



CITY BOARD OF EQUALIZATION
AGENDA
MANDAN CITY COMMISSION
APRIL 7, 2020
ED "BOSH" FROEHLICH MEETING ROOM,
MANDAN CITY HALL
7:00 P.M.

To adhere to public health recommendations to minimize public gatherings during this COVID-19 situation, the following options are being offered to accommodate public attendance and participation in City Commission meetings. City Hall will be closed to the public.

The public may access the LIVE meeting at:

Watch & Listen

Government Access (Midcontinent) cable channels 2 & 602 HD

<https://tinyurl.com/FreeTV-2>

Channels are also streaming on Roku or Apple TV

Listen

Radio Access 102.5 FM

RadioAccess.org

Participate:

Please mute your phone until you wish to comment.

Dial: 1 (701) 667-3286

Access Code: 969209

Mandan City Commission meetings are recorded and played at various dates and times on Government Access, cable channel 2, available in the Bismarck Mandan area. Past meetings are available at www.freetv.org.

The City of Mandan welcomes a person's right to express his/her opinion and asks participants to keep comments related to agenda items. The City of Mandan reserves the right to remove participants from the virtual meeting who are inappropriate or offensive, including those who violate legal rights of others or could harm the safety or well-being of staff and commissioners.

ROLL CALL: Roll call of City Commissioners.

CITY BOARD OF EQUALIZATION SUMMARY: Presentation of the City Board of Equalization documentation by the Mandan City Assessor.

NEW BUSINESS: Recommendations for Appeals submitted to City Board of Equalization

OPEN FORUM: The public is invited to express any questions, comments or concerns at this time.

ADJOURN:



City of Mandan City Board of Equalization

April 7, 2020

7:00 PM





2020 Annual Report

- Summary of Assessment Roll
- Summary of 2019 assessment department activities.
- Any changes in value that the Local, County or State Boards of Equalization may make will be reflected in the final assessment.

Assessment Procedures

- North Dakota Century Code requires assessors to value or appraise property at true and full value as of February 1 of each year.
- Guidance provided by:
 - North Dakota Tax Commissioner's Office
 - North Dakota Century Code
 - Recognized standards of mass appraisal of real property.

Assessment Procedures

- Three approaches to valuing real property:
 - Sales approach uses sales of similar properties to determine value.
 - Cost approach is land value and the depreciated cost of improvements.
 - Income approach estimates present value of future benefits.

Total Parcel Count 8,861

- Residential = 6,650
- Commercial = 806
- Vacant Lots = 864
- Exempt Parcels = 538
- Ag Land = 3

Property Class

- Residential = 69%
- Commercial and Vacant Lots = 29.9%
- Exempt = 1.1%
- Ag Land = 0.003%

2020 Sales Ratio Report

Mandan 2020	Commercial		RESIDENTIAL	
	Prior Year 2019	Current Year 2020	Prior Year 2019	Current Year 2020
TRUE AND FULL VALUE	647,329,600	672,703,190	1,431,527,000	1,499,581,000
VACANT LOT VALUE	0	0		
1 TRUE AND FULL VALUE MINUS VACANT LOT VALUE	647,329,600	672,703,190		
SUPPLEMENTARY ABSTRACT				
INCREASES		13,091,900		20,428,000
DECREASES	7,227,000		458,000	
VAC LOT INCREASES				
VAC LOT DECREASES	0			
LOTS	0	13,091,900		
LOTS	7,227,000			
4 ADJUSTED T&F VALUES				
	640,102,600	659,611,290	1,431,069,000	1,479,153,000
5 INDICATED T & F SALES RATIO %	91.5%		92.7%	
6 INDICATED MARKET VALUE				
	699,565,683		1,543,763,754	
7 CURRENT T & F MARKET VALUE RATIO %				
		94.3%		95.8%
8 MKT VALUE MINUS Current T & F				
		39,954,393		64,610,754
9 INDICATED CHANGE NEEDED TO REACH 100% VALUE				
		6%		4%

Total Assessment Increase

The 2020 assessment roll total market value
\$2,172,284,190.

This is an increase from the 2019 assessment roll total
of \$93,427,590 or 4.5%.

- Of this increase, new construction contributed
\$27,926,300 consisting of:
 - Residential = \$17,562,500
 - Commercial = \$10,363,800

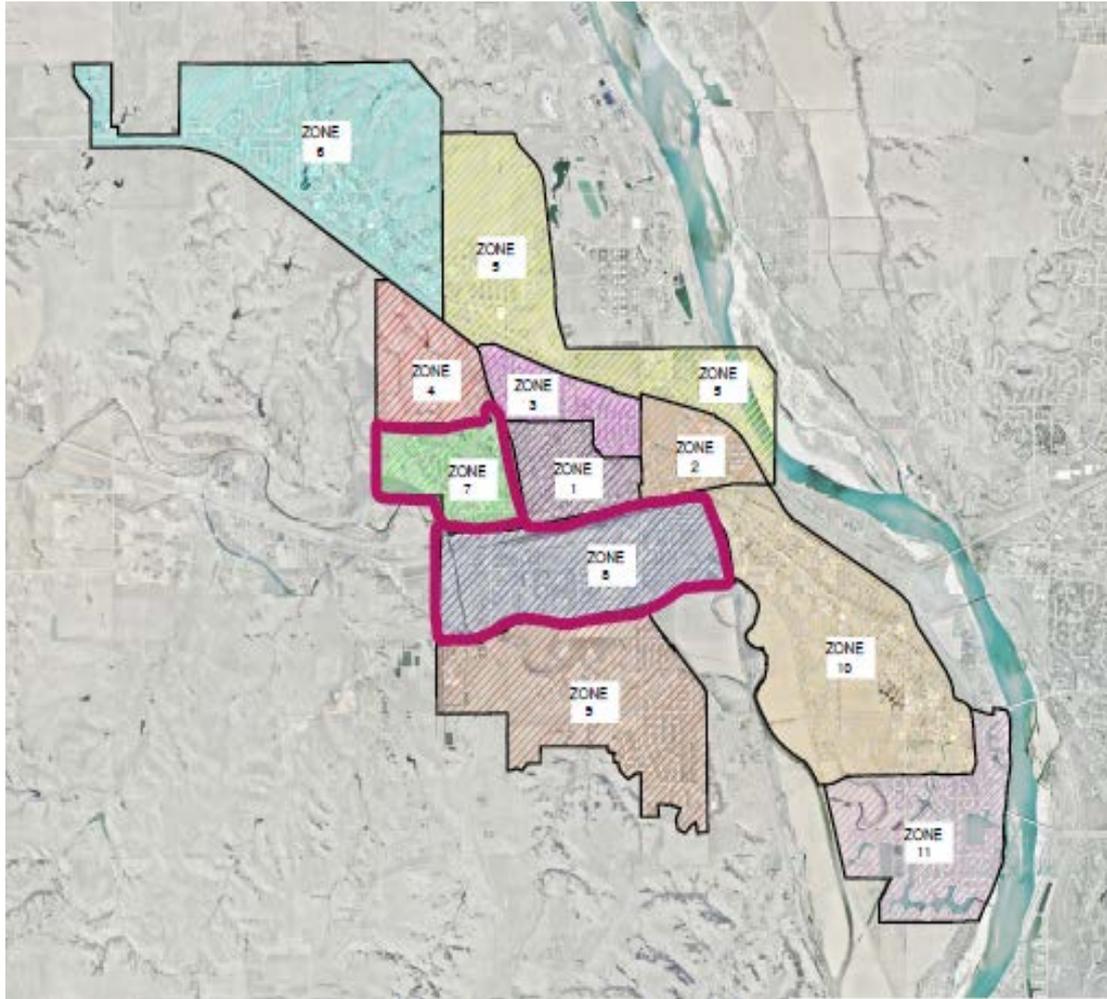
Residential Review

- 340 sales took place in 2019 were used for determining the 2020 assessment year.
- A small market increase for 2020
- Residential increased \$68,054,000 or 4.8% overall:
 - New construction, remodel, exemption expired, zone review, annexation.

Residential Review

- Areas reviewed as part of our normal rotation:
 - Zone 7 (West of 6th Street NW and between Main street and 14th St NW)
 - Sent letters and knocked on doors.
 - If we did not do an interior inspection we reviewed the information we had in our computer system and checked GIS maps.
 - Zone 8 (South of Main Street to Heart River and between 10th Ave SW and Riverwood Ave SE)
 - We reviewed our information in the computer and maps.

Residential Review



Residential Review

- Reviewed and adjusted land values in many residential areas including Zone 1 & 2, Lakewood 9th and 34th Ave SE.
- Adjusted townhomes in some areas of town as the townhomes are selling higher than assessed value.

Commercial Review

- 47 sales that took place in 2018 & 2019 for determining the 2020 assessment year.
- Commercial increased \$25,373,590 or 3.9% overall.

(These are overall totals and do not reflect any decreases for example; annexations, taxable to exempt).

Commercial Review

- Reviewed commercial lots in the Memorial Hwy and Old Red Trail areas and equalized lots (working on getting them assessed at around \$4.00 sq. ft.).
- Reviewed bays and equalized values.
- Apartments adjusted with income information thru Vanguard.

Notices of Increase

- Our office sent out 867 notices of increase this year (up from the previous year's 439 notices) consisting of:
 - New construction = 124
 - Lots-new plats filed = 46
 - Exemptions expired = 7
 - Exemptions reduced = 2
 - 1 & 2 year new construction expired = 69
 - Remodeling, reviews & other adjustments = 614
 - Annexation = 5

Non-Discretionary Exemptions

(Are required by law NDCC 28-22-02 & 40-01-07)

- Public Hospitals
- Cemeteries
- Nursing Homes
- Non-Profit Organizations
- Public Schools
- City/County/State owned property (If properties are leased they are taxed).
- Blind Exemption
- Wheel Chair Exemption
- Churches
- Non Profit/Clubs

Discretionary Exemptions

(These are at the discretion of the local governing body/presented before the commission/offered to the public NDCC 57-02)

- 2 Year New Construction = 99
 - 2019 & 2020
- 1 Year New Construction = 59
 - 2020
- Renaissance Zone/TIF = 15
- New Business Exemption = 2
- Payments In Lieu Of Taxes = 1
- Total = 176

Percentage Allocation by Exemption Type

(Exemptions requiring applications)

Non-Discretionary = **2.5%** of total assessed value

- Blind Exemption
- Wheelchair Exemption
- Non-Profits/Clubs

Discretionary = **1.4%** of total assessed value

- 2 Year New Home Exemption (\$75k)
- 1 Year New Home Exemption (75k)
- Renaissance/TIF
- New Business Exemption
- Payments In Lieu Of Taxes Exemption

State Reimbursed Credits

- Homestead Property Tax Credit
 - 65 years of age or older, or individuals who are permanently and totally disabled.
 - Income is \$42,000 or less per year.
 - 312 participants
- Disabled Veterans Property Tax Credit
 - Enacted in 2009 by the North Dakota State Legislature.
 - Veterans with disability of 50% or greater.
 - 147 participants

Questions regarding COVID-19

- I have had several question regarding the current COVID 19 health crisis.
- If this health crisis has a negative impact on sales it will be reflected in the 2021 values.
- The 2020 values are based on sales information from 2018 and 2019.

Questions

Property owners with valuation questions

- Sign-in sheet
- E-mail

- Warranted adjustments will be submitted to the County prior to the Morton County Board of Equalization on June 4, 2020 at 7:00pm.

The City Assessing Department respectfully recommends:

- Approve assessment roll as submitted.
- Approve recommended adjustments to assessment roll.

Respectfully Submitted,
Kimberly Markley
City Assessor
City of Mandan

Kimberly Markley, City Assessor
Lila Teigen, Appraiser III
George Railsback, Appraiser II
Mary Himmelpach, Administrative Assistant/Data
Collector

For more information
Contact the City Assessing Department at
701-667-3232

kimberly.markley@cityofmandan.com

www.cityofmandan.com



Board of City Commissioners

Agenda Documentation

MEETING DATE: April 7, 2020
PREPARATION DATE: April 1, 2020
SUBMITTING DEPARTMENT: Assessing Department
DEPARTMENT DIRECTOR: Kimberly Markley
PRESENTER: Kimberly Markley, City Assessor
SUBJECT: Board of Equalization Assessment Roll and Appeals

STATEMENT/PURPOSE: To consider approval of assessment rolls and appeals submitted to the City of Mandan Board of Equalization.

BACKGROUND/ALTERNATIVES: Due to the COVID-19 virus we are encouraging appellants to submit their appeals via email and mail. I have provided the emails, letters and information shared with the appellants. I have provided a spreadsheet with all the appeals listed and my recommendations. We are using pictures and information that the appellants have provide over the phone and email to make our recommendations. There are a couple appeals that I feel need to be reviewed. I have recommended no change and review before the Morton County Board of Equalization on June 4.2020 at 7:00 pm.

ATTACHMENTS: List of recommendations, appeal letters and e-mails submitted to City of Mandan Board of Equalization

ESTIMATED FISCAL IMPACT: N/A

STAFF IMPACT: N/A

LEGAL REVIEW: N/A

RECOMMENDATION FOR ASSESSMENT ROLL: I recommend a motion to approve the 2020 Assessment rolls as submitted by the City Assessor Markley.

SUGGESTED MOTION FOR ASSESSMENT ROLLS: A motion to approve the 2020 Assessment rolls as submitted by the City Assessor Markley.

RECOMMENDATION FOR APPEALS: I recommend a motion to approve the recommendations for the appeals as submitted by City Assessor Markley.

SUGGESTED MOTION FOR APPEALS: A motion to approve the recommendations for the appeals as submitted by City Assessor Markley.

