

Cass County

Tax Equalization Department

Paul Fracassi, Director of Equalization

211 Ninth Street South
Fargo, North Dakota 58108



E-mail: assessor@casscountynd.gov

April 17, 2018

City Board of Equalization
Mapleton City
Cass County, ND

Honorable Members:

Submitted for your consideration at your City Board of Equalization meeting, Tuesday, April 17th, 2018, are the 2018 assessments of real property in the City of Mapleton as listed in the 2018 assessment book.

Following is a comparison of the assessments for the different classes of real property for 2018, 2017 and the increases or decreases, as the case may be:

CLASS OF PROPERTY	2017	2018	INCREASE (DECREASE)
Agricultural Lands	\$ 1,855,800	\$ 1,972,300	\$ 116,500
Commercial Lots	\$ 4,772,600	\$ 1,973,900	\$ (2,798,700)
Commercial Structures	\$ 3,874,600	\$ 3,965,500	\$ 90,900
Total Commercial Property	\$ 8,647,200	\$ 5,939,400	\$ (2,707,800)
Residential Lots	\$ 16,781,700	\$ 21,378,400	\$ 4,596,700
Residential Structures	\$ 63,648,000	\$ 73,249,600	\$ 9,601,600
Total Residential Property	\$ 80,429,700	\$ 94,628,000	\$ 14,198,300
TOTAL TRUE AND FULL VALUE	\$ 90,932,700	\$ 102,539,700	\$ 11,607,000
TOTAL ASSESSED VALUE	\$ 45,466,350	\$ 51,269,850	\$ 5,803,500
TOTAL TAXABLE VALUE	\$ 4,144,487	\$ 4,653,845	\$ 509,359
Prior Year General Mill	64.56		
Total revenue from Property Taxes if general tax levy stays the same:			\$ 300,452

Urban Renewal (TIF DISTRICT)	2017	2018	CHANGE
Commercial Lots	\$ 4,635,000	\$ 4,755,000	\$ 120,000
Commercial Structures	\$ 22,786,600	\$ 23,527,100	\$ 740,500
Total Commercial Property	\$ 27,421,600	\$ 28,282,100	\$ 860,500
Residential Lots	\$ -	\$ -	\$ -
Residential Structures	\$ -	\$ -	\$ -
Total Residential Property	\$ -	\$ -	\$ -
Total Taxable Value	\$ 1,371,080	\$ 1,414,105	\$ 43,025

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.

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 'P. Fracassi', with a small dot at the end.

Paul Fracassi
Director of Equalization
and Assessor for Mapleton City