



ASSESSING

Date - 01-06-2026

To:

Dickinson City Commission

Dustin Dassinger, City administrator

Linda Carlson, Deputy city administrator

Subject: Abatement for parcel- 0780-0600-0500, The RMR Group (Sanford's Grub & Pub

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 - \$482,500 Improvement - \$1,524,000 with a total assessed value of all tangible property being \$2,006,500

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 \$2,318,900 which is a 15.6% 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 0780-0600-0500 House 167 Street 14TH STREET W City DICKINSON PDF 002

General Status [1] and Legal Notes [3] Sales [4] Permits Land [1] Residential Commercial [1] Income Yard [3] Prior Year [26] Values

Add Delete Edit Up Down

Year	Land Farm	Land Res	Land Com	Dwlg Value	Impr Value	Total Value	Value Type	Location	Class
2025	\$0	\$0	\$879,000	\$0	\$1,439,900	\$2,318,900	Appraised	Urban	Commercial
2024	\$0	\$0	\$879,000	\$0	\$1,439,900	\$2,318,900	Appraised	Urban	Commercial
2023	\$0	\$0	\$482,500	\$0	\$1,524,000	\$2,006,500	Board of Review	Urban	Commercial
2023	\$0	\$0	\$482,500	\$0	\$1,524,000	\$2,006,500	Appraised	Urban	Commercial
2022	\$0	\$0	\$482,500	\$0	\$1,524,000	\$2,006,500	Appraised	Urban	Commercial
2021	\$0	\$0	\$482,500	\$0	\$1,551,600	\$2,034,100	Appraised	Urban	Commercial
2020	\$0	\$0	\$482,500	\$0	\$1,551,600	\$2,034,100	Appraised	Urban	Commercial
2019	\$0	\$0	\$482,500	\$0	\$1,551,600	\$2,034,100	Appraised	Urban	Commercial
2018	\$0	\$0	\$482,500	\$0	\$1,607,100	\$2,089,600	Appraised	Urban	Commercial
2017	\$0	\$0	\$482,500	\$0	\$1,816,200	\$2,298,700	Appraised	Urban	Commercial
2016	\$0	\$0	\$482,500	\$0	\$1,816,200	\$2,298,700	Appraised	Urban	Commercial
2015	\$0	\$0	\$482,500	\$0	\$1,840,300	\$2,322,800	Appraised	Urban	Commercial
2014	\$0	\$0	\$166,800	\$0	\$1,543,300	\$1,710,100	Appraised	Urban	Commercial
2013	\$0	\$0	\$166,800	\$0	\$1,410,500	\$1,577,300	Annraised	Urban	Commercial

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%**