Appeal #	Parcel	Owner	Property Address	Appeal reasons	Recommendation	Value on NOI	Recommended value
1	65-2818000	BAUER/ROBERT G & PORNSATIT PUKMITH	407 3RD AVE NW	One year ago, my basement foundation collapsed on the east side, and I had to attain a building permit to replace and repair parts of my basement foundation at my own expense. This has put a financial burden on me, since I had to attain a second mortgage in order to make these repairs. My debt now exceeds the value of the house.	Adjust grade per manual and guide, corrected basement finish per owner information.	\$143,600	\$130,700
2	65-2211312	BOILERMAKERS LOCAL LODGE 647	3400 42ND ST NW	Building exempt--not entered in exemption module	Approve change for exemption.	\$807,300	\$226,700
3	65-1808400	DUPPONG/TIMOTHY L	3407 HEARTWOOD DR SE	Increase too high	Adjust grade, adjust plumbing fixture per owner info, 2nd floor adjustment on addition	\$411,300	\$389,100
4	65-5474000	ECKROTH RONALD	1203 2ND AVE NW	Area above garage is cold storage.	Area above garage should be assessed as cold storage and not living area. Owners sent pictures.	\$271,500	\$227,700
5	65-0863000	FEIST DANIEL	1703 2ND ST NE	Increase too high	Recommend no change.	\$237,900	\$237,900
6	65-4781000	FRIED HEATHER	1003 SUNSET DR NW	Lot too high--high school may be moving	Review lots and sale of parcel. Recommend change for vacant lot.	\$334,400	\$320,200
7	65-1811295	FRIESZ/RYAN R & NATALIE M	2832 LAKEWOOD DRIVE SE	Partial complete house. see letter	Used grade guide from CAMA and percentage of complete worksheet to value for 2020 Recommend no change.	\$593,000	\$593,000
8	65-6115290	GIESER/MATHIAS & RITA R	3904 TRIDENT CT NW	We finished our basement recently and our final inspection with the building department is only scheduled for this coming Friday March 27. The permit was pulled in June 2019 that being it expires June 2020. I find it concerning that assumptions are made about property value without either permit expiring or the final inspection completed and without an interior walk through. Additionally, our property was appraised in September 2019 by the bank for less than the \$329,000 you have assumed our property to be valued at.	Confirmed with inspections department that basement is finished. Recommend change for 2nd floor adjustment.	\$329,600	\$327,100
9	65-0101000	HOHBEIN/ALLEN R	736 CUSTER DRIVE	Requested sales for increase in value.	Recommend no change.	\$181,500	\$181,500
10	65-1807525	Horner David	3308 BAY SHORE BEND SE	Value to high	Adjusted grade per owner information. Resketched as a two story with a one story addition. Removed foyer adjustment. Recommend change with these adjustments.	\$377,800	\$370,100

Appeal #	Parcel	Owner	Property Address	Appeal reasons	Recommendation	Value on NOI	Recommended value
11	65-3777000	HUANG/FRANKIE/ET AL	804 SWEETBRIAR RD NW	Since we try to sell our last summer and our realtor told us our house is located in a older develop location and we do not have a back yard, then she suggest us to go for the price of 269999 and see how it goes. at the end we didn't sell our house. please reassess our house, although it has an addition and a pool, i don't think it worth 470000, thank you very much	This property needs to be reviewed--send to county board. Owner agreed via phone conversation.	\$469,100	\$469,100
12	65-6138045	K & K Ressler LLC	3801 MEMORIAL HWY SE	Apply three year exemption -Installation of automatic door completed after Notices of Increase were mailed installation occurred on 3/19/2020	Approve 3 year exemption	\$843,600	\$750,600
13	65-6138055	K & K Ressler LLC	1312 36TH AVE SE	Vacant land- the issues we have is access and the lack of access to sewer and water. The elevation is much lower than the strip and would require a lift station and or considerable changes in elevation	Recommend change due to access and elevation.	\$195,100	\$44,300
14	65-0279000	KOCH/DAVID & JOSEPH C WINBAUER JR	3909 33 AVE NW	20% increased in value in 1 yr extreme	Recommend no change.	\$35,600	\$35,600
15	65-1773000	KRAMER RYAN	1708 3RD ST NE	Requested documents to support increase	Recommend no change.	\$175,000	\$175,000
16	65-2226000	LABER SHAUNA & JEFFREY	605 1ST ST NE	This parcel has many challenges, including the majority of the lot being a road right of way for 1 st St NE, location in a high traffic area, and situational issues of being a non-conforming use in a commercial area. The sales comps of similar properties, such as the one that recently sold located next to Cenex, and other parcels should show that this type of residence in high traffic and older parts of our city do not increase in value to the extent that a "normal" residence in a highly dense residential area would demand.	Recommend no change.	\$127,500	\$127,500
17	65-1776000	LEINGANG BILLIE	1702 3RD ST NE	Want a reassessment	Recommend no change.	\$196,100	\$196,100
18	65-1944000	MURRAY JENNY	539 MARILYN DRIVE	Questioned increase.	Approve value change basement finish removed.	\$239,100	\$211,600
19	65-3154400	SCHWAN STEVE	3812 MEMORIAL HWY SE	Increased value too much	Reviewed parcel info recommend a change	\$3,514,700	\$3,323,700
20	65-0171092	SHAFER SHARYL	3012 HILLSIDE RD NW	I cannot understand how my property value could possibly increase \$46,400 from 2019 to 2020. This seems impossible and I would like to appeal this.	Recommend no change.	\$334,000	\$334,000
21	65-1515100	SOMA DAVID	1304 3RD ST NE	I wonder if you take into consideration the neighborhood this house is in? To the East is a modular home, to the West there are two homes for habitat homes where the owners have dirt driveways and lawns that are always in terrible shape because of weeds and lack of watering. Other homes in the area are nothing to throw your hat up in the air about either. Certainly this will have an adverse effect on property value!	Adjust grade to 3-5 from 3+10 per owners information.	\$307,300	\$270,100

Appeal #	Parcel	Owner	Property Address	Appeal reasons	Recommendation	Value on NOI	Recommended value
22	65-2590000	WILLIAMS/DAVID & MELISSA	3058 6TH AVE NE	Currently for sale asking \$219,00. The increase to \$229,000 is too much. I was also assessed thousands of dollars in specials also.	Change from duplex to two family conversion, remove one bathroom and sink per mls information.	\$229,000	\$220,900
23	65-2205600	WINBAUER KOCH PARTNERSHIP	2928 37TH ST NW	25% exemption expired and land increase too high in one year	Recommend no change.	\$1,126,600	\$1,126,600
24	65-1811820	WIRTZ JARET	3600 BAY SHORE BEND SE	Due to the large increase in assessment of our property, we are appealing this decision on the assessment of this property.	Adjust grade per owner information.	\$427,400	\$377,200
25	65-6106065	ZANDER RICHARD	1712 CANYON RD SW	Increase too high.	Recommend adjustment to grade due to information provided via phone conversation.	\$438,800	\$399,000
26	65-6127315	ZENKER TEEJAY	2217 34TH AVE SE	With the recent health crisis and apparent value being quite high for tax purposes in Mandan without any water front value, we are pleading for some forgiveness and a reassessment of our property.	Recommend no change.	\$591,800	\$591,800
27	65-6101175	ZANDER KEN T W Z PARTNERSHIP	2110 40TH AVE SE	Land value too high.	Recommend no change.	\$438,300	\$438,300
28	65-5525000	TOWNSQUARE MEDIA BISMARCK LLC	4303 MEMORIAL HWY SE	Please review before June meeting.	Recommend no change. Review before Morton County Board of Equalization.	\$666,900	\$666,900
29	65-0251000	GARTNER, GARYL & MARLENE	901 17TH ST NE	Do not agree with property increase in value at this time.	Reviewed property information with owner need to adjust plumbing and remove office.	\$192,200	\$177,100
30	65-0807320	GEIGER/JAMES R & LINDA M	504 DIVISION ST NE	Too much of an increase.	Recommend adjustments to plumbing and remove sauna. Information provided by owners. Reviewed sales.	\$320,400	\$292,700
31	65-6106125	HELBLING/FRED C & PAMELA A	112 KEIDEL TRL SW	Valuation raised several time over last few years. Value too high.	Recommend no change and review before Morton County Board of Equalization.	\$449,800	\$449,800

#1

Kimberly K. Markley

65-2818000

From: Robert Bauer [REDACTED] >
Sent: Tuesday, March 24, 2020 2:00 PM
To: Kimberly K. Markley
Cc: Maew Pornsatit Pukmith
Subject: Re: Assessment Appeal Lot 3 Block 48 Mandan Proper OT

Follow Up Flag: Follow up
Flag Status: Flagged

Please note that if I had not made these repairs to my foundation in 2019, the house would likely have been condemned by the city of Mandan.

On Tue, Mar 24, 2020 at 1:51 PM Robert Bauer [REDACTED] > wrote:

Dear Ms. Markley,

My property is at 407 3rd Avenue NW, Mandan, ND 58554.
Legal Description: LOT 3 BLOCK 48 MANDAN PROPER OT

The change in my property assessment from 2019 to 2020 is \$16,400 with the reasons given as "Market Increase-Land" and "Other-Building Review."

I would like more detail about the following:

1. What is the amount of the increase that is attributed to the market increase in the Land?
2. What is the amount that is attributed to the Building review?
3. What was determined from the Building Review that raised the assessment of the property?

One year ago, my basement foundation collapsed on the east side, and I had to attain a building permit to replace and repair parts of my basement foundation at my own expense. This has put a financial burden on me, since I had to attain a second mortgage in order to make these repairs. My debt now exceeds the value of the house.

Please review my assessment and provide me with details about the determination of the assessment.

Thank you.

Robert Bauer
Pornsatit Pukmith

[REDACTED]
[REDACTED]

--
Robert Bauer
[REDACTED]

#2

Kimberly K. Markley

From: [REDACTED]
Sent: Monday, March 23, 2020 12:44 PM
To: Kimberly K. Markley
Cc: Vivian Matthews
Subject: Property tax assessment of parcel number 65-2211312

Kimberly,

To memorialize or conversation previously today I wanted to send you this email.

Per our phone call, the city of Mandan is increasing property valuations throughout the commercial areas to equalize the land values. Boilermakers local 647 building corporation owns the parcel 65-2211312 and recently received notice of the increase, the issue we spoke about is, the corporation does fall under the partial tax exemption rule and the building on the property is not to be taxed, just the land that it sits upon should be.

Please review this matter and present it to the assessment appeal board for consideration.

Let me know if you require any further information,

Respectfully,

Luke Voigt

Business Manager ST
Boilermakers Local 647
9459 NW Hwy 10
Ramsey, MN 55303
Office [REDACTED]
Cell [REDACTED]

[REDACTED]



3-23-2020
update
exemption in
CMA

#3

Kimberly K. Markley

From: TOM DUPPONG <[REDACTED]>
Sent: Monday, March 23, 2020 5:21 PM
To: Kimberly K. Markley
Subject: Tom Duppong 3407 Heartwood Dr SE 2020 Assessment

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

In reference to the notice of increase on my house I think that the increase in the current year assessment is a bit excessive. I understand that the property has appreciated in value but a \$42,900 increase seems out of line. If I were to sell the house right now I would be lucky to get \$375,000. Perhaps the increase can be lowered? At your convenience please let me know what my options are.

Thanks,

Tom Duppong

[REDACTED] cell

[REDACTED] work

65-1808400

Comparable Search for 65-1808400

City of Mandan

Subject/Comparables

Parcel Information

Building Information



Rank: SUBJECT
PIN: (011) 65-1808400
Deed: DUPPONG/TIMOTHY L
Contract:
Address: 3407 HEARTWOOD DR SE
Map: Zone 11 - Res
Tax Dist: M1
Land (SF): 11,577.00

Style: 2 Story Frame
Year built: 2004
Base Area/TLA: 893 / 2,018
Bsmt/Attic: Full / None
Rooms/Bdrms: 9 / 4
Baths: 4.25
AC: Yes
Sale: 11/03/2011 - \$260,800
NUTC: D000
Recording: 437644



Rank: 1, 91%
PIN: (011) 65-1808375
Deed: STRAND/NICOLE E & TYLER W
Contract:
Address: 3411 HEARTWOOD DR SE
Map: Zone 11 - Res
Tax Dist: M1
Land (SF): 12,328.00

Style: 2 Story Frame
Year built: 2004
Base Area/TLA: 1,008 / 2,060
Bsmt/Attic: Full / None
Rooms/Bdrms: 7 / 4
Baths: 3.00
AC: Yes
Sale: 05/31/2018 - \$375,000
NUTC: D000
Recording: 483733



Rank: 2, 86%
PIN: (011) 65-1811760
Deed: MILLER/ERIC D & LINDSAY R
Contract:
Address: 3710 BAY SHORE BND SE
Map: Zone 11 - Res
Tax Dist: M1
Land (SF): 12,697.00

Style: 2 Story Frame
Year built: 2011
Base Area/TLA: 858 / 1,716
Bsmt/Attic: Full / None
Rooms/Bdrms: 8 / 4
Baths: 4.50
AC: Yes
Sale: 07/24/2018 - \$365,000
NUTC: D000
Recording: 484544

65-1808400

Comparable Search for 65-1808400

City of Mandan

Subject/Comparables

Parcel Information

Building Information



Rank: 3, 85%
PIN: (011) 65-1807100
Deed: WIEDRICH/NICHOLAS G & KATIE J
Contract:
Address: 3400 HEARTWOOD DR SE
Map: Zone 11 - Res
Tax Dist: M1
Land (SF): 14,018.00

Style: 2 Story Frame
Year built: 2003
Base Area/TLA: 773 / 1,925
Bsmt/Attic: Full / None
Rooms/Bdrms: 9 / 5
Baths: 4.25
AC: Yes
Sale: 11/07/2018 - \$389,900
NUTC: D000
Recording: 486391



Rank: 4, 83%
PIN: (011) 65-3771240
Deed: DAVIS/ABBY S
Contract:
Address: 3209 46 AVE SE
Map: Zone 11 - Res
Tax Dist: M1
Land (SF): 20,000.00

Style: Split Level Frame
Year built: 1992
Base Area/TLA: 1,904 / 1,904
Bsmt/Attic: Full / None
Rooms/Bdrms: 9 / 4
Baths: 3.25
AC: Yes
Sale: 07/27/2018 - \$369,000
NUTC: D000
Recording: 484590



Rank: 5, 82%
PIN: (011) 65-1811820
Deed: WIRTZ/JARET & MEGAN
Contract:
Address: 3600 BAY SHORE BEND SE
Map: Zone 11 - Res
Tax Dist: M1
Land (SF): 15,106.00

Style: 2 Story Frame
Year built: 2008
Base Area/TLA: 1,094 / 2,224
Bsmt/Attic: Full / None
Rooms/Bdrms: 10 / 4
Baths: 4.50
AC: Yes
Sale: 08/12/2019 - \$419,900
NUTC: D000
Recording: 490192

65-1808400

Comparable Search for 65-1808400

City of Mandan

Subject/Comparables

Parcel Information

Building Information



Rank: 6, 82%
PIN: (011) 65-1809250
Deed: KEMMET/ALAN & AMBER
Contract:
Address: 3405 BAY SHORE BEND SE
Map: Zone 11 - Res
Tax Dist: M1
Land (SF): 12,119.00

Style: 2 Story Frame
Year built: 2006
Base Area/TLA: 1,126 / 2,142
Bsmt/Attic: Full / None
Rooms/Bdrms: 9 / 5
Baths: 4.50
AC: Yes
Sale: 05/31/2018 - \$420,000
NUTC: D000
Recording: 483731



Rank: 7, 76%
PIN: (011) 65-1811735
Deed: BIEBER/MITCHELL & MARTINA
Contract:
Address: 3816 BAY SHORE BEND SE
Map: Zone 11 - Res
Tax Dist: M1
Land (SF): 14,338.00

Style: 2 Story Frame
Year built: 2008
Base Area/TLA: 863 / 1,741
Bsmt/Attic: Full / None
Rooms/Bdrms: 8 / 4
Baths: 3.75
AC: Yes
Sale: 09/28/2018 - \$289,000
NUTC: D000
Recording: 485662



Rank: 8, 73%
PIN: (011) 65-3771370
Deed: PAGE/PRESTON & CHELSEA
Contract:
Address: 4709 SOUTH BAY DR SE
Map: Zone 11 - Res
Tax Dist: M1
Land (SF): 21,756.00

Style: 2 Story Frame
Year built: 2001
Base Area/TLA: 961 / 2,249
Bsmt/Attic: Full / None
Rooms/Bdrms: 11 / 6
Baths: 4.00
AC: Yes
Sale: 05/15/2019 - \$575,000
NUTC: D000
Recording: 488845

65-180840

Comparable Search for 65-1808400

City of Mandan

Subject/Comparables

Parcel Information

Building Information



Rank: 9, 72%
PIN: (011) 65-3771420
Deed: BRUNER/COREY D & DEONDRA R
Contract:
Address: 4813 SOUTH BAY DR SE
Map: Zone 11 - Res
Tax Dist: M1
Land (SF): 26,737.00

Style: 1 1/2 Story Frame
Year built: 1994
Base Area/TLA: 1,536 / 2,644
Bsmt/Attic: Full / None
Rooms/Bdrms: 11 / 5
Baths: 3.25
AC: Yes
Sale: 05/11/2018 - \$450,000
NUTC: D000
Recording: 483443



Rank: 10, 72%
PIN: (011) 65-1809200
Deed: BEAUDOIN/MICHAEL T & KATHY
Contract:
Address: 3401 BAY SHORE BEND SE
Map: Zone 11 - Res
Tax Dist: M1
Land (SF): 12,880.00

Style: Split Foyer Frame
Year built: 2005
Base Area/TLA: 1,320 / 1,374
Bsmt/Attic: Full / None
Rooms/Bdrms: 7 / 4
Baths: 3.25
AC: Yes
Sale: 02/28/2018 - \$346,000
NUTC: D000
Recording: 482392

#4

65-5474000

Lila R. Teigen

From: [REDACTED]
Sent: Tuesday, March 24, 2020 11:57 AM
To: Lila R. Teigen
Cc: Ron & Annette Eckroth
Subject: Re: assessment Ronald Eckroth - 1203 2nd Ave NW Mandan

65 5474000

Dear Lila,

In follow-up to our phone conversation this morning, pictures were sent via text to your cell phone documenting the 2 "rooms" above our garage that the City is proposing to assess for an increase in value. As I stated in our phone conversation, the area above the garage consists of two cold storage areas—they are not living spaces. Please see the pictures sent to your cell.

