

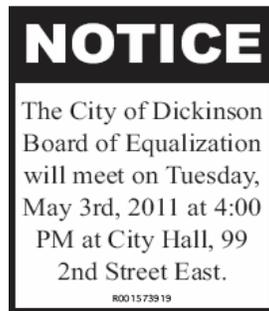
**BOARD OF EQUALIZATION MEETING
CITY OF DICKINSON, NORTH DAKOTA**

MAY 3, 2011

Pursuant to due call and notice, with notice of publication in the Dickinson Press, the Board of Equalization met in compliance with North Dakota State Law. The meeting was held May 3, 2011 commencing at 4:00 P.M., in City Hall located at 99 2nd Street East.

1. CALL TO ORDER

President Dennis W. Johnson called the meeting to order and directed that a copy of the published notice be included as part of the minutes.



2. ROLL CALL

Present were: President Dennis W. Johnson, Commissioners Carson Steiner, Klayton Oltmanns; Absent was: Joe Frenzel and Gene Jackson; Also present: City Administrator Shawn Kessel and City Assessor Joe Hirschfeld.

3. City Assessor Joe Hirschfeld reported the assessment roll has been completed, a copy is present, and handed out.

4. President Johnson opened the meeting for public input to voice valuation concerns:

Hilda Pavlish of 240 8th Street West questions the method of figuring valuations of homes. Pavlish states her property has increased 10%.

City Assessor Joe Hirschfeld explains the valuations are based off of the sales property from 2010. The City is mandated by the states to compare their evaluations between 95-100% of actual sales. Hirschfeld states the neighborhood lot sales from the previous year are compared to the characteristics plus the overall value of the home in question and then the value is placed. Hirschfeld did state that some areas increased 12% while

DISPOSITION: Roll call vote Aye 4, Nay 0, Absent 1.
Motion declared duly passed.

Commissioner Steiner would like Mr. Hirschfeld to present information on whom has the two year left and the one year left for exemptions at next years meeting.

- C. MOTION BY: Carson Steiner SECONDED BY: Klayton Oltmanns
To approve the Builders Exemptions under NDCC 57-02-08 (42)

DISPOSITION: Roll call vote Aye 3, Nay 0, Absent 2.
Motion declared duly passed.

Mr. Hirschfeld did explain there are 28 builders' exemptions at this time which will be moving off the builders' exemption list quickly and on to the two year exemption list.

- D. MOTION BY: Klayton Oltmanns SECONDED BY: Carson Steiner
To approve the Real Estate Property Tax Exemptions under NDCC 57-02-08

DISPOSITION: Roll call vote Aye 3, Nay 0, Absent 2.
Motion declared duly passed.

9. TAX ABATEMENTS:
None filed at this time.

Assessor Hirschfeld presents information about properties from 1960-2000. He included Market Trend Analysis for four Dickinson real estate market segments. This information included split level homes built betwe 1960-2000 as well as split level homes constructed after 2000. He reviews the maximum sale price, average sale price and minimum sale price for each marketing period. The sale price of \$/sq ft basis and the average year built of the properties is also included. He does feel the supply is limited with a strong demand which has helped the existing properties. He feels the consumer will pay what the lender will lend. He feels the consumer will bid up property to find housing. Hirschfeld states ranch style properties are a very hot commodity right now in Dickinson. He does feel the ranch style homes are getting a bit larger but split level homes are not getting larger. Hirschfeld does explain a new valuation of commercial properties will be completed this summer.

Commissioner Steiner does feel Assessor Hirschfeld figures are very accurate.

10. ADJOURNMENT:

MOTION BY: Carson Steiner SECONDED BY: Klayton Oltmanns
To adjourn the 2011 Board of Equalization meeting at 4:30 PM
DISPOSITION: Roll call vote Aye 2, Nay 0, Absent 2.
Motion carried unanimously.

OFFICIAL MINUTES PREPARED BY:

Rita Binstock, Assistant to City Administrator

APPROVED BY:

Shawn Kessel, City Administrator

Dennis W. Johnson, President
Board of City Commissioners

Date: _____

After the meeting was adjourned David Steinbach of 1192 11th Avenue East did visit briefly about the concerns of the elderly and the cost of taxes rising in Dickinson. He feels the assessors are using an obsolete form of figuring valuations. He feels they should go by income or dollars earned per hour instead of the valuation of the home. He does feel the lower income people are put into a hardship with the excessive taxes. He does state people in the City do work for a lot less per hour then oil field workers. He feels the City should make some changes of ahead of time to satisfy lower income homes.

President Johnson does explain the procedure over the past few years and how the City has taken giant steps forward in trying to obtain lower property taxes. These steps did include the State from oil funds, ½ cent sales tax, and the future fund. Johnson does feel the City is working very diligently in trying to lower property taxes and still be able to run the City. He states in the earlier years if someone owned property you were rich, at this time you don't even need to own property to be rich. Johnson reiterates the City is constrained by the Century Code.