



Special Assessment Task Force

Updated Recommendations

January February 7, 2022

# Parcel Data Summary

- Residential Class
  - 1 unit, 2 unit, 3 unit and condo building improved parcels
- Multi-Family Class
  - Apartments, 4+ unit
  - Manufactured Home Park
- Non-Residential (Commercial) Class
  - Everything Else
- Revenue Split
  - 40% Residential/Multi-Family & 60% Commercial



# Parcel Data Summary

Parcel Class	Parcel Count	Adjusted Parcel Square Foot	% Parcel SF of Total
Residential/Condo	21,255	243,371,322	33.45%
Apartment	524	19,919,941	2.74%
Manufactured Home Park	36	23,977,031	3.30%
Non-Residential (commercial)	3,225	440,388,883	60.52%
Total	25,040	727,657,177	

# Rate Design - Residential

- Median Parcel Square Foot – 9,000 SF
- 0.5X to 2X of the median parcel SF = base residential fee
- Adjustments to small and large parcels



# Rate Design - Residential

Residential Class - Street Utility Fee							
Factor of Median Parcel		Min Parcel Size (SF)	Max Parcel Size (SF)	Fee Multiplier	Monthly Fee	Annual Fee	Total Parcels
0	0.125	0	1,125	0.25	7.00	83.96	28
0.125	0.25	1,125	2,250	0.5	13.99	167.92	1,072
0.25	0.5	2,250	4,500	0.75	20.99	251.87	1,325
<b>0.5</b>	<b>2</b>	<b>4,500</b>	<b>18,000</b>	<b>1</b>	27.99	335.83	17,819
2	3	18,000	27,000	1.5	41.98	503.75	687
3	Max	27,000	Max	2	55.97	671.67	324
Median Parcel SF	9,000					Sum	21,255

# Rate Design - Multi-Family

- Apartment / Manufactured Home Park
  - Basis is dwelling unit
  - Treat the apartment dwelling unit identical the smallest condo parcel
  - 0.25X base residential fee

Multi-Family Class - Street Utility Fee			
Customer Class	Basis	Monthly Fee	Annual Fee
Apartment	Dwelling Unit	7.00	83.96
Manufactured Home Park	Dwelling Unit	7.00	83.96

# Rate Design – Commercial

- Median parcel SF – 27,583 SF
- 0.5X to 2X of the median parcel SF = base commercial fee
- Adjustments to small and large parcels



# Rate Design – Commercial

Commercial Class Rate Relationship							
Factor of Median Parcel		Min parcel Size (SF)	Max parcel Size (SF)	Fee Multiplier	Monthly Fee	Annual Fee	Total Parcels
0	0.125	-	3,448	0.25	51.05	612.62	147
0.125	0.25	3,448	6,896	0.5	102.10	1,225.24	458
0.25	0.5	6,896	13,792	0.75	153.15	1,837.86	413
0.5	2	13,792	55,166	1	204.21	2,450.48	1159
2	3	55,166	82,749	1.5	306.31	3,675.72	324
3	4	82,749	110,332	2	408.41	4,900.96	177
4	5	110,332	137,915	2.5	510.52	6,126.20	92
5	6	137,915	165,498	3	612.62	7,351.44	232
6	7	165,498	193,081	3.5	714.72	8,576.68	37
7	8	193,081	220,664	4	816.83	9,801.92	29
8	9	220,664	248,247	4.5	918.93	11,027.16	24
9	10	248,247	275,830	5	1,021.03	12,252.40	15
10	11	275,830	303,413	5.5	1,123.14	13,477.64	17
11	12	303,413	330,996	6	1,225.24	14,702.88	8
12	13	330,996	358,579	6.5	1,327.34	15,928.12	9
13	14	358,579	386,162	7	1,429.45	17,153.36	11
14	15	386,162	413,745	7.5	1,531.55	18,378.60	4
15	16	413,745	441,328	8	1,633.65	19,603.84	7
16	17	441,328	468,911	8.5	1,735.76	20,829.08	3
17	18	468,911	496,494	9	1,837.86	22,054.32	8
18	19	496,494	524,077	9.5	1,939.96	23,279.56	5
19	20	524,077	Max	10	2,042.07	24,504.80	46
Median Parcel SF	27,583					Sum	3,225



