

**CITY OF DICKINSON**

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**Dickinson, ND 58601**

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**OFFICE OF CITY ASSESSOR**

**Joe J Hirschfeld**

**\*\*MEMO\*\***

**DATE:** 11/14/2023

**TO:** Dickinson City Commission  
Dustin Dassinger – City Administrator  
Linda Carlson – Deputy City Administrator

**FROM:** Joe Hirschfeld – Dickinson City Assessor

**SUBJECT:** Abatement Hearing 1015-0100-0200

An Abatement application has been filed for the Roosevelt Grand Dakota Lodge owned by Merlin Hotel Group, LLC. The property is located at 532 15<sup>th</sup> St W and the property identification number is 1015-0100-0200. The Application for Abatement has been filed for both 2021 and 2022.

An economic revaluation was completed for all commercial properties in the City of Dickinson by Vanguard Appraisals, INC in 2019 and they have also recently completed a full commercial revaluation for 2024 and have recently returned those estimates of value over. I have included the prior 6 years values plus the 2024 value estimate for reference.

Taxable Year	Taxable Valuation
2018	\$11,166,700
2019	\$4,751,000
2020	\$4,751,000
2021	\$4,751,000
2022	\$4,733,400
2023	\$4,733,400
*2024 - proposed	\$4,840,700

This property transferred by Sheirff's Deed from Grand Dakota Partners to American Bank Center for \$3,750,000 on 04/27/2021 and then transferred to the Applicant on 07/28/2021 for an undisclosed sum. The Applicant is seeking a value of \$2,860,000 for both 2021 and 2022.

Applicant material provided to the Assessing Office has been included within the packet.

Possible motions include:

- 1) To make no change to the \$4,751,000 value in 2021 and 2022.
- 2) To change the value to the owner's requested \$2,860,000.
- 3) To change to some other value\_\_\_\_\_.

It is the staffs' recommendation that no change be made, as a large market value reduction was made in 2019 following a revaluation effort, with minimal changes made since. The most recent revaluation for 2024 indicates that a slight increase to values is required.

If you have any questions regarding any of these properties or about the abatement process, please feel free to contact me.

Sincerely,

Joe Hirschfeld  
City Assessor