



**TO:** City Board of Equalization

**FROM:** Ryan Kamrowski, City Assessor

**DATE:** April 9, 2024

**SUBJECT: 3301 S Broadway; MI36.D41.010.0030**

**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: **\$2,213,000**

B. Appellants Requested Value: **\$1,836,029**

**IV. DESCRIPTION**

A. Background

*Delta Property Tax Advisors LLC, representing CASS OIL CO; has filed an assessment appeal for the property located at 3301 S Broadway. They are requesting that the 2024 assessment be set at \$1,836,029.*

B. Recommendation Detail

*City Assessor recommends denial of request based on current market trends and local market data to support the 2024 assessment of \$2,213,000. The information provided by the Assessor's office illustrates that the current assessment is below median sale price per square foot for comparable properties.*

**V. ATTACHMENTS:**

A. 2024 Property Record and Assessment

B. Comparable Sales of Convenience Stores

C. Delta Property Tax Advisors LLC Appeal

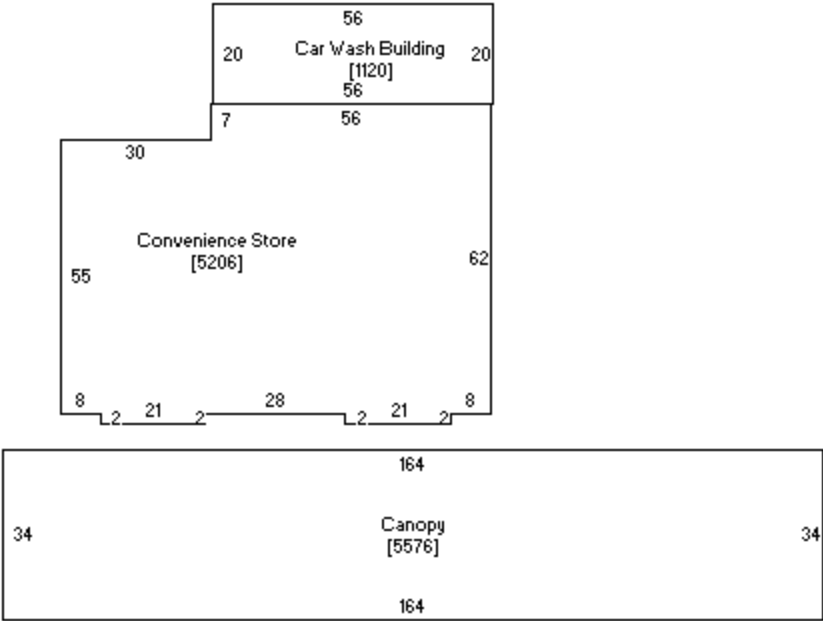




Precomputed Addition		Verticals						Plumbing		
Occ. Code	406	Fig & Fdtn							B	Ext
Occ. Descr.	Auto / Truck Wash (Drive-Thru)	Exterior wall	Brick Veneer	0						
Price Code	406	Interior wall								
Price Descr.	Auto / Truck Wash (Drive-Thru)	Pilasters								
		Wall facing	Fc Brk Ven W/Wd StdBckp	Average						
Year Built	2013	Windows								
EFF Age/Yr	11/ 2013	Fronts/Doors								
Depr. Table	5	Horizontals						Adjustments		
Condition	NML	Basement								
Grade Mult.	1.520	Roof	3-Ply Compo/ Wood Deck							
Phy-Depr.	36	Ceiling								
Description	Car Wash Building	Struct. Floor	5" R'Concrete Floor	1				Heat - suspended unit	1,120	AVG
Style	Brick - Wood	Floor Cover								
Stories	1	Partitions								
Grade	3	Framing								
Base	1,120	HVAC	Vacuum Gas (Radiant)	1						
Basement	0	Electrical								
GBA	6326	Sprinkler								
		Obsolescence								
								© 1995-2024 Vanguard Appraisals, Inc. (rev. 26.0.54.5438)		
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 — Canopy - Lighted		\$31.00	\$216,070	NML	2013	22.00	0	0	0		\$168,535	1.020	\$172,000
	I	5,576 SF, Steel, High Pricing													
	Yrd	1 — Paving - Asphalt		\$2.75	\$171,875	NML	2013	33.00	0	0	0		\$115,156	1.020	\$117,000
	I	50,000 SF, Asphalt Parking, Avg Pricing													
	Yrd	1 — Paving - Concrete		\$4.00	\$37,500	NML	2013	22.00	0	0	0		\$29,250	1.020	\$30,000
	I	7,500 SF, Conc Parking, Avg Pricing													
