

## Staff Report for 2024 State Board of Equalization

**File No.:** 2024-CASS-FARGO-STERLING PROPERTIES, LLLP-KENNEDY

**Prepared By:** PROPERTY TAX DIVISION

**County or City:** CITY OF FARGO

**Appellant:** STERLING PROPERTIES, LLLP

**Type of Appeal:** COMMERCIAL VALUE

---

**Appeal Issue:** Sterling Properties, LLLP, represented by Sam Jelleberg, is appealing the property value of \$828,000 on parcel number 01-3610-00690-000, located at 4219 10<sup>th</sup> Ave SE, Fargo, ND.

---

**Analysis:**

---

**Summary:**

---

**Proposal for Review:**

---

600 E. BOULEVARD AVE., DEPT 127  
BISMARCK, ND 58505-0599

WWW.ND.GOV/TAX | TAXINFO@ND.GOV NORTH DAKOTA





## Appellant Information – State Board of Equalization

County or City: Fargo, ND  
 Appellant: Sterling Properties, LLLP  
 Type of Appeal: Residential

Please complete this form in its entirety. The information provided will be taken into consideration when investigating and reaching a conclusion regarding the appeal presented. To provide ample time for investigation, all information to support the appeal (property information, pictures, income information, etc.) must be received by August 1, 2024, and is subject to open records. Please provide one questionnaire per property.

Please email or mail any supporting documentation to:

[propertytax@nd.gov](mailto:propertytax@nd.gov)

or

The Office of State Tax Commissioner, Attn: Property Tax,  
 600 E Boulevard Ave., Bismarck, ND 58505-0599

### Information for Property Referenced in Appeal:

Property name	Kennedy
City	Fargo
Address	4219 10th Ave SW
Township Name	Barnes
County	Cass
Parcel ID	01-3610-00690-000
Legal Description	Lot: 4 Block: 6 VILLAGE WEST 2ND PT LOT 4 BLK 6 AS FOLL:COM AT SE COR LOT 4 THN N 89 DEG 40'0"" W AL G S LN FOR 81.70' THN CONT ALG S LN ALG CURVE TO L EFT-DELTA 9 DEG 7'49"" R 411.28' FOR ARC DIST OF 6 5.57' THN N 0 DEG 14'0"" E PAR TO E LN OF LOT 4 FO R 136.96' THN S 89 DEG 46'0"" E FOR 32' THN N 0 DE G 14'0"" FOR 108' TO PT ON N LN THN S 89 DEG 46'0" " E ALG N LN FOR 115' TO NE COR THN S ODEG 14'0"" W ALG E LN OF LOT 4 FOR 240' TO SE COR

***Appellant Contact Information:***

Appellant Name: Sam Jelleberg  
Address: 4340 18<sup>th</sup> Ave S, Fargo, ND 58103  
Phone Number: 701-201-0645  
Email Address: SJelleberg@SRETrust.com

***Answer the questions below that apply to the appeal:***

Are you the owner of the property of this appeal?       Yes     No  
(If No, please see the Consent to Release Financial Info)

Did you receive a notice of increase letter from the city/township? (choose all that apply)

- Prior to     After                  Township/City Equalization Meeting  
 Prior to     After                  County Equalization Meeting  
 No Notification Received

At which meeting(s) did you appeal your assessment? (choose all that apply)

- Township/City     County     N/A

***\*Please note NDCC § 57-13-04.3(a)(1)(2) requires appellants to appeal to the State Board of Equalization must have applied to both local and county boards.***

Has a recent appraisal been completed on the property?

- Yes (if yes, please attach)     No

What grounds is your appeal based upon? Please check all that apply and provide supporting documentation for each selection.

- Factual error, that is, a data collection or clerical error.  
 Equity and uniformity claim of discriminatory level of assessment.  
 Belief that the valuation is inaccurate.  
 Exemption, classification, or assessment limitation.

Please attach or email (propertytax@nd.gov) the following:

1. A detailed explanation of your appeal
2. Evidence to validate the assessment appealed

**Appeal Process:**

- 1.) Appellant notifies the Property Tax Division of intent to appeal.
- 2.) Submit this form and all applicable documentation to propertytax@nd.gov by the date specified above.
- 3.) The State Board of Equalization meets on the second Tuesday in August to examine and compare the returns of the assessment of taxable property as submitted by North Dakota counties. This is locally assessed property. The board equalizes the property so that all assessments of similar

taxable property are uniform and equal throughout the state. During this meeting, tax directors or other representatives from a county will speak, along with city representatives, and individual taxpayers.

