



Cass County

Tax Equalization Department

Paul Fracassi, Director of Equalization

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 Fargo, North Dakota 58108
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3/29/2019

City Board of Equalization
 Mapleton City
 Cass County, ND

Honorable Members:

Submitted for your consideration at your City Board of Equalization meeting, Tuesday, April 9, 2019, are the 2019 assessments of real property in Mapleton City as listed in the 2019 assessment book.

Following is a comparison of the assessments for the different classes of real property for 2019, 2018 and the increases or decreases, as the case may be:

CLASS OF PROPERTY	2018	2019	INCREASE / (DECREASE)
Agricultural Lands	\$1,972,300	\$2,051,300	\$79,000
Commercial Lots	\$1,973,900	\$1,988,700	\$14,800
Commercial Structures	\$3,965,500	\$3,998,500	\$33,000
Total Commercial Property	\$5,939,400	\$5,987,200	\$47,800
Residential Lots	\$21,378,400	\$22,683,800	\$1,305,400
Residential Structures	\$71,149,700	\$80,392,000	\$9,242,300
Total Residential Property	\$92,528,100	\$103,075,800	\$10,547,700
TOTAL TRUE AND FULL VALUE	\$98,467,500	\$109,063,000	\$10,595,500
TOTAL ASSESSED VALUE	\$49,233,750	\$54,531,500	\$5,297,750
TOTAL TAXABLE VALUE	\$4,559,350	\$5,040,336	\$480,986
Prior Year General Mill	70.20		
Total revenue from Property Taxes if General Levy stays the same:			\$353,832

Urban Renewal (TIF District)	2018	2019	INCREASE / (DECREASE)
Commercial Lots	\$4,755,000	\$4,798,200	\$43,200
Commercial Structures	\$23,527,100	\$23,963,000	\$435,900
Total Commercial Property	\$28,282,100	\$28,761,200	\$479,100
Residential Lots	\$0	\$0	\$0
Residential Structures	\$0	\$0	\$0
Total Residential Property	\$0	\$0	\$0
TOTAL TAXABLE VALUE	\$1,414,105	\$1,438,060	\$23,955

Under current law the Assessed Value is 50% of the True and Full Value. The Taxable Value is 10% of the Assessed Value for agricultural and commercial property and 9% of the Assessed Value for residential property.

Also submitted is the County's copy of the record of the proceedings of the City Board of Equalization meeting. The duties of the Board and the Clerk are listed on the front cover of such record. Please have the Clerk complete the top part of the first page and record all motions or action taken by the Board to increase or decrease any assessments or to approve the assessments as returned by the assessor if no changes are made. Also, please have the certificate on the back of the last page completed by the Clerk.

Cass County implemented the use of digitized soils using the updated detailed soils survey. The county average price per acres is determined annually by N.D.S.U. under a special formula in the law.

If you have any questions please do not hesitate to contact me at the office, 241-5616.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul Fracassi', with a small dot at the end of the signature.

Paul Fracassi
Director of Equalization