



County Information – State Board of Equalization Appeal

Please complete this form in its entirety. The information provided will be taken into consideration when investigating and reaching a conclusion regarding the appeal presented. To provide ample time for investigation, all information to support the appeal (property information, pictures, income information, etc.) must be received by August 1, 2024. Please provide one questionnaire per property.

Please email or mail any supporting documentation to:

propertytax@nd.gov

or

The Office of State Tax Commissioner, Attn: Property Tax,
 600 E Boulevard Ave., Bismarck, ND 58505-0599.

Information for Property Referenced in Appeal:

Owner Name: NORTHGATE ICG LLC

Address: 621 42nd St E, Williston

Township Name (if applicable):

Parcel ID: 01-457-00-00-02-020

Legal Description: CITY OF WILLISTON | NORTH GATE SUB | L 2 B 2

**This information should provide a calculated breakdown associated with the subject property.*

City/County Official Contact Information:

Name: Darcy Anderson

Address: PO Box 2047, Williston, ND 58801

Phone Number: 701-577-4555

Email Address: darcya@co.williams.nd.us

Answer the questions below that apply to the appeal:

Was the appellant sent a notice of increase letter from the city/township? (use drop-down for all that apply)

- Choose One **Township/City Equalization Meeting**
- Choose One County Equalization Meeting
- Choose One

At which meeting(s) did the Appellant present the appeal? (choose all that apply)

Township/City County N/A

**Please note NDCC § 57-13-04.3(a)(1)(2) requires appellants to appeal to the State Board of Equalization must have applied to both local and county boards.*

Minutes from all levels of equalization meetings: Choose One

Please attach or email (propertytax@nd.gov) the following:

1. All property record cards for the subject property (**This information should provide a calculated breakdown associated with the subject property.*)
2. Comparable property information and corresponding property record cards
3. Copies of the notice of increases with dates clearly noted
4. Any evidence to validate the assessment appealed
5. Minutes from all levels of equalization meetings as applicable

Appeal Process:

- 1.) Appellant notifies the Property Tax Division of intent to appeal.
- 2.) Submit this form and all applicable documentation to propertytax@nd.gov by the date specified above.
- 3.) The State Board of Equalization meets on the second Tuesday in August to examine and compare the returns of the assessment of taxable property as submitted by North Dakota counties. This is locally assessed property. The board equalizes the property so that all assessments of similar taxable property are uniform and equal throughout the state. During this meeting, tax directors or other representatives from a county will speak, along with city representatives, and individual taxpayers.
- 4.) After the State Board meeting, your case will be assigned, and staff will reach out to schedule an onsite review of the property (when deemed applicable). While an interior inspection of the property is not required, interior reviews may affect the consideration of value. If denied an interior review, we will assess from the exterior only. Staff will not be allowed to enter the property without the owner or a representative present.
- 5.) Generally, by the first Thursday of October, the property tax division staff will present their findings to the State Board of Equalization with a recommendation. The board deliberates and votes. You can attend this meeting; however, public comments are not accepted.

**Official Proceedings
City of Williston Local Board of Equalization
April 11, 6:00 P.M.**

1. Roll Call

COMMISSIONERS PRESENT: Brad Bekkedahl, Deanette Piesik, Tate Cymbaluk, James Bervig, Howard Klug

COMMISSIONERS ABSENT: none

OTHERS PRESENT: Taylor Olson, Hercules Cummings, Shawn Wenko, Mitch Melberg, Darcy Anderson, Shelby Evans, Dana Vaagne, Kristi Gutierrez, Shawna Page

Changes to Agenda:

Mayor Klug presented a quorum.

**Motion by Cymbaluk seconded by Bekkedahl to approve the agenda as presented.
UNANIMOUS BY VOICE VOTE**

2. Present Assessment Roll and Annual Report

Darcy Anderson, Williams County Tax Director, and City of Williston Assessor presented the following: The Williams County Assessor's Office has prepared this 2024 Assessment Report of the City of Williston. This report contains information about the 2024 assessment as well as general information about the assessment process. North Dakota statutes establish specific requirements for the assessment of property. The estimated market values established through the 2024 assessment are based upon actual real estate market trends of Williston properties taking place from January 1, 2023, through December 31, 2023. The starting point of the assessment of real property is True and Full Value. For property classified as residential or commercial, True and Full Value means its market value or the price a property would bring if it were offered for sale in the open market for a reasonable length of time and purchased by a willing buyer from a willing seller, both parties being prudent and having reasonable knowledge of the property and neither being under undue pressure to complete the transaction. Assessors are historians and measure the market based on sales that have occurred before the assessment date. Assessors do not create the value or predict what the market will do; rather, we follow the patterns set by the real estate market. For example, the sales that occurred between January 1, 2023, and December 31, 2023, are used to establish the 202 assessed values. Information on the sales of real estate is of paramount importance to the assessors in a market-based property tax system. The sales that occur within this January 1st to December 31st time period, each year, are closely scrutinized by the Assessor's Office. Evidence suggesting a forced sale, foreclosure, a sale to a relative, or anything other than an arm's-length transaction requires the sales to be discarded from the sales study. This is important, because the real estate sales information constitutes the database for the statistical comparisons necessary to make the property assessment. The assessor's office is charged with setting estimated market values for tax purposes at actual market value. The relationship between sales prices to estimated market value is called the sales ratio. North Dakota State statute requires (for all classes of property) a median ratio of

90-100%. We make every effort to ensure that each class of property in Williston meets this target as consistently as possible. In this way, we ensure an equitable distribution of the property tax burden for all Williston city Taxpayers. State Statute also requires the Assessor's Office to send a notice of increase to all property owners whose property value increased 10% and \$3,000 over last year's assessment. There were 1,130 notices sent for 2024, compared to 1,417 in 2023.

2024 Residential Sales Study Statistics

The sales statistics presented in this report (number of sales, average sale price, sales prices) are based on data collected from usable sales that occurred between January 1st and December 31st, 2023. Sales prices increased over the year with the average sale price being \$299,335 during 2023 (up over \$13,000 from last year) with a slight decrease in the number of sales occurring. There were 280 useable residential sales in 2023 (compared with 320 in 2022). These 2023 sales are what the 2024 assessments are based upon. The sales have been assembled into a ratio study which is attached within the report. Residential properties in Williston sold, on average, 12% higher than they were valued. The overall Sales Ratio for residential properties was 89.18%. As we are required by the State Board of Equalization to be between 90 and 100% of market value, an increase was needed. However, analysis of individual property types showed positive and negative adjustments needed to be made. To determine where changes were needed, sales were analyzed by age, class, style, and story. Adjustments were made based on this analysis. Residential True and Full Value increased by over twelve million seven hundred and sixty thousand dollars. New construction added \$11,241,620 in valuation to the tax roll.

2024 Commercial Sales Study Statistics

The State Tax Department requires a sales study of at least thirty sales. Thirty-six usable commercial sales occurred during 2023. The overall commercial ration is 80.1% so a definite increase was needed. Sales were analyzed by type and location of property to determine if there were adjustments for equity. Commercial True and Full Value increased \$9,339,120. Over \$9,300,000 of new construction was added to the commercial valuation of the city. The income Approach to Valuation was applied to apartment buildings across the city. Questionnaires regarding income and expenses were sent out. We analyzed the information received from eighty-three returned questionnaires (out of 191 sent out) and created our model. This year we had 14 apartment sales, and our ratio was 94%. Our apartment complex values increased on average, three %.

3. Present Recommendations

A. Residential

I would recommend residential property be left, as a class, at the level presented. In reviewing the Ratio Adjustment Worksheet below, residential property is assessed at 94.16% of market and we would fall within statutory level of 90% to 100% tolerance. The State Board of Equalization allows a 10% tolerance level.

B. Commercial

I would also recommend commercial property be left, at the level presented. In reviewing the Ratio Adjustment Worksheet below, commercial property is assessed at 92.11% of market and would need also fall within statutory level of 90% to 100%. The State Board of Equalization allows a 10% tolerance level.

4. Open Public Hearing

Mayor Klug opened the hearing for public comment and protests, he indicated to please state your name and identify your parcel for the record and asked if anyone would like to speak.

A. Audience, Comments and Protests

1) Michael Reuter, 919 3rd Avenue East

They have been in the home for over a year, they had a raise of 42%. They paid more than what it was worth when they bought it and have only made cosmetic changes, nothing that required a permit has been done. Their value is now at \$421,000. They are concerned about changing out windows and putting new cabinets in the kitchen because of what it would do to their tax bill. Commissioner Cymbaluk asked about the updates and pointed out that they might be due for a walk through as this home was built in the 60's and is very dated. Reuter also expressed concern about the tax increases making this an unattainable market as it will increase costs when buying a home here. He also said that it was unreasonable to wait weeks to talk about this. Commissioner Bekkedahl stated that the letter is a state- mandated letter, and we want you to be aware of the hearing so you can come and talk to us.

2) James Ostgulen, 1914 4th Avenue East

His tax increase was 33.56% and he was able to contact Shawna Page from the Assessor's Office, who came and did a walk through and lowered it to 28.63%. They had added new windows and a deck from 1985 was not on the original valuation, even with removing those two things the increase was still over 22%. He is wondering why if this is a state requirement, why didn't everyone see an increase? Mayor Klug and Commissioner Bekkedahl explained that the classification of the home is what determines who gets increases and who doesn't, and sometimes it is based on the age of the home. Commissioner Bekkedahl also stated "that under 1% of your valuation is paid for taxes. The reason for this is we do our budgets based on needs and dollars and not on trying to get money out of people."

