



City of Grand Forks
Staff Report
Board of Equalization 4/20/2026

Agenda Item: Appeal 2026 True & Full Value for Keith Danks, Jr
Parcel number 44.1129.001.00
717 Reeves Dr
LOT 1 BLK 1, AUDITOR'S SUBDIVISION #16

Submitted by: Tami Lazur, City Assessor

Staff Recommended Action: Maintain the True & Full Value of \$435,000 for the 2026 tax year:

Land = \$79,000

Improvements = \$356,000

Total = \$435,000

April 20, 2026 – **Board of Equalization Action:**

BACKGROUND:

This appeal involves a single-family residence built in 1926. The property is a quality 2 story, 2,434 sq ft dwelling on a 13,976 sq ft lot located on Reeves Dr. Subject has a 720 square foot detached two-car garage.

- The Assessor's original 2026 value is \$435,000.
- The property owner questioned the increase and feels the increase is excessive.

ANALYSIS AND FINDINGS OF FACT:

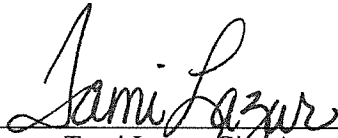
- An exterior inspection from the sidewalk of this property was completed for the 2026 appeal on April 14, 2026, by Darin Winkler and myself.
- We attempted to view the property with an interior inspection, but property owner was unwilling. An exterior inspection of the subject property was completed and showed the property to be of good quality and in very good condition. Features include stucco siding, good quality & specialized shingles to maintain the character of the home, wood windows, & egress window noted. Driveway is normal condition.
- The detached garage was built in 1988 and appears to be in normal condition from sidewalk.
- The original true and full value of \$435,000 equated to \$178.87 per sq. ft.
- This property was part of our reappraisal cycle during the summer of 2024. No interior inspection was able to be completed at that time.
- The increase in value was due to market adjustment as applied to all properties in this sales area. This sales area had 13 sales that were deemed useable in our sales ratio study and the sales ratios ranged from 76.94% to 123.08% with a median sales ratio of 87.17%.

- Research of comparable properties similar to subject property that have sold was completed and produced limited results. The comparable properties range in sales price from \$312,048 to \$439,040, with a sales price per sq ft range of \$129.42 to \$222.75.
- The owner has been informed of our recommendation.
- **Based on the information indicated, it is my opinion that the 2026 value of \$435,000 is fair and equitable with like properties, and I recommend maintaining the true and full value for the 2026 tax year.**


SUPPORT MATERIALS:

- Assessor's cost summary
- Assessor Photo of subject property
- Assessor's property sketch
- Comparable sales from local market
- Comparable photo page

Respectfully submitted:



Tami Lazur, City Assessor

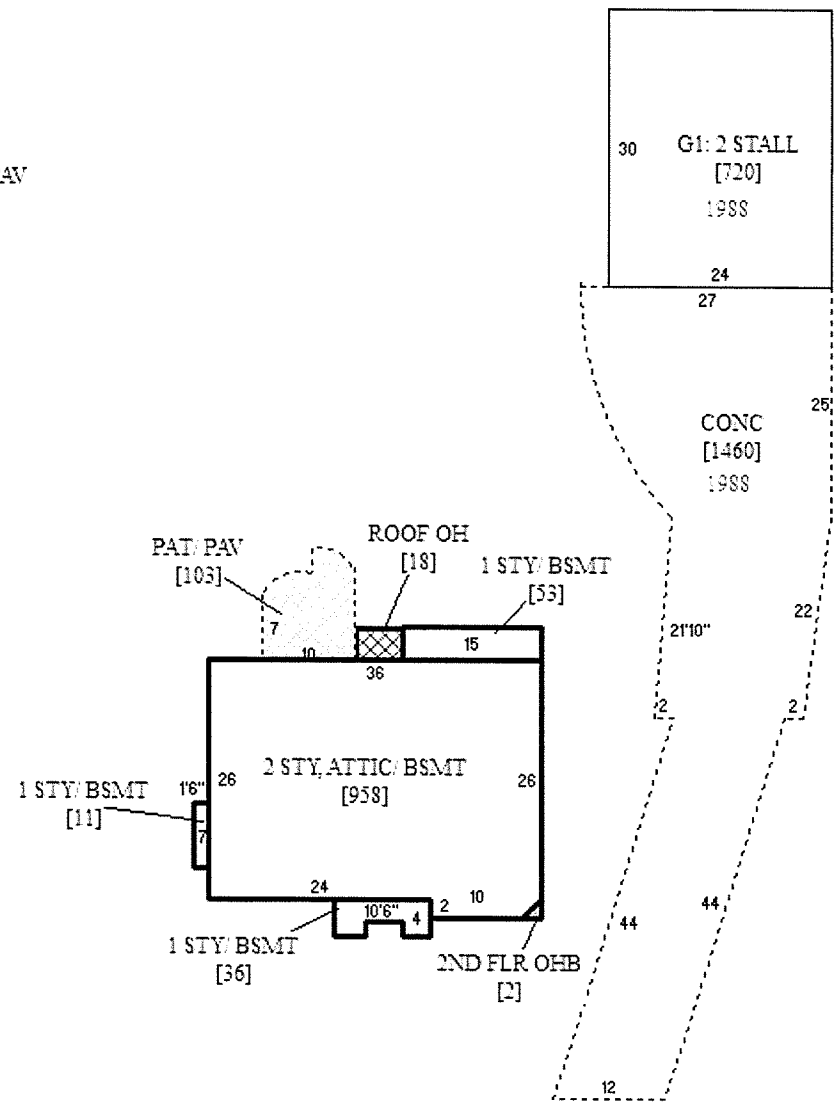
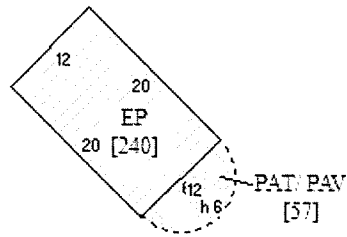


