

**PENNINGTON COUNTY
BOARD OF APPEAL & EQUALIZATION
COUNTY BOARD ROOM – COURTHOUSE
MONDAY, JUNE 16TH, 2014, 5:30 P.M.**

AGENDA

- | | |
|------|-----------------|
| 5:30 | Allan Paulson |
| 5:45 | Scott Hickerson |
| 6:00 | Raymond Nelson |
| 6:15 | Dean Philipp |

Scott J Hickerson

25.113.002.00

This property is Lot 1 of South Town Addition. It has 14,942 sq. ft. The property's estimated market value is \$12,200. On April 26, 2013 this lot, along with 3 other were sold to TAP Home for \$30,505 by the City of Thief River Falls. On September 26, 2013 this lot was transferred to Scott Hickerson on a QCD with total consideration less than \$500.

In visiting with Mark Borseth at the city office he provided the attached map. The highlighted area is the utility easement area. Because of the 1256 sq. ft. of garage area that he already has on the home parcel at the very most he could put a small shed on the non highlighted area. The garage that was built in 1994 on the home parcel is very close to the property line of this parcel. If this were a stand alone property because of the utility easement no one could build a home on it or a garage. But it could still be utilized. It could be divided amongst the adjoining property owners to extend their yard area either for garden space or just recreational area.

Taking this information into consideration, I feel an estimated market value of \$7400 for the 2014 assessment is fair.

APPLE TREE

HICKERSON

Flickinger

Koop

C4

$\Delta=37^{\circ}5'$
 $C_2=50.06$ R

$S54^{\circ}10'34''E$
78.77

$S26^{\circ}14'00''E$
45.09

$N38^{\circ}14'59''W$
52.90

$L=85.64$ R=100.0
 $\Delta=49^{\circ}04'05''$

$S00^{\circ}41'00''E$ 163.51

EXCEPTION PER DOCUMENT
NUMBER 190149

$N00^{\circ}41'00''W$ 133.87

2

$R=100.0$
 $L=71.44$
 $\Delta=40^{\circ}55'56''$

47.75

CHERRY ROAD 60'

FIRST

40.00

75.66

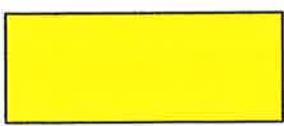
$N89^{\circ}55'01''E$ 115.66

Karlock

Piche

E 166.25

25



EASEMENT AREA

4

$0^{\circ}05'00''W$ 214.00

0

1

Raymond R. Nelson

25.020.014.10

This property is located at 627 Martha Avenue North. It is a split level house built in 1977, with an attached garage and detached garage. The house and garages are vinyl siding.

Mr. Nelson feels his estimated market value of \$133,200 is too high. He stated prior to May 13, 2014 he had a realtor do a market analysis. The realtor felt that they would not be able to get the estimated market value for his property. After that analysis he had another realtor give their analysis and that was even lower.

The following are comparable sales:

	<u>Sale Date</u>	<u>Yr. Built</u>	<u>Main Level Sq. Ft.</u>	<u>Story Height</u>	<u>Gar.</u>	<u>Sale Price</u>
Subject 627 Martha Ave. N. 25.020.014.10	N/A	1977	864	Split	2 at. 2 de.	133,200 (EMV)
Comp. #1 729 Gleason Ave. N. 25.020.069.00	8/13	1978	1008	1/B	2 de.	130,000
Comp. #2 502 Greenwood St. W. 25.051.003.00	3/14	1977	1120	1/B	2 de. 2 de.	155,000
Comp. #3 906 Oakmont Dr. 25.049.012.20	4/13	1978	1200	1/B	2 at. 2 de.	140,000

The subject property is a split level home. The exterior of the property is vinyl siding. There is a 2 stall attached garage as well as a 2 stall detached garage.

Sale #1 is a one story home with full basement with some finish. It is almost the same age as the subject property. The exterior of the house is vinyl siding. There is a 2 stall detached garage. It is located in the same neighborhood as the subject.

Sale #2 is a one story home with full basement with some finish. It is the same age as the subject property. The exterior of the house is masonite sheet siding. There are two 2 stall detached garages. It is located on the corner of Greenwood Street and Oakland Park Road.

Sale #3 is a one story home with full basement. It is almost the same age as the subject property. The exterior of the house is vinyl siding. There is a 2 stall attached garage as well as a 2 stall detached garage.

All of the comparable sales are one story homes while the subject is a split level home. All three sales are very close to the same age as the subject and are larger homes than the subject. Comparables 2 & 3 both have 2 - 2 car garages. Comparable 1 has 1 - 2 car garage detached and is in the same neighborhood as the subject.

Based on these sales I feel the estimated market value of \$133,200 is fair.

Subject



Comp #1



Comp #2



Comp #3

