

Summarization Briefing

Owner: SIERRA RIDGE ICG LLC/S&B Dickinson Apartments
 Address: 2001-2062 Sierra Commons Rd
 Property Type: Large Apartments - Sierra Ridge

PID	Year	T&F	Income	Owners Request	Weighted 67/33	Weighted 50/50
Sierra Ridge	2016	\$36,451,716	\$35,554,572	\$16,550,000	\$36,155,658	\$36,003,144
1168-0200-0100	2017	\$32,195,500	\$27,645,903	\$13,300,000	\$30,694,133	\$29,920,702
W/9 GIM	2018	\$28,586,200	\$25,271,937	\$13,383,000	\$27,492,493	\$26,929,069
	2019	\$23,221,500	\$25,892,109	\$13,319,000	\$24,102,801	\$24,556,805
Did not Appeal	2020	\$23,221,500	\$26,743,370	\$15,909,119	\$24,383,717	\$24,982,435
Sold 07/23	2021	\$23,221,500	\$27,594,630	\$18,499,237	\$24,664,633	\$25,408,065
\$26,410,000	2022	\$29,042,000	\$23,753,736	\$27,000,000	\$27,296,873	\$26,397,868
3 Year Avg	2023	\$29,042,000	\$28,654,830	\$26,152,000	\$28,914,234	\$28,848,415
\$26,667,732	2024	\$26,046,400	\$28,654,830	\$26,410,000	\$26,907,182	\$27,350,615
Total		\$251,028,316	\$249,765,917	\$170,522,356	\$250,611,724	\$250,397,116

Briefing Statement:

Sierra Ridge Apartments sold 07/20/2023 for \$26,410,000. The selling party has filed an Application for Abatement of Taxes for the 2022 and 2023 valuation year. Purchasing party was responsible for the payment of taxes in 2023, putting doubt on applicant’s eligibility to file for the 2023 year. The 2024 valuation has been included with an assumption regarding the gross income being unchanged from 2023.

Using an average of the prior two- or three-years gross income receipts provided by the applicant, the property sold with a gross income multiplier (GIM) of 9, which falls in line with other sales within the Dickinson market over the past several years. A 9 GIM was used to fill out the above chart, which shows that the City of Dickinson has been responsive to the market in adjusting values over the past several years. Assessed values over the past 9 years are within 1% of the total value based upon the income approach to value, as well as the values when utilizing a hybrid weighting of 50/50 or one-third/two-thirds True and Full to Income.

Staff Recommendation:

All three approaches to value indicate an extremely tight bracketing following a nine-year cycle, despite individual years fluctuating between valuation methods. Staff recommendation is to DENY the abatement request for the 2022 and 2023 value year, thereby also negating any issue on whether the applicant is eligible to file.

Possible Motions:

- 1) Make no change to current True and Full Valuation.
- 2) Change value to owner request: ***see chart***
- 3) Change value to some other amount: