

Staff Report for 2026 State Board of Equalization

Prepared By: Property Tax Division

File No.: 2026 – REPORT - CASS – WEST FARGO – WEST FARGO HOSPITALITY (805 BEATON DR E)

County or City: WEST FARGO

Appellant: WEST FARGO HOSPITALITY

Type of Appeal: COMMERCIAL

Appeal Issue: Pivotal Tax Solutions, on behalf of West Fargo Hospitality, is appealing the property value of \$13,295,500 on parcel 02-0112-00010-000, located at 805 Beaton Dr. E, West Fargo, ND.

Analysis: The Cass County Board of Equalization approved a 2026 true and full value of \$13,295,500, of which \$12,571,600 is attributable to the improvements and \$723,900 is attributable to the land.

Property tax Division staff completed an onsite inspection on Thursday, August 27, 2026, with Christine Dwyer present. Staff visited with Cass County Tax Director, Matthew Stanger and City of West Fargo Assessor, Paul Fracassi. Staff had a conference call with KAJ Hospitality and Pivotal Tax Solutions on Tuesday, September 15, 2026.

Homewood Suites, owned by West Fargo Hospitality, is an extended stay hotel built in 2017 with 106 rooms.

Considering the three approaches to value, all three were utilized to create an opinion of assessment.

The income approach, based on 2024 and 2025 income, expense, and occupancy information, indicates a value of \$15,186,400, which is higher than the county approved true and full value of \$13,295,500.

The cost approach, based on characteristics of the property, depreciation, year built, and square footage, in no specific order of significance, resulted in an estimated true and full value of \$15,256,100, which is higher than the county approved true and full value of \$13,295,500.

Reviewing recent sales in the area, the most comparable properties were selected for the sales approach. The comparable property median value per unit is \$81,246 and \$12.94 per square foot for land. Using these per unit and per square foot amounts, and applying these to the subject property, the sales approach indicates a value of \$9,549,048 with \$8,612,058 attributable to the improvements and \$936,990 attributable to the land, which is lower than the 2026 approved true and full value of \$13,295,500.

Upon review of all information submitted by Pivotal Tax Solutions, the City of West Fargo, and Cass County, the three approaches to value were weighted. The final indicated true and full value for the subject property is \$14,044,192. The difference is an opinion of assessment and could fluctuate depending on how the market is viewed and does not support a change in valuation.

Summary of Findings: The Cass County Board of Equalization approved a 2026 value of \$13,295,500 for this 106-room extended stay hotel. The three approaches to value indicate a true and full value of \$14,044,192, which is higher than the approved true and full value of \$13,295,500. The difference is an opinion of assessment and could fluctuate depending on how the market is viewed and does not support a change in valuation.

Proposal for Board Review: No action recommended.
