14	11.21	10	9.48	9
2015	8.15	-9	11.69	-14	8.80	-9	8.93	-10	10.22	-20	8.99	-18	9.00	-6	9.15	-11	11.66	-13	9.52	-22	11.11	-12	9.40	-12
2014	8.24	-15	11.83	-9	8.89	-1	9.03	-4	10.43	-17	9.17	-5	9.06	-22	9.26	15	11.79	-6	9.75	-20	11.24	14	9.52	-7
2013	8.39	14	11.92	-14	8.90	5	9.07	-2	10.60	3	9.22	14	9.28	-19	9.11	-4	11.86	9	9.95	-24	11.10	1	9.58	-2
2012	8.25	-35	12.07	6	8.85	-36	9.09	-40	10.57	-24	9.08	-39	9.47	3	9.15	-13	11.77	6	10.19	-49	11.09	-4	9.60	-21
2011	8.60	-29	12.00	-22	9.21	-40	9.49	-11	10.81	-24	9.48	-8	9.44	-10	9.28	-26	11.70	-14	10.69	-3	11.12	-17	9.81	-19
2010	8.89	4	12.22	5	9.62	15	9.60	12	11.05	7	9.55	22	9.54	16	9.54	25	11.84	12	10.72	21	11.30	0	10.00	13
2009	8.85	8	12.17	16	9.47	10	9.48	10	10.98	-7	9.33	1	9.38	29	9.29	20	11.72	15	10.50	37	11.30	8	9.87	14
2008	8.77	-4	12.01	29	9.37	-16	9.38	-14	11.05	56	9.32	-5	9.09	-16	9.09	-11	11.57	-28	10.13	20	11.22	-7	9.74	-1
2007	8.81	-45	11.72	-21	9.53	-65	9.52	-25	10.49	-28	9.37	-26	9.25	-47	9.20	-12	11.85	61	9.93	-38	11.29	-24	9.75	-28
2006	9.26	12	11.93	47	10.18	15	9.77	35	10.77	27	9.63	41	9.72	26	9.32	30	11.24	18	10.31	27	11.53	9	10.03	26
2005	9.14	14	11.46	80	10.03	-16	9.42	-30	10.50	-21	9.22	19	9.46	6	9.02	16	11.06	5	10.04	13	11.44	-30	9.77	2
2004	9.00	-19	10.66	28	10.19	-37	9.72	19	10.71	-98	9.03	-48	9.40	-4	8.86	-19	11.01	-15	9.91	-13	11.74	-30	9.75	-19
2003	9.19	-2	10.38	-32	10.56	64	9.53	33	11.69	56	9.51	-11	9.44	1	9.05	-18	11.16	8	10.04	-53	12.04	105	9.94	12
2002	9.21	-40	10.70	18	9.92	-39	9.20	-61	11.13	26	9.62	-60	9.43	-35	9.23	-62	11.08	-3	10.57	-12	10.99	-177	9.82	-41
2001	9.61	64	10.52	133	10.31	90	9.81	16	10.87	98	10.22	-68	9.78	-35	9.85	-53	11.11	47	10.69	13	12.76	32	10.23	21
2000	8.97		9.19		9.41		9.65		9.89		10.90		10.13		10.38		10.64		10.56		12.44		10.01	

