

Date: 5/7/2019

To: Foster County Property Owners

From: Karen Evans, Foster Co Tax Director

Re: Foster County Reappraisal Project

Preliminary work for the reappraisal project, which includes door-to-door inspections of all properties in Foster County that are not farm residence exempt, will begin approximately June 3rd. Representatives of Vanguard Appraisals, Inc. will be reappraising all residential and commercial real estate for property tax assessment purposes. Each Vanguard representative will have a photo ID, identifying them as such.

The purpose of the reappraisal is to equalize property assessments. Each taxpayer is responsible for paying only his/her fair share of the property tax burden. Foster County's assessment records are dated, and some data is missing, making accurate assessments difficult. The Tax Director's Office does not have the resources to complete the project in a timely manner. Vanguard Appraisals, Inc. was hired because they have considerable reappraisal experience and have conducted numerous successful reappraisal projects in the upper Midwest, including North Dakota.

Data collectors will make interior and exterior inspections of all properties. They will be compiling information to be used to estimate fair market value of each property. Information to be collected includes: type of construction, type of interior finish, physical condition of the property, age of structures and exterior measurements. A complete sales analysis using local construction costs and economic conditions are also considered. No estimate of value will be given at the time of inspection.

We ask that you cooperate by allowing a complete inspection of your property and provide accurate information to determine a fair and equitable assessment for your property. Denial of access to the property or providing inaccurate information does not release Vanguard representatives from placing a value on your property. Incomplete or inaccurate information may result in an assessment that may not be a fair reflection of the property's actual value. For this reason, our office requests your assistance to ensure that the reappraisal project is completed successfully.

Notice of final value estimates will be mailed to each property owner after the completion of the project, tentatively around January 1, 2020. Property owners will have an opportunity to meet informally to discuss their revaluation with representatives of Vanguard Appraisals, Inc.

The Foster County Sheriff's Office, the Carrington Police Department, and the Tax Director's Office will have a listing of all names and license plate numbers of those involved in the project.

If you have any questions regarding the reappraisal project, please contact me via email at kevans@nd.gov or phone at 701-652-3060.



Bob Bellmer
(Residential Lister)

2015 Nissan Versa, Titanium
CXT 428, Washington County



Glen Dawson
(Residential Lister)

2018 Nissan Rogue, Silver
GNT 320, Linn County



Steven Ford
(Residential Lister)

2016 Chevy Malibu, White
178 XOZ, Scott County



Dale Norris
(Residential Lister)

2014 Dodge Ram, White
GNS 108, Wapello County



Jim Sinclair
(Residential Lister)

2005 Lexus RX 330, White
056 ZAH, Wapello County



Stuart Goslinga
(Commercial Lister)

2016 Red Grand Caravan
DYU 601, Polk Iowa



Zach Leisinger
(Commercial Lister)

Hyundai Tucson
DS 794



Chris Wiese
(Commercial Lister)

Brown Honda CRV
AT 700



Michael Reuter

(Commercial Lister)
2014 Nissan Altima, Charcoal
HQL 302, Floyd County

Curtis Joerger

Senior Appraiser (Commercial)
2017 Black Chevy Equinox
Floyd Co, IA plates EVY 452