- 4.) After the State Board meeting, your case will be assigned, and staff will reach out to schedule an onsite review of the property (when deemed applicable). While an interior inspection of the property is not required, interior reviews may affect the consideration of value. If denied an interior review, we will assess from the exterior only. Staff will not be allowed to enter the property without the owner or a representative present.
- 5.) Generally, by the first Thursday of October, the property tax division staff will present their findings to the State Board of Equalization with a recommendation. The board deliberates and votes. You can attend this meeting; however, public comments are not accepted.

## Kennedy Apartments

Income Approach Tax Analysis

April 5, 2024

Parcel ID Number	2020 (payable 2021)		2021 (payable 2022)		2022 (payable 2023)		2023 (payable 2024)		2024 (payable 2025)	
	Assessed	Taxes	Assessed	Taxes	Assessed	Taxes	Assessed	Taxes	Assessed	Taxes
<a href="#">01-3610-00690-000</a>	830,100	11,191	830,100	11,403	830,100	11,297	938,000	12,184	938,000	
Value	830,100	11,191	830,100	11,403	830,100	11,297	938,000	12,184	938,000	0
<b>Increase &gt;</b>			0.0%	1.9%	0.0%	-0.9%	13.0%	7.8%	0.0%	-100.0%
<b>No. Units &gt;</b>	12									
<b>Value Per Unit &gt;</b>	69,175		69,175		69,175		78,167		78,167	

<b><u>Determination:</u></b>	See word document
------------------------------	-------------------

**Jacob Lane**

April 5, 2024

Kennedy (tbkenn01)

## Annual Statement

Period = Jan 2019-Jan 2023

Book = Accrual ; Tree = ysi\_is

		EOY	EOY
		Dec 2019	Dec 2020
40002	INCOME		
40100	Gross Potential Rent	121,860.00	121,615.00
40200	Month to Month Fee	1,500.00	1,800.00
40400	Vacancy	-5,559.00	-2,936.00
40600	Rent Incentives	-3,515.00	-1,028.00
40601	Material Rent Incentives	0.00	-11.25
40995	Covid 19	0.00	-711.75
40999	NET COLLECTED RENT	114,286.00	118,728.00
42001	MISC INCOME		
42150	Application Fees	365.00	225.00
42350	Early Termination Fees	600.00	0.00
42400	Interest Income	34.01	71.16
42450	Late Fees	1,360.00	1,400.00
42550	NSF Fees	35.00	0.00
42600	Prelease Incentive Forfeited	1,225.00	0.00
42650	Revenue Sharing Income	252.50	272.74
42850	Other Income	213.25	18.20
42851	Other Income-Insurance Claims	0.00	0.00
42852	Other Income-Renters Insurance	0.00	0.00
42855	Other Income-Collections	0.00	981.17
42856	Bad Debt Expense ASC 842	-4,105.03	-1,637.79
42998	TOTAL MISC INCOME	-20.27	1,330.48
49999	TOTAL INCOME	114,265.73	120,058.48
50000	EXPENSES FROM RENTAL OPERATIONS		
50005	OWNER EXPENSES		
50010	REPAIRS AND MAINTENANCE EXPENSES		
50095	MAINTENANCE STAFF COSTS		
50100	Maintenance Staff	5,709.42	5,925.64
50145	TOTAL MAINTENANCE STAFF COSTS	5,709.42	5,925.64
50150	REPAIRS AND MAINTENANCE OTHER		
50155	Temp Agency and Non-employee	363.60	138.08
50160	Internal Labor-Upgrade	0.00	0.00
50170	Caretaker-Internal Labor	432.85	2,354.17
50180	Turn Cleaning-Internal Labor	31.65	15.87
50200	Appliances and Laundry	2,620.47	505.51
50202	Appliances and Laundry-Upgrade	0.00	0.00

