

Staff Report for 2026 State Board of Equalization

File No.: 2026-CASS-FARGO

Prepared By: Property Tax Division

AMBER VALLEY PROPERTY LLC

County or City: CITY OF FARGO

Appellant: AMBER VALLEY PROPERTY LLC

Type of Appeal: COMMERCIAL VALUE

Appeal Issue: Amber Valley Property LLC, represented by Melinda Loreda Ramirez of Alliance Tax Advisors, is appealing the property value of \$13,537,000 on parcel number 01-6340-01000-000, located at 4854 Amber Valley Parkway South, Fargo, ND.

Analysis:

Summary:

Proposal for Review:



Equalization Department

Telephone: 701-241-5616

Fax: 701-241-5728

assessor@casscountynd.gov

June 18th, 2026

AMBER VALLEY PROPERTY LLC
140 BROADWAY STE 4501
NEW YORK, NY 10005

To the property owner of the parcel(s) listed below:

01-6340-01000-000

The County Board of Equalization has made a determination following your appeal of the 2026 assessed value(s) for your property.

Conclusion:

In review of the appellant's income analysis, it's unclear how they arrived at the total of their operating expenses as their data provided only covers 9 months of 2025. Using City of Fargo's suggested vacancy rate and rebuilding the income and expense using the information provided, the implied value of the income approach would be notably higher than that claimed by the appellant. City of Fargo demonstrates that through sales and assessment equity the current value is well supported.

Determination:

The 2026 value was upheld.

Final Value:

\$13,537,000

This determination is the final determination that will be issued at the County level. If you are not satisfied with this determination, you may still file an appeal to the State Board of Equalization. **Please be advised that the State Board of Equalization can only reduce your assessed value if you have appealed to both the local and county boards of equalization.**

To file an appeal with the State Board of Equalization, you must contact the ND State Property Tax division by one of the following methods:



Equalization Department

Telephone: 701-241-5616

Fax: 701-241-5728

assessor@casscountynd.gov

Phone: 701-328-3127

Email: propertytax@nd.gov

You will be required to complete a questionnaire and submit evidence as part of the appeal process.

If you have any questions regarding this letter, please contact the Equalization Department using the information provided above.

Thank you,

Matt Stanger
Director of Equalization