

Staff Report for 2023 State Board of Equalization

File No.: 2023-CASS-FARGO-NASHEIM

Prepared By: Property Tax Division

County or City: City of Fargo

Appellant: Timothy Nasheim

Issue: Appeal of Residential Property Valuation

Summary: Mr. Timothy Nasheim is appealing the valuation of his residential property on parcel number 01-8510-000570-000, located at 6622 Crofton Lane S, Fargo, ND.

Analysis: The Cass County Board of Equalization approved a 2023 true and full value of \$586,600, with \$488,400 placed on the improvement and \$98,200 on the land. Property Tax Division staff completed an onsite inspection with Mr. Nasheim present on August 29, 2023. Staff also visited with the Cass County Director of Tax Equalization, Paul Fracassi, and the City of Fargo Assessor, Michael Splonskowski.

The income approach to value was not used to determine the value of this property because the property is used as a residence, and it is not an income producing property.

The sales approach to value was considered for this appeal. City of Fargo Assessor, Mr. Splonskowski, provided sixteen current sales that are comparable to the subject property. The average improvement value of the comparable sales is \$390.01 per square foot and the average land value is \$7.94 per square foot. The sales approach resulted in an estimated improvement value of \$512,800 and estimated land value of \$98,800 resulting in a total estimated true and full value of \$611,600, which is higher than the approved true and full value of \$586,600.

The cost approach to value was also considered for this appeal. 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 improvement value of \$476,600. Including the county approved land value of \$98,200 gives an estimated true and full value for this parcel using the cost approach of \$574,800, which is slightly lower than the approved true and full value of \$586,600.

Upon review of all information submitted by Mr. Nasheim, the City of Fargo, and Cass County, independent research conducted by Property Tax Division staff, and a review of the changing market conditions, the cost and sales approaches were weighted. The improvement value reached is \$494,700 with the sale approach indicated land value of \$98,800, resulting in a total estimated value of \$593,500. The difference is an opinion of assessment and could fluctuate depending on how the market is viewed and does not warrant a change.

Proposal for Review: No action required.