



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

Agenda Item: Appeal 2026 True & Full Value for Brian & Susan Poykko
Parcel number 44.2913.064.00
3712 Belmont Rd
LOT 11 BLOCK 5 SUNNYSIDE TERRACE

Submitted by: Tami Lazur, City Assessor

Staff Recommended Action: Reduce the True & Full Value from \$455,000 to \$424,000:

Land = \$70,000 Improvements = \$354,000 Total = \$424,000

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

BACKGROUND:

This appeal involves a single-family residence built in 1975. The property is a 1 story, 1,408 sq ft dwelling with a full finished basement and is located on a 20,041 sq ft lot. Subject has an attached two-stall garage.

- The Assessor’s original 2026 value is \$455,000.
- The property owner questioned the increase and feels the increase is excessive.

ANALYSIS AND FINDINGS OF FACT:

- An inspection of this property was completed for the 2026 appeal on April 15, 2026, by Julie Litzinger, Sr Real Estate Appraiser, and me for the City of Grand Forks.
- The exterior inspection of the subject property shows vinyl siding with covered front porch, wood deck and patio area in fenced backyard. The interior inspection of the subject property showed the dwelling to be in very good condition for a home built in 1975. Features include updates of removing walls to create an open concept in the main floor living area, in addition to updated kitchen in around 2010. Hardwood and ceramic tile flooring noted throughout dwelling. Kitchen island has deluxe countertops and staggered bar counter heights. Owner has created a primary bedroom with walk-in closet and ¾ primary bath by combining two bedrooms. Other features include ½ bath on main floor with laundry in primary bath. Basement is finished with carpet, sheetrocked walls, and wood and suspended ceiling, and consists of family room with gas fireplace, wetbar, two bedrooms, and ¾ bath. It is noted that this property does not have a bathroom with a tub.
- The attached garage is sheetrocked & finished with floor heat and is in good condition.
- The original true and full value of \$455,000 equated to \$323.15 per sq. ft.

- Research on comparable properties similar to subject in style, age, and condition was completed. The comparables used range in sales price from \$394,977 to \$452,000, with range of sales price per square foot from \$260.70 to \$312.15. The reconsidered value equates to \$301.14 per sq. ft.
- The owner has been informed of our recommendation and agrees with the reconsidered valuation.
- **Based on the information indicated, it is my opinion that the 2026 value of \$424,000 is fair and equitable with like properties, and I recommend reducing in 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

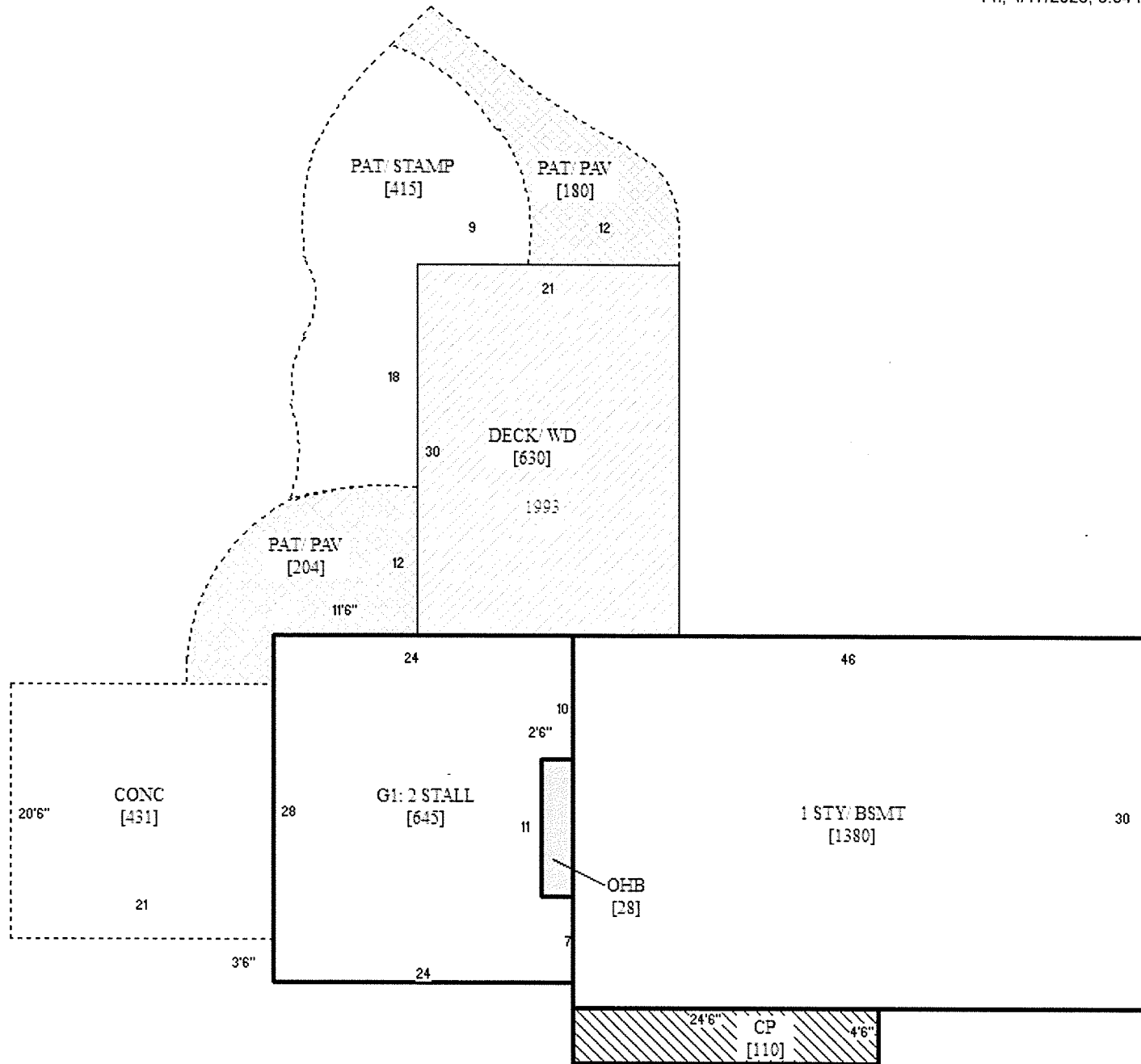
Item	Descriptions	Size / Dim	Additional Comments	Grade	Year	Mult	Phys%	Fobs%	Eobs%	Other%	Depr. Total (Rnd to dollar)	Map	Appr. Value (Rnd to \$1000)
1 of 1	Count	Adjustments	Units		Cond								
	3	Cust Tile SSB +lav (+) Built-In Appliances (+) Fireplace 1: Masonry w/Gas Insert, (+) Garage: Att Frame	1 1 645 SF	St.: 2.00	Good	1975		18.00					
	Adtn	Int Finish: Fin/Insul (+) BEx 1: FLR HT - GAR (+) 1 Story Frame	672 SF 672 SF 28 SF		V Good	1975	1.440	13.00	0	0	0	\$2,526	
				Residential Bldg TOTAL								\$3,959	
				431 SF, Conc Parking, Avg Pricing								\$317,735	1.090
D	Yrd 1	Paving - Concrete EST. YEAR OF CONC DRIVE PER GARAG		NML	2009		34				\$1,479	1.090	\$2,000
D	Yrd 1	Yard Sprinkler System ESTIMATE YEAR	20,000 SF	NML	2010		32				\$5,658	1.090	\$6,000

