

City of Minot

Assessor's Office

Received
Log 980
Abatement
2-12-18

2/15/2018

mailed
2-20-18

Michael Schiele
3200 15th St SE
Minot, ND 58701

I have received your application for the 2017 abatement or refund of taxes for the property located at 3200 15th St SE, Minot ND, also known as Lot 4, Block 6, Woodside Addition, Minot, ND. The Assessor's Parcel number at the time of the 2017 assessment was MI 31 B31 060 0040. Pursuant to NDCC Chapter 57-23-06, I am notifying you of a hearing date to be held by the Minot City Council Committee of the Whole to consider your request. That date will be **March 27th, 2018, at 4:15 PM** in the City Hall Council Chambers located at 515 2nd Ave SW, Minot ND. This committee will make a recommendation to the full city council to either recommend approval, partial denial, or denial in full at the regular Minot City Council meeting on Monday, **April 2nd, 2018, at 6:30 PM**. During both meetings, you will have an opportunity to give public testimony and present information to support the merits of your request. The assessor will also be there to explain the assessment and answer any questions. The council's recommendation to approve or deny will then go forward to the Ward County Commission for final disposition.

The Ward County Commission will approve or deny your request partially or in total which will meet at a time designated by the Ward County Tax Director at the Ward County Courthouse sometime **after** April 2nd, 2018 at a meeting designated by the Ward County Tax Director. You will be allowed to give public testimony on the merits of your request at this county meeting.

By filing an application for this abatement, NDCC 57-23-05.1 states you are consenting to an inspection of the property listed in the abatement application by an authorized assessment official. One of our appraisers will contact you to schedule an appointment for an onsite review of interior and exterior of the property.

If you have any questions, please contact me at 701-857-4160.

Kevin Ternes, CAE
City Assessor
Minot ND
kevin.ternes@minotnd.org



and

David Lakefield,
Minot Finance Director, City Auditor



★ The Magic City ★

515 2nd Ave. SW • Minot, North Dakota 58701 • (701) 857-4160 • Fax (701) 857-4130

Dusty Schlecht – Senior Property Appraiser
PO Box 434
Minot, ND 58702-0434
(701)857-4160

City of Minot
Assessor's Office



MEMO

DATE: 3/05/2018

TO: Kevin Ternes

FROM: Dusty Schlecht-Senior Property Appraiser

Upon receiving an application for abatement from the property owner; (Mr. Michael Schiele) on 2/12/2018, I called to schedule a time to do a physical inspection of the property per NDCC 57-23-05.1 which states when the owner files an abatement they must also allow an inspection of the premises by the assessor. We set a time of 10:00AM on Monday March 5, 2018 to do an interior and exterior inspection of the property.

Upon arriving at the property, Mr. Schiele informed me that I would not be allowed to do a walk-through of the subject property. It did appear that he was expecting me, however he did not call to cancel the appointment, nor did he attempt to reschedule the appointment for a future time or date.

Sincerely,

Dusty Schlecht

Senior Property Appraiser

City of Minot Assessor's Office

21218

Application For Abatement Or Refund Of Taxes

North Dakota Century Code § 57-23-04

File with the County Auditor on or before November 1 of the year following the year in which the tax becomes delinquent.

State of North Dakota Assessment District _____
County of Ward Property I.D. No. M131B310600040
Name Michael Schiele Telephone No. 858-0098
Address 3200-15th ST SE

Legal description of the property involved in this application:

Woodside addition Lot 4 Block 6

Total true and full value of the property described above for the year 2017 is:

Land \$ _____
Improvements \$ 279,000.-
Total \$ _____
(1)

Total true and full value of the property described above for the year 2017 should be:

Land \$ _____
Improvements \$ 238,762.-
Total \$ _____
(2)

The difference of \$ 40,238.- true and full value between (1) and (2) above is due to the following reason(s):

- 1. Agricultural property true and full value exceeds its agricultural value defined in N.D.C.C. § 57-02-27.2
- 2. Residential or commercial property's true and full value exceeds the market value
- 3. Error in property description, entering the description, or extending the tax
- 4. Nonexisting improvement assessed
- 5. Complainant or property is exempt from taxation. Attach a copy of Application for Property Tax Exemption.
- 6. Duplicate assessment
- 7. Property improvement was destroyed or damaged by fire, flood, tornado, or other natural disaster (see N.D.C.C. § 57-23-04(1)(g))
- 8. Error in noting payment of taxes, taxes erroneously paid
- 9. Property qualifies for Homestead Credit according to N.D.C.C. § 57-02-08.1. Attach a copy of Homestead Credit Application.
- 10. Other (explain) _____

The following facts relate to the market value of the residential or commercial property described above. For agricultural property, go directly to question #5.