* Weighted by methodology: Band-of-Investment, DCR Technique, Sales Survey

^ Further weighted by property category

*4th Quarter 2023 Data

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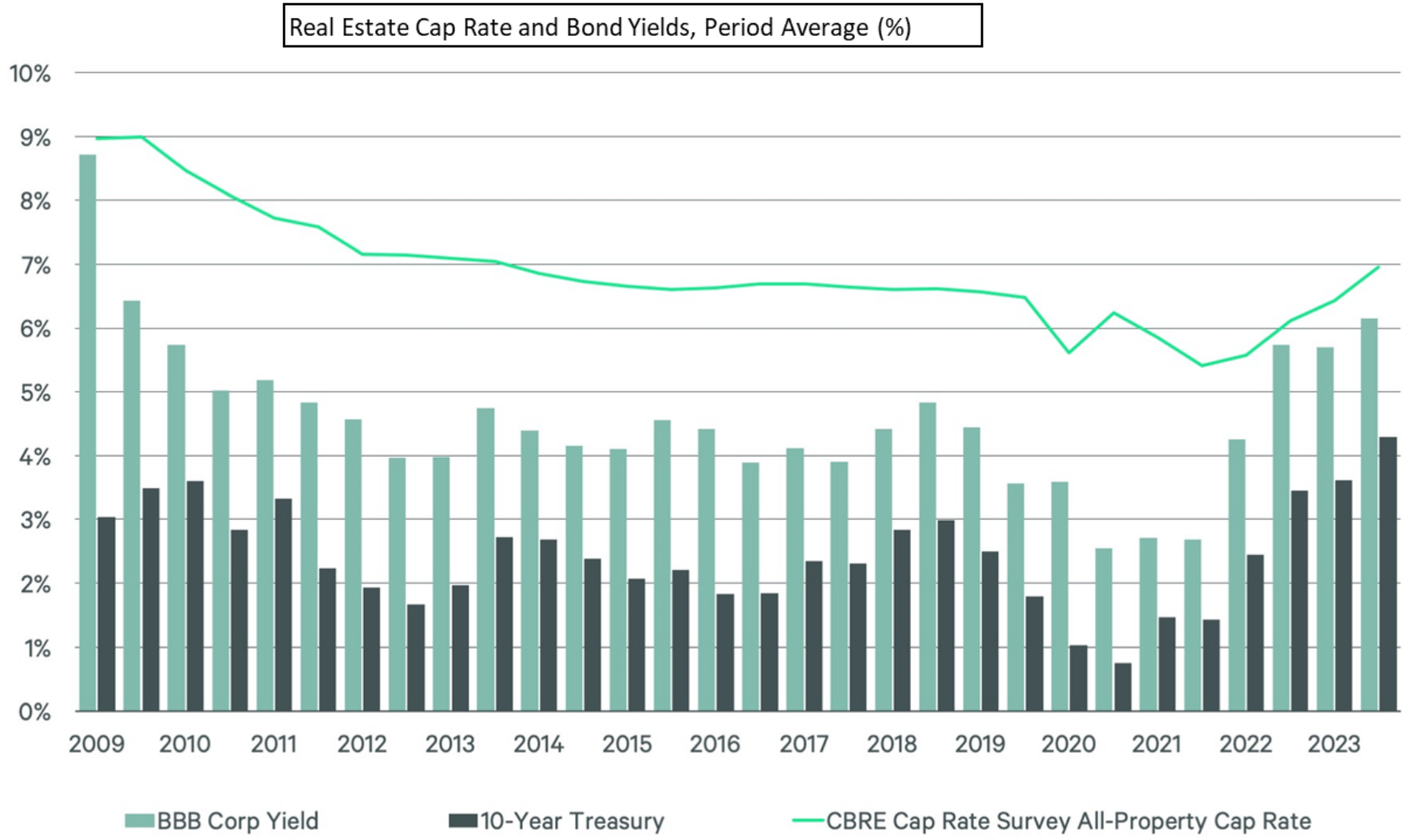
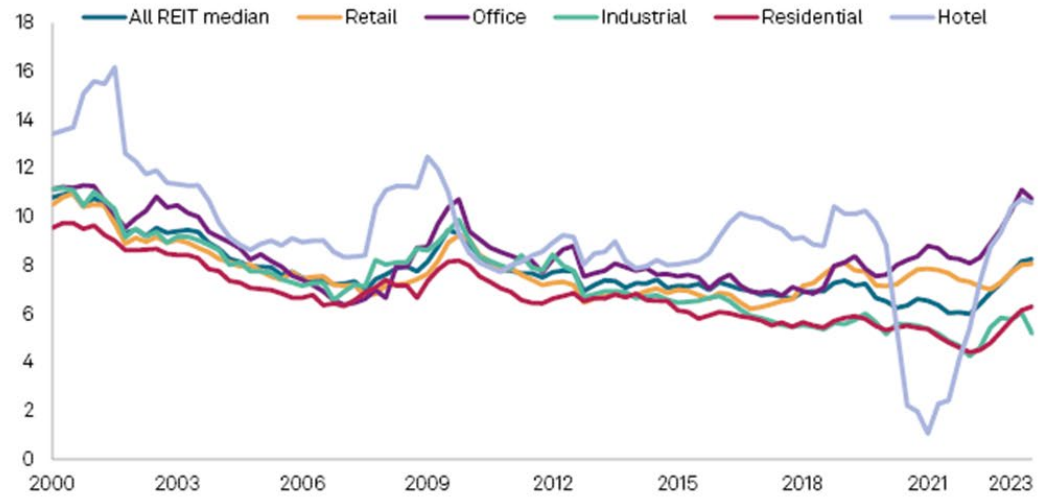


Source: Macrobond, Federal Reserve.

US REIT median implied capitalization rate for select property sectors by year (%)



All US REIT median implied capitalization rate by quarter (%)

Data compiled Nov. 21, 2023.

Includes US public equity real estate investment trusts with market capitalizations of $200 million and above as of each respective quarter-end.

Excludes VICI Properties Inc. due to S&P Global Market Intelligence categorizing the vast majority of its revenue as interest income, a revenue stream excluded from the implied capitalization rate calculation.

Residential sector includes manufactured homes, multifamily, single-family and student housing real estate investment trusts. Retail sector includes outlet center, power center, regional mall, shopping center, single tenant and other retail real estate investment trusts.