50210	Window Treatments	400.49	98.47
50212	Window Treatments-Upgrade	0.00	0.00
50220	Cooling Systems	790.79	1,146.58
50230	Custodial	1,721.86	1,331.92
50231	Custodial-Projects	0.00	0.00
50232	Custodial-Contract and Caretaker	2,600.00	325.00
50234	Custodial-Turn Cleaning	575.00	425.00
50240	Decks and Railings	0.00	0.00
50250	Doors	1,897.33	1,382.07
50251	Doors-Projects	0.00	0.00
50252	Doors-Upgrade	0.00	0.00
50255	Doors-Garage	1,024.60	796.63
50260	Electrical and Lighting	510.38	271.85
50261	Electrical and Lighting-Projects	0.00	2,890.80
50262	Electrical and Lighting-Upgrade	0.00	0.00
50280	Exterior Finishes and Foundation	0.41	1.25
50281	Exterior Finishes and Foundation-Projects	0.00	3,286.00
50290	Extermination	444.15	810.00
50300	Fire Safety	109.54	175.81
50310	Flooring	4,398.23	3,978.58
50311	Flooring-Projects	0.00	0.00
50312	Flooring-Upgrade	0.00	0.00
50330	Grounds Maintenance	895.58	992.77
50332	Grounds-Internal Labor	237.23	486.41
50350	Heating Systems	570.07	320.22
50351	Heating Systems-Projects	0.00	0.00
50370	Landscaping	510.82	0.37
50371	Landscaping-Projects	0.00	14,416.00
50380	Locks and Keys	289.30	213.07
50390	Millwork and Cabinets and Countertop	192.69	88.80
50392	Millwork and Cabinets and Countertop-Upgrade	0.00	0.00
50420	Painting-Interior	2,783.82	1,607.29
50421	Painting-Interior-Projects	0.00	3,286.00
50422	Painting-Interior-Upgrade	0.00	0.00
50431	Parking Lot-Projects	905.00	0.00
50440	Parking Lot-Sweeping and Striping	0.00	200.00
50450	Plumbing	859.45	490.58
50452	Plumbing-Upgrade	0.00	0.00
50470	Repairs and Maintenance	273.53	237.69
50472	Repairs and Maintenance-Upgrades	0.00	0.00
50473	Repairs and Maintenance – Insurance Claims	0.00	527.80
50474	COVID 19 Direct Expenses	0.00	22.94
50480	Roof	800.00	0.00
50500	Signage	0.56	0.00
50510	Snow Removal	3,135.52	1,439.75
50515	Snow Removal-Internal Labor	15.83	64.77
50522	Tubs and Surrounds-Upgrade	0.00	0.00

50540	Windows	3.77	198.91
50900	Resident Chargebacks	-2,004.62	-916.53
50990	Cleaning and Finish-Upgrade	0.00	0.00
50998	TOTAL REPAIRS AND MAINTENANCE OTHER	27,389.90	43,610.43
50999	TOTAL REPAIRS AND MAINTENANCE EXPENSES	33,099.32	49,536.07
51000	PROPERTY MANAGEMENT AND OPERATING EXPENSES		
51009	OFFICE AND ADMIN		
51095	ON-SITE STAFF COSTS		
51100	On-Site Staff Costs	6,141.60	6,229.03
51130	On-Site Staff Training and Education	1.93	0.00
51145	TOTAL ON-SITE STAFF COSTS	6,143.53	6,229.03
51146	PROPERTY MANAGEMENT EXPENSES OTHER		
51200	Advertising and Marketing	603.72	243.48
51210	Applicant Screening	970.00	177.50
51240	Bank Charges	45.27	31.69
51250	Collection Costs	1,557.50	-3.00
51300	Legal Fees	9.90	3.48
51310	Material Rental Incentives	9.29	0.00
51330	Model Unit and Open Unit Decor	69.18	14.88
51340	Move-In Gifts	72.01	168.70
51360	Office Equipment and Furnishings	389.07	255.71
51370	Office Rent	401.82	453.04
51390	Office Telephone and Internet	50.33	48.85
51400	Office Supplies	252.28	113.08
51430	Professional Fees	7.44	9.03
51440	Property Management Fees	5,686.15	5,979.73
51460	Resident Retention	71.72	2.92
51470	Site Equipment	51.47	10.92
51996	TOTAL PROPERTY MANAGEMENT EXPENSES OTHER	10,247.15	7,510.01
51999	TOTAL PROPERTY MANAGEMENT EXPENSES	16,390.68	13,739.04
52000	UTILITIES		
52200	Electricity-Unit	472.09	479.73
52210	Electricity-House	1,090.29	1,234.26
52400	Garbage Removal	901.12	946.37
52900	Water and Sewer	4,921.18	4,937.09
52999	TOTAL UTILITIES	7,384.68	7,597.45
53000	OTHER OPERATING EXPENSES		
53100	Real Estate Taxes	11,117.23	11,190.94
53200	Property Insurance	3,646.94	4,119.18
53210	Claims Expense	309.26	115.83
53989	TOTAL OTHER OPERATING EXPENSES	15,073.43	15,425.95
53990	TOTAL PROPERTY MANAGEMENT AND OPERATING EXPENSES	38,848.79	36,762.44
53999	TOTAL OWNER EXPENSES	71,948.11	86,298.51
69990	TOTAL EXPENSES	71,948.11	86,298.51