	Yrd	2 — Tank - Underground		\$4.00	\$216,500	NML	2013	33.00	0	0	0		\$145,055	1.020	\$148,000
	I	Fiberglass - Double Wall, 20,000 Gal, 6 Pump Stations													
	Yrd	1 — Tank - Underground		\$4.00	\$68,250	NML	2013	33.00	0	0	0		\$45,727	1.020	\$47,000
	I	Fiberglass - Double Wall, 12,000 Gal, 6 Pump Stations													
	Yrd	1 — Tank - Underground		\$6.10	\$54,000	NML	2013	33.00	0	0	0		\$36,180	1.020	\$37,000
	I	Fiberglass - Double Wall, 6,000 Gal, 6 Pump Stations													
		<b>Yard Extras TOTAL Value</b>													<b>\$551,000</b>



Sketch 1 of 1



3100 S Broadway Comparable Sales											
City	Parcel_Number	House Number	Address	Doing_Business_As	Year Blt	Gross Bldg Area	Sale_Date	Sale_Amount	Specials	Adj_Sales_Amount	Adj Sale / Sqft
MINOT	MI19.D66.000.0010	2626	BURDICK EXPY E	KUM & GO	2012	5,152	12/29/2021	\$6,615,347	\$0	\$6,615,347	\$ 1,284.03
GRAND FORKS	44.1143.001.01	1212	N 47TH ST	PILOT TRAVEL CENTER	1984	9,202	4/25/2022	\$4,750,000	(\$5,907)	\$4,755,907	\$ 516.83
FARGO	01-1050-00022-000	2237	13 AVE S	KUM & GO	1981	2400	4/20/2023	\$860,000	-17000	\$877,000	\$ 365.42

						2024 Assessment	Assessed \$/Sqft
MINOT	MI36.D41.010.0030	\$3,301	S BROADWAY	HOLIDAY STATION	\$2,013	\$6,326	\$2,213,000 \$349.83





CIRCLE K



**LETTER OF AUTHORIZATION  
PROPERTY TAX REPRESENTATION**

Alimentation Couche-Tard Inc. entities of Circle K, Stores Inc., Mac's Convenience Stores, LLC, Kemp Ridge Holdings, Cass Oil LLC & Holiday Stationstores, LLC

**PROPERTY OWNER**

All locations in the State of North Dakota

**SUBJECT PROPERTY**

All locations in the State of North Dakota

**JURISDICTION AND STATE**

2022 through 2024

**YEAR**

This letter hereby authorizes Delta Property Tax Advisors LLC to represent the above-named property as its property agent in the jurisdiction and state named above. This authorization includes, but is not limited to: filing property returns, signing and filing appeals, examining all property tax records and appearances before the assessor, boards of equalization or review, or other governmental agencies responsible for the assessment of property.

If there are questions concerning this authorization, please contact:

Delta Property Tax Advisors, LLC  
P.O. Box 1119 | Dripping Springs, TX 78620  
512.640.0891 | [david@deltapropertytax.com](mailto:david@deltapropertytax.com)

This authorization shall remain effective as long as permitted by law or revoked in writing by the owner.