Date

Item	Descriptions	Size / Dim	Additional Comments	Grade	Cond	Year	Mult	Phys%	Fobs%	Eobs%	Other%	Depr. Total (Rnd to dollar)	Map	Appr. Value (Rnd to \$1000)
	Adjustments	Units												
	Dishwasher	1												
	(+) Fireplace 1: Masonry,	1												
	(+) Garage: Det Frame	720 SF	St.: 2.00	4										
1 of 4	Adtn (+) 1 Story Frame	11 SF		NML	1988			38.00				\$17,023		
	Heat: HW - Gas			V Good	1926	1.750	20.00	20.00	5	0	0	\$1,689		
	Basement area	11 SF												
2 of 4	Adtn (+) 1 Story Frame	2 SF		V Good	1926	1.750	20.00	20.00	5	0	0	\$452		
	Heat: HW - Gas													
3 of 4	Adtn (+) 1 Story Frame	36 SF		V Good	1926	1.750	20.00	20.00	5	0	0	\$5,852		
	Heat: HW - Gas													
	Basement area	36 SF												
4 of 4	Adtn (+) 1 Story Frame	53 SF		V Good	1926	1.750	20.00	20.00	5	0	0	\$6,863		
	Heat: HW - Gas													
	Basement area	53 SF												
	Residential Bldg TOTAL											\$353,444	1.000	\$353,000
D	Yrd 1 Paving - Concrete		1,460 SF, Conc Parking, Avg Pricing	NML	1988				65			\$2,657	1.000	\$3,000

Prior Year	Comments	Value	Loc	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025	4-11-2025	Appr	Urban	Res	\$79,000	\$320,000	\$0	\$0	\$399,000
2024	4-3-2024	Appr	Urban	Res	\$79,000	\$305,000	\$0	\$0	\$384,000
2023	3-24-2023	Appr	Urban	Res	\$79,000	\$293,000	\$0	\$0	\$372,000

Permit Date	Number	Amount	Tag	Yr to check	Reason
11/19/2024	776217	\$0	No	2024	ELECTRICAL
CHANGE OUT METER SOCKET TO A 200 AMP UNDERGROUND SERVICE - BK ELECTRIC - (701) 741-2158					
10/26/2020	2020-00010336	\$0	No	2020	Mechanical
Boiler Change Out - VILANDRE FUEL & HEATING INC (M) - 0					
10/27/2009	79917	\$25,000	No	2014	Reshingle
Reshingle dwelling					
5/11/1998	61802	\$500	No	2014	Repair
REPAIR FLOOD DAMAGE TO BASEMENT					





**Appeal for
717 Reeves Dr**

SUBJECT:

		<u>Yr Blt</u>	<u>SF</u>			
44.1129.004.00	717 Reeves Dr	1926	2432	Land Value:	\$79,000	Improv Only
	3 car det garage (720 SF)			Improv Value	\$356,000	<u>\$/ Sq. Ft.</u>
	Lot Sq Ft	13982		Total T&F Value	<u>\$435,000</u>	\$146.38
	Bsmt finish	yes		Total Value Per Sq. Ft.	\$178.87	

	<u>Address:</u>	<u>Yr Blt</u>	<u>TLA</u>	<u>Sale Date</u>	<u>Sales Price</u>	<u>Sales Price/ SF</u>	<u>Lot SF</u>	<u>Land Value</u>	<u>Imrov Value/SF</u>
44.1102.030.00	802 Belmont Rd	1906	2512	8/30/2024	\$325,105	\$129.42	10680	\$49,000	\$123.85
44.1207.034.00	618 Belmont Rd	1898	2238	7/25/2025	\$312,048	\$139.43	7598	\$48,000	\$127.81
44.1803.066.00	608 Walnut St	1914	2061	8/7/2024	\$360,000	\$174.67	9354	\$47,000	\$151.87
44.2202.006.00	722 Reeves Dr	1916	1971	8/20/2024	\$439,040	\$222.75	10583	\$71,000	\$179.12
				median:		\$142.94			\$139.84



1.
802 Belmont Rd
44.1102.030.00



2.
618 Belmont Rd
44.1207.034.00



3.
608 Walnut St
44.1803.066.00



4.
722 Reeves Dr
44.2202.006.00



717 Reeves Dr
Bsmt photo #1



717 Reeves Dr
Bsmt photo #2



717 Reeves Dr
Bsmt photo #3