Please acknowledge receipt of this information and re-evaluate the proposed assessment increase to our home at 1203 2nd Ave NW, Mandan.

Thank you.

Ronald Eckroth

Sent from Mail for Windows 10

#5

65-0863000

Daniel J Feist

1703 2nd ST NE

3/30/20

Mandan ND

COMMISSIONERS

I'm writing about the real estate assessment I received. I've been living in this location for 44 years and have not added anything except a roof on my patio. I know my house and shed did not get any bigger in this time, a few other matters concerning assessment. I live on 2nd ST NE near the west end is a dead end with no cul-de-sack. The water is drained from the east to the west where it has no place to go. Gets to be a mess some time. My driveway has become a public turn around giving me a few problems, the water problem has been brought ~~over~~ up thru the years especially by my neighbor to the west. Never did get an answer.

I'm having a hard time understanding how you came up with \$31,300 increase in assessment since the last assessment. I'm in my 70's live on a fixed income lost my wife a couple of months back. Last two years have been a little tough

Darryl Feist

65-0863000

Comparable Search for 65-0863000

City of Mandan

Subject/Comparables

Parcel Information

Building Information



Rank: SUBJECT
PIN: (002) 65-0863000
Deed: FEIST/DANIEL J & MARGARET M
Contract:
Address: 1703 2 ST NE
Map: Zone 2 - Res
Tax Dist: M1
Land (SF): 13,440.00

Style: Split Foyer Frame
Year built: 1975
Base Area/TLA: 1,344 / 1,344
Bsm/Attic: Full / None
Rooms/Bdrms: 10 / 4
Baths: 3.00
AC: Yes
Sale: 11/02/2017 - \$0
NUTC: Q008
Recording: 480190

2020 Assessment
\$ 237,900



Rank: 1, 77%
PIN: (002) 65-1542000
Deed: SCHMIDT/DAMON S & HEATHER R
Contract:
Address: 403 9 AVE NE
Map: Zone 2 - Res
Tax Dist: M1
Land (SF): 9,750.00

Style: 1 Story Frame
Year built: 1969
Base Area/TLA: 1,232 / 1,232
Bsm/Attic: Full / None
Rooms/Bdrms: 11 / 5
Baths: 2.50
AC: Yes
Sale: 03/26/2019 - \$238,000
NUTC: D000
Recording: 488198



Rank: 2, 73%
PIN: (002) 65-0902000
Deed: MICHLITSCH/JORDEN
Contract:
Address: 1707 4 ST NE
Map: Zone 2 - Res
Tax Dist: M1
Land (SF): 9,350.00

Style: Split Foyer Frame
Year built: 1977
Base Area/TLA: 1,014 / 1,014
Bsm/Attic: Full / None
Rooms/Bdrms: 7 / 3
Baths: 2.00
AC: Yes
Sale: 09/10/2019 - \$195,000
NUTC: D000
Recording: 490719

65-0863000

Comparable Search for 65-0863000

City of Mandan

Subject/Comparables	Parcel Information	Building Information
	<p>Rank: 3, 68% PIN: (002) 65-0906000 Deed: LIPP/JARED Contract: Address: 107 SHADY LN NE Map: Zone 2 - Res Tax Dist: M1 Land (SF): 7,120.00</p>	<p>Style: 1 Story Brick Year built: 1977 Base Area/TLA: 1,632 / 1,632 Bsmt/Attic: Full / None Rooms/Bdrms: 9 / 4 Baths: 4.25 AC: Yes Sale: 08/16/2019 - \$218,000 NUTC: D000 Recording: 490290</p>
	<p>Rank: 4, 62% PIN: (002) 65-1479000 Deed: YONEY/ADAM J Contract: Address: 308 10 AVE NE Map: Zone 2 - Res Tax Dist: M1 Land (SF): 7,000.00</p>	<p>Style: 1 Story Frame Year built: 1975 Base Area/TLA: 1,376 / 1,376 Bsmt/Attic: Full / None Rooms/Bdrms: 8 / 3 Baths: 2.00 AC: Yes Sale: 08/30/2019 - \$214,900 NUTC: D000 Recording: 490526</p>
	<p>Rank: 6, 55% PIN: (002) 65-1393000 Deed: SCHUMANN/JOSHUA W & ASHLEY D Contract: Address: 209 11 AVE NE Map: Zone 2 - Res Tax Dist: M1 Land (SF): 7,000.00</p>	<p>Style: 1 Story Frame Year built: 1975 Base Area/TLA: 1,220 / 1,220 Bsmt/Attic: Full / None Rooms/Bdrms: 9 / 5 Baths: 2.00 AC: Yes Sale: 09/05/2019 - \$230,000 NUTC: D000 Recording: 490663</p>

65-0863000

Comparable Search for 65-0863000

City of Mandan

Subject/Comparables

Parcel Information

Building Information



Rank: 8, 43%
PIN: (002) 65-1408000
Deed: JIRGES/HANNAH
Contract:
Address: 207 10 AVE NE
Map: Zone 2 - Res
Tax Dist: M1
Land (SF): 7,000.00

Style: 1 Story Frame
Year built: 1975
Base Area/TLA: 864 / 864
Bsm/Attic: Full / None
Rooms/Bdrms: 8 / 5
Baths: 2.00
AC: No
Sale: 05/01/2019 - \$199,900
NUTC: D000
Recording: 488625

#6

Kimberly K. Markley

From: Heather Fried [REDACTED]
Sent: Thursday, April 2, 2020 4:35 PM
To: Kimberly K. Markley
Subject: Appeal - Real Estate Assessment

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

I received the notice of increase in Real Estate Assessment as I read through I can't understand the reason behind the increase. It says market increase on the land, did I miss something that the land values in Mandan were increasing because when I look into the next 10 years or less I would think they would depreciate in my area since the High School has plans and if I'm not mistaken have land for a new High School North of the Middle School.

This would significantly decrease the value of my empty lot and the building that has not been significantly improved because the school will sit empty and although it is strongly implied that "something" will be done with the school, that was said about the old middle school and how long did that sit empty? It also significantly decreased the values on the surrounding properties and deteriorated the neighborhood.

I employ 3 employees that pay taxes and spend money in our community. I do my best to help enhance the community, volunteer and help with the non-profit sector. Being a good citizen, I'm not saying I don't want to do my part, but I can't continue to increase the cost of the property here and continue running a business and employing those I do with values that don't fit the area.

The letter also references increasing the value says it may not mean an increase to the property taxes, however can you show me statistics of when it hasn't? I'm not located in the "up & coming" area of Mandan, it is older, it is not kept up and made into the hot spot to visit like main street, the strip or the area by the Middle School/Sports Complex.

With the above information, I ask that you reconsider because \$55,700 is a bit extreme – I purchased this property just shy of 3 years ago, paid more than I should of but it did come fully furnished so I did give "extra" due to that, not necessarily the property itself.

I appreciate you taking the time to re-evaluate the current conditions and circumstances.

Please take a moment to review us on Yelp, Google and Facebook:



Heather Fried | Agent



#7

65-1811295
Friesz

Kimberly K. Markley

From: The Group [REDACTED]
Sent: Monday, March 23, 2020 5:11 PM
To: Kimberly K. Markley
Subject: Property Taxes

Kimberly,

I hope you are well and healthy. I wanted to reach out to you concerning our property taxes at 3832 Lakewood Drive SE. I want to go over a few points, and speak my mind a bit so please don't take any of these comments as being rude or offensive. I'm just trying to convey my thoughts. As you know, we already pay an absorbent amount of taxes by choosing to live in Mandan. Which that alone seems very odd to me. I say this because homes are much harder to sell and bring much less money then the same home would bring in Bismarck. We have first hand experience with this. On our previous home that we sold in Mandan, you don't know how many people looked at it and said if it was in Bismarck they would have bought it. One of the main reasons is the school districts among several other factors. We had to lower our price drastically over a period of four years because of these reasons. With that said and contrary to opinions and our experience, we decided to build in Mandan again. I still don't know if this was a wise decision, but I'm a Mandan native and I'm trying to support Mandan as best I can. I have been told at least a dozen times that I'm stupid for building a nice home in Mandan, but I have ignored those comments and moved forward anyways. These comments bring me to my point that I'm trying to make. Building a nice, larger home in Mandan already put a bit of a black cloud over the resale value some day. I realize that I may not even get the money out of the home that I have put into it. On top of that, Mandan residents pay higher property taxes so its kind of a double whammy. I would think that Mandan would try to assess homes as fair as possible to help combat this and promote building in Mandan.

I just received my tax assessed value at \$593,000.00. The framers on my home said that the city has been to the construction site many times measuring, etc. I wasn't sure what these numbers meant so I called into your office and spoke with a gentleman there who was very nice. I was very surprised to hear that this is only a 40% completion value on the home? So, if I'm understanding this correctly, the home appraised value will go up and additional 60%? I don't not think this is a fair assessed value. I'm contracting this home myself and I have put extensive time into finding the best priced contractors, doing some work myself, etc. I'm building my home for considerably less then someone else or any builder would charge a homeowner, so I think that this should be considered. Also, we decided to build our home with a main level that is more southern style, whereas we have a large main level, no basement, and a much smaller upper level. What this means is the home takes a larger footprint, but isn't any bigger in size because of this. This should be noted, because most homes here take the same square footage and divide it between three levels, with a basement, main, and upper. It is the same price to build and the same square footage, just takes up less of a footprint. My point is, I hope that the value isn't partly based on the measurements because if so, then of course our house will measure bigger, when it really isn't.

Again, we are trying to support Mandan, invest the money here and build here, but we do not want to be accessed for a value of more then we have into the home. We do not think this right. The gentlemen there that I spoke with wasn't too sure if it was 40% assessed or 60% assessed already, he said it looked like 40%. If it were the 60% value already assessed and is increasing 40% yet, that would be right in line with what we will have into it and make sense, not the other way around. PLEASE don't take offense to any of these comments, we just don't know who to talk to about it and wanted to make some important points to you. Please let me know your thoughts. Thanks,

Ryan

65-1811295
65-1811295

Partially Completed Residential Property Worksheet

Name Ryan Friesz Date 2-4-2020
 Address 3832 Lakewood Dr SE Inspector Sila Jergewitz
 Parcel # 65-1811295

	% Total	Completed	Date
FOUNDATION (footings, foundation, excavation & backfill)	15%	x 15	2-4-2020
BASEMENT FLOOR / slab	5%	x 5	2-4-2020
BASEMENT STAIRS / Crawl Space	1%	x 1	2-4-2020
FLOOR (joist & deck)	7%	x 7	2-4-2020
FLOOR COVERING	5%		
EXTERIOR WALLS (studs, sheathing & building wrap) ^{NO}	6%	x 6	2-4-2020
SIDING	3%		
WALL INSULATION	1%		
WINDOWS & DOORS	9%		
ROOF (trusses, deck, & shingles) ^{NO}	5%	x 5	2-4-2020
ROOF INSULATION	1.5%		
INTERIOR STUDDING	2%	x 2	2-4-2020
INTERIOR DRYWALL (untaped)	5.5%		
DRYWALL FINISHING (paint, trim & interior doors)	8%		
ROUGH PLUMBING	3%		
PLUMBING FIXTURES	4%		
ROUGH ELECTRICAL	3%		
ELECTRICAL FIXTURES	3%		
HEATING INSTALLED	4%		
KITCHEN & BATHROOM CABINETS	5%		
Total Percent Completed.....		41%	

Comments: 59% OBSO -

~~Use double % for OBS on vacant Comments~~

#8

Kimberly K. Markley

From: Mathias Gieser [REDACTED]
Sent: Wednesday, March 25, 2020 3:04 PM
To: Kimberly K. Markley
Subject: 2020 Real Estate Assesment

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

We received notice of our real estate assessment increase at 3904 Trident CT NW. We wish to appeal this valuation.

We finished our basement recently and our final inspection with the building department is only scheduled for this coming Friday March 27. The permit was pulled in June 2019 that being it expires June 2020. I find it concerning that assumptions are made about property value without either permit expiring or the final inspection completed and without an interior walk through.

Additionally, our property was appraised in September 2019 by the bank for less than the \$329,000 you have assumed our property to be valued at.

Please advise a time which you would like to do an interior walk through. If it works at the same time as the building inspector March 27 at 1PM please feel free to join at that time.

Thanks,

Mathias Gieser
3904 Trident CT NW
Mandan ND 58554
[REDACTED]
[REDACTED]

65-6115290

Comparable Search for 65-6115290

City of Mandan

Subject/Comparables

Parcel Information

Building Information



Rank: SUBJECT
PIN: (006) 65-6115290
Deed: GIESER/MATHIAS & RITA R
Contract:
Address: 3904 TRIDENT COURT NW
Map: Zone 6 - Res
Tax Dist: M1
Land (SF): 12,349.00

Style: Split Foyer Frame
Year built: 2014
Base Area/TLA: 1,343 / 1,408
Bsmt/Attic: Full / None
Rooms/Bdrms: 7 / 4
Baths: 3.50
AC: Yes
Sale: 07/16/2015 - \$293,783
NUTC: D013
Recording: 465689



Rank: 1, 93%
PIN: (006) 65-6115180
Deed: BENZINGER/JONATHAN P & KELLY J
Contract:
Address: 3803 WILDRYE CIRCLE NW
Map: Zone 6 - Res
Tax Dist: M1
Land (SF): 10,606.00

Style: Split Foyer Frame
Year built: 2014
Base Area/TLA: 1,344 / 1,361
Bsmt/Attic: Full / None
Rooms/Bdrms: 7 / 4
Baths: 3.25
AC: Yes
Sale: 10/24/2019 - \$330,000
NUTC: D000
Recording: 491553



Rank: 2, 87%
PIN: (006) 65-6115280
Deed: ROHRICH/SARAH R & JEFF A ROHRICH
Contract:
Address: 3908 TRIDENT COURT NW
Map: Zone 6 - Res
Tax Dist: M1
Land (SF): 9,542.00

Style: Split Level Frame
Year built: 2017
Base Area/TLA: 1,318 / 1,318
Bsmt/Attic: Full / None
Rooms/Bdrms: 8 / 3
Baths: 3.00
AC: Yes
Sale: 03/14/2019 - \$299,900
NUTC: D000
Recording: 488045

65-6115290

Comparable Search for 65-6115290

City of Mandan

Subject/Comparables

Parcel Information

Building Information



Rank: 3, 87%
PIN: (006) 65-6115130
Deed: YANTZER/BRYAN & SARAH
Contract:
Address: 3806 WILD RYE CIR LCE NW
Map: Zone 6 - Res
Tax Dist: M1
Land (SF): 11,924.00

Style: Split Level Frame
Year built: 2018
Base Area/TLA: 1,450 / 1,518
Bsmt/Attic: Full / None
Rooms/Bdrms: 8 / 5
Baths: 3.00
AC: Yes
Sale: 01/25/2019 - \$337,538
NUTC: D000
Recording: 487390