Implied capitalization rate represents last-12-months property net operating income as a percentage of the implied market valuation of its real estate.

Source: S&P Global Market Intelligence.

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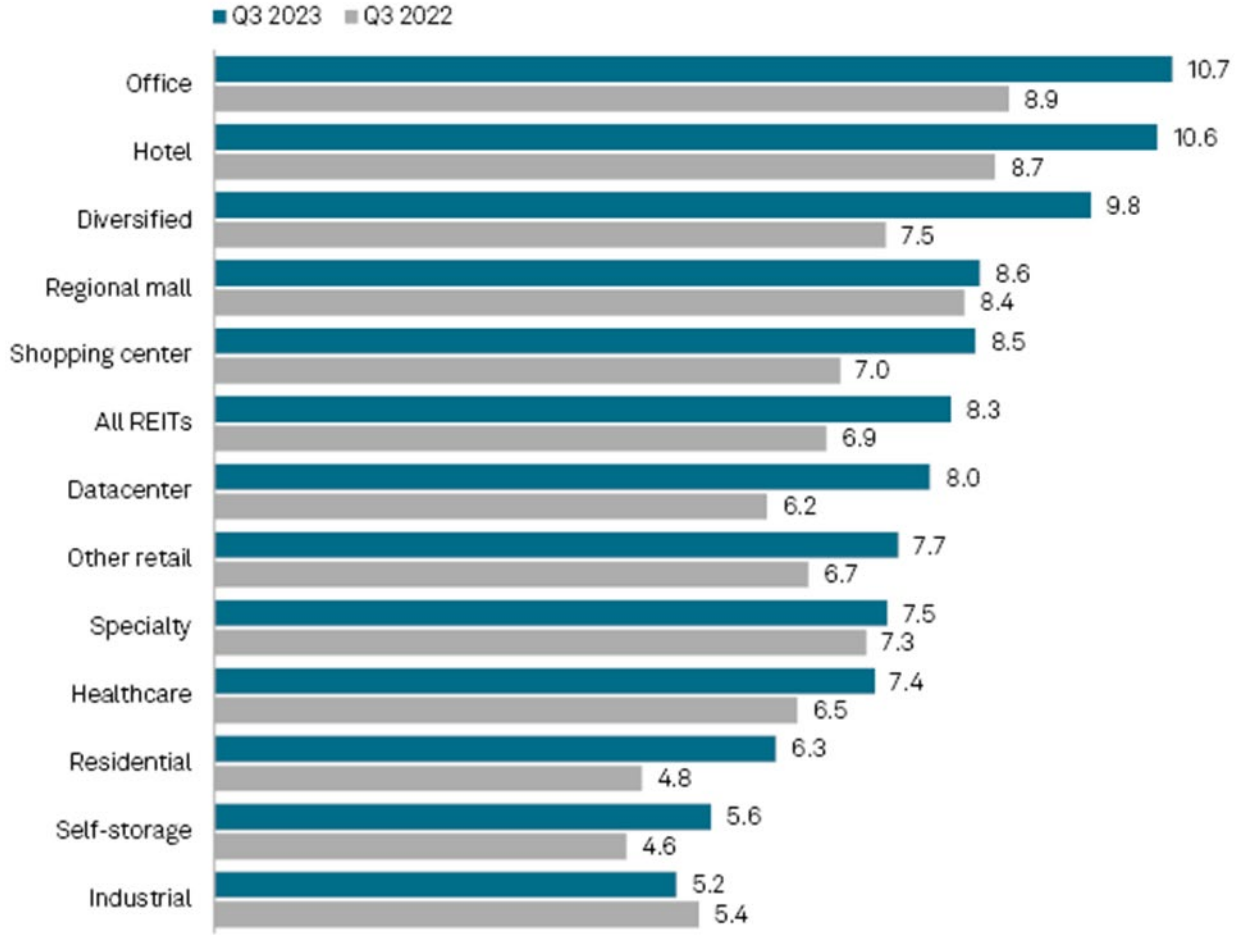
Median implied capitalization rate by sector (%)



Data compiled Nov. 21, 2023.

Includes US public equity real estate investment trusts with market capitalizations of $200 million and above as of each respective quarter-end.

Excludes VICI Properties Inc. due to S&P Global Market Intelligence categorizing the vast majority of its revenue as interest income, a revenue stream excluded from the implied capitalization rate calculation.

Specialty sector includes communication, land, timber, prison, energy infrastructure, casino, golf course, advertising and other specialty real estate investment trusts. Residential sector includes manufactured homes, multifamily, single-family and student housing real estate investment trusts.

Implied capitalization rate represents last-12-months property net operating income as a percentage of the implied market valuation of its real estate.

Source: S&P Global Market Intelligence.

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Source: NAREIT; S&P Global; Altus Group