# Rate Design

Parcel Class	Parcel Count	Adjusted Parcel Square Foot	% Parcel SF of Total	% of Revenue	Total Annual Revenue
Residential/Condo	21,255	243,371,322	33.45%	35.32%	7,064,000
Apartment	524	19,919,941	2.74%	3.56%	712,554
Manufactured Home Park	36	23,977,031	3.30%	1.12%	224,756
Non-Residential (commercial)	3,225	440,388,883	60.52%	60.00%	12,000,000
Total	25,040	727,657,177		100%	20,001,311

# Example Residential Rates



PARCEL_ID	PROPERTY_ADDRESS	PROPERTY_TYPE_DESC	Adjusted Parcel SF	% of Median	Capped Factor	Capped Annual Revenue	Capped Monthly Revenue
0923-009-031	1526 CIMARRON DR	Townhouse	874	0.10	0.25	83.96	7.00
0330-001-019	1120 N 12TH ST 8	Condominium	823	0.09	0.25	83.96	7.00
0785-005-010	3129 WINNIPEG DR	Townhouse	1,536	0.17	0.50	167.92	13.99
0604-015-026	107 BOISE AVE	Condominium	2,560	0.28	0.75	251.87	20.99
2020-001-007	3415 HAMILTON ST 6	Condominium	3,435	0.38	0.75	251.87	20.99
1585-002-074	829 CANADA AVE 12	Condominium	2,488	0.28	0.75	251.87	20.99
1245-011-017	908 LAMBTON AVE 2	Condominium	3,803	0.42	0.75	251.87	20.99
0497-022-013	310 W RENO AVE	Condominium	4,381	0.49	0.75	251.87	20.99
1035-007-050	3800 RENEE DR	Single-Family / Owner Occupied	9,000	1.00	1.00	335.83	27.99
0981-001-050	3225 EASTSIDE PL	Single-Family / Owner Occupied	13,488	1.50	1.00	335.83	27.99
1319-010-001	3609 VALLEY DR	Single-Family / Owner Occupied	17,920	1.99	1.00	335.83	27.99
1510-010-001	5100 BOULDER RIDGE RD	Single-Family / Owner Occupied	17,923	1.99	1.00	335.83	27.99
1436-001-015	5300 CORNICE DR	Single-Family / Owner Occupied	25,557	2.84	1.50	503.75	41.98
0588-008-005	1610 N 26TH ST	Single-Family / Owner Occupied	34,122	3.79	2.00	671.67	55.97
1600-004-001	3559 AUGUSTA PL	Single-Family / Owner Occupied	37,750	4.19	2.00	671.67	55.97
1410-001-100	416 FRAINE BARRACKS RD	Single-Family / Owner Occupied	44,799	4.98	2.00	671.67	55.97
0985-002-100	620 N 35TH ST	Public Use	47,532	5.28	2.00	671.67	55.97
0930-003-090	1857 SANTA GERTRUDIS DR	Single-Family / Owner Occupied	58,700	6.52	2.00	671.67	55.97
0045-016-001	320 E CUSTER PARK ST	Public Use	69,963	7.77	2.00	671.67	55.97



