Official Proceedings of the Stutsman County Equalization Meeting – June 5th, 2012

The Stutsman County Board of Equalization meeting was called to order at 1:00 p.m. by Commission Chairman Klose. Roll call was answered by Dennis Ova, Dale Marks, Dave Schwartz, and Mark T Klose. Craig Neys was absent. Also present were Casey Bradley, Stutsman County Auditor/COO and Dustin Bakken, Interim Tax Director.

Clarice Liechty presented information to the board to request that the Stutsman County Equalization Board take action to move to initiate a proceeding to correct the tax assessment of the Prairie Hills Apartment PCL # 74-254-4000 (Brown Bear Properties) at 1221 5th St NE; Jamestown, ND. Clarice's protest is based on the fact that concrete was poured in the footings prior to September 8, 2009. This fact was not learned until after the exemptions were granted. Clarice is requesting Stutsman County to review Mr. Brown's verbal testimony when he appeared before the city council and enumerated the services his facility would provide. Clarice presented the same information last year at the Stutsman County Equalization Meeting and it was appealed to the state. Clarice stated that the State of North Dakota felt that they did not have the authority as a board of equalization to tell the city to do anything. Casey Bradley, Auditor/COO, stated that the only requirement right now for tax exemptions is taxable value and jobs. It is up to the individual entities discretion to follow up on the tax exemption or not. The City of Jamestown Board of Equalization meeting on April 10, 2012 did not take any action regarding Clarice Liechty's request. Marks made a motion, seconded by Schwartz to decline the request from Clarice Liechty. Roll call vote: Ova, Marks, Schwartz, Klose voted aye.

Dustin Bakken, Interim Tax Director, presented information on value adjustments for agricultural parcels within the city. The agricultural land within the city was assessed by soil types and acreage. The changes were approved in the City of Jamestown by the City of Jamestown's Board of Equalization on April 10, 2012. Dustin reviewed the 2011 sales ratio and recommendations of classes of property for the City of Jamestown. The sales ratio for residential property came in at 94.8% and 98% for commercial property. The ratios were within state tolerance so no across the board adjustment to the values in commercial and residential property was required. Schwartz made a motion, seconded by Ova to accept the review as presented. Motion Carried.

The North Dakota Century Code 57-02-27.2(8) states how the county will determine the value and assessment of agricultural land. The Century Code is as follows:

57-02-27.2. Valuation and assessment of agricultural lands.

8. Each local assessor shall determine the relative value of each assessment parcel within the assessor's jurisdiction and shall determine the agricultural value of each assessment parcel by adjusting the agricultural value estimate for the assessment district by the relative value of the parcel. Each parcel must then be assessed according to section 57-02-27. If either a local assessor or a township board of equalization develops an agricultural value for the lands in its assessment district differing substantially from the estimate provided by the county director of tax equalization, written evidence to support the change must be provided to the county director of tax equalization. In determining the relative value of each assessment parcel, the local assessor shall apply the following considerations, which are listed in descending order of significance to the assessment determination:

a. Soil type and soil classification data from detailed or general soil surveys.

b. The schedule of modifiers that must be used to adjust agricultural property assessments within the county as approved by the state supervisor of assessments under subsection 9.

c. Actual use of the property for cropland or noncropland purposes by the owner of the parcel.

The only modifier that Stutsman County is using right now is water. Stutsman County is 100% in compliance with the North Dakota Century Code section 57-02-27.2. The valuation of agricultural land by soils by land use was determined by the following data sources: 2010 USDA – FSA Aerial photographs (2010 is the most recent complete set of maps that are available), USDA – NRCS soil maps, AgriData, Inc, and Computer Professionals Inc. The land use acres and land use value basis were defined as: Cropland - land classified as cropland by the USDA and FSA Office, Pasture – land used for haying or grazing according to the definition, Site – anything used for agricultural building sites, Trees – multiple row plant tree growth, Roads – by constitutional easement along or adjacent to any assessment parcels Stutsman County cannot by law tax roads or right of ways, Undrained (wet) cropland – crop acres too wet for cultivation as indicated by aerial photographs, wet pasture – inundated pasture too wet for haying or grazing as indicated by aerial photographs, and waste – all areas not included in the land uses. What this means for value is cropland is based off of a USDA or NRCS productivity index rating or PI, Pasture is based on USDA or NRCS range stie AUM ratings or animal units for month, Site is based on $525 per acre, trees is based on $130 per acre, roads is based on $0.00 due to exemption from taxation by NDCC Statute, Undrained Cropland is based on value reduction to 20 PI value, Wet pasture is based on value reduction to 0.2 AUM value, and Waste is based on $30 per acre.
In order to classify the acreage, Stutsman County came up with definitions for cropland and pasture. Dustin presented Resolution for definition of land uses to the board. For this evaluation system, the following definitions apply:

Cropland: Land used for the production of adapted crops for harvest. Crops include alfalfa hay, Sudan grass, conservation reserve program, Water Bank, etc.

Pasture: Includes permanent pastureland and rangeland:

Permanent Pastureland: Land managed primarily for the production of introduced forage plants for livestock production. Pastureland cover may consist of a single species in a pure stand, a grass mixture, or a grass-legume mixture. Land composed of introduced livestock, which receives periodic renovation and/or cultural treatments, such as tillage, fertilization, mowing, and weed control, and controlled grazing such as fencing. (Cropland grazed in between crops is NOT permanent pastureland. These areas are to be viewed as cropland and valued accordingly.) Permanent pastureland is in areas where the present operator has no desire to change the land use or rotate crops into the field.

Rangeland: Land on which the ecological climax or potential plant cover is composed primarily of native grasses, grass-like plants, forbs, or shrubs suitable for grazing and browsing, and introduced forage species managed like rangeland. Rangeland is considered land that has never been broken and can be used for grazing.

Ova made a motion, seconded by Schwartz to adopt the resolution for definition of land uses as presented. Roll call vote: Marks, Schwartz, Klose, and Ova voted aye.

The following is a review of Ag land complaints by township. Some properties increased in value and some properties decreased in value.

NAME	PARCEL #	CURRENT VALUE	CHANGE TO	REASON
Viola Reimers	02-0410000	$69,200.00	$49,100.00	Crop Acres from 157.7 to 63.5 - Increased Pasture & Adjusted for Wet Acres
Alvin Reich	04-1212000	$35,300.00	$33,400.00	Reviewed Wet Acres & Adjusted Accordingly
	04-1242000	$35,700.00	$34,300.00	"
Clarence Heinle	06-2420000	No Change		Crop Acres were reviewed - No Adjustment
	06-3410000	No Change		"
Albert Hofmann	06-1320000	$24,800.00	$12,900.00	Changed 102.7 Crop Acres to Pasture
	06-1330000	$22,300.00	$21,500.00	Changed 30.2 Crop Acres to Pasture
	06-1340000	$11,200.00	$6,300.00	Changed 41.4 Crop Acres to Pasture
Arlen Hillius	07-2930000	$45,500.00	$43,000.00	Adjusted Wet Acres Per Owner's Map
	07-2940000	$32,000.00	$28,300.00	"
	07-3210000	$43,000.00	$36,100.00	Changed 90.7 Crop Acres to 59.9 & Adjusted for Wet Acres Per Owner's Map
	07-3310000	$54,500.00	$50,000.00	Adjusted Wet Acres Per Owner's Map
	07-3340000	$50,900.00	$48,400.00	Adjusted Wet Acres Per Owner's Map
Edwin Obrigewitsch	07-1920000	$10,500.00	$9,500.00	Adjusted Wet Acres Per Owner's Map
Dwight Dockter	07-3220000	$49,400.00	$23,400.00	Changed 79.8 Crop Acres to Pasture
	07-3231000	$12,700.00	$11,300.00	Changed 12.2 Crop Acres to Pasture
Thomas Rewald	08-0710000	$71,100.00	$70,100.00	Adjusted Wet Acres Per Owner's Map
Audrey Barnes	09-0513000	No Change		No Wet Acres
	09-0523000	$31,300.00	$30,900.00	Reviewed Wet Acres
	09-0530000	$56,400.00	$54,800.00	Reviewed Wet Acres
	09-0540000	No Change		No Wet Acres
Rodney Roaldson	14-1120000	$47,400.00	$43,900.00	Adjusted Crop Wet Acres Per Owner's Map Did not adjust CRP Crop Wet Acres
John Schoeler	14-2220000	$66,700.00	$60,500.00	Adjusted Crop Wet Acres Per Owner's Map
Kay Tanata	14-2231000	$23,600.00	$22,000.00	Adjusted Crop Wet Acres Per Owner's Map
	14-2243000	$15,400.00	$13,000.00	"
Hubert Wagner	19-2040000	$37,000.00	$20,400.00	Changed 56.5 Crop Acres to Pasture
	19-2120000	$22,800.00	$22,300.00	Adjusted Wet Acres Per Owner's Map
Delmar Leapaldt	19-0220000	$35,500.00	$31,800.00	Changed 17.4 Crop Acres to Pasture
	19-1820000	$34,400.00	$29,600.00	Changed 26.6 Crop Acres to Pasture
Miller Honey Farms	23-3634040	$4,900.00	$3,300.00	Adjsuted for Wet Acres
Craig Hoffmann	26-3140000	$42,500.00	$40,000.00	Adjusted Wet Acres Per Owner's Map
	26-2812000	$33,800.00	$30,100.00	"
	26-2821000	$40,400.00	$42,300.00	Crop Acres increased from 73.3 to 89.7

				Pasture from 38.2 to 28.5 Ac & Adjusted Wet Acres
	26-2830000	$42,900.00	$40,000.00	Adjusted Wet Acres Per Owner's Map
	26-2840000	$40,100.00	$35,800.00	"
	26-3230000	$54,300.00	$51,100.00	"
	26-3240000	$43,800.00	$43,000.00	Crop Acres from 64.8 to 69.3 - Additional Wet Acres
Raymond Hofmann	26-0710000	$13,600.00	$12,100.00	Crop Acres from 38.5 to 35.9
	26-0720000	No Change		
	26-1810000	$40,800.00	$39,500.00	Reviewed Wet Acres
	26-1820000	$7,800.00	$6,900.00	"
Bruce Hatlewick	29-1510000	$76,000.00	$57,100.00	Crop Acres from 129.9 to 80.2 - increased Pasture Adjusted Wet Acres Accordingly
Dean Schmuhl	29-1610000	$97,700.00	$72,200.00	Crop Acres from 154.2 to 126.2 - increased Pasture Adjusted Wet Acres Accordingly
	29-1530000	$87,800.00	$67,400.00	Crop Acres from 143.7 to 105.3 - increased Pasture Adjusted Wet Acres Accordingly
Gary Rothwell	30-1311010	No Change		Reviewed Wet Acres - No Change
Todd Michel	30-1610000	$66,500.00	$65,100.00	Changed 8 Crop Acres to Pasture - Adjusted Wet Ac
Hoyt Wagner	31-3130000	$37,000.00	$24,000.00	Changed 70.7 Crop Acres to Pasture
Lawrence Stolz	31-1340000	$84,000.00	$81,000.00	Reviewed Wet Acres
Dennis Clark	34-1210000	No Change		Reviewed Land Use Acres & Wet Acres
	34-1220000	$29,600.00	$27,200.00	Adjusted Wet Acres per Owner's Map
	34-1230000	$33,300.00	$31,600.00	"
	34-1240000	$40,500.00	$35,700.00	"
	34-1110000	No Change		CRP - Wet Acres Reviewed Based on 2010 Maps
	34-1140000	"		"
Wilfred Johnson	36-0210000	$67,400.00	$63,400.00	Crop Acres from 105.2 to 103.8 - Adjusted Wet Acres
	36-0220000	$77,800.00	$77,200.00	Adjusted Wet Acres based on 2010 Map
	36-0242000	$22,800.00	$21,100.00	Crop Acres from 31.9 to 19.5 - Added Pasture & Adjusted for Wet Acres Accordingly
Thomas Reule	41-3240000	$35,000.00	$33,800.00	Adjusted Wet Acres based on 2010 Map
	41-3330000	$40,700.00	$39,400.00	Adjusted Wet Acres based on 2010 Map
Donna Tompkins	42-3610000	$84,800.00	$80,000.00	Adjusted Wet Acres per Owner's Map
	42-3640000	$76,300.00	$67,200.00	"
Michael Tompkins	42-3620000	$81,800.00	$81,600.00	"
Marlys Perleberg	43-2140000	$71,800.00	$66,800.00	Crop Acres from 107.2 to 96.4 - increased Pasture
Richard Wescom	43-2240000	No Change		May be some seasonal flooding in Pasture
Donna Tompkins	44-1210000	$80,900.00	$80,600.00	Adjusted Wet Acres Per Owner's Map
	44-1220000	$70,800.00	$70,700.00	"
	44-0110000	No Change		Wet Acres Accounted for
	44-0120000	$65,700.00	$65,400.00	Adjusted Wet Acres Per Owner's Map
Anthony Greshik	46-1620000	$75,700.00	$74,700.00	Adjusted Wet Acres based on 2010 Map
	46-1631000	$33,600.00	$32,400.00	"
Michael Scott	46-3211000	$36,800.00	$35,600.00	Adjusted Wet Acres based on 2010 Map
	46-3241000	$33,900.00	$33,800.00	Owner indicated he is receiving income on all Crop acres - including land under water
Bill Dietsch	47-1120000	No Change		Gumbo is factored into soil type - some areas
	47-1140000	"		are part of inclusions within the soil type
Clifford Gumke	49-0540000	$73,400.00	$61,000.00	Crop Acres from 136.1 to 101.6 - increased Pasture
Thomas Reule	52-0533000	$17,800.00	$16,700.00	Adjusted Wet Acres based on 2010 Map
Lester Larson	53-3210000	$43,500.00	$23,000.00	Adjusted Wet Acres Per Owner's Map
	53-3320000	No Change		Received income on Wet Acres in 2011
Kenneth Trautman	53-2930000	$46,200.00	$43,600.00	Adjusted Wet Acres per Owner's Map
Dennis Clark	55-0631000	$24,500.00	$24,200.00	Adjusted Wet Acres Based on 2010 Map
	55-0632000	$27,100.00	$26,400.00	"
Dean Anderson	55-3010000	$43,500.00	$20,500.00	Changed 84.1 Crop Acres to Pasture

