



**TO:** City Board of Equalization  
**FROM:** Ryan Kamrowski, City Assessor  
**DATE:** April 9, 2024  
**SUBJECT:** **1800 16<sup>th</sup> 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 16<sup>th</sup> 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

Checks/Tags:

Lister/Date:

Review/Date: **KT, 05/23/2014**Entry Status: **Exterior Review**Subdiv: **27-953 UNPLATTED - SEC 27****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 (Rod nearest \$1000)
<b>Lump Sum</b>						417,200.00	9.578					\$950,000	0%	0%	0%	\$0	\$950,000
<b>Grand Total</b>						417,200.00	9.578					\$950,000					\$950,000

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

Sales				Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised			
12/20/2006	\$1,408,050	D000	2863561						Land	\$950,000			
08/23/2002	\$884,036	D099	2808525						Dwlg				
10/31/1998	\$808,689	D099	2768419						Impr	\$674,000			
									Total	\$1,624,000			

Precomputed Structure					
Occ. Code	604	Ftg & Fdtn			
Occ. Descr.	Metal Office	Exterior wall			
Price Code	604	Interior wall			
Price Descr.	Metal Office	Pilasters			
		Wall facing			
		Windows			
		Fronts/Doors			
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				
<b>Verticals</b>					
<b>Horizontals</b>					
<b>Obsolescence</b>					
Functional:		External:		Other:	

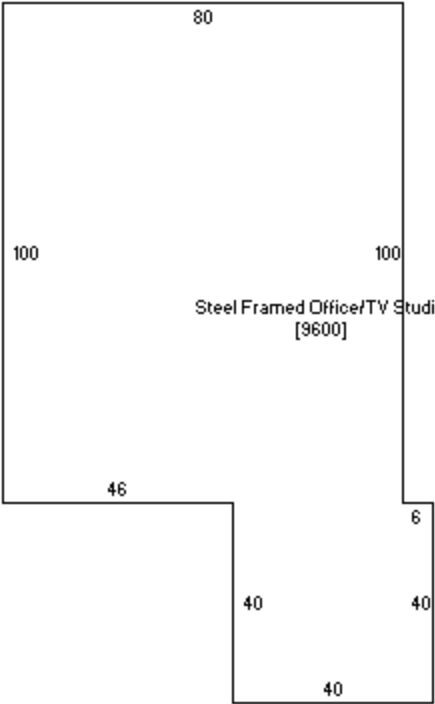
Plumbing		
B	Ext	
<b>Adjustments</b>		
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Precomputed Structure		Verticals						Plumbing		
Occ. Code	806	Fig & Fdtn							B	Ext
Occ. Descr.	Tower - CATV (Heavy Design)	Exterior wall								
Price Code	804	Interior wall								
Price Descr.	Tower - Heavy Designed Load	Pilasters								
		Wall facing								
Year Built	1990	Windows								
EFF Age/Yr	34/ 1990	Fronts/Doors								
Depr. Table	7	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	0.950	Roof								
Phy-Depr.	53	Ceiling								
Description	300' Tower	Struct. Floor								
Style	PLF Guyed	Floor Cover								
Ht	300	Partitions								
Grade	5-5	Framing								
P.L.F.	650	HVAC								
		Electrical								
		Sprinkler								
Obsolescence										
Functional:		External:		Other:						



		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													
		<b>Yard Extras TOTAL Value</b>													<b>\$37,000</b>



Sketch 1 of 1



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

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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

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Prepared By: Layne Farr

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Prepared For: Ward County, ND

Tax Year: 2024

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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.

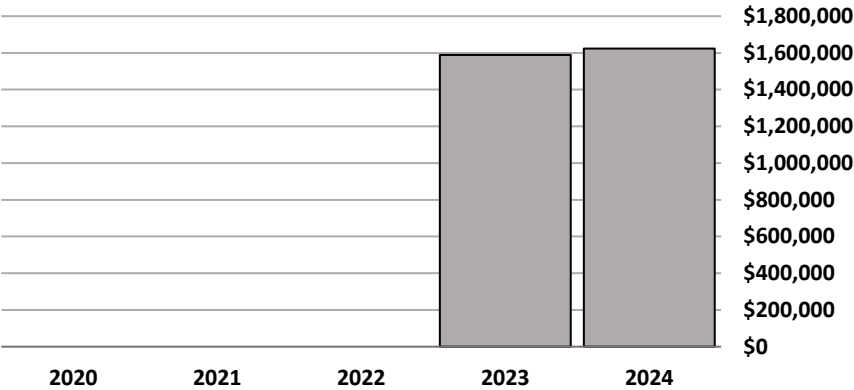
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Property Details

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

Appraised Values



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 comparative-unit method with cost estimates from the Jan 2024 Marshall & Swift-Core Logic cost manual.