3) Greg Delorme, 2203 2nd Ave East

Mr. Delorme stated that after the hailstorm two years ago, he had to replace windows and steel siding because of the age of the windows, and the inability to match the siding. He still has a home with steel siding and windows but because of that replacement, his percent of change was raised 14%. He feels the valuation is extreme and he is retired on fixed income and would like it looked at. It was an increase of \$54,920.

4) Dale Branson, 608 53rd Street East

He has an apartment building across from the fairgrounds. He had to put about a million dollars for repairs after the hailstorm and now his value is up 68.52%, this year, which he feels excessive. His assessed value doubled last year, and his insurance after the storm has been difficult since then. He may have to go back to work to pay his taxes and insurance. He would have to double the rent to make the dramatic increase and he can't do that. Commissioner Bekkedahl reminded him of the income-based approach, and right now it is at the same as it was in 2018 but then the rent prices were higher. This is a massive increase compared to his other properties.

5) Levi Cabler, XXXX

The appraisal in October was \$410,000 and the new assessment was \$507,650. He doesn't understand the difference between the appraised value and the assessment. Commissioner Cymbaluk said that they should give the assessors the appraisal.

6) Rena Helberg (Helberg Real Estate Holding), 1011 8th Street East

She has prepared a history of the property. They have been on the property since February of 2016. The valuation went from \$560,800 and they went up to \$1,486,800 in one year an increase of \$165.33%. They are a small family business, and they can't understand an increase this big. She wants to know if she must submit to a walk-through to get this reduced. She has talked to Kristi about comparable properties and has also visited with Commissioner Cymbaluk about the value of commercial buildings in the area. Mayor Klug confirmed that they did have an appraisal for \$850,000. Commissioner Cymbaluk encouraged them to allow a walk-through. Commissioner Bekkedahl said that when sales are down, they lock in the lower rate for a few years and then when we get these large swings when the market picks up and you have big jumps.

7) Jon Ekblad, 22 West Broadway and 24 West Broadway

His two buildings next to each other saw a 37% increase and he wants to know which properties the change is based on. There have been no improvements to his building.

8) Levi & Heidi Wittmayer, 2221 4th Avenue East

They purchased the home in 2020 with an appraised value of \$550,000. The current valuation is for \$734,360. Some of the properties in their neighborhood went down and some stayed the same. The only improvements to the home were a new roof and new siding following the hailstorm. The valuation of their home is now equal to that of a much larger home with land in West Acres.

9) Trevor Hunter, Crowley Fleck Law Firm presenting for Raybon, LLC & Eagle Crest Holdings

Raybon, LLC - The first property is seven lots off Reiger Drive in Sundown's first addition, there are no street addresses at present. When you turn off 11th Street and head south, they are the lots on the high side of the Parkway before the strip mall. These properties are also facing erosion issues. These lots have been on the market for quite some time with no offers. They are currently working with Proven Realty who have sent some comps averaging about \$324,000 the average comes out to about \$137,000 an acre.

10) Eagle Crest Holdings It's an apartment building on the top of the Hill. This property saw an increase of 52%. Valuation in 2023 was 9.62 million and it has gone to 14.68 million. The property has been on the market since 2021 and out of 6 offers, four of them were below ten million. There are some construction defects on this property and there is hail damage that has not been repaired.

11) Harvey Lee, regarding the rental at 1813 21st Ave West

Lee owns three rental homes right in a row. All three properties got new siding and shingles following the hailstorm. The property at 1813 went up 11.66% to \$294,500. Darcy is going to look into why that one changed and the other two didn't. Commissioner Cymbaluk pointed out they are all Fortuna houses, same year built, same square footage.

12) David Hoffman, property owner
Hoffman stated that he was glad he came to the meeting. He learned a great deal.

Mayor Klug asked for a second time if there was anyone else that would like to speak on any parcels.

Mayor Klug then asked for a third time if there was anyone who would like to speak on any parcels. Hearing none Mayor Klug closed this part of the public hearing.

B. Formal Protests Received Prior to Equalization

- 1) Cass Oil Company Protesting both the Holiday/ Circle K gas stations.
The west Holiday is assessed at \$2,367,030 and they are requesting a change to \$1,245,548.
- 2) The east holiday is assessed at \$3,095,230 and they are requesting \$1,988,304.
- 3) Thomas Petroleum LLC 2005-2021 East Dakota Parkway
Assessed value is \$705,480 protestors value is \$540,000. Feels the comps are too small to be accurate.
- 4) Northgate ICG LLC 621 42nd Street East
Assessed value \$25,566,210 protestors value \$21,500,000. Protest based on purchase price of parcel.
- 5) BIP 40, LLC 947 Energy Street (Williston RV Resort)
Assessed value \$5,568,080 protestors value \$1,000,000. Protest based on negative cashflow.
- 6) Nokota Ridge, LLC
Assessed value \$1,309,190 protestors value \$698,521. Protest based on their gross rent potential may have been overstated.

5. Close Public Meeting

6. Board Actions Regarding Public Meeting

A. Individual Actions – Audience Comments and Protests

- 1) Michael Reuter, 919 3rd Avenue East -exterior inspection was the only thing done. It was in the good category and was moved to average. The average factor is higher than good, no effective age on this home. There was concrete in the back that was added. The quality factor is applied first, and the sales factor is applied next. Commissioner Cymbaluk stated that you can't get property in that area for less than \$400,000. Commissioner Cymbaluk asked if a reinspection could help them, and Anderson stated that it might. Right now, it is a 1960's home and is depreciating as such. The assessor's office will send a letter.

Motion by Bekkedahl, seconded by Cymbaluk to offer an interior inspection and any changes to be brought to the County Board of Equalization.

UNANIMOUS BY VOICE VOTE

2) James Ostgulen, 1914 4th Avenue East

This is another one that was compared to other good sales and thought it was more average than anything. Shawna Page did do an interior inspection and has some corrections. It is going to be \$380,000. No additional changes or action are required this change is in the corrections portion.

3) Greg Delorme, 2203 2nd Ave East

The average for siding is five years and window are three years, new windows and siding bring the total age up. Commissioner Bekkedahl said this disproves his point and new siding and windows are not maintenance, but an improvement. A roof repair does not count but siding and windows do. This is across the whole state.

Motion by Cymbaluk, seconded by Piesik to leave the assessment as presented.

UNANIMOUS BY VOICE VOTE

4) Dale Branson, 608 53rd Street East

These are the apartments by the Fairgrounds. It is valued on the income method. When times are good the values are high, when times are good the values are low. We work hard to make sure our values are reasonable. If we were to put these back on the cost to build it would be worse. The reality is that these values decreased four years ago, not today. Commissioner Bekkedahl stated that we went to this income approach because the property owners asked us to. We have been using income since 2015, if they can see data that shows that they cannot get the rent because of the location then they would go down. Kristi Gutierrez said that his footprint is identical to some others in the area, she understands his concerns but feels that this is the fairest way to do this. Commissioner Bekkedahl said that some of these have gone to the state, and didn't the state force a re-evaluation of 25% (in 2015) and we have no say in that.

Motion by Cymbaluk, seconded by Bervig to leave it as presented.

AYE: Bekkedahl, Piesik, Cymbaluk, Bervig

NAY: Klug

ABSENT: None

CARRIES: 4-0

5) Levi Cabler, XXX

This is not allowed up on the screen, it is protected so they cannot show the data.

Motion by Cymbaluk, seconded by Bekkedahl to have you reevaluate this appraisal and coordinate a new inspection with Levi.

UNANIMOUS BY VOICE VOTE

6) Rena Helberg (Helberg Real Estate Holding), 1011 8th Street East

Craig's Small Engine the previous assessor listed it in 2016 as incomplete. Kristi Gutierrez stated that every little thing must be put into the component method and in 2016 it was a shell with a dirt floor. That's why it was such a significant increase, it is an incomplete building to a complete valuation. This is a failure in the assessor's office because it has not been assessed for seven years. Guttierrez said that she could go back in, but she has been asked to wait. Commissioner Bekkedahl asked if there was a percentage of completion in 2016. Anderson stated that metal buildings are not based on percentage of completion, because metal buildings are so specialized.

Motion by Cymbaluk, seconded by Bervig have staff coordinate with the owners of this property for a walk thru for additional notes and consider re-evaluating.
UNANIMOUS BY VOICE VOTE

7) Jon Ekblad, 22 West Broadway and 24 West Broadway
Kristi Gutierrez talked about how the downtown areas have their very own map factor. You limit your sales potential, this year there were four sales. She is at 88.75% for her math factor and she did not increase them as much as she could have. Commissioner Cymbaluk stated that his property had a 100% increase. They are all on Main Street, these are the older classes of buildings. Jon Ekblad's building was built in 1906, he was given basic on the basement. There is no level of remodeling. Commissioner Cymbaluk asked what happens if there are not enough sales next year. Gutierrez stated that typically you would get a year's depreciation.

Motion by Cymbaluk, seconded by Piesik to leave it as is.
UNANIMOUS BY VOICE VOTE

8) Levi & Heidi Wittmayer, 2221 4th Avenue East
Darcy Anderson stated that is a high-quality house, extremely well built in normal condition. There was heat added in the garage and some decks.

