

# City of Minot

Assessor's Office

DATE: 12/5/2018

TO: Lance Lang, Principal Planner

FROM: Kevin Ternes, City Assessor



REFERENCE: Renaissance Zone Prospective Project located at 18 2<sup>nd</sup> St NE, application by Chad Thompson, DBA as Norsk Brothers, Revised Letter to Replace letter for same property dated 7/28/2014

We have been asked to provide some property tax information on the current and estimated future assessment of a warehouse building at 18 2<sup>nd</sup> ST NE. The 2018 True and Full assessment is \$406,000. The building assessment portion is \$368,000 and the estimated taxes on the building amount for 2018 are \$6,500.

If the project to renovate and convert the warehouse to office/retail were approved under the renaissance zone, the estimated True and Full Value on the building after the 5 year exemption was completed would be approximately \$1,000,000. The estimated taxes on this amount for the building would be about \$18,500 per year after the exemption period. If the renaissance application would be approved, approximately \$32,500 would not be collected over 5 years, but this would be recovered in less than 2 years at the new assessment.

Please remember it is difficult to project values and tax rates into the future and if the building completed becomes more office than retail, or more retail then office these estimates could change. In addition, I have not given any value for finished basement space in this letter.

We are available for further questions.