



TO: Mayor Shaun Sipma
Members of the City Council

FROM: Kevin Ternes, Minot City Assessor

DATE: 11/26/2019

SUBJECT: 2017 ABATEMENT REQUEST FOR OFFICE BUILDING AT 2505 16TH ST SW, MI 35 E82 000 0020

I. RECOMMENDED ACTION

The City Assessor recommends denial of the abatement request in its entirety for the above property.

II. DEPARTMENT CONTACT PERSONS

City Assessor, Kevin Ternes, 701-857-4160
kevin.ternes@minotnd.org

III. DESCRIPTION

A. Background

Property owners have the right to appeal their assessment through the form of an abatement per NDCC 57-23-04. This abatement is for an office building that was owned by IRET as of February 1, 2017 but sold in October of 2018 to Easter Seals. The Assessor recommends denial of the applications based on the following reasons:

1. Currently there has been no support for the applicant's request included with the abatement application.
2. A brief review of the subject under appeal indicates the property was assessed with the same model used for all other office buildings. There is no indication the size or building characteristics are listed inaccurately.
3. The City Assessor has asked for an appointment to be made to physically review the property prior to November 26th with the owner's representative. To date at the time of this memo, no contact has been established or made with our office to provide the opportunity for the inspections per NDCC 57-23-05.1.
4. It is the Assessor's position the office building's assessment at the time of 2017 based on data available at that time was a reasonable estimate considering the cost, sales, and income considerations.

IV. IMPACT:

Any financial impact for the city or other governing body should not be considered in the deliberation of the 2017 assessment of the parcels attached to this memo as the issue is whether the assessment was fair, equitable, and a reasonable estimate of the True and Full Value as defined by NDCC, 57-02-0.15 "*True and full value*" means the value determined by considering the earning or productive capacity, if any,

the market value, if any, and all other matters that affect the actual value of the property to be assessed..... and 57-02-11.1 All real property subject to taxation must be listed and assessed every year with reference to its value, on February first of that year.

V. TIME CONSTRAINTS

At the time of the writing of this memo, no information in support of the abatement had been received from the applicant, nor was an appointment made to inspect the property under abatement request although it was asked for by the City Assessor's Office. This application had been received on the final day of the deadline for filing an abatement for the 2017 tax year.

The deadline for notifying the applicant of their hearing was met and the date of the hearing was held within the deadline based on NDCC 57-23-04. The Council recommendation will go forward to the Ward County Commission for their final action.

VI. LIST OF ATTACHMENTS
Abatement documentation