Motion by Cymbaluk, seconded by Bervig to coordinate for an inspection.
UNANIMOUS BY VOICE VOTE

9) Raybon, LLC Vacant land over off Reiger and 11th
The assessor's office would like to re-evaluate these. They did not have topography on these.

Motion by Cymbaluk, seconded by Bekkedahl to allow staff to re-evaluate the property.
UNANIMOUS BY VOICE VOTE

10) Eagle Crest Apartments
It came in at 4:30 today. It's a 2023 Engineers report, it's extensive. Gutierrez stated she would like to look and see if the condition of the property is affecting the rentability. They did show a lower vacancy than the market predicted.

Motion by Bekkedahl, seconded by Cymbaluk to allow staff to meet with the local management company and see if these concerns are affecting rentability.
UNANIMOUS BY VOICE VOTE

12) Harvey Lee, regarding the rental at 1813 21st Ave West
Darcy Anderson stated that she would like to review this one and take it to the county.

Motion by Bekkedahl, seconded by Piesik to ask staff to review the property and take it to the county if there are adjustments.
UNANIMOUS BY VOICE VOTE

B. Individual Actions – Formal Protests Received Prior to Equalization

1 & 2) Cass Oil Company Protesting both the Holiday/ Circle K gas stations.

The assessor's office reviewed their sheet, and we found several concerns. They have us in an incorrect climate, they used a mild climate multiplier, and we are in an extreme climate. They did not include their gas tanks and used \$4.00 a square foot for the asphalt and concrete,

they also thought the concrete is 74 and 80% depreciated out in only 8 years instead of 15. The car wash was just a building with no equipment, and they gave a 10% discount on our land value with no support.

Motion by Cymbaluk, seconded by Bervig to accept the recommendation of no change from Darcy.

UNANIMOUS BY VOICE VOTE

3) Thomas Petroleum LLC 2005-2021 East Dakota Parkway

The assessor's office uses a gross rent multiplier for these plexes, they did not provide income and expenses. They did provide two comps one with no garages, no balconies, and no green space and an older apartment building that is a building in neglect. This property increased 48%. Recommendation is to leave it as assessed.

Motion by Cymbaluk, seconded by Piesik to leave the valuation as is.

AYE: Bekkedahl, Piesik, Cymbaluk, Bervig

NAY: Klug

ABSENT: None

CARRIES: 4-0

4) Northgate ICG LLC 621 42nd Street East

They are requesting their February 2023 sale of \$21.6 million as their valuation. They are not taking into consideration the market surge in June in November. The rents that they provided are in line with the comps that we have which is lower than what they are advertising. Recommendation is to leave it.

Motion by Cymbaluk, seconded by Piesik to leave the valuation as is.

AYE: Bekkedahl, Piesik, Cymbaluk, Bervig

NAY: Klug

ABSENT: None

CARRIES: 4-0

5) BIP 40, LLC 947 Energy Street (Williston RV Resort)

We have them in as a cost, we don't use income on them. They only provided a profit and loss which the assessors office does not use. They have 400 plus sites classified as low quality due to a lack of amenities and green space. It did see a decrease for basic depreciation.

Motion by Cymbaluk, seconded by Piesik to leave the valuation as is.

UNANIMOUS BY VOICE VOTE

6) Nokota Ridge, LLC

These are income adjusted apartments in the information received from them their rents are much higher than our model and their vacancy is out of line for the market. They are only compared with other low-income apartments. In their income calculations they used invalid accounts in their expenses and cap rates.

Motion by Cymbaluk, seconded by Piesik to leave valuation as is.

UNANIMOUS BY VOICE VOTE

Mayor Klug closed the public meeting on the formal protest received prior to valuation.

Motion by Piesik, seconded by Bervig I move that a finding be made that the comments and protest as noted in the minutes have been reviewed by the City of Williston Board of Equalization.

UNANIMOUS BY VOICE VOTE

Motion by Cymbaluk, seconded by Piesik I move that the recommendations of the Assessor's Office regarding the protest be followed except where noted in the minutes as presented by Darcy.

UNANIMOUS BY VOICE VOTE

7. Corrections

Motion by Bekkedahl, seconded by Cymbaluk I move that the recommendations of the Assessor's Office regarding the corrections have been reviewed by the Williston Board and should be followed except where noted in the minutes.

8. Exemptions

Applications are available and need to be filed annually.

9. Homestead Credit Applications

Last year they removed the asset limitation, but it still has a maximum income of \$72,000.

10. Veteran's Credit Applications

11. Office Personnel Properties

Provided in the booklet.

12. Findings and Motions

Finding #1

Motion by Cymbaluk I move that a finding be made that all classifications of property have been reviewed and find them properly assessed as corrected as noted in the minutes.

Finding #2

Motion by Piesik, I move that a finding be made that all Veteran's Credit applications, Homestead Credit applications, and exemption applications have been reviewed by the City of Williston Board of Equalization and find them proper as presented or corrected as noted in the minutes.

Finding #3

Motion by Bekkedahl, I move that a finding be made that the valuation of properties owned by employees of the Williams County Tax Equalization Office has been reviewed by the City of Williston Board of Equalization and find them proper as presented or corrected as noted in the minutes.

Finding #4

Motion by Bervig, I move that a finding be made that the overall Assessment Roll for the City of Williston for 2024 has been reviewed and find it proper as assessed or corrected as noted in the minutes.

Motion #1

Motion by Cymbaluk, seconded by Piesik I move, based on the proceeding findings and a thorough review of the Assessment Rolls and Statistical Reports, the City of Williston Board of

Equalization declare the City of Williston Assessments for 2024 Equalized as assessed or corrected as noted in the minutes.

AYE: Bekkedahl, Piesik, Cymbaluk, Bervig, Klug

NAY:

ABSENT:

CARRIES: 5-0

13. Adjourn Meeting at 8:46 pm

Motion by Cymbaluk, seconded by Bekkedahl to adjourn.

UNANIMOUS BY VOICE VOTE

Howard Klug, President
Board of City Commissioners

Hercules Cummings, Finance Director

621 42ND ST EAST, WILLISTON

Deed: NORTHGATE ICG LLC

Map Area: C-Apartments

Checks/Tags: O

Contract:

Route: 015-050-54F

Lister/Date: TG, 10/08/2013

CID#:

Tax Dist: 01-07-10

Review/Date: TG, 10/08/2013

DBA: NORTH GATE APARTMENTS

Plat Page: STERLING MANAGEMENT

Entry Status: Inspected

MLS: AAH

Subdiv: NORTH GATE SUB - CITY OF WILLISTON

Urban / Commercial

Legal: CITY OF WILLISTON | NORTH GATE SUB | L 2 B 2

Land

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Total (Rnd nearest \$10)
Acre X Rate						435,600.00	10.000			085 - Brown	\$272,250.00					\$0	
Subtotal						435,600.00	10.000					\$2,722,500	0%	0%	0%	\$0	\$2,722,500*
Acre X Rate						346,606.92	7.957			C-10.25	\$300,000.00					\$0	
Subtotal						346,606.92	7.957					\$2,387,100	0%	0%	0%	\$0	\$2,387,100*
Grand Total						782,206.92	17.957					\$5,109,600				\$0	\$5,109,600

Street

Utilities

Zoning

Land Use

Acre X Rate	None	None	Lowrise, Multifamily & Townhouse	Not Applicable
Acre X Rate	None	None	Lowrise, Multifamily & Townhouse	Not Applicable

Sales

Building Permits

Values

Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	Exempt Amount	Net Assmt	Pr Yr: 2024
02/15/2023	\$21,600,000	D000	903331	4/11/2022	22-000270	N	\$3,000,000	Roof	Land	\$5,109,600	\$0	\$0	\$5,109,600
04/16/2013	\$1,228,600	D021		9/23/2013		N	\$0	Misc	Dwlg		\$0	\$0	
				12/17/2012	NAPT-12-012	N	\$32,719,700	Com - New	Impr	\$20,456,610	\$0	\$0	\$20,456,610
									Total	\$25,566,210	\$0	\$0	\$25,566,210

Precomputed Structure		Verticals					Plumbing		
Occ. Code	702	Ftg & Fdtn						B	Ext
Occ. Descr.	Apartment	Exterior wall							
Price Code	702	Interior wall							
Price Descr.	Apartment	Pilasters							
Year Built	2015	Wall facing							
EFF Age/Yr	9/ 2015	Windows							
Depr. Table	7	Fronts/Doors							
Condition	NML	Horizontals							
Grade Mult.	1.950	Basement							
Phy-Depr.	14.00	Roof							
Description	B1, 9	Ceiling							
Style	Frame - Wood	Struct. Floor							
Stories	3	Floor Cover							
Grade	3	Partitions							
Base	9,539	Framing							
Basement	0	HVAC							
Basement Parking	No	Electrical							
1st Flr Inset Adj	-1,210	Sprinkler							
GBA	29827	Obsolescence							
Total Units	22	Functional:	External:	Other:					

Bldg / Addn	Description	Units	Base Value	Grade Mult	Replacement Cost new (rounded to \$1)	Year	Phys%	Fobs%	Eobs%	Other%	Ag. Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
1 of 16	Bldg O 702 — Apartment													
	Pre P 702 — Apartment	9,539	\$872,819											
	Uppers Adjustment	19,078	\$1,354,538											
	Sub Total		\$2,227,357	1.950	\$4,343,346	2015	14.00	0	0	0	0	\$3,735,278	1.000	\$0
	Commercial Building TOTAL													
	Income Adjustment											0% Use		