69999	NET OPERATING INCOME	<u>42,317.62</u>	<u>33,759.97</u>
70000	FIXED EXPENSES		
<b>70010</b>	<b>INTEREST EXPENSE</b>		
70100	Interest Expense-Debt Issuance Costs	285.64	167.26
70110	Interest Expense-Debt Issuance Costs Write-Off	0.00	18.98
70300	Interest Expense-Mortgage	19,164.54	14,184.37
70600	Interest Expense-Security Deposits	22.66	23.42
70999	TOTAL INTEREST	<u>19,472.84</u>	<u>14,394.03</u>
71000	OTHER FIXED EXPENSES		
71300	Depreciation	22,179.82	22,799.81
71998	TOTAL OTHER FIXED EXPENSES	<u>22,179.82</u>	<u>22,799.81</u>
71999	TOTAL FIXED EXPENSES	<u>41,652.66</u>	<u>37,193.84</u>
80000	ADMINISTRATION OF REIT		
80600	OTHER ADMINISTRATION OF REIT EXPENSES		
80650	Bank Charges	0.00	218.43
80999	TOTAL OTHER ADMINISTRATION OF REIT EXPENSES	<u>0.00</u>	<u>218.43</u>
81999	TOTAL ADMINISTRATION OF REIT	0.00	218.43
90000	OTHER INCOME AND EXPENSE		
90001	OTHER INCOME		
90800	Interest Income	6.99	0.00
90840	Other Income	0.00	0.00
90999	TOTAL OTHER INCOME	<u>6.99</u>	<u>0.00</u>
99899	TOTAL OTHER INCOME AND EXPENSE	<u>-6.99</u>	<u>0.00</u>
99900	NET INCOME	<u>671.95</u>	<u>-3,652.30</u>

69999

53100

EOY	EOY	EOY
Dec 2021	Dec 2022	Dec 2023
122,260.00	126,650.00	136,585.00
975.00	300.00	350.00
-3,528.00	-480.00	-5,788.00
-1,227.00	-320.00	-40.00
0.00	0.00	0.00
711.75	0.00	0.00
<b>119,191.75</b>	<b>126,150.00</b>	<b>131,107.00</b>
350.00	240.00	280.00
0.00	0.00	0.00
13.87	15.85	18.35
1,360.00	2,600.00	3,680.00
70.00	210.00	350.00
0.00	0.00	0.00
1,148.62	310.66	1,100.47
24.68	7.39	79.18
50.01	0.00	0.00
0.00	24.14	343.32
0.00	2,967.26	0.00
0.00	-2,448.79	-6,016.71
<b>3,017.18</b>	<b>3,926.51</b>	<b>-165.39</b>
<b>122,208.93</b>	<b>130,076.51</b>	<b>130,941.61</b>
5,429.71	6,012.51	6,809.24
<b>5,429.71</b>	<b>6,012.51</b>	<b>6,809.24</b>
416.98	84.89	428.11
0.00	0.00	15,081.00
271.17	48.15	726.66
283.19	-2.35	0.00
3,430.00	1,056.70	5,227.33
0.00	0.00	3,519.03

