Stutsman County Equalization Meeting

June 5, 2007

The 2007 Stutsman County Equalization Meeting was called to order June 5, 2007 at 3:00 p.m. by Commission Chairman Klose. Roll call was answered by Douglas Kaiser, Craig Neys, Mark Klose, Dennis Ova and Dale Marks. Also present were Mr. Noel Johnson, Stutsman County Auditor &Tax Director, Alice Pekarski, Deputy Tax Director, Mr. Darrell Wollan, Jamestown City Assessor, Mr. Ray Johnson, Cargill Manager, Mr. Dean Jacobs, Property Tax Manager for Cargill, Mr. Clay Dodd, Mr. Jeff Berg, Professional Appraiser and Jay Williams, resident of Cusator Township.

Darrell Wollan, Jamestown City Assessor, reviewed the sales ratio study and stated he had made adjustments in values to be in compliance within the tolerance allowed by the State. No changes were made in the City of Jamestown.

Noel Johnson reviewed the assessment history of the Cargill Malting Plant. Dean Jacobs suggested reviewing the market value of the Cargill Malting Plant after the sale of the same type of facilities in Wisconsin. Mr. Clay Dodd, Appraiser said the best approach is a Limited Scope Appraisal. There are two Expanding Business Exemptions that are in place totaling $9,100,000 for 5 years at 100% exemption and 5 years at a graduated percentage for a total of 10 years. The formal request from Cargill was presented as: reduce the building value to $31,500,000 and change the 10 year elevator expansion exemption that was approved in June 2006, to a 5 year, graduated exemption and to eliminate the exemption dated June 2004, for Kiln 8 and add 20% of 9,100,000 expansion value to the 2007 value for a total building value of 33,320,000.

Mr. Jeff Berg, Professional Appraiser from Crown Appraisals was hired by Stutsman County to review Cargill's appraisal. After reviewing the summary report presented to him by Cargill, the only disagreement he had was in the Functional Obsolesence.

Noel Johnson stated that by rescinding the exemptions that are in place it would generate approximately $616,000 in taxes over a period of 5 years.

At 3:36 p.m. the Stutsman County Equalization Meeting was recessed and the Stutsman County Commission Meeting was called to order with same people present.

A motion was made by Commissioner Marks to rescind the Property Tax Exemptions that were in place for Cargill, seconded by Commissioner Ova. All in favor, motion carried.

A motion was made by Commissioner Neys to grant Cargill a 5 year graduated exemption as: 2007 80% exemption, 2008 60% exemption, 2009 40% exemption, 2010 20% exemption and 2011 taxed at 100%, seconded by Commissioner Kaiser. All in favor, motion carried.

At 3:39 p.m. the Stutsman County Commission Meeting was recessed and the Stutsman County Equalization Meeting was called back to order.

A motion was made by Commissioner Ova to reduce the structure value of Parcel No. 51-2223000 Cargill Malting from 41,000,000 to 33,320,000, seconded by Commissioner Kaiser. All in favor, motion carried.

The following omitted assessments were presented for placement on the taxroll.

Location	Name	Parcel Number	Current Value	Amount of Increase	Class of Property	Value after Increase
Rose	George & Debbie Greshik	46-0421010	2,200	20,000	Residential	22,200
Cusator	Jay & Janice Williams	12-3330000	49,600	20,000	Residential	69,600
Cusator	Seckerson Farms	12-0422020	4,600	20,000	Residential	24,600
Spiritwood Lake City	Richard & Lynda Geigle	84-1450010 - 84-1450100	5,300	44,700	Res & Vac Lots	50,000

Jay Williams questioned why his house was being placed on the taxroll. He stated he makes the majority of his income on the farm. After further discussion, the Commission did not feel they had enough information to place the house on the taxroll. A motion was made by Commissioner Marks to remove the residential value for the year 2007 and research other information for 2008, seconded by Commissioner Neys. All in favor, motion carried.

Noel Johnson presented the Unorganized Township, Chase Lake assessments, recommending no

changes. Commissioner Ova made a motion to accept Chase Lake Township as presented, seconded by Commissioner Kaiser. All in favor, motion carried.

Noel Johnson presented the Unorganized Township, Roosevelt assessments, recommending no changes. Commissioner Neys made a motion to accept Roosevelt Township as presented, seconded by Commissioner Kaiser. All in favor, motion carried.

Noel Johnson reviewed the statistical studies for residential and commercial property outside of the Jamestown City limits. The sales ratio studies indicated that the residential and commercial assessments were in compliance with state standards so no overall change was necessary. Noel also stated that farmland is being taxed at approximately 50% of selling price. Noel recommended a 2% increase in agricultural assessments.

A motion was made by Commissioner Kaiser to increase all agricultural assessments by 2%, seconded by Commissioner Neys. Motion carried.

Commissioner Marks made a motion to adjourn, seconded by Commissioner Ova. At 3:55 p.m. the 2007 County Equalization meeting was adjourned.

ATTEST:

Linda Chadduck	Mark Klose
Deputy Auditor	Commission Chairman