Precomputed Structure		Verticals					Plumbing		
Occ. Code	702	Ftg & Fdtn							
Occ. Descr.	Apartment	Exterior wall							
Price Code	702	Interior wall							
Price Descr.	Apartment	Pilasters							
Year Built	2015	Wall facing							
EFF Age/Yr	9/ 2015	Windows							
Depr. Table	7	Fronts/Doors							
Condition	NML	Horizontals							
Grade Mult.	1.950	Basement							
Phy-Depr.	14.00	Roof							
Description	B2, 5, 6, 8, 10, 12, 13	Ceiling							
Style	Frame - Wood	Struct. Floor							
Stories	3	Floor Cover							
Grade	3	Partitions							
Base	10,094	Framing							
Basement	0	HVAC							
Basement Parking	No	Electrical							
1st Flr Inset Adj	-1,210	Sprinkler							
GBA	31492	Obsolescence							
Total Units	22	Functional:							
		External:							
		Other:							

Bldg / Addn	Description	Units	Base Value	Grade Mult	Replacement Cost new (rounded to \$1)	Year	Phys%	Fobs%	Eobs%	Other%	Ag. Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
2 of 16	Bldg O 702 — Apartment													
	Pre P 702 — Apartment	10,094	\$917,885											
	Uppers Adjustment	20,188	\$1,433,348											
	Sub Total		\$2,351,233	1.950	\$4,584,904	2015	14.00	0	0	0	0	\$3,943,017	1.000	\$0
	Commercial Building TOTAL													
	Income Adjustment											0% Use		

Precomputed Structure		Verticals					Plumbing		
Occ. Code	702	Ftg & Fdtn						B	Ext
Occ. Descr.	Apartment	Exterior wall							
Price Code	702	Interior wall							
Price Descr.	Apartment	Pilasters							
Year Built	2015	Wall facing							
EFF Age/Yr	9/ 2015	Windows							
Depr. Table	7	Fronts/Doors							
Condition	NML	Horizontals							
Grade Mult.	1.950	Basement							
Phy-Depr.	14.00	Roof							
Description	B3, 4, 7, 11	Ceiling							
Style	Frame - Wood	Struct. Floor							
Stories	3	Floor Cover							
Grade	3	Partitions							
Base	9,260	Framing							
Basement	0	HVAC							
Basement Parking	No	Electrical							
1st Flr Inset Adj	-1,220	Sprinkler							
GBA	29000	Obsolescence							
Total Units	22	Functional:	External:	Other:					

Bldg / Addn	Description	Units	Base Value	Grade Mult	Replacement Cost new (rounded to \$1)	Year	Phys%	Fobs%	Eobs%	Other%	Ag. Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
3 of 16	Bldg O 702 — Apartment													
	Pre P 702 — Apartment	9,260	\$850,976											
	Uppers Adjustment	18,520	\$1,314,920											
	Sub Total		\$2,165,896	1.950	\$4,223,497	2015	14.00	0	0	0	0	\$3,632,207	1.000	\$0
	Commercial Building TOTAL													
	Income Adjustment											0% Use		

Precomputed Structure		Verticals					Plumbing		
Occ. Code	702	Ftg & Fdtn						B	Ext
Occ. Descr.	Apartment	Exterior wall							
Price Code	702	Interior wall							
Price Descr.	Apartment	Pilasters							
Year Built	2015	Wall facing							
EFF Age/Yr	9/ 2015	Windows							
Depr. Table	7	Fronts/Doors							
Condition	NML	Horizontals							
Grade Mult.	1.950	Basement							
Phy-Depr.	14.00	Roof							
Description	B4	Ceiling							
Style	Frame - Wood	Struct. Floor							
Stories	3	Floor Cover							
Grade	3	Partitions							
Base	9,260	Framing							
Basement	0	HVAC							
Basement Parking	No	Electrical							
1st Flr Inset Adj	-1,220	Sprinkler							
GBA	29000	Obsolescence							
Total Units	22	Functional:	External:	Other:					

Bldg / Addn	Description	Units	Base Value	Grade Mult	Replacement Cost new (rounded to \$1)	Year	Phys%	Fobs%	Eobs%	Other%	Ag. Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
4 of 16	Bldg O 702 — Apartment													
	Pre P 702 — Apartment	9,260	\$850,976											
	Uppers Adjustment	18,520	\$1,314,920											
	Sub Total		\$2,165,896	1.950	\$4,223,497	2015	14.00	0	0	0	0	\$3,632,207	1.000	\$0
	Commercial Building TOTAL													
	Income Adjustment											0% Use		

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Ftg & Fdtn							B	Ext
Occ. Descr.	Apartment	Exterior wall								
Price Code	702	Interior wall								
Price Descr.	Apartment	Pilasters								
Year Built	2015	Wall facing								
EFF Age/Yr	9/ 2015	Windows								
Depr. Table	7	Fronts/Doors								
Condition	NML	Horizontals								
Grade Mult.	1.950	Basement								
Phy-Depr.	14.00	Roof								
Description	B7	Ceiling								
Style	Frame - Wood	Struct. Floor								
Stories	3	Floor Cover								
Grade	3	Partitions								
Base	9,260	Framing								
Basement	0	HVAC								
Basement Parking	No	Electrical								
1st Flr Inset Adj	-1,220	Sprinkler								
GBA	29000	Obsolescence								
Total Units	22	Functional:								
		External:								
		Other:								

Bldg / Addn	Description	Units	Base Value	Grade Mult	Replacement Cost new (rounded to \$1)	Year	Phys%	Fobs%	Eobs%	Other%	Ag. Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
5 of 16	Bldg O 702 — Apartment													
	Pre P 702 — Apartment	9,260	\$850,976											
	Uppers Adjustment	18,520	\$1,314,920											
	Sub Total		\$2,165,896	1.950	\$4,223,497	2015	14.00	0	0	0	0	\$3,632,207	1.000	\$0
	Commercial Building TOTAL													
	Income Adjustment											0% Use		

Precomputed Structure		Verticals					Plumbing		
								B	Ext
Occ. Code	702	Ftg & Fdtn							
Occ. Descr.	Apartment	Exterior wall							
Price Code	702	Interior wall							
Price Descr.	Apartment	Pilasters							
		Wall facing							
		Windows							
Year Built	2015	Fronts/Doors							
EFF Age/Yr	9/ 2015								
Depr. Table	7	Horizontals							
Condition	NML	Basement							
Grade Mult.	1.950	Roof							
Phy-Depr.	14.00	Ceiling							
Description	B11	Struct. Floor							
Style	Frame - Wood	Floor Cover							
Stories	3	Partitions							
Grade	3	Framing							
Base	9,260	HVAC							
Basement	0	Electrical							
Basement Parking	No	Sprinkler							
1st Flr Inset Adj	0	Obsolescence							
GBA	27780								
Total Units	22	Functional:	External:	Other:					

Bldg / Addn	Description	Units	Base Value	Grade Mult	Replacement Cost new (rounded to \$1)	Year	Phys%	Fobs%	Eobs%	Other%	Ag. Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
6 of 16	Bldg O 702 — Apartment													
	Pre P 702 — Apartment	9,260	\$751,912											
	Uppers Adjustment	18,520	\$1,314,920											
	Sub Total		\$2,066,832	1.950	\$4,030,322	2015	14.00	0	0	0	0	\$3,466,077	1.000	\$0
	Commercial Building TOTAL													
	Income Adjustment											0% Use		

Precomputed Structure		Verticals					Plumbing		
Occ. Code	702	Fig & Fdtn							
Occ. Descr.	Apartment	Exterior wall							
Price Code	702	Interior wall							
Price Descr.	Apartment	Pilasters							
Year Built	2015	Wall facing							
EFF Age/Yr	9/ 2015	Windows							
Depr. Table	7	Fronts/Doors							
Condition	NML	Horizontals							
Grade Mult.	1.950	Basement							
Phy-Depr.	14.00	Roof							
Description	B2	Ceiling							
Style	Frame - Wood	Struct. Floor							
Stories	3	Floor Cover							
Grade	3	Partitions							
Base	10,094	Framing							
Basement	0	HVAC							
Basement Parking	No	Electrical							
1st Flr Inset Adj	0	Sprinkler							
GBA	30282	Obsolescence							
Total Units	24	Functional:	External:	Other:					

Bldg / Addn	Description	Units	Base Value	Grade Mult	Replacement Cost new (rounded to \$1)	Year	Phys%	Fobs%	Eobs%	Other%	Ag. Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
7 of 16	Bldg O 702 —Apartment													
	Pre P 702 —Apartment	10,094	\$819,633											
	Uppers Adjustment	20,188	\$1,433,348											
	Sub Total		\$2,252,981	1.950	\$4,393,313	2015	14.00	0	0	0	0	\$3,778,249	1.000	\$0
	Commercial Building TOTAL													
	Income Adjustment											0% Use		

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Ftg & Fdtn							B	Ext
Occ. Descr.	Apartment	Exterior wall								
Price Code	702	Interior wall								
Price Descr.	Apartment	Pilasters								
Year Built	2015	Wall facing								
EFF Age/Yr	9/ 2015	Windows								
Depr. Table	7	Fronts/Doors								
Condition	NML	Horizontals								
Grade Mult.	1.950	Basement								
Phy-Depr.	14.00	Roof								
Description	B5	Ceiling								
Style	Frame - Wood	Struct. Floor								
Stories	3	Floor Cover								
Grade	3	Partitions								
Base	10,094	Framing								
Basement	0	HVAC								
Basement Parking	No	Electrical								
1st Flr Inset Adj	0	Sprinkler								
GBA	30282	Obsolescence								
Total Units	24	Functional:	External:	Other:						