590.12	62.94	686.98
0.00	0.00	229.10
84.83	1,975.11	3,278.57
1,200.80	1,043.17	3,186.07
0.00	0.00	1,545.00
1,320.00	1,071.25	1,135.00
625.00	225.00	1,583.28
0.00	100.00	596.50
2,025.07	3,988.68	1,392.43
0.00	0.00	9,979.00
0.00	0.00	4,986.17
557.80	371.28	874.54
766.88	308.49	1,409.33
0.00	0.00	0.00
0.00	0.00	1,446.97
76.32	0.00	419.50
0.00	0.00	0.00
600.00	640.00	640.00
319.08	114.13	118.91
10,733.67	140.60	4,292.51
5,865.34	0.00	0.00
0.00	0.00	3,575.20
900.00	960.00	1,390.99
363.46	206.50	126.20
100.63	567.63	777.33
0.00	0.00	693.54
2.61	60.39	0.00
0.00	0.00	0.00
662.41	282.91	266.62
158.00	94.02	47.81
0.00	0.00	3,742.99
2,777.75	472.65	1,977.18
0.00	0.00	0.00
0.00	0.00	1,571.77
0.00	0.00	0.00
240.00	120.00	125.00
1,442.95	1,378.15	2,348.67
0.00	0.00	1,772.84
506.91	283.60	260.41
0.00	0.00	243.28
230.60	0.00	0.00
1.49	0.00	0.00
0.00	0.00	535.00
14.89	0.00	0.00
692.50	1,935.34	2,547.61
162.21	311.54	368.96
0.00	0.00	1,945.91

0.00	0.00	460.75
-3,410.00	-212.50	-669.45
0.00	0.00	161.82
<hr/>	<hr/>	<hr/>
34,012.66	17,688.27	87,052.42
<hr/>	<hr/>	<hr/>
39,442.37	23,700.78	93,861.66

5,929.82	6,155.13	7,474.13
0.00	0.00	0.00
<hr/>	<hr/>	<hr/>
5,929.82	6,155.13	7,474.13

43.99	83.88	371.93
310.50	167.00	327.56
3.85	4.41	3.69
156.68	742.18	624.80
0.00	0.00	635.00
0.00	0.00	0.00
2.93	0.00	10.05
0.00	48.69	75.66
190.88	386.64	277.58
379.94	414.48	383.04
77.73	72.54	72.78
108.54	97.19	110.42
185.97	2.66	38.93
6,135.74	6,390.84	6,535.56
9.87	106.13	33.28
0.00	5.67	2.77
<hr/>	<hr/>	<hr/>
7,606.62	8,522.31	9,503.05
<hr/>	<hr/>	<hr/>
13,536.44	14,677.44	16,977.18

271.12	2.87	-73.67
1,419.07	1,723.26	1,439.27
982.88	987.92	1,016.40
5,704.24	7,824.78	12,596.49
<hr/>	<hr/>	<hr/>
8,377.31	10,538.83	14,978.49

11,403.47	11,297.47	12,183.79
7,294.68	8,344.23	10,339.15
0.00	0.00	0.00
<hr/>	<hr/>	<hr/>
18,698.15	19,641.70	22,522.94
<hr/>	<hr/>	<hr/>
40,611.90	44,857.97	54,478.61
<hr/>	<hr/>	<hr/>
80,054.27	68,558.75	148,340.27
<hr/>	<hr/>	<hr/>
80,054.27	68,558.75	148,340.27

---

42,154.66	61,517.76	-17,398.66
173.30	154.56	135.83
0.00	0.00	0.00
11,996.87	11,462.05	11,067.93
27.95	31.08	30.72
12,198.12	11,647.69	11,234.48
22,799.82	18,436.48	18,039.82
22,799.82	18,436.48	18,039.82
34,997.94	30,084.17	29,274.30

---

0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00

---

0.00	0.00	0.00
85.15	0.00	0.00
85.15	0.00	0.00
-85.15	0.00	0.00
7,241.87	31,433.59	-46,672.96

	2019	2020	2021	2022	2023
NOI	42,317.62	33,759.97	42,154.66	61,517.76	-17,398.66
Real Estate Taxes	11,117.23	11,190.94	11,403.47	11,297.47	12,183.79
Projects Expense	905.00	23,878.80	5,865.34	0.00	12,217.54
Upgrade Expenses	0.00	0.00	0.00	0.00	38,276.08
NOI adding back RE taxes & Projects/upgrades	54,339.85	68,829.71	59,423.47	72,815.23	45,278.75

### Rent Roll with Lease Charges

Kennedy (tbkenn01)