Rank: 4, 85%
PIN: (006) 65-5393820
Deed: TRUDEAU/DAVID & AMY
Contract:
Address: 4003 CLARK PL NW
Map: Zone 6 - Res
Tax Dist: M1
Land (SF): 15,182.00

Style: Split Foyer Frame
Year built: 2003
Base Area/TLA: 1,498 / 1,510
Bsmt/Attic: Full / None
Rooms/Bdrms: 7 / 4
Baths: 3.50
AC: Yes
Sale: 06/06/2019 - \$293,000
NUTC: D000
Recording: 489175



Rank: 5, 81%
PIN: (006) 65-0171080
Deed: CARROLL/JAMES & MALLORIE
Contract:
Address: 3024 HILLSIDE RD NW
Map: Zone 6 - Res
Tax Dist: M1
Land (SF): 20,001.00

Style: 1 Story Frame
Year built: 2005
Base Area/TLA: 1,577 / 1,577
Bsmt/Attic: Full / None
Rooms/Bdrms: 8 / 5
Baths: 3.75
AC: Yes
Sale: 08/30/2019 - \$372,000
NUTC: D000
Recording: 490520

65-6115290

Comparable Search for 65-6115290

City of Mandan

Subject/Comparables	Parcel Information	Building Information
	<p>Rank: 6, 79% PIN: (006) 65-5393834 Deed: BORR/DAVID W & DONNA J Contract: Address: 3910 LEWIS RD NW Map: Zone 6 - Res Tax Dist: M1 Land (SF): 8,550.00</p>	<p>Style: 1 Story Frame Year built: 2002 Base Area/TLA: 1,396 / 1,420 Bsmt/Attic: Full / None Rooms/Bdrms: 8 / 4 Baths: 3.00 AC: Yes Sale: 04/29/2019 - \$305,000 NUTC: D000 Recording: 488573</p>
	<p>Rank: 7, 79% PIN: (006) 65-5395280 Deed: PAUL/WYATT J Contract: Address: 4513 CROWN POINT RD NW Map: Zone 6 - Res Tax Dist: M1 Land (SF): 12,403.00</p>	<p>Style: 1 Story Frame Year built: 2018 Base Area/TLA: 1,232 / 1,240 Bsmt/Attic: Full / None Rooms/Bdrms: 4 / 2 Baths: 2.00 AC: Yes Sale: 06/25/2019 - \$287,900 NUTC: D000 Recording: 489434</p>
	<p>Rank: 8, 78% PIN: (006) 65-5395230 Deed: HERMAN/JEREMIAH J & SAVANA A Contract: Address: 4701 CORVETTE ST NW Map: Zone 6 - Res Tax Dist: M1 Land (SF): 9,600.00</p>	<p>Style: 2 Story Frame Year built: 2012 Base Area/TLA: 911 / 2,220 Bsmt/Attic: Full / None Rooms/Bdrms: 9 / 5 Baths: 3.50 AC: Yes Sale: 05/06/2019 - \$293,000 NUTC: D000 Recording: 488712</p>

65-6115290

Comparable Search for 65-6115290

City of Mandan

Subject/Comparables

Parcel Information

Building Information



Rank: 9, 76%
PIN: (006) 65-5393808
Deed: STEFFAN/DUSTAN & SHEENA
Contract:
Address: 3905 LEWIS RD NW
Map: Zone 6 - Res
Tax Dist: M1
Land (SF): 13,687.00

Style: Split Foyer Frame
Year built: 2006
Base Area/TLA: 1,234 / 1,251
Bsmt/Attic: Full / None
Rooms/Bdrms: 7 / 4
Baths: 3.00
AC: Yes
Sale: 03/22/2019 - \$292,000
NUTC: D000
Recording: 488108



Rank: 10, 74%
PIN: (006) 65-6099810
Deed: SISK BLAKE & JESSI
Contract:
Address: 3804 48 ST NW
Map: Zone 6 - Res
Tax Dist: M1
Land (SF): 7,497.00

Style: Split Foyer Frame
Year built: 2012
Base Area/TLA: 1,029 / 2,043
Bsmt/Attic: Full / None
Rooms/Bdrms: 7 / 4
Baths: 3.00
AC: Yes
Sale: 07/11/2019 - \$284,900
NUTC: D000
Recording: 489675

#9

Kimberly K. Markley

From: butch hohbein [redacted]
Sent: Tuesday, March 31, 2020 1:58 PM
To: Kimberly K. Markley
Cc: [redacted]
Subject: Notice of Increase in Real estate assessment

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Kimberly Markley

Over the week-end I received a letter dated March 17, 2020 advising of a \$21,300 increase in the assessment of my home located at 736 Custer Drive. Based upon my past experience, I believe I will be protesting the recent assessment.

The reason provide for the \$21,300 increase in assessed value, was marked as a "Market Increase". In advance of the scheduled April 7, 2020 Board of Equalization, meeting, I would request the information the City Assessors used in making their evaluation. In past disputes, I have been told that the City used a comparison of five similar homes that have recently been on the market and sold. If that remains the method, I would request the five homes sold, the addresses, along selling prices of same, that was used in determining the increase of my own property. I would then request the City's 2020 assessed value for each of those properties.

Due to the current situation, regarding the coronavirus, as I have been in contact with persons who have tested positive, and I have no desire to travel to City Hall, I am asking that the requested information be emailed to me at:

[redacted]

If you need to discuss my request, I can be contacted at [redacted] – house phone, or [redacted] -cell phone

65-0101000

Comparable Search for 65-0101000

City of Mandan

Subject/Comparables

Parcel Information

Building Information



Rank: SUBJECT
PIN: (007) 65-0101000
Deed: HOHBEIN/ALLEN R
Contract:
Address: 736 CUSTER DR NW
Map: Zone 7 - Res
Tax Dist: M1
Land (SF): 8,156.00

Style: 1 Story Frame
Year built: 1961
Base Area/TLA: 1,092 / 1,092
Bsmt/Attic: Full / None
Rooms/Bdrms: 8 / 4
Baths: 2.00
AC: Yes



Rank: 1, 73%
PIN: (007) 65-0068000
Deed: HOCHHALTER/CODY
Contract:
Address: 704 10 AVE NW
Map: Zone 7 - Res
Tax Dist: M1
Land (SF): 9,100.00

Style: 1 Story Frame
Year built: 1959
Base Area/TLA: 951 / 951
Bsmt/Attic: Full / None
Rooms/Bdrms: 8 / 2
Baths: 2.00
AC: Yes
Sale: 04/30/2019 - \$205,000
NUTC: D000
Recording: 488593



Rank: 2, 72%
PIN: (007) 65-0113000
Deed: COLLINS/CRAIG
Contract:
Address: 721 CUSTER DR NW
Map: Zone 7 - Res
Tax Dist: M1
Land (SF): 10,332.00

Style: 1 Story Frame
Year built: 1962
Base Area/TLA: 969 / 969
Bsmt/Attic: Full / None
Rooms/Bdrms: 7 / 4
Baths: 2.00
AC: Yes
Sale: 06/28/2019 - \$215,000
NUTC: D000
Recording: 489487

65-0101000

Comparable Search for 65-0101000

City of Mandan

Subject/Comparables

Parcel Information

Building Information



Rank: 3, 71%
PIN: (007) 65-0075000
Deed: MAGELKY/DANIEL & VIVIAN
Contract:
Address: 1111 6 ST NW
Map: Zone 7 - Res
Tax Dist: M1
Land (SF): 8,400.00

Style: 1 Story Frame
Year built: 1957
Base Area/TLA: 1,148 / 1,148
Bsmt/Attic: Full / None
Rooms/Bdrms: 10 / 5
Baths: 2.00
AC: Yes
Sale: 11/25/2019 - \$180,000
NUTC: D000
Recording: 492069



Rank: 4, 70%
PIN: (007) 65-0117000
Deed: BECHER/JESSICA L & COLTON J MEUCHEL
Contract:
Address: 703 TERRY PL NW
Map: Zone 7 - Res
Tax Dist: M1
Land (SF): 10,379.00

Style: 1 Story Frame
Year built: 1961
Base Area/TLA: 1,140 / 2,280
Bsmt/Attic: Full / None
Rooms/Bdrms: 9 / 5
Baths: 2.00
AC: Yes
Sale: 06/06/2019 - \$206,650
NUTC: D000
Recording: 489171



Rank: 5, 67%
PIN: (007) 65-0005000
Deed: LEFLEUR/CHARLES E
Contract:
Address: 507 8 AVE NW
Map: Zone 7 - Res
Tax Dist: M1
Land (SF): 10,500.00

Style: 1 Story Frame
Year built: 1956
Base Area/TLA: 990 / 990
Bsmt/Attic: Full / None
Rooms/Bdrms: 9 / 5
Baths: 2.00
AC: Yes
Sale: 04/19/2019 - \$169,900
NUTC: D000
Recording: 488455

65-0101000

Comparable Search for 65-0101000

City of Mandan

Subject/Comparables

Parcel Information

Building Information



Rank: 8, 63%
PIN: (007) 65-0103000
Deed: WELK/CHARLES W & BOBBI J
Contract:
Address: 802 12 AVE NW
Map: Zone 7 - Res
Tax Dist: M1
Land (SF): 12,975.00

Style: 1 Story Frame
Year built: 1961
Base Area/TLA: 1,082 / 1,082
Bsmt/Attic: Full / None
Rooms/Bdrms: 7 / 3
Baths: 2.00
AC: Yes
Sale: 07/26/2019 - \$195,000
NUTC: D000
Recording: 489930



Rank: 9, 58%
PIN: (007) 65-3116000
Deed: ZACHER/ROBERT & JOANNA
Contract:
Address: 207 9 AVE SW
Map: Zone 7 - Res
Tax Dist: M1
Land (SF): 5,600.00

Style: 1 Story Frame
Year built: 1949
Base Area/TLA: 866 / 866
Bsmt/Attic: Full / None
Rooms/Bdrms: 7 / 3
Baths: 2.00
AC: Yes
Sale: 07/17/2019 - \$185,000
NUTC: D000
Recording: 489790



Rank: 10, 57%
PIN: (007) 65-0053000
Deed: DAVIS/RICHARD & CHARLENE
Contract:
Address: 702 9 AVE NW
Map: Zone 7 - Res
Tax Dist: M1
Land (SF): 7,985.00

Style: 1 Story Brick
Year built: 1959
Base Area/TLA: 1,280 / 1,280
Bsmt/Attic: Full / None
Rooms/Bdrms: 8 / 4
Baths: 2.00
AC: Yes
Sale: 12/11/2019 - \$219,900
NUTC: D000
Recording: 492341

#10

65-1807525
David Horner

Lila R. Teigen

From: [REDACTED]
Sent: Wednesday, April 01, 2020 5:03 PM
To: Lila R. Teigen
Subject: Re: letter to appeal

Lila, I want to appeal My 2020 property value.
David Horner. 3308 Bay Shore Bend SE.

On Wed, Apr 1, 2020 at 04:48 PM, Lila R. Teigen <lila.teigen@cityofmandan.com> wrote:
David,

I called and left a message but I didn't want you to miss my message so I am sending an email. The Assessing Department has not received a letter or email from you stating you want to appeal your 2020 value. Our conversation over the phone is not enough. We need it in writing. Please send something as soon as possible. We cannot make any changes to our values without a letter of appeal.

Thank you,

Lila Teigen

Property Appraiser III

City of Mandan-Assessing

lila.teigen@cityofmandan.com

65-1807525

Subject/Comparables

Parcel Information

Building Information



Rank: SUBJECT
PIN: (011) 65-1807525
Deed: HORNER/DAVID A & KAREN A
Contract:
Address: 3308 BAY SHORE BEND SE
Map: Zone 11 - Res
Tax Dist: M1
Land (SF): 10,929.00

Style: 2 Story Frame
Year built: 2005
Base Area/TLA: 1,002 / 2,053
Bsmt/Attic: Full / None
Rooms/Bdrms: 10 / 5
Baths: 2 50
AC: Yes
Sale: 02/21/2006 - \$271,500
NUTC: D021
Recording: 400358



Rank: 1, 80%
PIN: (011) 65-1811820
Deed: WIRTZ/JARET & MEGAN
Contract:
Address: 3600 BAY SHORE BEND SE
Map: Zone 11 - Res
Tax Dist: M1
Land (SF): 15,106.00

Style: 2 Story Frame
Year built: 2008
Base Area/TLA: 1,094 / 2,224
Bsmt/Attic: Full / None
Rooms/Bdrms: 10 / 4
Baths: 4 50
AC: Yes
Sale: 08/12/2019 - \$419,900
NUTC: D000
Recording: 490192



Rank: 5, 74%
PIN: (011) 65-0182386
Deed: SAARI/ANDREW & JENNIFER
Contract:
Address: 2325 BAYVIEW CT SE
Map: Zone 11 - Res
Tax Dist: M1
Land (SF): 9,775.00

Style: 2 Story Frame
Year built: 2018
Base Area/TLA: 983 / 2,355
Bsmt/Attic: Slab / None
Rooms/Bdrms: 6 / 4
Baths: 2 75
AC: Yes
Sale: 02/22/2019 - \$416,582
NUTC: D000
Recording: 467755

65-1807525

Comparable Search for 65-1807525

Market Value (Sale)

City of Mandan

Tue, March 24, 2020 11:22 AM Page: 2

Subject/Comparables

Parcel Information

Building Information



Rank: 6, 73%
PIN: (011) 65-0171923
Deed: GOSCH/MATTHEW B & JENNIFER J
Contract:
Address: 3606 SANDPIPER TRL SE
Map: Zone 11 - Res
Tax Dist: M1
Land (SF): 11,098.00

Style: 2 Story Frame
Year built: 2004
Base Area/TLA: 967 / 2,466
Bsmt/Attic: Full / None
Rooms/Bdrms: 7 / 4
Baths: 4.00
AC: Yes
Sale: 07/18/2019 - \$392,325
NUTC: D000
Recording: 489809



Rank: 8, 71%
PIN: (011) 65-6127620
Deed: HANSON/REED A & KAYLA C
Contract:
Address: 2010 34 AVE SE
Map: Zone 11 - Res
Tax Dist: M1
Land (SF): 9,574.00

Style: 2 Story Frame
Year built: 2019
Base Area/TLA: 933 / 2,444
Bsmt/Attic: Slab / None
Rooms/Bdrms: 6 / 4
Baths: 2.50
AC: Yes
Sale: 11/06/2019 - \$347,095
NUTC: D020
Recording: 491782



Rank: 9, 71%
PIN: (011) 65-1807875
Deed: LEINTZ/CHAD
Contract:
Address: 3420 BAY SHORE BEND SE
Map: Zone 11 - Res
Tax Dist: M1
Land (SF): 13,753.00

Style: Split Level Frame
Year built: 2005
Base Area/TLA: 1,409 / 1,409
Bsmt/Attic: Full / None
Rooms/Bdrms: 7 / 4
Baths: 4.00
AC: Yes
Sale: 08/15/2019 - \$365,000
NUTC: D000
Recording: 490253

11

65-3777000

Kimberly K. Markley

From: H Frank [REDACTED]
Sent: Monday, March 23, 2020 7:49 PM
To: Kimberly K. Markley
Subject: concerning your appraisal with 804 sweetbriar rd mandan

Follow Up Flag: Follow up
Flag Status: Flagged

hello kim, my name is frankie huang, i live at 804 Sweetbriar Rd, Mandan, ND 58554. we received a letter from city of mandan, it said that my house is assess at 469100 because i have an addition that build in 1973. since we try to sell our last summer and our realtor told us our house is located is a older develop location and we do not have a back yard, then she suggest us to go for the price of 269999 and see how it goes. at the end we didn't sell our house. please reassess our house, although it has an addition and a pool, i dont think it worth 470000, thank you very much. if anything my phone number is [REDACTED]