Bldg / Addn	Description	Units	Base Value	Grade Mult	Replacement Cost new (rounded to \$1)	Year	Phys%	Fobs%	Eobs%	Other%	Ag. Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
8 of 16	Bldg O 702 — Apartment													
	Pre P 702 — Apartment	10,094	\$819,633											
	Uppers Adjustment	20,188	\$1,433,348											
	Sub Total		\$2,252,981	1.950	\$4,393,313	2015	14.00	0	0	0	0	\$3,778,249	1.000	\$0
	Commercial Building TOTAL													
	Income Adjustment											0% Use		

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Ftg & Fdtn								
Occ. Descr.	Apartment	Exterior wall								
Price Code	702	Interior wall								
Price Descr.	Apartment	Pilasters								
		Wall facing								
		Windows								
Year Built	2015	Fronts/Doors								
EFF Age/Yr	9/ 2015									
Depr. Table	7	Horizontals								
Condition	NML	Basement								
Grade Mult.	1.950	Roof								
Phy-Depr.	14.00	Ceiling								
Description	B6	Struct. Floor								
Style	Frame - Wood	Floor Cover								
Stories	3	Partitions								
Grade	3	Framing								
Base	10,094	HVAC								
Basement	0	Electrical								
Basement Parking	No	Sprinkler								
1st Flr Inset Adj	0	Obsolescence								
GBA	30282									
Total Units	24									
		Functional:	External:	Other:						

Bldg / Addn	Description	Units	Base Value	Grade Mult	Replacement Cost new (rounded to \$1)	Year	Phys%	Fobs%	Eobs%	Other%	Ag. Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
9 of 16	Bldg O 702 — Apartment													
	Pre P 702 — Apartment	10,094	\$819,633											
	Uppers Adjustment	20,188	\$1,433,348											
	Sub Total		\$2,252,981	1.950	\$4,393,313	2015	14.00	0	0	0	0	\$3,778,249	1.000	\$0
	Commercial Building TOTAL													
	Income Adjustment											0% Use		

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Ftg & Fdtn							B	Ext
Occ. Descr.	Apartment	Exterior wall								
Price Code	702	Interior wall								
Price Descr.	Apartment	Pilasters								
Year Built	2015	Wall facing								
EFF Age/Yr	9/ 2015	Windows								
Depr. Table	7	Fronts/Doors								
Condition	NML	Horizontals								
Grade Mult.	1.950	Basement								
Phy-Depr.	14.00	Roof								
Description	B8	Ceiling								
Style	Frame - Wood	Struct. Floor								
Stories	3	Floor Cover								
Grade	3	Partitions								
Base	10,094	Framing								
Basement	0	HVAC								
Basement Parking	No	Electrical								
1st Flr Inset Adj	0	Sprinkler								
GBA	30282	Obsolescence								
Total Units	24	Functional:								
		External:								
		Other:								

Bldg / Addn	Description	Units	Base Value	Grade Mult	Replacement Cost new (rounded to \$1)	Year	Phys%	Fobs%	Eobs%	Other%	Ag. Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
10 of 16	Bldg O 702 — Apartment													
	Pre P 702 — Apartment	10,094	\$819,633											
	Uppers Adjustment	20,188	\$1,433,348											
	Sub Total		\$2,252,981	1.950	\$4,393,313	2015	14.00	0	0	0	0	\$3,778,249	1.000	\$0
	Commercial Building TOTAL													
	Income Adjustment											0% Use		

Precomputed Structure		Verticals					Plumbing			
Occ. Code	702	Ftg & Fdtn								
Occ. Descr.	Apartment	Exterior wall								
Price Code	702	Interior wall								
Price Descr.	Apartment	Pilasters								
		Wall facing								
		Windows								
Year Built	2015	Fronts/Doors								
EFF Age/Yr	9/ 2015									
Depr. Table	7	Horizontals								
Condition	NML	Basement								
Grade Mult.	1.950	Roof								
Phy-Depr.	14.00	Ceiling								
Description	B10	Struct. Floor								
Style	Frame - Wood	Floor Cover								
Stories	3	Partitions								
Grade	3	Framing								
Base	10,094	HVAC								
Basement	0	Electrical								
Basement Parking	No	Sprinkler								
1st Flr Inset Adj	0	Obsolescence								
GBA	30282									
Total Units	24	Functional:	External:	Other:						

Bldg / Addn	Description	Units	Base Value	Grade Mult	Replacement Cost new (rounded to \$1)	Year	Phys%	Fobs%	Eobs%	Other%	Ag. Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
11 of 16	Bldg O 702 — Apartment													
	Pre P 702 — Apartment	10,094	\$819,633											
	Uppers Adjustment	20,188	\$1,433,348											
	Sub Total		\$2,252,981	1.950	\$4,393,313	2015	14.00	0	0	0	0	\$3,778,249	1.000	\$0
	Commercial Building TOTAL													
	Income Adjustment											0% Use		

Precomputed Structure		Verticals					Plumbing		
								B	Ext
Occ. Code	702	Ftg & Fdtn							
Occ. Descr.	Apartment	Exterior wall							
Price Code	702	Interior wall							
Price Descr.	Apartment	Pilasters							
		Wall facing							
		Windows							
Year Built	2015	Fronts/Doors							
EFF Age/Yr	9/ 2015								
Depr. Table	7	Horizontals							
Condition	NML	Basement							
Grade Mult.	1.950	Roof							
Phy-Depr.	14.00	Ceiling							
Description	B12	Struct. Floor							
Style	Frame - Wood	Floor Cover							
Stories	3	Partitions							
Grade	3	Framing							
Base	10,094	HVAC							
Basement	0	Electrical							
Basement Parking	No	Sprinkler							
1st Flr Inset Adj	0	Obsolescence							
GBA	30282								
Total Units	24								
		Functional:	External:	Other:					

Adjustments		

Bldg / Addn	Description	Units	Base Value	Grade Mult	Replacement Cost new (rounded to \$1)	Year	Phys%	Fobs%	Eobs%	Other%	Ag. Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
12 of 16	Bldg O 702 — Apartment													
	Pre P 702 — Apartment	10,094	\$819,633											
	Uppers Adjustment	20,188	\$1,433,348											
	Sub Total		\$2,252,981	1.950	\$4,393,313	2015	14.00	0	0	0	0	\$3,778,249	1.000	\$0
	Commercial Building TOTAL													
	Income Adjustment											0% Use		

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Ftg & Fdtn								
Occ. Descr.	Apartment	Exterior wall								
Price Code	702	Interior wall								
Price Descr.	Apartment	Pilasters								
Year Built	2015	Wall facing								
EFF Age/Yr	9/ 2015	Windows								
Depr. Table	7	Fronts/Doors								
Condition	NML	Horizontals								
Grade Mult.	1.950	Basement								
Phy-Depr.	14.00	Roof								
Description	B13	Ceiling								
Style	Frame - Wood	Struct. Floor								
Stories	3	Floor Cover								
Grade	3	Partitions								
Base	10,094	Framing								
Basement	0	HVAC								
Basement Parking	No	Electrical								
1st Flr Inset Adj	0	Sprinkler								
GBA	30282	Obsolescence								
Total Units	24	Functional:	External:	Other:						

Bldg / Addn	Description	Units	Base Value	Grade Mult	Replacement Cost new (rounded to \$1)	Year	Phys%	Fobs%	Eobs%	Other%	Ag. Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
13 of 16	Bldg O 702 —Apartment													
	Pre P 702 —Apartment	10,094	\$819,633											
	Uppers Adjustment	20,188	\$1,433,348											
	Sub Total		\$2,252,981	1.950	\$4,393,313	2015	14.00	0	0	0	0	\$3,778,249	1.000	\$0
	Commercial Building TOTAL													
	Income Adjustment											0% Use		

Precomputed Structure		Verticals						Plumbing		
Occ. Code	305	Ftg & Fdtn								
Occ. Descr.	Clubhouse	Exterior wall								
Price Code	305	Interior wall								
Price Descr.	Clubhouse	Pilasters								
Year Built	2015	Wall facing								
EFF Age/Yr	9/ 2015	Windows								
Depr. Table	2	Fronts/Doors								
Condition	NML	Horizontals								
Grade Mult.	1.950	Basement								
Phy-Depr.	14.00	Roof								
Description	Clubhouse	Ceiling								
Style	Frame - Wood	Struct. Floor								
Stories	1	Floor Cover								
Grade	3	Partitions								
Base	5,419	Framing								
Basement	0	HVAC								
1st Flr Inset Adj	0	Electrical								
GBA	5419	Sprinkler								
		Obsolescence								
		Functional:	External:	Other:						

Adjustments

Bldg / Addn	Description	Units	Base Value	Grade Mult	Replacement Cost new (rounded to \$1)	Year	Phys%	Fobs%	Eobs%	Other%	Ag. Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
14 of 16	Bldg O 305 —Clubhouse													
	Pre P 305 —Clubhouse	5,419	\$560,325											
	Sub Total		\$560,325	1.950	\$1,092,634	2015	14.00	0	0	0	0	\$939,665	1.000	\$0
1 of 2	Ex Fireplace (Commercial) 1 Story Gas (Double Sided)	1	\$6,400	1.950	\$12,480	2015	14.00	0	0	0		\$10,733	1.000	\$10,730
2 of 2	Ex Canopy 395 SF, Concrete, Average Pricing	1	\$10,665	1.950	\$20,797	2015	14.00	0	0	0		\$17,885	1.000	\$17,890
	Commercial Building TOTAL													
	Income Adjustment											0% Use		

