

# City of Minot

**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

3301 S BROADWAY, MINOT

Deed: CASS OIL CO

Map Area: Commercial

Checks/Tags:

Contract:

Route: 000-000-000

Lister/Date:

CID#:

Tax Dist: Minot Public

Review/Date: KT, 01/21/2014

DBA: CIRCLE K STATION STORE

Plat Page:

Entry Status:

Urban / Commercial

MLS: Legal: BROADWAY CENTER FIRST ADDITION

Subdiv: 36-D41 BROADWAY CENTER FIRST

Permit Inspection

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						82,201.00	1.887			C-1300	\$13.00				\$0		
Subtotal						82,201.00	1.887					\$1,068,613	0%	0%	0%	\$0	\$1,069,000
Grand Total						82,201.00	1.887					\$1,068,613					\$1,069,000
Street				Utilities				Zoning				Land Use					
SqFt X Rate	Paved			City				C2/General Commercial				Not Applicable					
Sales				Building Permits				Values									
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised							
08/28/2013	\$0	D099	2963517	8/20/2013	13-3496	Y	\$950,000	Commercial	Land	\$1,069,000							
									Dwlg								
									Impr	\$1,144,000							
									Total	\$2,213,000							
Precomputed Structure				Verticals								Plumbing					
Occ. Code	204			Ftg & Fdtn	Concrete w/o Bsmt		8"										
Occ. Descr.	Store - Convenience			Exterior wall	Brick Veneer		0										
Price Code	204			Interior wall	Drywall or Equiv.		0										
Price Descr.	Store - Convenience			Pilasters	4" Brk or Blk		0										
Year Built	2013			Wall facing	Fc Brk Ven W/Wd StdBckp		Average										
EFF Age/Yr	11/ 2013			Windows	Aluminum Casement		0										
Depr. Table	7			Fronts/Doors	Average Cost Front		Average										
Horizontals																	
Basement				Roof	3-Ply Compo/ Wood Deck												
Roof				Ceiling	Endd Blk-Drop Edge(Tegular)		1										
Struct. Floor				Floor Cover	4" R'Concrete		1										
Floor Cover				Partitions	Quarry Tile		1		Vinyl Tile-Solid	1							
Partitions				Framing	Drywall		1										
Framing				HVAC	Wood - Light		1										
HVAC				Electrical	Combination FHA - AC		1										
Electrical				Sprinkler	Recessed Fluorescent		1										
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 — 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><i>Yard Extras TOTAL Value</i></b>														<b>\$551,000</b>

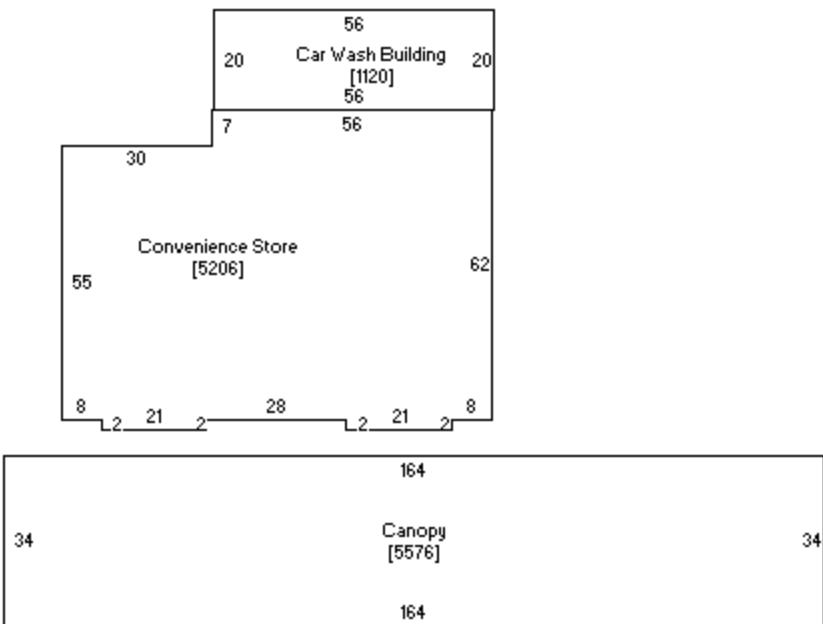




Photo 1 of 1 01/21/2014

### 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
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## 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 these 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**

**2-22-2022**

**TITLE**

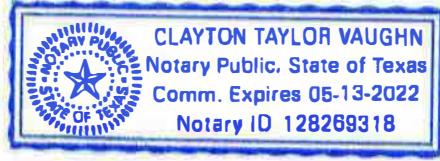
**DATE**

**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

1                   Acct Number: MI36D410100030  
2                   State: **North Dakota**  
3                   County: **Ward**

Valuation date: **1/1/2023**

CAD Value	\$	<b>2,183,000</b>
PSF	\$	<b>419</b>

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

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	

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

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

#### 17 HEIGHT AND SIZE REFINEMENTS

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

1.00	1.00	1.00
0.94	1.00	1.00
0.94	1.00	1.00

#### 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)

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	

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)

Asphalt	
40,000	
\$4.83	
\$193,200	
\$193,200	
8	--> Source: M&S Sect 97, PG 19
80%	
\$38,640	
\$0	
\$38,640	
0%	-

45 Total RCNLD Improvements

46 Land

47 Total Improvements + Land Market Value

\$873,929	
\$962,100	
<b>\$1,836,029</b>	<b>\$353 PSF</b>