

Staff Report for 2024 State Board of Equalization

File No.: 2024-STARK-DICKINSON-PRAIRIE HILLS MALL, LLC

Prepared By: Property Tax Division

County or City: CITY OF DICKINSON

Appellant: PRAIRIE HILLS MALL, LLC

Type of Appeal: COMMERCIAL VALUE

Appeal Issue: Prairie Hills Mall, LLC, represented by Ram Sathyamoorthy, is appealing the property value of parcel numbers 41-1110-01000-100, 41-1110-01000-500, 41-1110-01000-701, 41-1110-01000-800, 41-1110-01000-900, 41-1110-01001-000, & 41-1110-01001-100, located at 1681 3rd Ave W, Dickinson, 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



Whomsoever it may concern,

I hope this email finds you well. I am writing to formally appeal the property tax assessments for the following parcels:

1. Parcel Number: 41-1110-01000-100 - Purchase Price: \$9,870,700 - Sale Transaction Date: 04/24/2024
2. Parcel Number: 41-1110-01000-500 - Purchase Price: \$1,000,000 - Sale Transaction Date: 04/24/2024
3. Parcel Number: 41-1110-01000-701 - Purchase Price: \$149,900 - Sale Transaction Date: 04/24/2024
4. Parcel Number: 41-1110-01000-800 - Purchase Price: \$176,500 - Sale Transaction Date: 04/24/2024
5. Parcel Number: 41-1110-01000-900 - Purchase Price: \$109,000 - Sale Transaction Date: 04/24/2024
6. Parcel Number: 41-1110-01001-000 - Purchase Price: \$33,100 - Sale Transaction Date: 04/24/2024
7. Parcel Number: 41-1110-01001-100 - Purchase Price: \$60,800 - Sale Transaction Date: 04/24/2024

These parcels are generally referred as Prairie Hills Mall property generally located at 1681 3rd Ave. W, Dickinson, ND 58601.

The purchase prices mentioned above are based on recent sale transactions that occurred on 04/24/2024 for each respective parcel.

Given these recent transactions, it is evident that there may be discrepancies in the current property tax assessments that warrant review and adjustment.

I kindly request a thorough review of the information provided and its implications on the current assessments for each parcel. Please advise on any further documentation or procedures required to support this appeal.

Thank you for your attention to this matter. I appreciate your assistance and look forward to a prompt resolution.

with regards
Ram Sathyamoorthy
701-895-4000