**PROPERTY OWNER SIGNATURE**

Christine Stange

**PRINTED NAME**

Senior Tax Manager

**TITLE**

2-22-2022

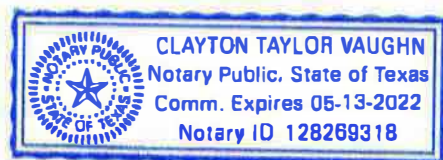
**DATE**

State of Texas

County of Hays

Sworn to and subscribed before me on the 22nd day of February,  
2022, by Christine Stange

(seal)



Notary Public Signature

# CALCULATOR COST FORM

Source: Marshall Valuation Service *Calculator Cost Method*  
SQUARE FOOT COSTS

CAD Value	\$ 2,183,000
PSF	\$ 419

Acct Number: MI36D410100030  
State: North Dakota  
County: Ward

Valuation date: 1/1/2023

Section I		Section II		Section III	
C-Store (419)		Canopy		Carwash	
Sect. 13, Pg 22		Sect. 64 Pg 2		Sect 64, Pg 5 (435)	
C	Average	C	Average	C	Average
5,206		5,576		1,120	
289					
10		10		10	
Central		Central		Central	
Mild		Mild		Mild	

Section I		Section II		Section III	
\$123.02		\$36.50		\$124.00	
\$5.22					
\$128.24		\$36.50		\$124.00	

1.00	1.00	1.00
0.94	1.00	1.00
0.94	1.00	1.00

Section I		Section II		Section III	
\$120.43		\$36.50		\$124.00	
1.06		1.06		1.06	
1.01		1.01		1.01	
\$129.28		\$39.08		\$132.75	
5,206		5,576		1,120	
\$673,012		\$217,910		\$148,680	
40	Sect. 97, PG 11	20	Sect. 97, PG 19	25	Sect 97, Pg 19
11%		40%		29%	
(74,031)		(87,164)		(43,117)	
\$598,981		\$130,746		\$105,563	

\$835,289

Asphalt	
40,000	
\$4.83	
\$193,200	
\$193,200	
8	
80%	
\$38,640	
\$0	
\$38,640	
0%	-

--> Source: M&S Sect 97, PG 19

\$873,929  
\$962,100

1  
2  
3  
4  
5 Occupancy  
6 Cost Section  
7 Building class and quality  
8 Average floor area  
9 Average perimeter  
10 Effective Age  
11 Region  
12 Climate

13  
14 Square foot cost (Cost Includes Package A/C)  
15 Sprinklers  
16 Total

## 17 HEIGHT AND SIZE REFINEMENTS

18 Height Multiplier  
19 Floor area/perimeter multiplier  
20 Combined height and size multiplier

## 21 FINAL CALCULATIONS

22 Refined square foot cost (Line 16 x 20)  
23 Current cost multiplier (Sect 99, pg 6)  
24 Local multiplier (Sect 99, Pg 6 - 10)  
25 Final square foot cost (Lines 22 x 23 x 24)  
26 Area (square foot)  
27 Replacement Cost  
28 Life in Years / M&S Source  
29 Depreciation %  
30 Depreciation amount (Line 27 x Line 29)  
31 Depreciated cost (Line 27 + Line 30)

32 Buildings' RCN less **Physical** Depreciation

33 Yard Improvements

34 Paving Type  
35 Paving Sq Ft  
36 Paving Cost per Sq Ft  
37 Paving RCN (Line 35 x Line 36)

38 Sub-Total Yard Improvements RCN

39 Paving/Yard Imprv Life In Years  
40 Yard Improvements Depreciation %

41 Yard Improvements RC less **Physical** Depr  
42 Other/Extra Features RCNLD

43 Total Yard Improvements RCN less Physical Depr  
44 Less Functional/External Obsl (Imprvmnts Only)

45 Total RCNLD Improvements  
46 Land

47 Total Improvements + Land Market Value

\$1,836,029 \$353 PSF