




Finance Department

DATE: June 13, 2019

FROM: Dmitriy Chernyak, Finance Director 

ITEM: Application for Abatement

REQUEST

Please schedule the attached application for abatement on the agenda for City Commission consideration.

Application for Abatement for 2019 – Comparable Market Value
Property Owner – Aaron & Rachel Johnson
Property Address – 1733 Montego Dr (0924-009-110)

Please place this item on the 6/25/2019 City Commission meeting agenda.

BACKGROUND INFORMATION

The above referred to property was inspected by the City Assessing Division. At the time of the inspection, it was discovered that the value of this property needed to be adjusted in order to be comparable to similar properties in Bismarck.

The applicant requested the market value for 2019 of \$694,100 be reduced to \$515,100.

RECOMMENDED CITY COMMISSION ACTION

The Assessing Division recommends approval of the applications for abatement as presented.

STAFF CONTACT INFORMATION

Allison Jensen | City Assessor, 355-1630 or ajensen@bismarcknd.gov

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 01
County of BISMARCK Property I.D. No. 0924-009-110
Name AARON & RACHEL JOHNSON Telephone No. _____
Address 1733 MONTEGO DR, BISMARCK, ND 58503

Legal description of the property involved in this application:

COUNTRY WEST III
BLOCK 9, LOT 23

Total true and full value of the property described above for the year 2019 is:

Land \$ 78,000
Improvements \$ 616,100
Total \$ 694,100
(1)

Total true and full value of the property described above for the year 2019 should be:

Land \$ 78,000
Improvements \$ 437,100
Total \$ 515,100
(2)

The difference of \$ 179,000.00 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 (N.D.C.C. § 57-02-08.1) or Disabled Veterans Credit (N.D.C.C. § 57-02-08.8). Attach a copy of the 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: \$ _____ Date of purchase: _____
Terms: Cash _____ Contract _____ Trade _____ Other (explain) _____
Was there personal property involved in the purchase price? _____ Estimated value: \$ _____
yes/no
2. Has the property been offered for sale on the open market? _____ 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 \$ _____
5. The estimated agricultural productive value of this property is excessive because of the following condition(s): _____

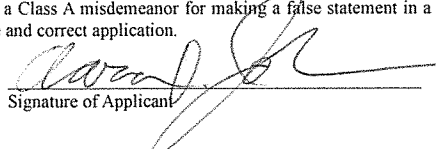
Applicant asks that PROPERTY BE REDUCED FOR 2019 TAX YEAR DUE TO FUNCTION OF ADDITION,
CONDITION OF PROPERTY AND SALES IN NEIGHBORHOOD

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 

Date 6/11/19