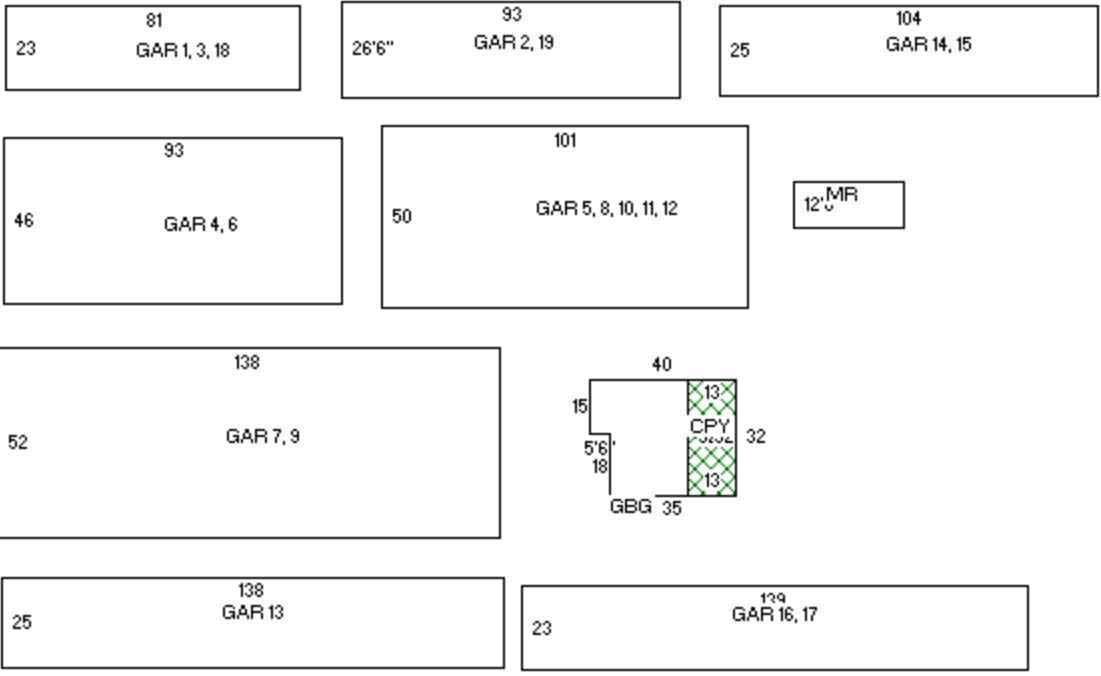
Precomputed Structure		Verticals					Plumbing		
Occ. Code	705	Ftg & Fdtn							
Occ. Descr.	Hotel / Motel Common Facilities	Exterior wall							
Price Code	705	Interior wall							
Price Descr.	Hotel / Motel Common Facilities	Pilasters							
Year Built	2015	Wall facing							
EFF Age/Yr	9/ 2015	Windows							
Depr. Table	7	Fronts/Doors							
Condition	NML	Horizontals							
Grade Mult.	1.280	Basement							
Phy-Depr.	14.00	Roof							
Description	Mail Room	Ceiling							
Style	Frame - Wood	Struct. Floor							
Stories	1	Floor Cover							
Grade	5	Partitions							
Base	375	Framing							
Basement	0	HVAC							
Basement Parking	No	Electrical							
1st Flr Inset Adj	0	Sprinkler							
GBA	375	Obsolescence							
		Functional:	External:	Other:					

Bldg / Addn	Description	Units	Base Value	Grade Mult	Replacement Cost new (rounded to \$1)	Year	Phys%	Fobs%	Eobs%	Other%	Ag. Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
15 of 16	Bldg O 705 —Hotel / Motel Common Facilities													
	Pre P 705 —Hotel / Motel Common Facilities	375	\$46,763											
	Sub Total		\$46,763	1.280	\$59,857	2015	14.00	0	0	0	0	\$51,477	1.000	\$0
	Commercial Building TOTAL													
	Income Adjustment											0% Use		

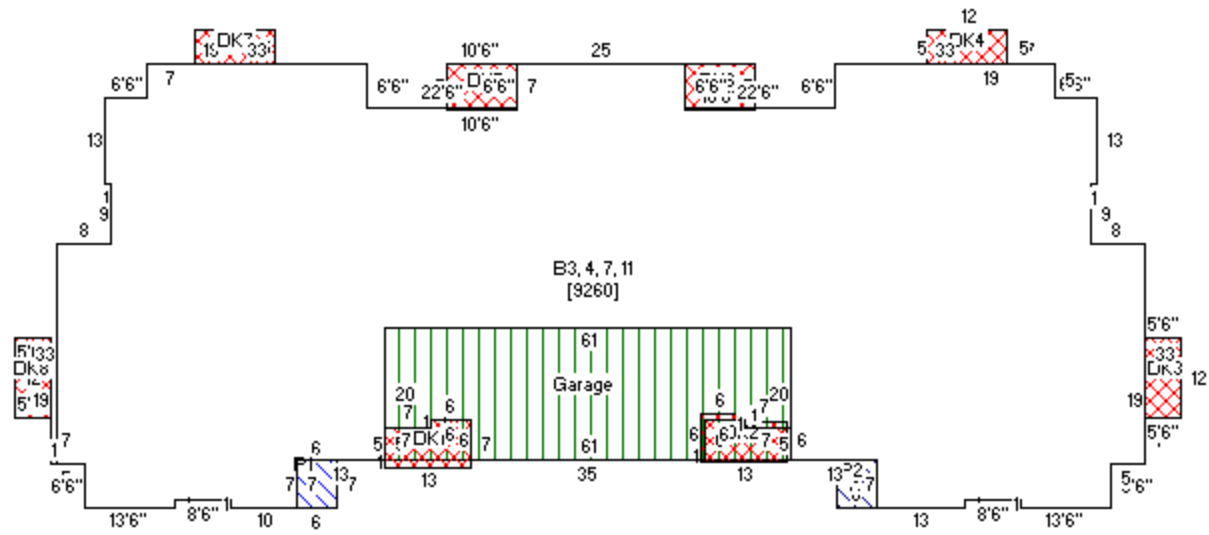
Precomputed Structure		Verticals					Plumbing		
Occ. Code	705	Ftg & Fdtn							
Occ. Descr.	Hotel / Motel Common Facilities	Exterior wall							
Price Code	705	Interior wall							
Price Descr.	Hotel / Motel Common Facilities	Pilasters							
Year Built	2015	Wall facing							
EFF Age/Yr	9/ 2015	Windows							
Depr. Table	7	Fronts/Doors							
Condition	NML	Horizontals							
Grade Mult.	1.950	Basement							
Phy-Depr.	14.00	Roof							
Description	MAINTENANCE	Ceiling							
Style	Frame - Wood	Struct. Floor							
Stories	1	Floor Cover							
Grade	3	Partitions							
Base	1,481	Framing							
Basement	0	HVAC							
Basement Parking	No	Electrical							
1st Flr Inset Adj	0	Sprinkler							
GBA	1481	Obsolescence							
		Functional:	External:	Other:					

Bldg / Addn	Description	Units	Base Value	Grade Mult	Replacement Cost new (rounded to \$1)	Year	Phys%	Fobs%	Eobs%	Other%	Ag. Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
16 of 16	Bldg O 705 —Hotel / Motel Common Facilities													
	Pre P 705 —Hotel / Motel Common Facilities	1,481	\$170,315											
	Sub Total		\$170,315	1.950	\$332,114	2015	14.00	0	0	0	0	\$285,618	1.000	\$0
	Commercial Building TOTAL													
	Income Adjustment											0% Use		

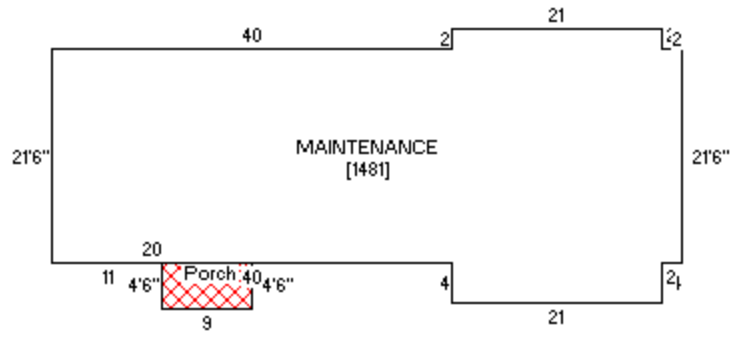
Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2024		Appr	Urban	Comm	\$5,109,600	\$0	\$20,456,610	\$0	\$25,566,210
2023	AFTER LOCAL	Appr	Urban	Comm	\$5,109,600	\$0	\$11,812,570	\$0	\$16,922,170
2022	AFTER LOCAL	Appr	Urban	Comm	\$5,109,600	\$0	\$12,509,460	\$0	\$17,619,060
2021		Appr	Urban	Comm	\$5,109,600	\$0	\$8,623,150	\$0	\$13,732,750
2020	FINAL AFTER COUNTY BOE	Appr	Urban	Comm	\$5,387,100	\$0	\$24,159,000	\$0	\$29,546,100
2019	FINAL VALUE PRIOR TO CBOE	Appr	Urban	Comm	\$5,387,100	\$0	\$21,533,500	\$0	\$26,920,600
2018		Appr	Urban	Comm	\$5,387,100	\$0	\$11,822,100	\$0	\$17,209,200
2017	CAMA VALUES - USED FOR CITIES, MISSOU	Appr	Urban	Comm	\$5,387,100	\$0	\$20,710,700	\$0	\$26,097,800
2016		Appr	Urban	Comm	\$5,387,100	\$0	\$34,688,600	\$0	\$40,075,700
2015	COUNTY COMMERCIAL, WILLISTON TWP, 1	Appr	Urban	Comm	\$724,000	\$0	\$0	\$0	\$724,000
2014	USED CAMA FOR ALL WILLISTON & ALL CC	Appr	Urban	Comm	\$724,000	\$0	\$0	\$0	\$724,000



