



ASSESSING

Date - 01-06-2026

To:

Dickinson City Commission

Dustin Dassinger, City administrator

Linda Carlson, Deputy city administrator

Subject: Abatement for parcel- 2500-0500-0101, Menard Inc.

Honorable commission,

This submission from the assessing office covers the abatement filed on the 2023 assessment value. The 2023 value remained the same as the 2022 value, which was not appealed during the 2024 assessment year. Those values are, land - \$6,063,000 Improvement - \$20,165,300 with a total assessed value of all tangible property being \$26,228,300

In 2023 Vanguard appraisals Inc, did a commercial revaluation, with the land and improvement values being updated for the 2024 assessment year. The total assessed value for 2024 & 2025 is \$28,939,900 which is a 10.3% increase over 2023. This was solely based on the current market conditions (2023) and objective data entered into our software system. The 2024 & 2025 assessments were generated based on that data. Neither of those years were appealed and remain as entered, with no contest.

During the years following the covid pandemic, market data fluctuated so drastically nationwide, that year to year assessments in our area also saw large increases in both land and improvement values. This was based on sale prices that greatly exceeded actual assessed values. Market increases had to be applied to reflect those changes in the market status.

Our office would suggest no change to the 2023 assessment based on the accurate market data calculated by Vanguard Appraisals Inc. and applied by Assessor Hirschfield's administration.

With that being said, the petitioner or property owner does have the right to present any objective data challenges to the property at any time. Our office will review and potentially make any justifiable, objective changes to the property moving forward into consecutive assessment years.

This administration will continue to monitor current market conditions while following the International Association of Assessing Officers guidelines and standards of practice. We will remain fair and equitable at the time of current and upcoming assessment years and apply any changes consistently to all tangible property in our jurisdiction.

Sincerely,

*Christopher S. Dickinson
Dickinson City Assessor*



PIN 2500-0500-0101 House 4411 Street WEST RIDGE DRIVE City DICKINSON PDF 002

General Status and Legal Notes [4] Sales [3] Permits [5] Land [1] Residential Commercial [3] Income Yard [9] Prior Year [14] Values

| Year | Land Farm | Land Res | Land Com | Dwlg Value | Impr Value | Total Value | Value Type | Location | Class |
|------|-----------|----------|-------------|------------|--------------|--------------|-----------------|----------|------------|
| 2025 | \$0 | \$0 | \$2,770,900 | \$0 | \$26,169,000 | \$28,939,900 | Appraised | Urban | Commercial |
| 2024 | \$0 | \$0 | \$2,770,900 | \$0 | \$26,169,000 | \$28,939,900 | Appraised | Urban | Commercial |
| 2023 | \$0 | \$0 | \$6,063,000 | \$0 | \$20,165,300 | \$26,228,300 | Board of Review | Urban | Commercial |
| 2023 | \$0 | \$0 | \$6,063,000 | \$0 | \$20,165,300 | \$26,228,300 | Appraised | Urban | Commercial |
| 2022 | \$0 | \$0 | \$6,063,000 | \$0 | \$20,165,300 | \$26,228,300 | Appraised | Urban | Commercial |
| 2021 | \$0 | \$0 | \$6,063,000 | \$0 | \$20,473,600 | \$26,536,600 | Appraised | Urban | Commercial |
| 2020 | \$0 | \$0 | \$6,063,000 | \$0 | \$20,473,600 | \$26,536,600 | Appraised | Urban | Commercial |
| 2019 | \$0 | \$0 | \$6,063,000 | \$0 | \$20,473,600 | \$26,536,600 | Appraised | Urban | Commercial |
| 2018 | \$0 | \$0 | \$6,063,000 | \$0 | \$21,090,000 | \$27,153,000 | Appraised | Urban | Commercial |
| 2017 | \$0 | \$0 | \$6,063,000 | \$0 | \$23,902,200 | \$29,965,200 | Appraised | Urban | Commercial |
| 2016 | \$0 | \$0 | \$6,063,000 | \$0 | \$23,902,200 | \$29,965,200 | Appraised | Urban | Commercial |
| 2015 | \$0 | \$0 | \$6,063,000 | \$0 | \$23,515,300 | \$29,578,300 | Appraised | Urban | Commercial |
| 2014 | \$0 | \$0 | \$5,127,600 | \$0 | \$18,254,900 | \$23,382,500 | Board of Review | Urban | Commercial |
| 2013 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | Annraised | Urban | Commercial |

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Assessment Breakdown 2022 - 2025

2500-0500-0101 - Menard Inc.

2022 & 2023

Land - \$6,063,000

Improvement - \$20,165,300

Total AV - \$26,228,300

2024 & 2025

Land - \$2,770,900 - ↓ **54.3%** Excess Land allocation changes > 1 acre

Improvement - \$26,169,000 - ↑ **30%**

Total AV - \$26,169,000 - ↑ **10.3%**

2500-0100-0301 - Spartan Nash (Family Fare Supermarket)

2022 & 2023

Land - \$4,952,000

Improvement - \$5,927,500

Total AV - \$10,879,500

2024 & 2025

Land - \$1,528,500 - ↓ **69%** Excess Land allocation changes > 1 acre

Improvement - \$7,780,800 - ↑ **31.3%**

Total AV - \$9,309,300 - ↑ **14.4%**

0780-0600-0500 - The RMR Group (Sanford's Grub & Pub)

2022 & 2023

Land - \$482,500

Improvement - \$1,524,000

Total AV - \$2,006,500

2024 & 2025

Land - \$879,000 - ↑ **82%**

Improvement - \$1,439,900 - ↓ **0.06%**

Total AV - \$2,318,900 - ↑ **15.6%**