65-3777000

Comparable Search for 65-3777000

City of Mandan

Subject/Comparables

Parcel Information

Building Information



Rank: SUBJECT
PIN: (007) 65-3777000
Deed: HUANG/FRANKIE/ET AL
Contract:
Address: 804 SWEETBRIAR RD NW
Map: Zone 7 - Res
Tax Dist: M1
Land (SF): 8,100.00

Style: 1 Story Frame
Year built: 1973
Base Area/TLA: 1,805 / 4,733
Bsmt/Attic: Full / None
Rooms/Bdrms: 7 / 3
Baths: 2.00
AC: Yes
Sale: 06/14/2013 - \$275,000
NUTC: D021
Recording: 450740



Rank: 1, 49%
PIN: (007) 65-1791000
Deed: GERHARDT/JUSTIN & MAREN
Contract:
Address: 500 9 AVE NW
Map: Zone 7 - Res
Tax Dist: M1
Land (SF): 13,878.00

Style: 1 Story Frame
Year built: 1976
Base Area/TLA: 1,637 / 1,637
Bsmt/Attic: Full / None
Rooms/Bdrms: 8 / 5
Baths: 3.50
AC: Yes
Sale: 04/23/2018 - \$295,000
NUTC: D000
Recording: 483110



Rank: 2, 47%
PIN: (007) 65-2004000
Deed: BRAATEN/DERRICK & RENAE
Contract:
Address: 2004 LINCOLN PL NW
Map: Zone 7 - Res
Tax Dist: M1
Land (SF): 10,512.00

Style: 1 Story Frame
Year built: 1990
Base Area/TLA: 1,941 / 1,941
Bsmt/Attic: Full / None
Rooms/Bdrms: 11 / 5
Baths: 3.75
AC: Yes
Sale: 10/24/2019 - \$340,000
NUTC: D000
Recording: 491539

65-377000

Comparable Search for 65-377000

City of Mandan

Subject/Comparables	Parcel Information	Building Information
	<p>Rank: 3, 37% PIN: (007) 65-0106000 Deed: ALEXANDER/MCLAURYN S & JACOB Contract: Address: 800 CUSTER DR NW Map: Zone 7 - Res Tax Dist: M1 Land (SF): 10,050.00</p>	<p>Style: Split Level Brick Year built: 1965 Base Area/TLA: 2,285 / 2,285 Bsmt/Attic: Full / None Rooms/Bdrms: 11 / 4 Baths: 3.25 AC: Yes Sale: 03/30/2018 - \$270,000 NUTC: D000 Recording: 482819</p>
	<p>Rank: 4, 34% PIN: (007) 65-1798000 Deed: GARDNER/WILLIAM L & LAURA J Contract: Address: 503 9 AVE NW Map: Zone 7 - Res Tax Dist: M1 Land (SF): 9,147.00</p>	<p>Style: 1 Story Brick Year built: 1981 Base Area/TLA: 1,695 / 1,695 Bsmt/Attic: Full / None Rooms/Bdrms: 10 / 5 Baths: 2.50 AC: Yes Sale: 10/17/2019 - \$218,000 NUTC: D000 Recording: 491393</p>
	<p>Rank: 5, 33% PIN: (007) 65-3782000 Deed: FLORES/ABELARDO D & JENNIFER Contract: Address: 806 CUSTER DR NW Map: Zone 7 - Res Tax Dist: M1 Land (SF): 8,880.00</p>	<p>Style: Split Level Frame Year built: 1974 Base Area/TLA: 2,209 / 2,209 Bsmt/Attic: Full / None Rooms/Bdrms: 9 / 5 Baths: 2.75 AC: Yes Sale: 08/16/2019 - \$278,900 NUTC: D000 Recording: 490278</p>

65-3772000

Comparable Search for 65-3777000

City of Mandan

Subject/Comparables

Parcel Information

Building Information



Rank: 6, 26%
 PIN: (007) 65-1996000
 Deed: GREEN/MARTIN J & ANNE J
 Contract:
 Address: 1907 LINCOLN PL NW
 Map: Zone 7 - Res
 Tax Dist: M1
 Land (SF): 15,548.00

Style: Split Foyer Frame
 Year built: 1993
 Base Area/TLA: 1,176 / 1,960
 Bsmt/Attic: Full / None
 Rooms/Bdrms: 9 / 5
 Baths: 3.00
 AC: Yes
 Sale: 02/14/2020 - \$307,500
 NUTC: D000
 Recording: 493269



Rank: 7, 25%
 PIN: (007) 65-1760000
 Deed: SECRETARY OF VETERANS AFFAIRS
 Contract:
 Address: 1504 4 ST NW
 Map: Zone 7 - Res
 Tax Dist: M1
 Land (SF): 8,731.00

Style: 1 Story Frame
 Year built: 1977
 Base Area/TLA: 1,500 / 1,500
 Bsmt/Attic: Full / None
 Rooms/Bdrms: 7 / 4
 Baths: 2.00
 AC: Yes
 Sale: 01/22/2020 - \$182,500
 NUTC: D000
 Recording: 493141



Rank: 8, 24%
 PIN: (007) 65-1981000
 Deed: WETCH/TRAVIS L
 Contract:
 Address: 2004 UNION LOOP NW
 Map: Zone 7 - Res
 Tax Dist: M1
 Land (SF): 8,625.00

Style: Split Foyer Frame
 Year built: 1994
 Base Area/TLA: 1,369 / 1,369
 Bsmt/Attic: Full / None
 Rooms/Bdrms: 9 / 5
 Baths: 3.00
 AC: Yes
 Sale: 10/26/2018 - \$264,900
 NUTC: D000
 Recording: 486161

65-3777000

Comparable Search for 65-3777000

City of Mandan

Subject/Comparables



Rank: 9, 22%
PIN: (007) 65-1876000
Deed: ROEMMICH/SAMPSON & DEANN SUPER
Contract:
Address: 701 17 AVE NW
Map: Zone 7 - Res
Tax Dist: M1
Land (SF): 8,749.00

Parcel Information

Style: Split Foyer Frame
Year built: 1978
Base Area/TLA: 1,669 / 1,669
Bsmt/Attic: Full / None
Rooms/Bdrms: 10 / 5
Baths: 3.00
AC: Yes
Sale: 11/27/2019 - \$220,000
NUTC: D000
Recording: 492131

Building Information

#12

KKK Ressler
65-6138045

Kimberly K. Markley

From: Ressler, Kevin [Kevin.Ressler@funic.com]
Sent: Thursday, March 19, 2020 11:45 AM
To: Kimberly K. Markley
Subject: Tax Exemption

Kimberly,

Thanks for the note; please let this serve as the request for our tax exemption based on the building addition. The actual cost for the addition came in at just over \$200,000 when complete. As you can see by the photo the Lillis team is almost done with the installation.

Kevin Ressler, LUTCF, API, AINS, AFIS, AIS

Chief Sales, Marketing & Brand Officer
3801 Memorial Hwy. #C
Mandan, ND 58554



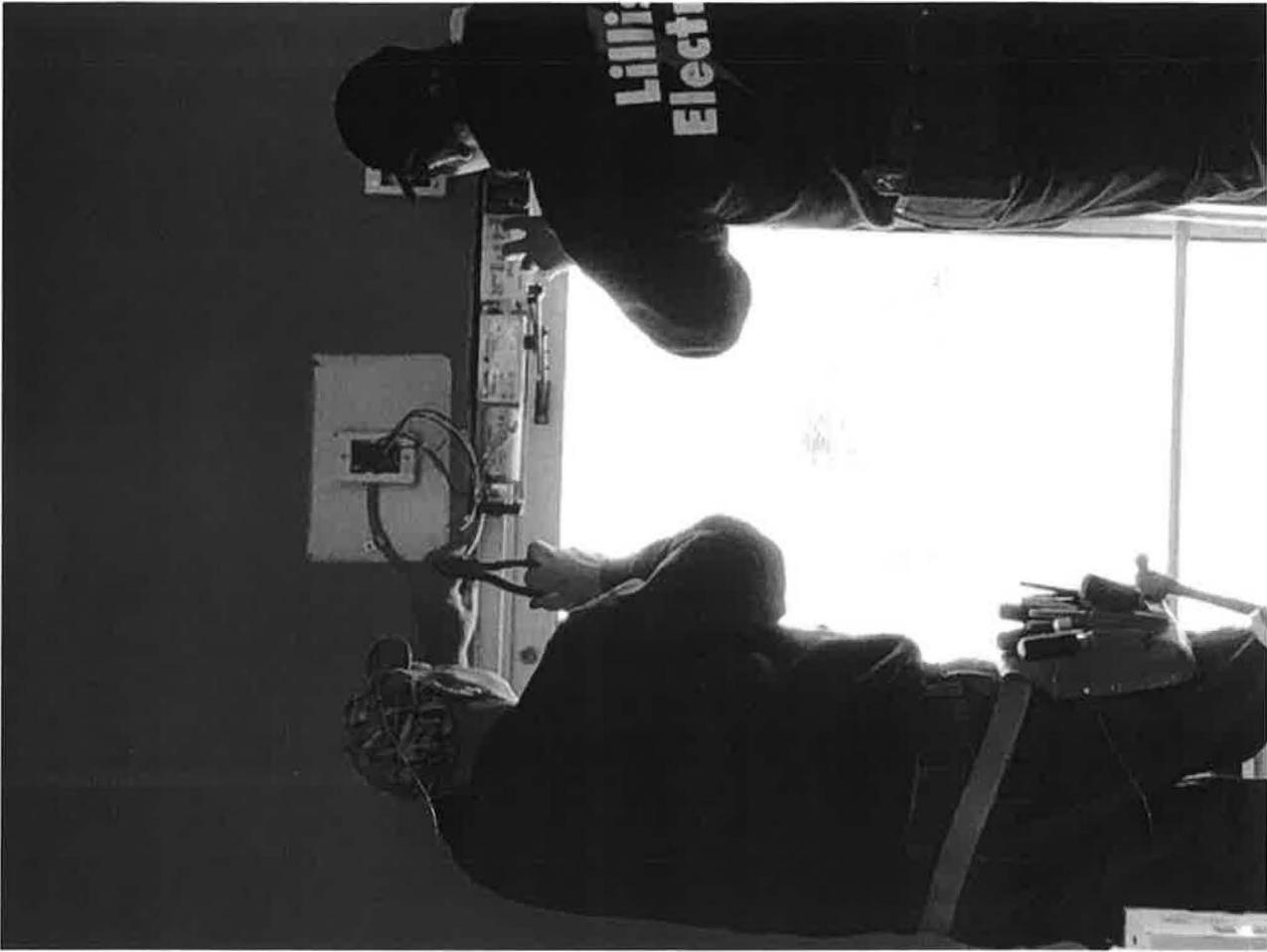
Office: [Redacted] | Mobile: [Redacted] | Fax: [Redacted] | Email: [Redacted]



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From: Kevin Ressler [Redacted]
Sent: Thursday, March 19, 2020 11:38 AM
To: Ressler, Kevin [Redacted]
Subject:

K+K Resolen
65-6138045



Sent from my iPhone

13

KLK Ressler
65-6138055

Kimberly K. Markley

From: Ressler, Kevin [redacted]
Sent: Monday, March 23, 2020 10:02 PM
To: Kimberly K. Markley
Subject: Re: Exemption

The vacate land has been ag because that is what Jerry uses it for at this time. My other issue with that valuation is Toman is currently working to see if there is a way to develop part of it this summer the issues we have is access and the lack of access to sewer and water. The elevation is much lower than the strip and would require a lift station and or considerable changes in elevation. Thanks for your help.

Kevin Ressler, LUTCF, API, AINS, AFIS, AIS

Chief Sales, Marketing & Brand Officer
3801 Memorial Hwy. #C
Mandan, ND 58554



Office: [redacted] | Mobile: [redacted] | Fax: [redacted] | Email: [redacted]



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From: Kimberly K. Markley <kimberly.markley@cityofmandan.com>
Sent: Monday, March 23, 2020 10:00 AM
To: Ressler, Kevin [redacted]
Subject: RE: Exemption

Good morning Kevin,

I know this has been a crazy time for you also. I hope is all going well for you.

Due to the plat we created new parcels.

65-6138055 We did raise commercial land value in that area of town. We did give the field an lower value compared to other lots because it is a vacant lot and remains grass and a field.

65-6138045 I have this parcel on the City Board of Equalization list to apply the exemption. The new value added for the addition will be exempted for 3 years. New value after the exemption \$721,800.

Kimberly Markley
City Assessor
City of Mandan-Assessing
205 2nd Ave. NW
Mandan, ND 58554
Office: 701-667-3232
Website: www.cityofmandan.com

65-6138055



#14

Winbauer Koch Partnership

March 25th, 2020

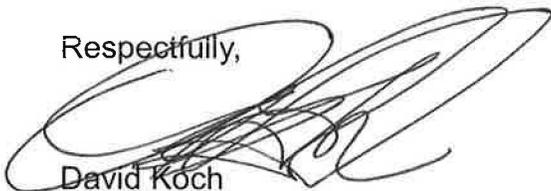
Kimberly Markley
205 2nd Avenue NW
Mandan, ND 58554

Reference: Notice of Increase in Real Estate Assessment
3909 33 Avenue NW, Mandan, ND 58554 65-0279000

I did talk to Lila about this and am writing my letter as per her instruction. I am writing in reference to the above referenced tax assessment. As a local taxpayer I find it very difficult to accept that the value now placed on the property is the full and true value of the property. We own various properties in both Bismarck and Mandan and are having a hard time accepting this large increase represents the value for this property.

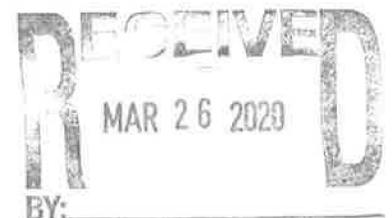
I have no objection to the increase in value based on an estimated market value but, , increasing the value of the land by approximately 20% in one year seems excessive. I find it difficult to believe that someone will actually pay \$35,600.00 dollars for that piece of property. As we know that is the true and full value, what someone will pay for it. I understand the need to reevaluate properties and lands but, increasing the assessment of 20% in one year seems extreme. Please accept this letter as our request to appeal this year's assessment.

Respectfully,



David Koch

Post Office Box 621, Mandan, ND 58554



#15

Kimberly K. Markley

From: rkramer [redacted]
Sent: Saturday, March 21, 2020 2:40 PM
To: Kimberly K. Markley; Lila R. Teigen; George Railsback
Subject: real estate assessment

Hello,

I recently received the notice of increase. I am wondering what documents &/or data you have to support a single year increase of 16% on a single family property? All public data shows a 2.6% increase in median home prices for all homes sold in the last year. Even going back 6 years, the total actual median change of all homes sold is roughly 10.3%. And as this home is a 1977 year without any major renovations/updates, the value would have NOT stayed on par with the median price.