# Example Apartment Rates

PARCEL_ID	PROPERTY_ADDRESS	LOT_SQ_FEET	APT_COUNT	Annual Revenue	Monthly Revenue
0001-061-005	306 S 2ND ST	7,000	4	335.83	27.99
0025-080-001	930 N 4TH ST	10,500	8	671.67	55.97
0025-098-005	1027 N 12TH ST	13,500	12	1,007.50	83.96
0140-001-001	612 S WASHINGTON ST	31,376	24	2,015.00	167.92
0185-002-010	415 FRAINE BARRACKS RD	55,000	36	3,022.50	251.87
0300-005-030	121 E ARIKARA AVE	127,296	48	4,030.00	335.83
0324-005-020	1658 CAPITOL WAY	100,435	60	5,037.50	419.79
0325-004-001	2000 N 16TH ST	283,140	96	8,060.00	671.67
0327-002-001	1615 E CAPITOL AVE	391,153	152	12,761.66	1,063.47
1612-001-200	3105 NE 43RD AVE	640,862	246	20,653.74	1,721.15

# Example Manufactured Home Rates



PARCEL_ID	PROPERTY_ADDRESS	Owner	Dwelling Units	Annual Revenue	Monthly Revenue
1402-002-001	3300 JERICHO RD	LIECHTY HOMES INC	1*	83.96	7.00
1402-005-001	3901 GREENSBORO DR	LIECHTY HOMES INC	5*	419.79	34.98
1402-001-001	3324 JERICHO RD	LIECHTY HOMES INC	6*	503.75	41.98
0035-027-001	700 S 12TH ST	HOLIDAY ESTATES OF BISMARCK L	12	1,007.50	83.96
1402-003-005	3750 GREENSBORO DR	LIECHTY HOMES INC	17*	1,427.29	118.94
1402-004-001	3751 GREENSBORO DR	LIECHTY HOMES INC	18*	1,511.25	125.94
0485-002-040	1821 N 11TH ST	ADDINGTON,D % LIECHTY MOBILE	22	1,847.08	153.92
0105-007-035	1713 E ROSSER AVE	WEISBECK, THOMAS	25	2,098.96	174.91
0125-011-001	716 W SWEET AVE	SANDERS & SON'S PROPERTIES LLC	26	2,182.92	181.91
0105-045-001	2406 E THAYER AVE	BISMARCK RENTAL PROPERTIES LLC	31	2,602.71	216.89
0035-010-025	507 S 8TH ST	WEISBECK, THOMAS	33	2,770.62	230.89
0105-049-001	2520 E BROADWAY AVE	BISMARCK RENTAL PROPERTIES LLC	50	4,197.92	349.83
0125-012-005	614 W SWEET AVE	SANDERS & SON'S PROPERTIES LLC	61	5,121.46	426.79
0035-019-001	600 S 9TH ST	HOLIDAY ESTATES OF BISMARCK L	84	7,052.50	587.71
1142-001-001	4224 N 19TH ST	TIEMAC INC	88	7,388.33	615.69
1360-000-001	4005 N 19TH ST	HAY CREEK LLC	133	11,166.45	930.54
0120-001-001	725 S 12TH ST	STARDUST ESTATES LLC	158	13,265.41	1,105.45
0635-001-001	1437 UNIVERSITY DR	AIRPORT VILLAGE LLC	193	16,203.95	1,350.33
0160-026-300	2500 CENTENNIAL RD	161 COMMERCIAL LLC	260	21,829.16	1,819.10
0666-001-001	1501 E BISMARCK EXPY	COLONIAL ESTATES OF BISMARCK L	281	23,592.28	1,966.02
0825-001-001	2200 S WASHINGTON ST	TATLEY MEADOWS LLC	357	29,973.12	2,497.76
0620-001-002	1119 UNIVERSITY DR	LIECHTY MOBILE HOMES	358	30,057.07	2,504.76
1150-001-001	4191 E CENTURY AVE	CENTURY PARK PARTNERSHIP	458	38,452.90	3,204.41