Prior Year	Comments	Value	Loc	Class
2025	4-11-2025	Appr	Urban	Res
2024	4-3-2024	Appr	Urban	Res
2023	3-24-2023	Appr	Urban	Res

Permit Date	Number	Amount	Tag	Yr to check	Reason
1/31/2013	35110-M	\$0	No	2015	Mechanical
Changeout wood fireplace in basement with gas					
9/18/2012	84436	\$5,200	No	2014	Repair
Install two egress windows					
2/12/2010	80149	\$90,000	No	2014	Repair
General remodel and repair					
5/19/2009	78995	\$14,000	No	2014	Repair
Insulate garage, pour new floor					
4/14/2008	77468	\$10,000	No	2014	Alter/Remodel
Replace windows					
6/13/2005	73699	\$9,500	No	2014	Reside
Reside dwelling					
1/6/1998	24459-M	\$0	No	2014	Mechanical



2025/04/01



**Appeal for
3712 Belmont Rd**

SUBJECT:

		<u>Yr Blt</u>	<u>SF</u>			<u>Improv Only</u>
44.2913.064.00	3712 Belmont Rd	1975	1408	Land Value:	\$70,000	\$/ Sq. Ft.
	2 car garage, attached		645	Improv Value	<u>\$354,000</u>	<u>\$251.42</u>
	Finished & heated garage			Total T&F Value	\$424,000	
	Bsmt finish			Total Value Per Sq. Ft.	\$301.14	

Sales:

	<u>Address:</u>	<u>Yr Blt</u>	<u>SF</u>	<u>Sale Date</u>	<u>Sales Price</u>	<u>Sales Price/ SF</u>	<u>Land Value</u>	<u>Imrov Value/SF</u>	<u>Quality</u>	<u>Condition</u>	<u>Bsmt fin</u>	<u>Garage</u>
44.2923.002.00	3521 Cherry St	1976	1480	8/25/2025	\$452,000	\$305.41	\$78,000	\$252.70	inferior	similar	yes	645 SF, finish+ht
44.2913.032.00	3306 Chestnut St	1968	1280	6/16/2025	\$399,082	\$311.78	\$59,000	\$265.69	similar	similar	yes	484 SF, finish+ht
44.2913.101.00	522 Terrace Dr	1975	1360	10/21/2025	\$394,977	\$290.42	\$72,000	\$237.48	similar	similar	yes	624 SF, finish+ht
44.2913.100.00	514 Terrace Dr	1971	1532	9/26/2025	\$399,385	\$260.70	\$70,000	\$215.00	similar	inferior	yes	588 SF, min fin
44.2913.092.00	3510 Chestnut St	1971	1448	9/19/2024	\$452,000	\$312.15	\$72,000	<u>\$262.43</u>	superior	similar	yes	644 SF, finish+ht
							median	\$252.70				



1.
3521 Cherry St
44.2923.002.00



2.
3306 Chestnut St
44.291344.032.00



3.
522 Terrace Dr
44.2913.101.00



4.
514 Terrace Dr
44.2913.100.00



5.
3510 Chestnut St
44.2913.092.00