Thank you

Ryan Kramer

65-1773000

Comparable Search for 65-1773000

City of Mandan

Subject/Comparables	Parcel Information	Style:	Building Information
	<p>Rank: SUBJECT PIN: (002) 65-1773000 Deed: KRAMER/RYAN M & KARI A Contract: Address: 1708 3 ST NE Map: Zone 2 - Res Tax Dist: M1 Land (SF): 9,184.00</p>	<p>Year built: 1977 Base Area/TLA: 912 / 912 Bsmt/Attic: Full / None Rooms/Bdrms: 8 / 5 Baths: 2.00 AC: Yes Sale: 07/28/2006 - \$129,400 NUTC: D021 Recording: 403143</p>	<p>Split Foyer Frame 1977 912 / 912 Full / None 8 / 5 2.00 Yes 07/28/2006 - \$129,400 D021 403143</p>
	<p>Rank: 1, 88% PIN: (002) 65-0902000 Deed: MICHLITSCH/JORDEN Contract: Address: 1707 4 ST NE Map: Zone 2 - Res Tax Dist: M1 Land (SF): 9,350.00</p>	<p>Style: Split Foyer Frame Year built: 1977 Base Area/TLA: 1,014 / 1,014 Bsmt/Attic: Full / None Rooms/Bdrms: 7 / 3 Baths: 2.00 AC: Yes Sale: 09/10/2019 - \$195,000 NUTC: D000 Recording: 490719</p>	<p>Split Foyer Frame 1977 1,014 / 1,014 Full / None 7 / 3 2.00 Yes 09/10/2019 - \$195,000 D000 490719</p>
	<p>Rank: 2, 68% PIN: (002) 65-1408000 Deed: JIRGES/HANNAH Contract: Address: 207 10 AVE NE Map: Zone 2 - Res Tax Dist: M1 Land (SF): 7,000.00</p>	<p>Style: 1 Story Frame Year built: 1975 Base Area/TLA: 864 / 864 Bsmt/Attic: Full / None Rooms/Bdrms: 8 / 5 Baths: 2.00 AC: No Sale: 05/01/2019 - \$199,900 NUTC: D000 Recording: 488625</p>	<p>1 Story Frame 1975 864 / 864 Full / None 8 / 5 2.00 No 05/01/2019 - \$199,900 D000 488625</p>

65-1773000

Comparable Search for 65-1773000

City of Mandan

Subject/Comparables

Parcel Information

Building Information



Rank: 3, 68%
PIN: (002) 65-1393000
Deed: SCHUMANN/JOSHUA W & ASHLEY D
Contract:
Address: 209 11 AVE NE
Map: Zone 2 - Res
Tax Dist: M1
Land (SF): 7,000.00

Style: 1 Story Frame
Year built: 1975
Base Area/TLA: 1,220 / 1,220
Bsm/Attic: Full / None
Rooms/Bdrms: 9 / 5
Baths: 2.00
AC: Yes
Sale: 09/05/2019 - \$230,000
NUTC: D000
Recording: 490663



Rank: 6, 62%
PIN: (002) 65-1479000
Deed: YONEY/ADAM J
Contract:
Address: 308 10 AVE NE
Map: Zone 2 - Res
Tax Dist: M1
Land (SF): 7,000.00

Style: 1 Story Frame
Year built: 1975
Base Area/TLA: 1,376 / 1,376
Bsm/Attic: Full / None
Rooms/Bdrms: 8 / 3
Baths: 2.00
AC: Yes
Sale: 08/30/2019 - \$214,900
NUTC: D000
Recording: 490526



Rank: 8, 57%
PIN: (002) 65-1510020
Deed: CHAMBLISS/ARLENE
Contract:
Address: 1502 3 ST NE
Map: Zone 2 - Res
Tax Dist: M1
Land (SF): 6,500.00

Style: 1 Story Frame
Year built: 1999
Base Area/TLA: 1,020 / 1,020
Bsm/Attic: Crawl / None
Rooms/Bdrms: 5 / 2
Baths: 1.00
AC: Yes
Sale: 03/01/2019 - \$169,900
NUTC: D000
Recording: 487869

65-1773000

Comparable Search for 65-1773000

City of Mandan

Subject/Comparables	Parcel Information	Building Information
	<p>Rank: 10, 52% PIN: (002) 65-1542000 Deed: SCHMIDT/DAMON S & HEATHER R Contract: Address: 403 9 AVE NE Map: Zone 2 - Res Tax Dist: M1 Land (SF): 9,750.00</p>	<p>Style: 1 Story Frame Year built: 1969 Base Area/TLA: 1,232 / 1,232 Bsmt/Attic: Full / None Rooms/Bdrms: 11 / 5 Baths: 2.50 AC: Yes Sale: 03/26/2019 - \$238,000 NUTC: D000 Recording: 488198</p>

#16

Kimberly K. Markley

From: Shauna Laber ([REDACTED])
Sent: Thursday, March 26, 2020 2:41 PM
To: Kimberly K. Markley; Lila R. Teigen; George Railsback
Cc: Jim Neubauer
Subject: Notice of Increased Value for Parcel 65-2226000

Importance: High

Good afternoon:

I spoke with Lila this afternoon regarding the valuation process that you and your staff have undergone for the City of Mandan. While I have a basic understanding of the valuation process, I would like to appeal the increase valuation of my home for this year of 10.77%. This is an incredibly large valuation increase and I do not think that the particulars of my home location, age and condition reflect an almost 11% increase in value for one year.

In our discussion, Lila mentioned that \$7,000 was due to a lot value increase. While my entire lot is only 3,500 sq feet, that revised value reflects an increase of \$0.50/foot. Upon closer inspection of my lot, I would refute that this parcel demands a residential value go up BY THE SQUARE FOOT and to this extreme.

According to Zillow, Mandan home prices increased in 2019 by 2.6%. I think anything up to 5% would be reasonable, however I am appealing the extent to which this residential property on an undersized lot has been increased.

Therefore, please consider this email as written notice that I am appealing this valuation by the City Assessor's office and request a review my parcel in particular. This parcel has many challenges, including the majority of the lot being a road right of way for 1st St NE, location in a high traffic area, and situational issues of being a non-conforming use in a commercial area. The sales comps of similar properties, such as the one that recently sold located next to Cenex, and other parcels should show that this type of residence in high traffic and older parts of our city do not increase in value to the extent that a "normal" residence in a highly dense residential area would demand.

I understand that the majority of these increases are the effect of mass valuation changes that affect all parcels in the different quadrants of the City. I would hope that upon closer inspection, you will agree to a more reasonable valuation of this property. If you and your team are not able to perform this work and justify a more reasonable valuation increase for this parcel, please let me know my next steps and the dates required for each. I would be more than willing to attend, either in person or via a virtual delivery method, the April 7th Mandan Board of Equalization meeting.

Again, I thank you for your time and consideration of this request. I know that you are working under strange circumstances for this year, and I do appreciate your time and effort to keep our City moving in a positive direction even with these recent challenges.

Sincerely,

Shauna & Jeffrey Laber

[REDACTED]
 605 1st St NE
 Mandan, ND 58554

65-2226000

SUBJECT														
PIN				House#	ST	LAND SF	LAND\$	House SF	2020 TOTAL\$	Deedholder	Mailing	City	ST	Zip
65-2226000				605	1 ST NE	3500	17,000	998	127,500	LABER/JEFFREY R & SHAUNA I	605 1 ST NE	MANDAN	ND	58554

PIN	Sale Date	Sale Amt	Ratio	House#	ST	LAND SF	LAND \$	House SF	2020 TOTAL\$	Deedholder	Mailing address	CITY	ST	ZIP
65-1409000	5/13/2019	168,000	62.7	1014	1 ST NE	3250	25,000	760	115,700	FISHER/LEA	1014 1ST ST NE	MANDAN	ND	58554-0000
65-1304000	8/22/2019	165,000	63.6	909	1 ST NE	7500	30,000	864	108,900	LDERMAN/DOUGLAS EDWARD	909 1ST ST NE	MANDAN	ND	58554-0000
65-1385000	12/20/2019	165,000	84.1	1204	1 ST NE	6500	25,000	1,026	144,400	FLECK/TRAVIS	1204 1ST ST NE	MANDAN	ND	58554

65-1293000	12/27/2019	100,000		109	8 AVE NE	7000	30,000	768	105,900	E/ANDREW & KALLI SWENSON	3502 KINGFORD DR	BISMARCK	ND	58504
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#17

March 23, 2020

Kimberly Markley
205 2nd Avenue NW
Mandan, ND 58554

I received the real estate assessment and have an issue with the 20% increase. Last year the tax increase was less than 2% and now 20%! If the average finished square foot for N.D. Homes is \$150.00 per square foot and I have less than 1000 square foot total this is way over assesment of \$197,100.00. Also a home sold in my area for \$195,000.00 on 4th st NE in September 2019 with twice the square footage and 2000 square foot bigger lot. Please advise what steps I need to take to have my property re-assessed. Something does not seem fair with new assessment of property. Thank you.

Billie Leingang
Billie Leingang

1702 3rd NE
Mandan ND 58554

~~RECEIVED
APR 1 2020
BY: KM~~

RECEIVED
MAR 24 2020
BY:

65-1776000

Subject/Comparables

Parcel Information

Building Information



Rank: SUBJECT
PIN: (002) 65-1776000
Deed: LEINGANG/BILLIE JANE
Contract:
Address: 1702 3 ST NE
Map: Zone 2 - Res
Tax Dist: M1
Land (SF): 7,616.00

Style: Split Foyer Frame
Year built: 1978
Base Area/TLA: 960 / 960
Bsmt/Attic: Full / None
Rooms/Bdrms: 6 / 3
Baths: 2.00
AC: Yes



Rank: 1, 91%
PIN: (002) 65-0902000
Deed: MICHLITSCH/JORDEN
Contract:
Address: 1707 4 ST NE
Map: Zone 2 - Res
Tax Dist: M1
Land (SF): 9,350.00

Style: Split Foyer Frame
Year built: 1977
Base Area/TLA: 1,014 / 1,014
Bsmt/Attic: Full / None
Rooms/Bdrms: 7 / 3
Baths: 2.00
AC: Yes
Sale: 09/10/2019 - \$195,000
NUTC: D000
Recording: 490719



Rank: 2, 81%
PIN: (002) 65-0862000
Deed: NOVOTNY/FRANKLYN & RACHAEL BOSCHEE
Contract:
Address: 1703 1/2 2 ST NE
Map: Zone 2 - Res
Tax Dist: M1
Land (SF): 11,760.00

Style: 1 Story Frame
Year built: 1976
Base Area/TLA: 1,092 / 1,092
Bsmt/Attic: Full / None
Rooms/Bdrms: 8 / 4
Baths: 2.00
AC: Yes
Sale: 03/21/2018 - \$172,500
NUTC: D000
Recording: 482654

65-1776000

Subject/Comparables

Parcel Information

Building Information



Rank: 3, 72%
PIN: (002) 65-1520000
Deed: AAMODT/JANA M
Contract:
Address: 1202 3RD ST NE
Map: Zone 2 - Res
Tax Dist: M1
Land (SF): 9,750 00

Style: Split Foyer Frame
Year built: 1978
Base Area/TLA: 1,002 / 1,002
Bsmt/Attic: Full / None
Rooms/Bdrms: 7 / 3
Baths: 2 25
AC: Yes
Sale: 07/03/2018 - \$172,500
NUTC: D000
Recording: 484252



Rank: 4, 67%
PIN: (002) 65-1482000
Deed: WELLS FARGO BANK NA
Contract:
Address: 1207 3 ST NE
Map: Zone 2 - Res
Tax Dist: M1
Land (SF): 4,250 00

Style: 1 Story Frame
Year built: 1945
Base Area/TLA: 931 / 1,606
Bsmt/Attic: Full / None
Rooms/Bdrms: 7 / 3
Baths: 2 00
AC: Yes
Sale: 02/11/2020 - \$93,000
NUTC: D000
Recording: 493350



Rank: 5, 66%
PIN: (002) 65-1479000
Deed: YONEY/ADAM J
Contract:
Address: 308 10 AVE NE
Map: Zone 2 - Res
Tax Dist: M1
Land (SF): 7,000 00

Style: 1 Story Frame
Year built: 1975
Base Area/TLA: 1,376 / 1,376
Bsmt/Attic: Full / None
Rooms/Bdrms: 8 / 3
Baths: 2 00
AC: Yes
Sale: 08/30/2019 - \$214,900
NUTC: D000
Recording: 490526

65-1776000

Comparable Search for 65-1776000

Market Value (Sale)

City of Mandan

Tue, March 31, 2020 11:54 AM Page: 3

Subject/Comparables

Parcel Information

Building Information



Rank: 6, 64%
PIN: (002) 65-1542000
Deed: SCHMIDT/DAMON S & HEATHER R
Contract:
Address: 403 9 AVE NE
Map: Zone 2 - Res
Tax Dist: M1
Land (SF): 9,750.00

Style: 1 Story Frame
Year built: 1969
Base Area/TLA: 1,232 / 1,232
Bsmt/Attic: Full / None
Rooms/Bdrms: 11 / 5
Baths: 2.50
AC: Yes
Sale: 03/26/2019 - \$238,000
NUTC: D000
Recording: 488198



Rank: 7, 63%
PIN: (002) 65-1385000
Deed: FLECK/TRAVIS
Contract:
Address: 1204 1 ST NE
Map: Zone 2 - Res
Tax Dist: M1
Land (SF): 6,500.00

Style: 1 Story Frame
Year built: 1954
Base Area/TLA: 1,026 / 1,026
Bsmt/Attic: Full / None
Rooms/Bdrms: 7 / 4
Baths: 2.00
AC: No
Sale: 12/20/2019 - \$165,000
NUTC: D000
Recording: 492514



Rank: 8, 63%
PIN: (002) 65-1408000
Deed: JIRGES/HANNAH
Contract:
Address: 207 10 AVE NE
Map: Zone 2 - Res
Tax Dist: M1
Land (SF): 7,000.00

Style: 1 Story Frame
Year built: 1975
Base Area/TLA: 864 / 864
Bsmt/Attic: Full / None
Rooms/Bdrms: 8 / 5
Baths: 2.00
AC: No
Sale: 05/01/2019 - \$199,900
NUTC: D000
Recording: 488625

65-1776000

Subject/Comparables

Parcel Information

Building Information



Rank: 9, 62%
PIN: (002) 65-1393000
Deed: SCHUMANN/JOSHUA W & ASHLEY D
Contract:
Address: 209 11 AVE NE
Map: Zone 2 - Res
Tax Dist: M1
Land (SF): 7,000 00

Style: 1 Story Frame
Year built: 1975
Base Area/TLA: 1,220 / 1,220
Bsmt/Attic: Full / None
Rooms/Bdrms: 9 / 5
Baths: 2.00
AC: Yes
Sale: 09/05/2019 - \$230,000
NUTC: D000
Recording: 490663



Rank: 10, 59%
PIN: (002) 65-1462000
Deed: ROLL/CRAIG
Contract:
Address: 1002 2 ST NE
Map: Zone 2 - Res
Tax Dist: M1
Land (SF): 6,500 00

Style: 1 Story Frame
Year built: 1935
Base Area/TLA: 686 / 686
Bsmt/Attic: Full / None
Rooms/Bdrms: 7 / 3
Baths: 2.00
AC: Yes
Sale: 06/03/2019 - \$156,000
NUTC: D000
Recording: 489134

#18

Kimberly K. Markley

From: Jenny Murray [REDACTED]
Sent: Sunday, March 22, 2020 5:51 PM
To: Kimberly K. Markley
Subject: Assessment Appeal

Parcel # 65-1944000
539 Marilyn Dr

Hi Kim,

Would you please explain what constitutes a "Market Increase" of \$34,400.

Thank you for your time.
Jenny Murray

#19

65-3154400



March 31, 2020

Kimberly Markley
Assessment Official Morton County

Kimberly:

I am still in shock how a county can raise my value of my land in one year by \$720,200.00. When I look at our economic times, which are presently taking a toll on all businesses and land owners, I find it wrong to level assessments on property owners at this time. I ask you to take another look at this unfair move at this time. I definitely appeal this decision of market increase as being unfair, unjust and wrong during these times. Maybe you should drive around and see what property values are at this present time.

Sincerely,

Schwan Buick GMC Cadillac, Inc.

A handwritten signature in black ink, appearing to read 'Steve Schwan', is written over a horizontal line.