As Of = 12/31/2023

Month Year = 12/2023

Unit	Unit Type	Unit Resident	Market Charge	Amount	Resident	Other Move In	Lease	Move Out	Balance
		Sq Ft	Rent Code		Deposit	Deposit	Expiration		
<b>Current/Notice/Vacant Residents</b>									
101	CGM3FXXA	1,050.00 t0378395	1,003.00 rentins	11.00	600.00	0.00 7/30/2021	9/30/2024		90.00
			rent	970.00					
			<b>Total</b>	<b>981.00</b>					
102	CGM3FXXA	1,050.00 t0397197	1,233.00 rent	1,200.00	1,200.00	0.00 8/4/2023	8/31/2024		400.00
			<b>Total</b>	<b>1,200.00</b>					
103	CGM2FXXA	1,000.00 t0385240	885.00 rent	865.00	800.00	0.00 4/19/2022	10/31/2024		0.00
			<b>Total</b>	<b>865.00</b>					
104	CGM3FXXA	1,050.00 t0385484	1,008.00 rent	875.00	400.00	0.00 11/30/2016	6/30/2019	3/31/2024	46.00
			rentins	11.00					
			<b>Total</b>	<b>886.00</b>					
201	CGM3FXXA	1,050.00 t0368470	1,008.00 rent	975.00	400.00	0.00 8/24/2020	8/31/2024		92.52
			<b>Total</b>	<b>975.00</b>					
202	CGM3FXXA	1,050.00 t0361437	1,008.00 rent	975.00	400.00	0.00 10/11/2019	4/30/2024	5/31/2024	0.00
			rentins	11.00					
			<b>Total</b>	<b>986.00</b>					
203	CGM3FXXA	1,050.00 t0392763	1,008.00 rent	975.00	975.00	0.00 2/14/2023	2/28/2025		304.00
			rentins	11.00					
			<b>Total</b>	<b>986.00</b>					
204	CGM3FXXA	1,050.00 t0396227	1,008.00 rent	975.00	975.00	0.00 8/1/2023	7/31/2024		-936.00
			rentins	11.00					
			<b>Total</b>	<b>986.00</b>					
301	CGM3FXXA	1,050.00 t0382118	1,013.00 rentins	11.00	900.00	0.00 12/23/2021	12/31/2024		114.00
			rent	925.00					
			<b>Total</b>	<b>936.00</b>					
302	CGM3FXXA	1,050.00 t0377103	1,013.00 rent	980.00	600.00	0.00 9/10/2021	11/30/2024		-0.17

### Rent Roll with Lease Charges

Kennedy (tbkenn01)

As Of = 12/31/2023

Month Year = 12/2023

Unit	Unit Type	Unit Resident	Market Charge	Amount	Resident	Other Move In	Lease	Move Out	Balance
		Sq Ft	Rent Code		Deposit	Deposit	Expiration		
			<b>Total</b>	<b>980.00</b>					
303	CGM3FXXA	1,050.00 t0374705	1,013.00 rentins	11.00	600.00	0.00	4/7/2021	5/31/2024	-0.77
			rent	980.00					
			<b>Total</b>	<b>991.00</b>					
304	CGM3FXXA	1,050.00 t0400834	1,018.00 rent	995.00	986.00	0.00	12/7/2023	1/31/2025	11.80
			rentins	11.00					
			<b>Total</b>	<b>1,006.00</b>					
		<b>Total</b>	<b>12,218.00</b>	<b>11,778.00</b>	<b>8,836.00</b>	<b>0.00</b>			<b>121.38</b>

Summary Groups	Square Footage	Market Rent	Lease Charges	Security Deposit	Other Deposits	# Of Units	% Unit Occupancy	% Sqft Occupied	Balance
Current/Notice/V	12,550.00	12,218.00	11,778.00	8,836.00	0.00	12	100.00	100.00	121.38
nant Residents Future	0.00	0.00	0.00	0.00	0.00	0			0.00
Residents/Annlic									
Occupied Units	12,550.00	12,218.00				12	100.00	100.00	
Total Non Rev	0.00	0.00				0	0.00	0.00	
Units Vacant	0.00	0.00				0	0.00	0.00	
Total Units									
<b>Totals:</b>	<b>12,550.00</b>	<b>12,218.00</b>	<b>11,778.00</b>	<b>8,836.00</b>	<b>0.00</b>	<b>12</b>	<b>100.00</b>	<b>100.00</b>	<b>121.38</b>

Summary of Charges by (Current/Notice) Residents Charge Code	Amount
rentins	88
rent	11690
<b>Total</b>	<b>11,778.00</b>



**Kennedy**

Sunchase, Village West and Granger Court, all of similar product type are currently assessed at \$62k, 57k and 67k, respectively. Kennedy is of similar vintage to these properties.

As secondary support, income from the property does not support valuation of property based on current market values in 2023 (attached).

Requesting \$67,000 per door assessment reflecting current market values in 2023 and based on acquisition support.