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MEMO

DATE: 03/22/2024

TO: Harold Stewart, City Manager

FROM: Dusty Schlecht, Senior Property Appraiser

SUBJECT: Application from Wayne Johnson to move a ranch style house located at 19101 72nd St NE Minot, ND 58703 also known as SE S12-157-82 Tatman-S26 GFD A 160 to 3200 County road 19 South Minot, ND 58701 as known as OLT 27 of SESW S32-155-82 Nedrose-S4 A 11.74.

DESCRIPTION

The application is requesting to move a Ranch style house located at 19101 72nd St NE Minot, ND 58703 also known as SE S12-157-82 Tatman-S26 GFD A 160; to 3200 County Road 19 South Minot, ND 58701 as known as OLT 27 of SESW S32-155-82 Nedrose-S4 A 11.74. The structure to be moved is a 25 'x 60' ranch style house. The house is wood frame construction, with a single attached garage stall. The structure has vinyl siding, asphalt shingles and vinyl windows.

RECOMMENDATION

The area that is under consideration for the moving application is 3200 County Road 19 South Minot, ND 58701. The structure will be placed on a concrete foundation, as per Inspection. The proposed site is in an established subdivision outside of the city limits but still within the 2-mile jurisdiction. The property is zoned "AG" which allows Single Family Residential units. Several neighboring properties have similar single-family residences as well as a mix of commercial properties. The proposed moving location is level at the front of the lot and gradually slopes towards the rear of the parcel. The proposed moving location is just south of the city limits of Minot directly to the east of highway 52 heading towards Logan. The properties in the immediate vicinity were built between the late 1940s through the late 1970s. Approximately 95% of the properties in the vicinity have structures on them. Property values in the area range from approximately \$115,000 for the smaller residential properties to over \$1,200,000 for the largest commercial property.

On a building relocation move, city ordinance requires the Assessor's Office to determine if the structure in consideration to be moved would currently meet 60% of its replacement cost and whether it is compatible with the neighborhood.

The structure has vinyl siding, asphalt roof, and vinyl windows all in above average condition. The actual age of the property is unknown but is estimated to be approximately a 2010 build. We estimate the structure to meet 60% of its replacement cost as per Sec 9-47(b) (c) of the Minot Code of Ordinances.

The subject house was constructed using modern construction methods and is in above average condition. It is our opinion that this structure would fit in with the neighborhood under consideration.

The City of Minot Assessor's Office recommends the move be approved to the proposed site. The Assessor's office recommendation assumes that following the relocation the structure will meet all current building codes and set back requirements as determined by the building officials.

Subject Property:



Subject Property:



Proposed Moving Location:



Proposed Moving Location:



Commercial property across the street east of the proposed moving location:



Residential property southeast of the proposed moving location:



Storage Facility north of the proposed moving location:



Aerial photo of proposed moving location:

