Official Proceedings of the Stutsman County Board of Equalization – June 4, 2024

At 2:00 p.m., Chairman Klose called the meeting of the Stutsman County Board of Equalization to order. Mark Klose, Joan Morris, Chad Wolsky, and Jerry Bergquist answered the roll call. Commissioner Taylor was absent.

The Pledge of Allegiance was recited.

Dorene Stroh, Jamestown City Assessor, presented the 2023 sales ratio for the City of Jamestown and recommendation of classes of property. The city of Jamestown has begun reassessing the southeast part of Jamestown.

At 2:01 p.m. Commissioner Taylor joined the meeting via telephone.

Stroh stated that the city sent out 192 notices of increase this year. To comply with the state tolerance levels residential properties within the city went up 4%, and commercial properties went up 2% bringing the indicated value up to 93.3%. So far this year there have been 468 homestead credit applications received, and 105 disabled vet applications. The city also has 9 blind exemptions and 9 wheelchair exemptions in 2024. The overall increase in value is 5%.

Tyler Perleberg, Director of Tax Equalization, presented Chase Lake Township assessments. Chase Lake is one of two unorganized townships, so the commission acts as their governing board. There is only one residence in the township, and it qualifies for the farm exemption, so there was no change in value for that property. A motion to accept the Chase Lake Township assessment workbook was made by Morris, seconded by Bergquist. Unanimous aye vote. Motion carried.

Perleberg then presented the changes in value for Roosevelt Township, the second unorganized township, which has four valued properties. The Hazer property went from $66,500 to $72,400. The Anderson property value decreased from $102,139 to $83,239 due to the house being unlivable. The Nenow property, which is only a shop, went from $114,846 to $120,546. The Stebner house went from $84,841 to $92,641 because of the market increase. There is also a gravel pit that has expanded on the Runck & Odenbach properties. Using arial images, Perleberg estimated that the Runck's have about 6 acres of gravel pit and the Odenbach's about 32 acres. Active gravel pits are valued at $2,500 per acre, adding $15,000 of commercial land value to the Runck property and $80,000 of commercial land value to the Odenbach property. Jason Odenbach attended the meeting to inquire how much tax the increase would add per year, and to see how long the increase would stay on the property.

At 2:25 p.m. Taylor was disconnected from the meeting.

At 2:26 p.m. Taylor rejoined the meeting.

A motion to approve the assessment workbook for Roosevelt Township as presented was made by Wolsky, seconded by Bergquist. Unanimous aye vote. Motion carried.

Next, Perleberg presented the individual omitted assessments for the county. These changes are mainly on properties that are discussed during local equalization meetings. There are currently 10 properties that no longer qualified for the farm residence exemption, due to applications not being received or completed. A motion to add those 10 properties to the tax roll was made by Bergquist, seconded by Morris. Roll call vote: Bergquist, Wolsky, Morris, Taylor, and Klose voted aye. Motion carried.

Perleberg presented the proposed values for ag land. He presented a 4.8% decrease overall based on the numbers collected from NDSU. Ag land is not based off market value. It is based on the production formula that NDSU has. The CAP rate is the biggest single influencer in that equation. A motion to decrease ag land values by 2% was made by Bergquist, seconded by Taylor. Roll call vote: Wolsky, Morris, Taylor, Klose, and Bergquist voted aye. Motion carried.

Perleberg presented the Board with a comparison by class of property. With the 2% decrease in ag land the 2024 net taxable value will be $150,515,040 or a 3.97% increase over 2023. The utilities have not been determined yet; they are determined by the state in July. The sales ratio for residential properties for 2024 is set at 94.2 % and for commercial properties it is set at 94.1 %, with the 2% decrease to ag land, the sales ratio is at 97.89%.

Perleberg stated that with the changes made in homestead credit last year the number of applications has doubled. There were 3,862 properties in the county that took advantage of the primary residence credit as well. A total of 559 properties qualified for the farm residence exemption.

A motion to accept the reports from the county and city as presented was made by Wolsky, seconded by Morris. Roll call vote: Wolsky, Morris, Taylor, Klose, and Bergquist voted aye. Motion carried.

At 2:55 p.m. a motion to adjourn the meeting was made by Bergquist, seconded by Morris. Motion carried.

ATTEST:

Jessica Alonge County Auditor/COO	Mark T. Klose Commission Chairman