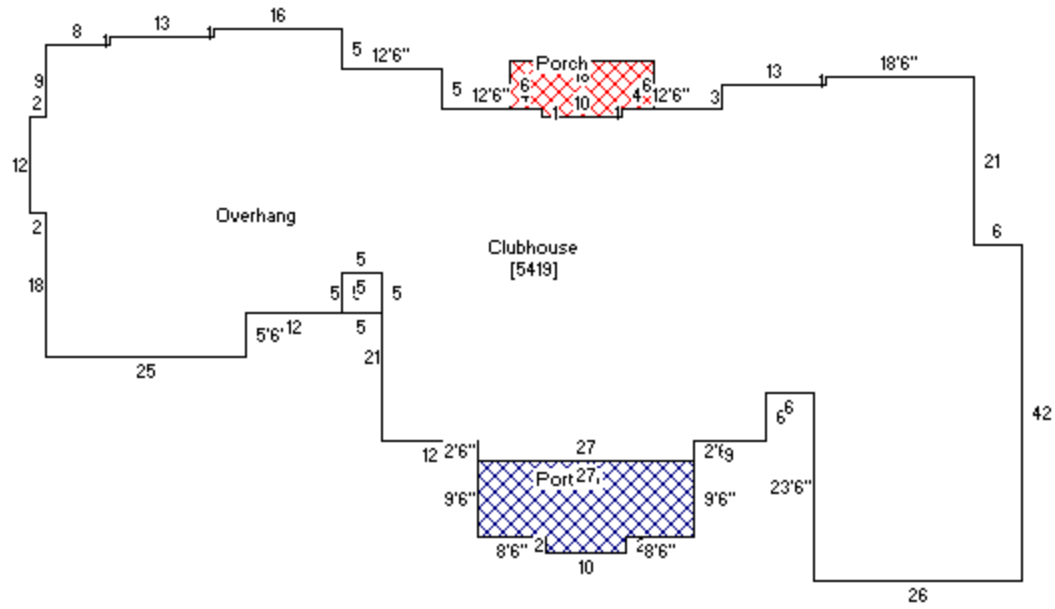
Sketch 1 of 7



Sketch 3 of 7



Sketch 4 of 7



Sketch 6 of 7



Photo 4 of 58 07/13/2020



Photo 5 of 58 07/13/2020



Photo 6 of 58 07/13/2020



Photo 7 of 58 07/13/2020



Photo 8 of 58 07/13/2020

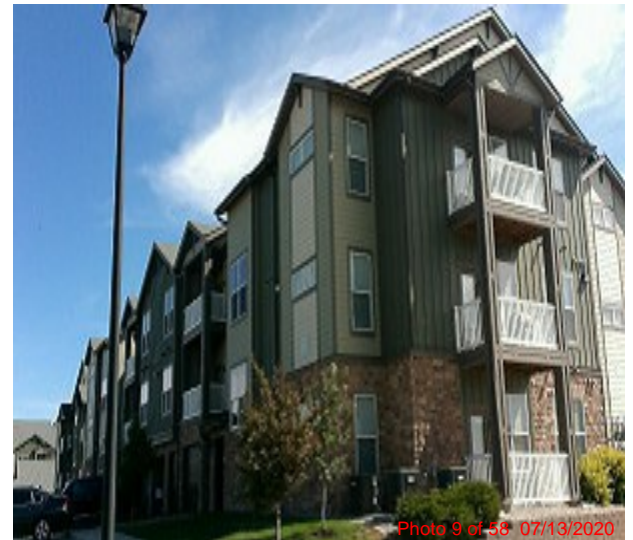


Photo 9 of 58 07/13/2020



Photo 10 of 58 07/13/2020



Photo 11 of 58 07/13/2020



Photo 12 of 58 07/13/2020



Photo 13 of 58 07/08/2015

Clubhouse



Photo 14 of 58 07/09/2015

Clubhouse



Photo 15 of 58 07/08/2015

Building 1 Front



Photo 16 of 58 07/08/2015

Building 1 Street Side



Photo 17 of 58 07/08/2015

Building 2



Photo 18 of 58 07/08/2015

Building 3



Photo 19 of 58 07/14/2015

Building 4



Photo 20 of 58 07/14/2015

Building 5



Photo 21 of 58 07/14/2015

Building 6



Building 6, 7



Building 7



Building 8



Building 9



Building 10



Building 11 from the patio



Photo 28 of 58 07/14/2015

Building 12



Photo 29 of 58 07/14/2015

Building 13



Photo 30 of 58 07/14/2015

Clubhouse/Patio



Photo 31 of 58 07/08/2015

Mail Room



Photo 32 of 58 07/14/2015

Maintenance Building



Photo 33 of 58 07/14/2015

Maintenance Building



Photo 34 of 58 07/14/2015

Patio/fireplace/grill area



Photo 35 of 58 07/08/2015

Garage 1



Photo 36 of 58 07/14/2015

Garage 4



Photo 37 of 58 07/14/2015

Garage 4, 5, 6



Photo 38 of 58 07/14/2015

Garage 5, 6



Photo 39 of 58 07/14/2015

Garage 7



Photo 40 of 58 07/14/2015

Garage 10



Photo 41 of 58 07/14/2015

Garage 11



Photo 42 of 58 07/14/2015

Garage 12



Photo 43 of 58 07/14/2015

Garage 11, 12



Photo 44 of 58 07/14/2015

Garage 12



Photo 45 of 58 07/14/2015

Garage 13



Photo 46 of 58 07/14/2015

Garage 14



Photo 47 of 58 07/14/2015

Garage 15



Photo 48 of 58 07/14/2015

Garage 16



Photo 49 of 58 07/14/2015

Garage 17



Photo 50 of 58 07/14/2015

Garage 18



Photo 51 of 58 07/14/2015

Garage 19



Photo 52 of 58 07/08/2015

Garbage



Photo 53 of 58 07/14/2015

Electrical Outlets near parking area

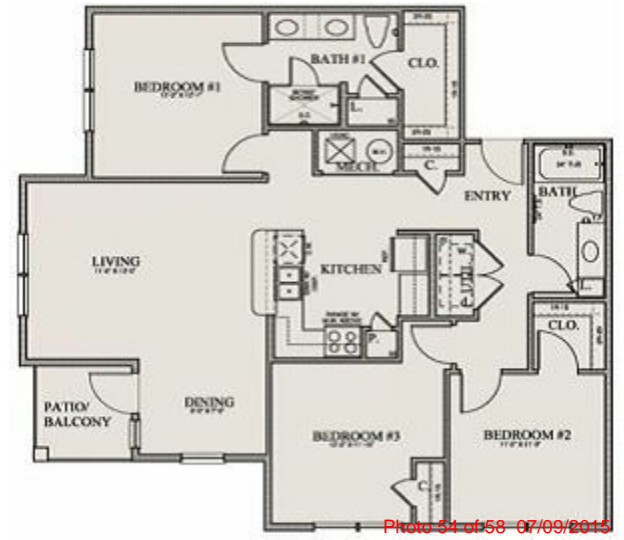


Photo 54 of 58 07/09/2015

3 Bedroom 2 Bath



Photo 55 of 58 07/08/2015

2 Bedroom 2 Bath

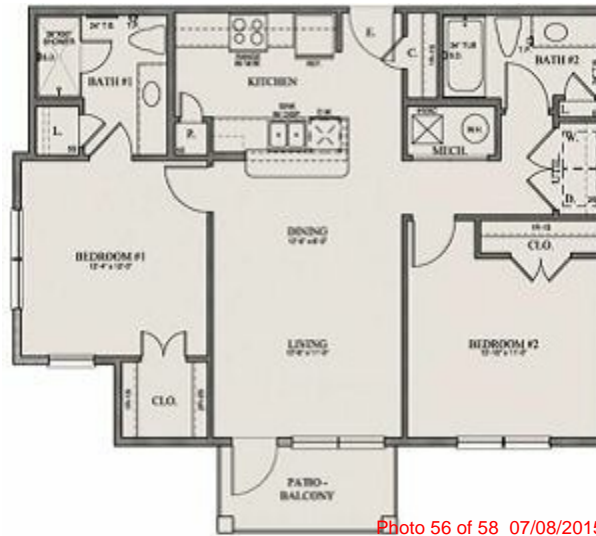


Photo 56 of 58 07/08/2015

2 Bedroom 2 Bath

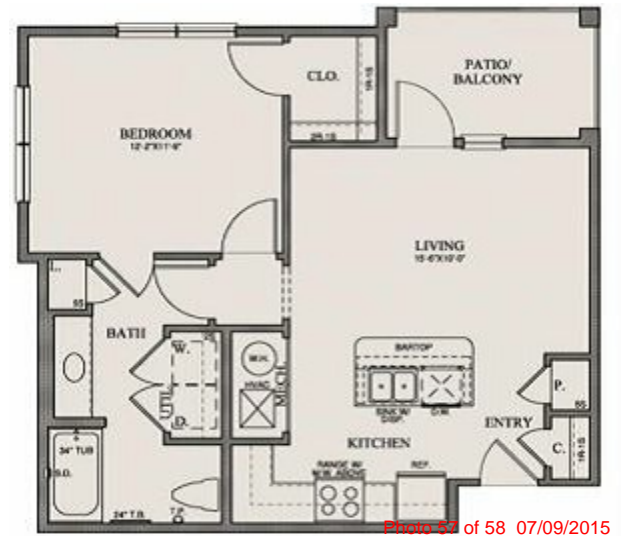


Photo 57 of 58 07/09/2015

1 Bedroom 1 Bath



Photo 58 of 58 - 07/09/2019

1 Bedroom 1 Bath

Notes:

Note Title: 2019 City BOE
 Office of Tax Equalization
 P.O. Box 2047
 206 East Broadway
 Williston, ND 58802-2047
 701-577-4555
 Fax# 701-577-4559
 www.williamsnd.com

April 25, 2019

S&B WILLISTON PROPERTIES
 39000 EDISON LAKES PKY 201
 MISHAWAKA, IN 46545-3442

Parcel ID #: 01-457-00-00-02-010 01-457-00-00-02-020
 Legal Description: NORTH GATE SUB L 1 B 2, L 2 B 2
 True & Full Value: -02-010: \$581,400 02-020: \$26,920,600

S&B WILLISTON PROPERTIES:

Your Concerns regarding the above noted property were considered by the City of Williston Board of Equalization. We are writing to inform you that after review of the issue the board has decided to leave your property as assessed, based on the information currently available.

Notes:

If you do not agree with the action taken, you may attend the Williams County Board of Equalization meeting and voice your concerns there. The Williams County Equalization meeting is on June 4th at 1:00 PM in the Williams County Commission room.

If you have further questions, please feel free to contact us at the above number.

Thank you,

Kristi Gutierrez
City of Williston Assessor

Note Title: VAI

VAI 09/23/2013 - SPLIT 01-798-54-01-01-240, -250 & -260 TO NORTH GATE SUB PARCELS 01-457-00-00-01-010, -02-010 & -02-020 PER DARCY.

VAI 10/08/2013 - IN THE PROCESS OF DEVELOPMENT. VALUED AT INDUSTRIAL PARK LAND FOR NOW BUT WILL NEED TO BE REVALUED WHEN DEVELOPMENT IS COMPLETE.

Note Title: 2014

HAS 1.2 AC COMMERCIAL IN 2013
CHECK TO SEE IF REST FITS COMMERCIAL GUIDELINES FOR 2014

Note Title: 2019 COUNTY BOE LETTER

June 5, 2019

IP S&B WILLISTON PROPERTIES I 3900 EDISON LAKES PKY 201 MISHAWAKA, IN 46545-3442

Parcel ID #: 01-457-00-00-02-020 & 01-457-00-00-02-010
Legal Description: NORTH GATE SUB L 1 & 2 B 2
True & Full Value:
02-020 = \$26,920,600
02-010 = \$581,400

Your Concerns regarding the above noted property were considered by the Williams County Board of Equalization. We are writing to inform you that after review of the issue the board has decided to leave your property as assessed, based on the information currently available.

If you have further questions, please feel free to contact us at the above number.

Thank you,

Kristi Gutierrez
Williams County Assessor

Notes:

Note Title: INSPECTION NOTES

FIELD CHECKED 7/17/2020, PARCEL IS THE NORTH GATE APARTMENTS, THE UNITS ARE IN GOOD CONDITION WITH REGULAR MAINTAINANCE AND GOOD CONSTRUCTION. EACH UNIT APPEARS TO HAVE ITS OWN GAS AND ELECTRIC METER, THERE ARE SOME TUCK UNDER GARAGES (4) PER BLDG, THERE IS A BUILDING ON THIS PARCEL THAT WAS LISTED AS A SINGLE FAMILY RESIDENCE, IT IS ACTUALLY A MAINTENANCE BUILDING, THERE IS NO LIVING SPACE HERE, JUST GARAGES FOR EQUIPMENT, AND THE REST IS WORKSHOP AND MATERIALS/STORAGE CHANGED TO HOTEL/MOTEL COMMON FACILITIES. ALL A/C IS CENTRAL, EACH UNIT HAS A BALCONY OR A PATIO, THERE IS ON SITE MAINTAINANCE AND MANAGEMENT AND A CLUB HOUSE. NO VALUE CHANGE DUE TO INCOME APPROACH, NO OTHER CHANGES, KLG

Note Title: 2018 ABATEMENT

ABATEMENT FILED FOR 2020 BY DAVID TIBALLS OF FREDRICKSON AND BYRON,

REQUEST STATES:

	2018 IS:	2018 SHOULD BE:
LAND:	\$5,387,100	\$4,650,000
IMPS:	\$11,822,100	\$10,350,000
TOTAL	\$17,209,200	\$15,000,000

DIFFERENCE OF \$2,209,200 IS DUE TO RESIDENTIAL OR COMMERCIAL PROPERTY'S TRUE AND FULL VALUE EXCEEDS THE MARKET VALUE.

APPLICANT ASKS THAT: THE ASSESSMENT, WHICH PRESENTLY EXCEEDS THE TRUE AND FULL VALUE OF THE SUBJECT PROPERTY, BE REDUCED TO THE ACTUAL TRUE AND FULL MARKET VALUE OF THE PROPERTY AS ESTIMATED BY THE TAXPAYER.

THE ABATEMENT WAS DENIED 2/2/2021, KLG

Permit Details:

Permit Date Tagged	Reason	Number	Amount	Comments
4/11/2022 No	Roof	22-000270	\$3,000,000 1/1/2022	REROOF ALL 35 BUILDINGS
9/23/2013 No	Misc		\$0 1/1/2014	NEW PARCEL AFTER SPLIT
12/17/2012 No	Com - New	NAPT-12-0123	\$32,719,700 1/1/2016	300 UNIT APARTMENT COMPLEX (13 BUILDINGS) WITH CLUBHOUSE AND DETACHED GARAGES

Check Tag Details:

Priority Status	Category Date / Assigned To	Type User	Comments
Normal No	Review 01/01/2016	None TIFF District 10	
Normal Yes	Parcel 01/01/2024 / KG	Office APARTMENTS	

Junior PC Map Layers

-] City / Town
-] Physical Addresses
-] Roads
-] City Limits
-] Townships
-] Sections
-] Quarter Quarters
-] Blocks
-] Lots
-] Parcels
-] Mobile Home Parcels (W
-] Subdivisions
-] ZONING LAYERS
-] DISTRICT LAYERS
-] OIL & GAS
-] WORKFORCE LODGING
-] WATER DEPOT/PERMITS
-] Right of Way (ROW)
-] STATE/GOV LANDS
-] WATER BODIES
-] Williams County Bounda
-] 2014 Aerial Imagery



Income Statement

[2023] Apartment

NOI	Market Value	Multi Parcel	Subtract Land	Mkt Less Land	% of Use	Total Choice	Total Value Private
\$2,487,592	\$25,566,210	NO	YES	\$20,456,610	100%	By Class	\$20,456,610 Y

Comment

INCOME	REPORTED		RECONSTRUCTED		
	# Units	SF/Unit	Monthly Rate	Rate Type	Annual Total
Studio			\$693.28	A Unit	\$0
1 Bedroom	100		\$988.17	AAH Unit	\$1,185,804
2 Bedroom	160		\$1,244.00	AAH Unit	\$2,388,480
3 Bedroom	40		\$1,510.69	AAH Unit	\$725,131
4 Bedroom			\$1,229.85	A Unit	\$0
					\$4,299,415
Less Vacancy & Collection Loss			11.12%	A GPI	(\$478,095)
Other Income			7.54%	A GPI	\$324,176
					\$4,145,496

EXPENSE	Rate	Rate Type	Annual Total
Management Contract Fee	3.71%	A EGI	\$153,798
Leasing/Office Expense	0.81%	A EGI	\$33,579
Salaries	8.22%	A EGI	\$340,760
Utilities	11.10%	A EGI	\$460,150
Maintenance	5.06%	A EGI	\$209,762
Landscaping/Lawn Care	2.78%	A EGI	\$115,245
Elevator	0.00%	L EGI	\$0
Insurance	3.58%	A EGI	\$148,409
Parking Lots/Snow Removal	1.28%	A EGI	\$53,062
Advertising	0.29%	A EGI	\$12,022
Legal/Accounting	0.62%	A EGI	\$25,702
Pool Maint.	0.00%	L EGI	\$0
Miscellaneous	0.01%	A EGI	\$415
Reserv. For Replac. - Per Unit	\$350.00	A Unit	\$105,000
			\$1,657,904

Net Operating Income (NOI)			\$2,487,592
Capitalization Rate	Average	8.76%	
Eff Tax Rate	Williston-1B	0.97%	
Total Capitalization Rate			9.73%
Market Value			\$25,566,210
Market Value (Rounded)			\$20,456,610