	55-3020000	$62,700.00	$24,200.00	Changed 124.1 Crop Acres to Pasture
Richard Klose	56-2710000	$48,400.00	$48,000.00	Crop Acres from 104.3 to 101.1 - increased Pasture
	56-2740000	$53,100.00	$31,100.00	Crop Acres form 97.4 to 19.3 - increased Pasture
Carol Hillstrom	63-0720000	$58,600.00	$54,300.00	Changed 23.9 Crop Acres to Pasture
Caroline Lee	63-2941000	$43,500.00	$39,300.00	Adjusted Wet Acres based on 2010 Map

County did review and recheck the values. Clarence Heinle, John Murphy, Tom Rewald and a few other landowners were present and spoke to the board regarding their acreage. If the landowners filled out a form requesting a re-evaluation of their parcels, then Dustin would review the properties. If changes would need to be made Stutsman County would amend them at a later time. The landowners were informed that these changes were not imposed upon them at the county level. Stutsman County is following the North Dakota Century Code and our legislature imposed these new set of rules to evaluate property. It is up to the county to figure how to make it equitable.

The following assessment changes regarding Ag Land within cities was presented for placement on 2012 tax values. All owners had been notified of increases according to state statute.

	Current	2012 Soil	**CHANGE**
COURTENAY	Assessment	Value	
70-1200010	$12,900.00	$12,300.00	$600
70-9700540	$7,000.00	$1,300.00	$5,700
CLEVELAND			
72-9700170	$1,900.00	$1,100.00	$800
KENSAL			
76-1400120	$1,000.00	$1,000.00	$0
76-1400130	$3,600.00	$3,600.00	$0
76-9705030	$4,300.00	$3,900.00	$400
76-9705031	$2,700.00	$2,600.00	$100
76-9705032	$7,400.00	$5,500.00	$1,900
76-9705090	$2,300.00	$2,100.00	$200
76-9705100	$4,900.00	$4,100.00	$800
76-9705125	$7,000.00	$5,200.00	$1,800
76-9705250	$500.00	$300.00	$200
76-9705260	$1,100.00	$500.00	$600
76-9705340	$7,800.00	$6,400.00	$1,400
76-9705350	$9,200.00	$8,600.00	$600
76-9705360	$9,200.00	$8,600.00	$600
76-9705370	$16,700.00	$6,600.00	$10,100
MONTPELIER			
80-9700040	$17,200.00	$16,700.00	$500
PINGREE			
82-9700110	$400.00	$800.00	$400
82-9700130	$2,400.00	$2,000.00	$400
SPIRITWOOD LAKE			
84-9700010	$7,500.00	$4,400.00	$3,100
84-9700500	$23,800.00	$26,700.00	$2,900
84-9700502	$500.00	$900.00	$400
84-9701200	$8,900.00	$6,700.00	$2,200
84-9701250	$2,300.00	$600.00	$1,700
84-9701300	$14,800.00	$14,900.00	$100
84-9980030	$27,500.00	$30,400.00	$2,900
84-9980040	$1,100.00	$1,200.00	$100

