

Staff Report for 2025 State Board of Equalization

File No.: 2025-CASS-FARGO-NETREIT FARGO, LLC - 300 NP AVE N

Prepared By: PROPERTY TAX DIVISION

County or City: CITY OF FARGO

Appellant: NETREIT 300 NP, LLC

Type of Appeal: COMMERCIAL VALUE

Appeal Issue: NetREIT 300 NP, LLC represented by Jennifer Carruth, Property Tax Resources, LLC, is appealing the commercial value of \$3,762,600 on parcel 01-2150-00101-020 located at 300 Northern Pacific Ave N Unit C1, Fargo, ND.

Analysis: The Cass County Board of Equalization approved a 2025 true and full value of \$3,762,600, of which \$3,514,600 is attributable to the improvements and \$248,000 is attributable to the land.

Property Tax Division staff completed an onsite inspection on Tuesday, September 2, 2025, with Cole Foss. Staff also visited with Cass County Director of Tax Equalization, Matthew Stranger, and City of Fargo Assessor, Michael Splonskowski.

300 Northern Pacific Ave N, constructed in 1921, is a three story office and residential condominium complex with underground parking and storage space. Unit C1, owned by NetREIT 300 NP LLC, is being appealed and consists of floor one and most of floor two, as well as the underground parking and storage space.

The income approach to value was considered for this appeal. The estimated true and full value is \$4,562,000 with \$4,314,000 attributable to improvements and \$248,000 attributable to land, which is higher than the county approved true and full value of \$3,762,600.

The cost approach to value was 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 true and full value of \$5,070,000 with \$4,822,000 attributable to the improvements and \$248,000 attributable to the land, which is higher than the county approved value of \$3,762,600.

The sales approach to value was considered for this appeal. The sales approach to value was used to compare similar properties to the subject property. The average improvement value of the comparable properties is \$117.23 per square foot for improvements and \$40.98 per square foot for land. Using these per square foot values and applying them to the subject property indicates a true and full value of \$3,831,159 with \$3,154,227 attributable to the improvements and \$676,932 attributable to the land, which is higher than the county approved value of \$3,762,600.

Upon review of all information submitted by the appellant, the City of Fargo, and Cass County, the three approaches to value were weighted for an estimated improvement value of \$4,194,843, a land value of \$248,000 and a true and full value of \$4,442,843 which is higher than the county approved true and full value of \$3,762,600. The difference is an opinion of value and could fluctuate depending on how the market is viewed and does not warrant a change.

Summary of Findings: The Cass County Board of Equalization approved a 2025 true and full value of \$3,762,600 on this 1921 mixed use building. The three approaches to value indicate a value of \$4,442,843, which is higher than the county approved value of \$3,762,600. The difference is an opinion of value and could fluctuate depending on how the market is viewed and does not warrant a change.

Proposal for Board Review: No action required.