Steve Schwan
President

NOTICE OF INCREASE IN REAL ESTATE ASSESSMENT

City of Mandan
(Name of Twp/City/District)

Morton
(Name of County)

Parcel Number: 65-3154400

SCHWAN/STEVEN E & JANET M

Property Address:
3812 MEMORIAL HWY SE
MANDAN, ND 58554-0000

PO BOX 1216
BISMARCK, ND 58502-0000

Legal Description:
LOT 1 BLOCK 1 MIDWAY 5TH REPLAT

	True & Full Value*
Current Year Assessment (2020)	\$3,514,700
Prior Year Assessment (2019)	\$2,794,500
Change in Assessment	\$720,200

Reason for increase in value:

New Construction Exempt to Taxable Expired 1 & 2 Year Exemption Market Increase Other
Land

You are hereby notified in accordance with North Dakota Century Code, the true and full valuation on property you own has increased since the previous year's assessment to one or more of the following levels:

- The assessor has increased the true and full valuation to a level of 10% or more and \$3,000 or more from the previous year's assessment.
- The township, city, or county board of equalization proposes to increase the true and full value returned by the assessor resulting in a cumulative increase of more than fifteen percent from the amount of the previous year's assessment.
- The township, city, or county board of equalization, or action by the State Board of Equalization has increased the true and full valuation to a level of 10% or more and \$3,000 or more from the previous year's assessment.

An increase in assessment does not mean property taxes on the parcel will increase. The taxing district must base its tax rate on the number of dollars raised from property taxes in the previous taxable year by the taxing district. By August 31 each year the county shall provide an estimated tax statement to the owner of each parcel with a total estimated tax of at least \$100.

Hearing Schedule

Unless the Increase results from actions taken by the State Board of Equalization, a property owner may appeal the current year's assessment by contacting the assessor or the boards of equalization. The equalization boards will hold hearings as follows:

Name/Location	Date	Time
City of Mandan Township/City Board of Equalization City Hall Mandan	April 7, 2020	7:00 pm
Morton County County Board of Equalization Morton County Courthouse	June 4, 2020	6:00 pm
State Board State Board of Equalization State Capital, Bismarck ND	August 11, 2020	8:30 am

Assessment Official: Kimberly Markley

Mailing Address: 205 2nd Avenue NW

City, State, Zip: Mandan, ND 58554

Phone: 701-667-3232

Date: 3/17/2020

* As provided for in N D C.C. §§ 57-02-27.1 and 57-02-27.2
24743 (Revised 9-2017)

Kimberly Markley @ city of Mandan

#20

65-0171092

Kimberly K. Markley

From: Schafer, Sharyl L. [REDACTED]
Sent: Monday, March 30, 2020 11:53 AM
To: Kimberly K. Markley
Subject: Assessment dispute

Follow Up Flag: Follow up
Flag Status: Flagged

Kimberly,

I am writing in regard to the notice of increase in real estate assessment dated 3/17/2020. I cannot understand how my property value could possibly increase \$46,400 from 2019 to 2020. This seems impossible and I would like to appeal this.

Parcel Number 65-0171092

Property Address:
3012 Hillside Rd NW
Mandan, ND 58554

Legal Description:
Lot 3 block 2 big sky estates 2nd

Thank you,

Sharyl Shafer
[REDACTED]

Workforce Safety & Insurance
PO BOX 5585
1600 East Century Ave., Suite #1
Bismarck, North Dakota 58506-5585
www.workforcesafety.com

Workforce Safety & Insurance (WSI) encourages everyone to develop safety programs that promote safety and claims management within their companies. Find out what is needed in a safety program by following this link: <https://www.workforcesafety.com/employers/safety/safety-incentive-programs>

Confidentiality Notice:

65-1515100

#21

From: David Soma [REDACTED]
Sent: Monday, March 23, 2020 11:28 AM
To: Lila R. Teigen <lila.teigen@cityofmandan.com>
Subject: Increase in real estate assessment

Dear Lila,

I just received the notice of increase in real estate assessment and strongly disagree with the figures your office has come up with. I would like to know how these figures are arrived at. If I could get anywhere near the amount of money your office claims as the true and full value I would sell it tomorrow.

I wonder if you take into consideration the neighborhood this house is in? To the East is a modular home, to the West there are two homes for habitat homes where the owners have dirt driveways and lawns that are always in terrible shape because of weeds and lack of watering. Other homes in the area are nothing to throw your hat up in the air about either. Certainly this will have an adverse effect on property value!

You are welcome to stop by and look around. I ask you to please take precautions if you do as I am over 60 and they claim that that is a high risk group for the coronavirus and I am doing my part to keep myself and others safe and healthy.

Sincerely,
David Soma
1304 3rd St. NE
Mandan, ND
[REDACTED]

#22

Kimberly K. Markley

From: David Williams [mailto:williamsd1@aol.com]
Sent: Friday, March 27, 2020 3:55 PM
To: Kimberly K. Markley
Subject: Notice Of Increase In Real Estate Assessment
Attachments: 305 6th Ave NE.jpg

Hi Kimberly,

I am writing to appeal my assessment for my property located at 305 6th Ave NE in Mandan. 194,900 to 229,000 is not a fair assessment. I am currently selling this home for 219,900 and will have to take less than that for it im sure. 17.50% increase is just to much. I was just also assessed thousands of dollars for specials on this home as well. Please look into this assessment. I have attached a pic of home for sale as well.

Thanks
Dave & Melissa Williams
[REDACTED]

65-259-0000

305 6TH AVENUE NE

Mandan, ND 58554

MLS ID# 405238 **ACTIVE**

Duplex

7 3 4 2966 sqft

\$219,000

★ SAVE THIS LISTING

Like 26 Share

BISMARCK-MANDAN BOARD OF REALTORS®

GET DIRECTIONS

Images Map

View Larger

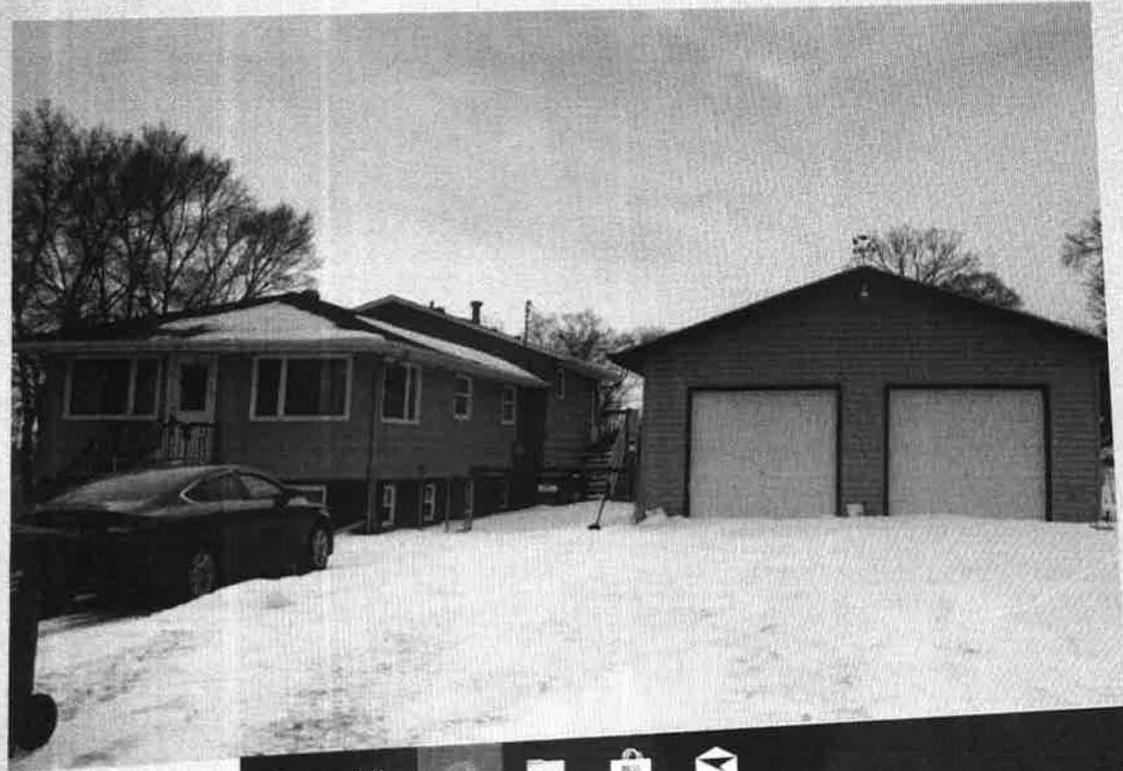


ALLIANCE REAL ESTATE
Office: 701-222-2217
Web: <http://www.alliancere.net>



TANYA VETTER
701-471-8952

WORK WITH AGENT



CONTACT THE LISTING AGENT

First Name Last Name

Email

Phone Number Any

irch



65-2590000



305 6th Avenue NE		405238 Active	
Area:	Mandan City	Property Type:	Residential
Sub Area:	Mandan City	Property Sub-Type:	Duplex
	NE	Bedrooms:	7
City/Town:	Mandan	Bathrooms:	3
State:	ND	Year Built:	1959
Zip Code:	58554		
County:	Morton	List Price:	\$219,000
Taxes:	\$2,328.61		
Tax Year:	2019		
Specials Balance:	7049.25		
Specials	899.31		
Installment:			
Zoning:	RM		

Style:	Over/Under	Fuel:	Natural Gas	Basement:	Finished; Full; Walkout Access
Siding:	Masonite; Steel Siding	Heating:	Forced Air	Fees:	No
Roof:	Shingle	Cooling:	Central Air	Utilities:	Electricity Connected; Natural Gas Connected; Water Connected
Construction:	Concrete	Water:	Public		
Flooring:	Carpet; Vinyl; Wood	Sewer:	Public Sewer		
Fireplace:	No	Services:	M.D.U. Service Area; Trash Pickup - Public		

Interior Features: Main Floor Bedroom; Main Floor Laundry; Smoke Detectors

Included: Ceiling Fan(s); Dishwasher; Disposal; Exhaust Fan/Hood; Range; Refrigerator

Total SqFt Fin:	2,966	Main Fin SqFt:	1,483	Lower Fin	0	Upper Fin SqFt:	0
SqFt Fin Above	1,483			SqFt:		SqFt Fin Below	1,483
Grade:				Basement Fin	1,483	Grade:	
Total SqFt	0			SqFt:		Rental Income	1,600
Unfin:						Unit 1:	

Room Name	Length	Width	Level	Remarks	Room Name	Length	Width	Level	Remarks
Bedroom 1			Main		Entrance			Main	
Bedroom 2			Main		Entrance			Basement	
Bedroom 3			Main		Living Room			Main	
Bedroom 4			Main		Dining Room			Main	
Bathroom 1			Main		Living Room			Main	
Bathroom 2			Main		Laundry			Main	
Bedroom 5			Basement		Kitchen			Basement	
Bedroom 6			Basement		Dining Room			Basement	
Bedroom 7			Basement		Living Room			Basement	
Bathroom 3			Basement		Laundry			Basement	

Driveway:	Concrete	Exterior	Deck	Lot Acres:	0.32
Garage Size # of Cars:	4	Features:		Lot SqFt:	14,000
Garage SqFt:	1,232	# of Patios:	1	Lot Dimensions:	100x140
Garage Dimensions:	30x40	# of Decks:	1	Lot Front:	100
Detached Garage:	Yes	Lot Shape:	Rectangular	Lot Rear:	100
Access Road:	City Street	Parcel ID:	65-2590000	Average Depth:	140
		Legal	Lots 3 & 4 Block 30	Lot Information:	Lot - Owned
		Description:	Mandan Proper		

Public Remarks: Large over/under duplex featuring 4 bedrooms and 2 bathrooms on the main floor and 3 bedrooms and 1 bathroom in the lower level. The main floor has a large open floor plan and a large kitchen. This property has a very large garage. Part of it has been insulated and heated.

Directions: From main street in mandan drive west until you get to 6th Ave NE, turn north and the property is at the top of the hill at the end of the street.

LA: TANYA VETTER **ALLIANCE REAL ESTATE**

Possession: Close Of Escrow; Subject To Tenant Rights

Lila Teigen
 MANDAN ASSESSORS
 205 SECOND AVENUE NW
 MANDAN, ND 58554
 701-667-3232
 701-667-3230
 lila.teigen@cityofmandan.com
 http://www.cityofmandan.com

Information is deemed to be reliable, but is not guaranteed. © 2020 MLS and FBS. Prepared by Lila Teigen on Tuesday, March 31, 2020 11:38 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

65-2205600

#23

Winbauer Koch Partnership

March 25th, 2020

Kimberly Markley
205 2nd Avenue NW
Mandan, ND 58554

Reference: Notice of Increase in Real Estate Assessment
2928 37th Street NW, Mandan, ND 58554 65 - 2205600

I did talk to Lila about this and am writing my letter as per her instruction.

I am writing in reference to the above referenced tax assessment. As a local taxpayer I find it very difficult to accept that the value now placed on the property is the full and true value of the property. We own various properties in both Bismarck and Mandan and are having a hard time accepting this large increase represents the value for this property.

I have no objection to the increase in value based on the previous tax exemption being lifted from this address but, increasing the value of the land and buildings to the amount of \$1,126,600.00 dollars seems a little extreme for a one year increase in value. I find it difficult to believe that someone will actually pay that amount of money for this property. As we know that is the true and full value, what someone will pay for it.

This increase represents an approximate increase in value of 30% in one year. I understand the need to reevaluate properties but, increasing the assessment of 30% in one year seems extreme. Please accept this letter as our request to appeal this years assessment.

Respectfully,

David Koch

Post Office Box 621, Mandan, ND 58554



#24

65-1811820

Kimberly K. Markley

From: Jaret Wirtz [jaret.wirtz@gmail.com]
Sent: Wednesday, April 1, 2020 8:51 AM
To: Kimberly K. Markley
Subject: 3600 Bay Shore Bend SE appeal

Kimberly,

Due to the large increase in assessment of our property, we are appealing this decision on the assessment of this property. Please let me know what information is needed to make a more accurate determination of this value .

Thank you ,

Jaret Wirtz

Sent from my iPhone

#25

March 24, 2020

City of Mandan Township/ Board of Equalization

To Whom It May Concern;

We are informing the City of Mandan Township/ Board of Equalization that we are taking action to protest and appeal the Market Increase Assessment we received Via U.S. postal mail on Saturday March 21, 2020.

The property is owned by Richard and Charlotte Zander
1712 Canyon Road S.W.
Mandan, ND

Parcel #656106065 Keidel's South Heart Terrace 1st Lot 15 Block 6

An increased assessment of \$47,200 on a home and property assessed at \$391,600 (2019) is hard to comprehend. This amount of an increase is over 12% in a year. What is disturbing that a substantial evaluation increase of this magnitude is implemented in 1 year, after residing in this home since February 2013.

Charlotte and myself have had the honor of owning 3 home properties in Mandan over the past 36 years, and have never experienced an increased evaluation of this amount.

We plan to attend the April 7, 2020 hearing to protest this increased assessment in person. In the event that the recent COVID- 19 virus the hearing may need to be rescheduled please keep us informed of dates and times of the changes.

Richard and Charlotte Zander

RECEIVED
MAR 27 2020

26

Kimberly K. Markley

From: TeeJay Zenker [mailto:tz@ymail.com]
Sent: Wednesday, March 25, 2020 3:07 PM
To: Kimberly K. Markley
Subject: Appeal of assessment

Follow Up Flag: Follow up
Flag Status: Completed

Hello Kimberly,

I'd like to appeal the appraisal / assessed value of our property at
2217 34th ave SE
Mandan ND 58554

With the recent health crisis and apparent value being quite high for tax purposes in Mandan without any water front value, we are pleading for some forgiveness and a reassessment of our property.