STREETER			
86-9700010	$300.00	$100.00	$200
86-9700012	$1,500.00	$400.00	$1,100
86-9700100	$2,500.00	$700.00	$1,800
86-9700111	$300.00	$300.00	$0
JAMESTOWN			
74-1230550	$3,800.00	$1,100.00	$2,700
74-1231610	$13,600.00	$11,200.00	$2,400
74-1233440	$6,500.00	$7,100.00	$600
74-1235880	$9,300.00	$10,200.00	$900
74-1236610	$1,600.00	$1,600.00	$0
74-1237190	$2,700.00	$1,100.00	$1,600
74-1237990	$5,200.00	$1,900.00	$3,300
74-1239730	$17,400.00	$4,700.00	$12,700
74-2522000	$7,500.00	$9,400.00	$1,900
74-3111000	$6,600.00	$2,600.00	$4,000
74-3141000	$15,000.00	$14,900.00	$100
74-5561000	$3,800.00	$2,900.00	$900
74-5562000	$2,700.00	$900.00	$1,800
74-9703900	$28,400.00	$31,300.00	$2,900
74-9704400	$16,800.00	$9,300.00	$7,500
74-9980623	$5,700.00	$6,400.00	$700
74-9980625	$18,000.00	$19,500.00	$1,500
74-9980633	$14,500.00	$15,500.00	$1,000
74-9980643	$13,600.00	$14,500.00	$900
74-9980644	$4,800.00	$5,500.00	$700
74-9981300	$17,100.00	$18,500.00	$1,400
74-9981350	$261,300.00	$287,000.00	$25,700

Schwartz made a motion, seconded by Marks to approve the assessment changes within city limits. Motion Carried.

Ova made a motion, seconded by Marks to approve the assessment changes for Chase Lake and Roosevelt Townships as presented. Roll call vote: Schwartz, Klose, Ova, Marks voted aye.

Marks made a motion, seconded by Schwartz to approve the Omitted Assessments as presented. Roll call vote: Klose, Ova, Marks, Schwartz voted aye.

PARCEL #	PROPERTY OWNER	2012 TOTAL VALUE	2011 TOTAL VALUE
40-3131000	Frank & Jeannette Redlin	27,800	21,400
16-3523013	Klose Farmers Elevator	1,105,500	5,500
35-5760010	Darwin Remmick	36,100	4,500
63-1232022	Duratech Industries Inc.	1,029,000	10,500
25-4400050	Steven & Lynette Berg	118,700	1,000
59-0820000	Clara Pepple	75,000	60,900
37-2620000	Julie Michel	72,100	59,200
37-2640000	Julie Michel	72,700	60,300

Dustin reviewed the sales ratio statistics and recommendations for classes of property. The calculations for Ag

Land are determined using a production formula. The production formula is as follows: production data times your multiplier which equals your annual landowner share of gross returns for the ten most recent years of available data. Out of the ten years an eight year average is used where the highest year and the lowest year would be excluded. This is divided by the cost of production index which equals an eight year landowner share of gross returns per acre which is divided by the capitalization rate which equals the cropland value per acre. Marks made a motion, seconded by Schwartz to approve the review sales ratio statistics and recommendations for classes of property as presented. Roll call vote: Ova, Marks, Schwartz, Klose voted aye.

TWP/CITY	PARCEL #	PROPERTY OWNER	2012 TOTAL VALUE (W/CHG)	2011 TOTAL VALUE	CHANGE IN VALUE	ABSTRACT CLASS	REMARKS
COUNTY	**ALL AG LAND**	PARCELS W/ 101 ABSTRACTS	29,676,642	24,393,650	5,282,992	**101-AG**	INCREASE ALL AG LAND BY 18% FOR 2012

Schwartz made a motion to adjourn, seconded by Marks. Motion Carried. At 3:04 p.m. the 2012 County Equalization meeting was adjourned.

ATTEST:

Casey J. Bradley
County Auditor/COO

Mark Klose
Commission Chairman