1. Purchase price of property: \$ 238,762.- Date of purchase: 6-1-2009
 Terms: Cash Contract _____ Trade _____ Other (explain) _____
 Was there personal property involved in the purchase price? NO Estimated value: \$ _____
 yes/no

2. Has the property been offered for sale on the open market? NO If yes, how long? _____
 yes/no
 Asking price: \$ _____ Terms of sale: _____

3. The property was independently appraised: _____ Purpose of appraisal: _____
 yes/no
 Market value estimate: \$ _____
 Appraisal was made by whom? _____

4. The applicant's estimate of market value of the property involved in this application is \$ 238,762.-

5. The estimated agricultural productive value of this property is excessive because of the following condition(s): _____

Applicant asks that my 2017 property taxes were increased from 758.78 from 2016. Why - 758.78 in one year is too much.

By filing this application, I consent to an inspection of the above-described property by an authorized assessment official for the purpose of making an appraisal of the property. I understand the official will give me reasonable notification of the inspection. See N.D.C.C. § 57-23-05.1.

I declare under the penalties of N.D.C.C. § 12.1-11-02, which provides for a Class A misdemeanor for making a false statement in a governmental matter, that this application is, to the best of my knowledge and belief, a true and correct application.

Signature of Preparer (if other than applicant) _____ Date _____
Signature of Applicant Michael Schiele Date 2-8-18

Recommendation of the Governing Body of the City or Township

Recommendation of the governing board of _____

On _____, the governing board of this municipality, after examination of this application and the facts, passed a resolution recommending to the Board of County Commissioners that the application be _____

Dated this _____ day of _____

City Auditor or Township Clerk

Action by the Board of County Commissioners

Application was _____ by action of _____ County Board of Commissioners.
Approved/Rejected

Based upon an examination of the facts and the provisions of North Dakota Century Code § 57-23-04, we approve this application. The taxable valuation is reduced from \$ _____ to \$ _____ and the taxes are reduced accordingly. The taxes, if paid, will be refunded to the extent of \$ _____. The Board accepts \$ _____ in full settlement of taxes for the tax year _____.

We reject this application in whole or in part for the following reason(s). Written explanation of the rationale for the decision must be attached. _____

Dated _____

County Auditor

Chairperson

Certification of County Auditor

I certify that the Board of County Commissioners took the action stated above and the records of my office and the office of the County Treasurer show the following facts as to the assessment and the payment of taxes on the property described in this application.

Year	Taxable Value	Tax	Date Paid (if paid)	Payment Made Under Written Protest?
				yes/no

I further certify that the taxable valuation and the taxes ordered abated or refunded by the Board of County Commissioner are as follows:

Year	Reduction in Taxable Valuation	Reduction in Taxes

County Auditor

Date

**Application For Abatement
Or Refund Of Taxes**

Name of Applicant Michael Schuele

County Auditor's File No. 4522

Date Application Was Filed With The County Auditor 2/12/18

Date County Auditor Made Application to Township Clerk or City Auditor 2/13/18

(must be within five business days of filing claim)

Parcel Summary

Minot City, ND

PDF 1 WORKING

PIN MI31.B31.060.0040
Deed Contract SCHIELE, MICHAEL W & ANNA F REVOCABLE LI
Address 3200 15TH ST SE, MINOT
Map Area Southwood
Route Number 000-000-000 Plat Map
Legal WOODSIDE ADDITION
 LOT 4 BLOCK 6

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres
Lump Sum						11,054.80	0.254
Grand Total						11,054.80	0.254

Section 31B31
Township
Range
Loc. / Class Urban / Residential
Deeded Acres 0.000
Lot 0040
Block 060



Residential Dwelling

Occupancy Single-Family / Owner Occupied
Year Built 2008
TLA/GLA 1,293 / 1,293 Ttl Rms
Bsmnt/Attic Full / None
Heat/AC FHA - Gas / Yes AC
Bsmnt Finish 1100/ 0/ 0
Ttl Bd rms 4 Above 2 Below 2
Ttl Fireplaces

Plumbing	Garage	801 SF
Full Bath 2	Att Frame	
3/4 Bath 1		

	P/Yr 2017	P/Yr 2016	P/Yr 2015
Land	\$80,000	\$80,000	\$80,000
Land C	\$0	\$0	\$0
Dwelling	\$199,000	\$216,000	\$217,000
Impr	\$0	\$0	\$0
Total	\$279,000	\$296,000	\$297,000
Sale Amount	Sale Date	Recording	
\$238,762	05/28/2009	2897945	