We understand your office does their best at assessing the value as is but with the recent real estate climate being at a standstill, I'm hoping we can get an adjustment.

Thank you kindly.

Hope you and yours are doing well.

Take care -

--

TeeJay Zenker, PT, DPT, SCS

65-612731

Comparable Search for 65-6127315

City of Mandan

Subject/Comparables	Parcel Information	Building Information
	<p>Rank: SUBJECT PIN: (011) 65-6127315 Deed: ZENKER/TEEJAY L & MCCALL K Contract: Address: 2217 34 AVE SE Map: Zone 11 - Res Tax Dist: M1 Land (SF): 22,540.00</p>	<p>Style: 1 Story Frame Year built: 2019 Base Area/TLA: 2,439 / 2,439 Bsmt/Attic: Full / None Rooms/Bdrms: 11 / 6 Baths: 5.75 AC: Yes Sale: 10/18/2019 - \$703,735 NUTC: D013 Recording: 491424</p>
	<p>Rank: 1, 78% PIN: (011) 65-1811455 Deed: HAIDER/GARY J & SANDRA K Contract: Address: 4207 SOUTH BAY DR SE Map: Zone 11 - Res Tax Dist: M1 Land (SF): 20,355.00</p>	<p>Style: 1 Story Frame Year built: 2014 Base Area/TLA: 2,088 / 2,114 Bsmt/Attic: Full / None Rooms/Bdrms: 9 / 5 Baths: 4.25 AC: Yes Sale: 08/22/2019 - \$535,000 NUTC: D000 Recording: 490376</p>
	<p>Rank: 2, 69% PIN: (011) 65-6103345 Deed: SCHMIDT/DAVID S Contract: Address: 4004 BAYPORT PL SE Map: Zone 11 - Res Tax Dist: M1 Land (SF): 23,993.00</p>	<p>Style: 2 Story Frame Year built: 2009 Base Area/TLA: 1,086 / 2,395 Bsmt/Attic: Full / None Rooms/Bdrms: 10 / 5 Baths: 4.50 AC: Yes Sale: 05/30/2019 - \$729,000 NUTC: D000 Recording: 489089</p>

65-6127315

5

Comparable Search for 65-6127315

City of Mandan

Subject/Comparables	Parcel Information	Building Information
	<p>Rank: 3, 69% PIN: (011) 65-3771370 Deed: PAGE/PRESTON & CHELSEA Contract: Address: 4709 SOUTH BAY DR SE Map: Zone 11 - Res Tax Dist: M1 Land (SF): 21,756.00</p>	<p>Style: 2 Story Frame Year built: 2001 Base Area/TLA: 961 / 2,249 Bsmt/Attic: Full / None Rooms/Bdrms: 11 / 6 Baths: 4.00 AC: Yes Sale: 05/15/2019 - \$575,000 NUTC: D000 Recording: 488845</p>
	<p>Rank: 4, 67% PIN: (011) 65-0171280 Deed: MOON/GARRETT & KATIE A Contract: Address: 3505 PELICAN PL SE Map: Zone 11 - Res Tax Dist: M1 Land (SF): 25,577.00</p>	<p>Style: 1 1/2 Story Frame Year built: 1996 Base Area/TLA: 1,520 / 2,584 Bsmt/Attic: Full / None Rooms/Bdrms: 7 / 3 Baths: 4.25 AC: Yes Sale: 11/15/2019 - \$545,000 NUTC: D000 Recording: 491922</p>

65-6101175

27

4-1-20

City Assessor: Kimberly Markley

I have received a notice of increase in real estate Assessment. on Parcel # 65-6101175 with Property address of 2110 40 Ave SE. Mandan ND

I feel this increase in assessment is in Error and need some kind of agreement with your office before and without going to City Commission Meeting.

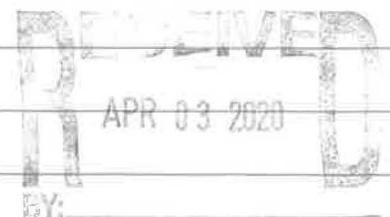
I think this increase could and should be agreed on between City Assessor and Property Owner.

Please Call me I would be interested in lettering this increase over a 4 or 5 year term, so the increase could be adjusted to work for the City of Mandan and TWZ Partnership.

Thank you.

Ken J. Zulauf
TWZ Partnership

~~██████████~~
1700 4th ST NE
Mandan ND 58554



#28

Kimberly K. Markley

65 5525000

From: Austin Nichols [REDACTED]
Sent: Thursday, April 2, 2020 10:31 AM
To: Kimberly K. Markley
Subject: Re: Appeal question

Hi Kimberly,

It was also nice talking with you. Please review the property before June if possible so we can make a determination of whether or not we want to file with the county.

Have a great day.

Austin

[Get Outlook for iOS](#)

From: Kimberly K. Markley <kimberly.markley@cityofmandan.com>
Sent: Thursday, April 2, 2020 10:28 AM
To: [REDACTED]
Subject: Appeal question

Hi Austin,

It was nice visiting with you this morning.

The Mandan City Board of Equalization will met Tuesday April 7, 2020.

57-11-03. Duties of board - Limitation on increase - Notice.

At its meeting, the board of equalization shall proceed to equalize and correct the assessment roll. It may change the valuation and assessment of any real property upon the roll by increasing or diminishing the true and full valuation thereof as is reasonable and just to render taxation uniform, except that the board may not increase the valuation of any property returned by the assessor to an amount that results in a cumulative increase of more than fifteen percent from the amount of the previous year's assessment without first giving the owner or the owner's agent reasonable notice and opportunity to be heard regarding the intention of the board to increase it. All complaints and grievances of residents of the city must be heard and decided by the board and it may make corrections as appear to be just. Complaints by nonresidents with reference to the assessment of any real property and complaints by others with reference to any assessment made after the meeting of the city board of equalization must be heard and determined by the county board of equalization. The board shall comply with any requirement for notice of an assessment increase under section 57-02-53

Kimberly Markley
City Assessor
City of Mandan-Assessing
205 2nd Ave. NW

#29

Kimberly K. Markley

From: [REDACTED]
Sent: Thursday, April 2, 2020 3:24 PM
To: Kimberly K. Markley
Cc: grailsback@cityof
Subject: Real Estate Assessment

City of Mandan
County of Morton

RE: 901 17th St NE
Mandan ND 58554

We have received your "Notice of Increase in Real Estate Assessment" for our property address listed above. The notice shows that the assessment is increasing from \$170,200.00 to \$192,200.00; an increase of \$22,000.00 or approximately 13% on the land. We do not see the need to increase the assessment and We sincerely hope that this will not lead to another increase in taxes and specials.

The area has seen some development, the sports complex, the new refinery office building and the proposed site of the Kupper Chevrolet dealerships. But the City of Mandan has done nothing to improve the area that benefits the properties that have existed there for years. Nothing the City does increases our values. The new developments have only increased our taxes and specials while the City gives tax breaks to new startup businesses downtown. Those businesses have a 50% chance of staying open more than a year while the long term property owners in Mandan get no breaks.

Maybe our property values are higher but until such time that you want to sell a building the higher value only means higher taxes and specials. We get no police protection, have a gravel road along the property, the streets are not cleaned; the area is a forgotten part of Mandan. There are several empty or partially rented buildings on 17th St NE. It does not seem to be a desirable area at this time.

Again, we just wanted to state that we do not agree to any increase in property value at this time. Especially when our country is going through a major pandemic with Coronavirus and many residents are going to be suffering major financial losses for months and maybe years to come.

Garyl and Marlene Gartner
2141 37th St
Mandan ND 58554

30

Kimberly Markley
City Assessor

RE: Real Estate Assessment

We have received a notice informing us of an increase in our property taxes due to an increase in our home assessment value from \$279,000 to \$320,400 based on Market Increase. That is a proposed \$40,800 increase, which is astronomical considering that we believe there is no way, realistically, that the current market value of our home is any more than \$290,000 maximum.

We would like to appeal the increase in our property taxes of almost \$500 this year due to this assessment as this would be a very real financial burden for us since we are retired and are living on a fixed income.

We would appreciate you taking a closer look at this increase, and consider anything you can do to reverse this increase.

Thank you for your attention in this matter.

Sincerely,

James and Linda Geiger

31

March 31, 2020

Fred and Pamela Helbling
112 Keidel Trail
Mandan, ND 58554

To: City of Mandan ND/ City Board of Equalization

Dear Board members and city assessors,

We are appealing the 2020 assessment value of our home as shown above.

We have experienced several raises in our homes' assessment value virtually since the first full year of purchase in 2014. This year the raise in assessment is \$44,000 over the last assessment. We also have had a raise in value in 2015, 2017 and 2018. This is not only excessive in our understanding due to the lack of changes in our dwelling but in that several of these years the estimated assessments were not reflected in the selling prices or ability to sell homes with these kinds of increases.

Especially this year in this market and with the huge problems facing families and communities it seems absurd. There were 16 homes for sale in the South Heart Terrace area in the past two years. Some never sold, some sold for less than listed prices and some I have heard were lost as families had to move and did so for work. We have lower oil prices, lower farm incomes, weather issues, national emergencies and other difficulties as a state and local culture.

I did call the office of tax assessment in Mandan, Morton county and a reference given to Lila Teigen in your office. Lila did call me back and I was appreciative. However, her reasons for our increase were not able to satisfy my question. I was told that she is trying to teach the assessors to make more notes about the homes and to help them learn Market Value and assessment algorithms. I was also told our home caught her attention because we had a note (one only) that indicated we have an above average garage. I must say that is not my opinion having been in many neighbors' garages! In addition, Lila mentioned our home has a sip panel construction. I have asked two friends that are realtors if sip panel makes a higher price in the build, and they do not see much variation in that cost. At any rate we had that system since purchase and paid a normal price for the home and there are at least 7 or 8 homes in Mandan with the same builder so we can see if they are also assessed more for build than normal stick builds or even high end stick builds and amenities.

I asked for comparable to be able to see why and if similar priced homes are all getting this very large increase. Lila did provide several homes in a comparison however some were purchased at even more than our home, some less and even two that are near the same purchase price I do not see how I can compare as the home purchase price is listed not the 2020 assessed tax. Some had larger lots, more basement space or unfinished basements.

In 2015 just under one year of purchase we had an issue of higher valuation of home and I did extensive checks and requested an appeal to the board. There were many homes which sold way over our price that were paying an assessment \$34,000 to \$55,000 less than us. We were allowed to remain as we were until another assessment for \$5,000 more in 2017, and in 2018 our home again given a raise in valuation \$405,800 from \$391,400. We did not object in those years. We remained the same for 2019.

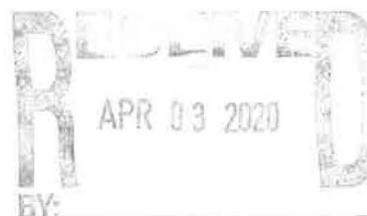
As I stated we have been through assessment numerous times. I asked realtors if the market is really up enough to account for an increase nearly every year and certainly this past year to place a \$44,000 increase. None of my neighbors experienced this, either side of us or others I know and have felt I could approach to gage the increase. One home two doors from us in a sale, but much higher value custom home and sale is not complete. Another friend has dropped her sale price significantly, and two near her sold for far under asking. A home almost exactly like ours and a sip panel by the same builder could not sell and is in a rent to own contract. Sales are not looking to be topping the market. Therefore, since I don not know from the comparable homes list, I received what the actual 2020 Tax assessment is, (it is not on the sheets sent me just the original sell price) I don't understand how this new assessment is spread in comparable homes.

Therefore, we are asking for a tax assessment review, we are not in agreement with the amount or have any reason to see taxes going up period in this market and time. Perhaps that is because we have been through tax increases three time already, and I frankly see Mandan as a community we love and support but that is also experiencing several dining, shopping and other business open only to close with changing times. I am retired from state work, my husband is a farmer/rancher. We work hard to update our property and did a lot of yard and landscaping ourselves. We see some poor roads in our newer area, trouble having sufficient traffic lights and development area issues about pathways for student to schools. There may be a need for locals to call upon representatives to our legislatures and request more local help. We face tough times in a rural community, as ranchers we drive vehicles until death, careful to get the most out of work, and grass and the cattle and preserve the land. I think our efforts and contributions to tighten up include our taxes. If things are so good, I will need to see the market reports you are using to raise these taxes at this time.

Hopefully you will respond and we will attend the April 7, 2020 meeting ^{if} we are able in light of the shelter orders, or have the opportunity to meet to discuss, have a walkthrough or see actual comparables. On the comparable sheets there are a line indicating range, on each listing except ours which is labeled "subject" we do not know what that is. Again, just will need a much more compelling explanation for this new assessment.

Sincerely,

Pamela and Fred Helbling



65-6106125

Subject/Comparables

Parcel Information

Building Information

	<p>Rank: SUBJECT PIN: (009) 65-6106125 Deed: HELBLING/FRED C & PAMELA A Contract: Address: 112 KEIDEL TRL SW Map: Zone 9 - Res Tax Dist: M1 Land (SF): 15,006.00</p>	<p>Style: 1 Story Frame Year built: 2014 Base Area/TLA: 1,896 / 1,896 Bsmnt/Attic: Full / None Rooms/Bdrms: 9 / 5 Baths: 3.25 AC: Yes Sale: 06/06/2014 - \$399,900 NUTC: D000 Recording: 457543</p>
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	<p>Rank: 1, 85% PIN: (009) 65-6109620 Deed: FRASER/CHRIS & TRISHA Contract: Address: 1200 PLAINS BEND SE Map: Zone 9 - Res Tax Dist: M1 Land (SF): 85,104.00</p>	<p>Style: 1 Story Frame Year built: 2017 Base Area/TLA: 1,901 / 1,901 Bsmnt/Attic: Full / None Rooms/Bdrms: 9 / 5 Baths: 3.25 AC: Yes Sale: 03/04/2019 - \$475,000 NUTC: D000 Recording: 487928</p>
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	<p>Rank: 5, 78% PIN: (009) 65-6109550 Deed: TOMAN/LAURA & ALAN L Contract: Address: 1604 PLAINS BEND SE Map: Zone 9 - Res Tax Dist: M1 Land (SF): 18,034.00</p>	<p>Style: 1 Story Frame Year built: 2017 Base Area/TLA: 1,488 / 1,488 Bsmnt/Attic: Full / None Rooms/Bdrms: 7 / 4 Baths: 3.25 AC: Yes Sale: 08/09/2019 - \$398,000 NUTC: D000 Recording: 490178</p>
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65-6106125

Subject/Comparables

Parcel Information

Building Information



Rank: 6, 77%
PIN: (009) 65-6111115
Deed: FROHLICH/JOHN & KIMBERLY
Contract:
Address: 906 SUNFLOWER LN SW
Map: Zone 9 - Res
Tax Dist: M1
Land (SF): 14,006.00

Style: 1 Story Frame
Year built: 2018
Base Area/TLA: 1,664 / 1,664
Bsm/Attic: Full / None
Rooms/Bdrms: 5 / 3
Baths: 2.75
AC: Yes
Sale: 04/26/2019 - \$413,710
NUTC: D013
Recording: 488525



Rank: 7, 77%
PIN: (009) 65-6106165
Deed: RADER/RYAN J & AMY M
Contract:
Address: 103 KEIDEL TRL SW
Map: Zone 9 - Res
Tax Dist: M1
Land (SF): 23,143.00

Style: 1 Story Frame
Year built: 2017
Base Area/TLA: 1,782 / 1,837
Bsm/Attic: Full / None
Rooms/Bdrms: 5 / 3
Baths: 2.25
AC: Yes
Sale: 01/28/2019 - \$408,081
NUTC: D013
Recording: 483066