# Example Commercial Rates



PARCEL_ID	PROPERTY_ADDRESS	PROPERTY_OWNER	Approx Adjust Lot SF	% of Median	Capped Factor	Capped Annual Revenue	Capped Monthly Revenue
0001-052-015	110 N 3RD ST	KETTERLING, DARIN & JULIE	1,875	0.068	0.25	613	51
0001-112-053	309 N MANDAN ST 1	BLUE CHAMPAGNE ENTERPRISES INC	3,125	0.113	0.25	613	51
2020-001-151	3401 HAMILTON ST A	DAHL, MARK	2,671	0.097	0.25	613	51
0001-040-025	802 E MAIN AVE	VUE COMMUNITY CREDIT UNION	3,750	0.136	0.50	1,225	102
1125-001-005	3200 ROCK ISLAND PL 1	BJH OIL INC	4,536	0.164	0.50	1,225	102
0001-046-025	101 N 5TH ST	MORRIS, SUSAN MAE LIVING TRUST	9,750	0.353	0.75	1,838	153
0001-064-045	301 E THAYER AVE	DUEMELANDS OFFICE LLLP	10,520	0.381	0.75	1,838	153
0001-045-001	200 S 5TH ST	DAKOTA EYE INSTITUTE	26,250	0.952	1.00	2,450	204
0001-048-025	420 E MAIN AVE	PATTERSON PLACE LIMITED PARTN	15,800	0.573	1.00	2,450	204
0001-108-015	214 E THAYER AVE	FIRST PRES CH OF BISMARCK	52,500	1.903	1.00	2,450	204
0025-091-001	1030 N 6TH ST	MC CABE METHODIST CHURCH	80,750	2.928	1.50	3,676	306
0115-003-700	2422 E BOWEN AVE	CONLIN'S FURNITURE INC	56,317	2.042	1.50	3,676	306
0600-006-015	505 S 7TH ST	UNIVERSITY OF MARY	60,082	2.178	1.50	3,676	306
0926-003-200	1640 BURNT BOAT DR	BIS-MAN CHAMBER OF COMMERCE	86,489	3.136	2.00	4,901	408
2135-005-001	4100 SARATOGA AVE	CENTURY AMOCO LLC	83,422	3.024	2.00	4,901	408
0600-004-005	410 S 5TH ST	BISMARCK, CITY OF CIVIC CENTER	131,961	4.784	2.50	6,126	511
0600-006-060	805 S 7TH ST	REAL HARDWARE LLC	117,098	4.245	2.50	6,126	511
2195-001-150	201 TRANSPORT LN	MME INC	137,743	4.994	2.50	6,126	511
0906-001-100	3420 MIRIAM AVE	JEROME PROPERTIES LLP	174,253	6.317	3.50	8,577	715
1989-001-001	1608 N WASHINGTON ST	MISSOURI VALLEY YMCA INC	254,534	9.228	3.00	7,351	613
0601-001-001	600 S 7TH ST	TARGET CORPORATION	472,245	17.121	9.00	22,054	1,838
2302-005-001	4401 IVORY LN	BISMARCK PUBLIC SCHOOL DISTRI	535,946	19.430	3.00	7,351	613
0756-001-001	1401 W CENTURY AVE	LOWE'S HOME CENTERS, INC	609,110	22.083	10.00	24,505	2,042
1180-001-401	3225 N 14TH ST	EVANGEL ASSEMBLY OF GOD	943,225	34.196	3.00	7,351	613
0625-001-040	2700 STATE ST	GATEWAY FASHION MALL LLC	1,114,736	40.414	10.00	24,505	2,042
2001-001-100	500 ASH COULEE DR	BISMARCK PUBLIC SCHOOL DIST #	1,958,244	70.995	3.00	7,351	613
0600-004-061	600 S 5TH ST	KIRKWOOD MALL ACQUISITION LLC	2,103,654	76.266	10.00	24,505	2,042
1224-001-002	2000 SHILOH DR	BISMARCK PARK DISTRICT	4,293,245	155.648	3.00	7,351	613
1570-002-100	2111 NE 52ND ST	BISMARCK, CITY OF LANDFILL	20,124,544	729.600	3.00	7,351	613