

Staff Report for 2019 State Board of Equalization

September 25, 2019

File No.: 2019-WILLIAMS-TIOGA APARTMENTS

Prepared by: Property Tax Division-LM

County or City: City of Tioga

Appellant: Tioga Apartments LLC

Issue: Protests the assessment of parcel number 03-000-00-56-00-032 – Tioga Apartments

Summary: Michelle Turner of Ryan LLC, agent for Tioga Apartments LLC, protests the assessment on the complex located within the City of Tioga. Appellant believes assessment is too high.

Analysis: The City of Tioga Board of Equalization and the Williams County Board of Equalization approved an assessment of \$ 2,117,800 (\$268,600 for the land and \$1,849,200 for the improvements).

An onsite inspection was completed on August 20, 2019. Property record cards provided by local assessors were reviewed. The 3-Story building built in 2012 has 33 total apartment units: four 1-bedroom; twenty-three 2-bedroom; and six 3-bedroom. A cost approach provided by the local and Williams County Assessing Office to reach an opinion of assessment was considered. The cost provided indicate a greater total than the overall true and full value.

Sales approach took into consideration the sales of the 6 smaller and 5 larger apartments within Williston in 2018 with a median sales ratio within tolerance. Sales ratio included two apartment sales comparable to the subject, 22-unit and 36 unit, indicated a value greater than the overall true and full value.

Property website advertised and reported rates were used to create an income valuation model. Applying the average gross income with the income model gross rent multiplier to reach opinion of assessment was deemed acceptable for an income producing commercial property. The income approach was given the most consideration as an income producing property.

With consideration given to the three approaches to value, the income approach used in determining the opinion of assessment was deemed acceptable and within standard assessment practices. Upon completion of the review, the information gathered by the Property Tax Division supports the \$2,117,800 as approved by the city and county.

Recommendation: No change required.