

**BOARD OF EQUALIZATION MEETING
CITY OF DICKINSON, NORTH DAKOTA
MAY 7, 2012**

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 7, 2012 commencing at 3:00 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, Joe Frenzel and Gene Jackson; Also present: City Administrator Shawn Kessel, City Assessor Joe Hirschfeld and Dickinson City Attorney Matt Kolling.

3. City Assessor Joe Hirschfeld reported the assessment roll has not been completed with 60 parcels that work needs to be completed.

4. City Assessor Joe Hirschfeld presented a power point as well as notes for the power point. He explained the market segments between 2006-2012 and the sales available. Vacant lots are increasing. It also depends on the different locations in town whether the lots have a higher or lower lot value. He also compared ranch style homes as well as split level homes and the price per square foot. He showed the sale price, average gross living area and the active market and how this has all increased the values. New home sales are increasing and in the year 2012 the new home sale price continues to be higher per square foot. Older home sales are also increasing. Buyers want homes now, even it is an older home at a higher sale price. Greater varieties of homes have different values. Older homes are \$163 per square foot and newer homes are \$165 per square foot. City Assessor Hirschfeld said he compared the values in 25 year segments. 2008 shows depreciation where 2011-2012 shows very little depreciation.

There are about 50-60 parcels that their values need to be corrected. There may be an increase to the value of some vacant lots and a decrease on some home values. If the increase is in excess of 25% a notification needs to be given to the owners.

City Assessor Hirschfeld asked the commissioners to accept the corrected values.

City Attorney Matt Kolling said that public comment needs to be heard before any exception can be made.

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

Birdi Privratsky said she has already discussed some of her issues with City Assessor Hirschfeld and is here today hoping that his comments make some sense to her. She was

MOTION BY: Gene Jackson

SECONDED BY: Carson Steiner

DISPOSITION: Roll call Aye 5, Nay 0, Absent 0

Motion declared duly passed. Adjourn meeting until May 21, 2012
at 3:30 p.m.

Resuming Board of Equalization Meeting from May 7, 2012 to May 21, 2012 at 3:30 p.m.

ROLL CALL

Present were: President Dennis W. Johnson, Commissioners Carson Steiner, Joe Frenzel and Gene Jackson; Also present: City Assessor Joe Hirschfeld and Dickinson City Attorney Matt Kolling.

Absent: Commissioner Klayton Oltmanns and City Administrator Shawn Kessel.

City Assessor Hirschfeld reported that the tax roll is completed.

President Johnson asks for public comment on property valuation.

Mark Hinrickson from Northern Improvement questions the value on 10 acres of land. He states it is undeveloped, has no city services but was annexed into the city last year. The prior value on the land was \$3,800 and the value from the city is \$224,900. City Assessor Hirschfeld said he is familiar with the \$30,000-90,000 increased values which are consistent with other values in that area. Mr. Hinrickson said in 2008 they purchased the 10 acres for \$5,000 per acre. He said he realizes that values have gone up but feels this increase is a bit hard to swallow. President Johnson said that the value was set unrealistically low when they purchased the land. He asked Mr. Hinrickson if he can prove that City Assessor Hirschfeld's numbers are wrong. President Johnson asked him to have an independent appraiser check into this if he thinks this is wrong, or does the property have environmental issues?

President Johnson asks for Commissioner Joe Frenzel's opinion as he is also a realtor. Commissioner Frenzel says that the land values have greatly increased in numbers. If they wanted to sell the land right now they would get more than \$200,000. Mr. Hinrickson asks if the land value can be adjusted. Commissioner Steiner says that just one land value cannot be adjusted. There are numerous other land values around them. City Assessor Hirschfeld says that if sales fall back he would adjust the values and follow what the market is doing.

President Johnson asks for any more public comments.

Mr. Ray Ridl lives in Weber's Subdivision. He has questions regarding his 4 lots and how the sewer line was put in 30 years ago. President Johnson suggested taking a 10 minute break so that City Assessor Hirschfeld and Commissioner Gene Jackson take time to talk with him about his issue.

Break 3:50 p.m. – 4:00 p.m. President Johnson asks Mr. Ridl if things were worked out for him. He said they were.

President Johnson asks for any more public comment. With no more public comments to the Board of Equalization it is closed to any more public comments.

6. NO REDUCTION AFTER SESSION OF BOARD:

N/A

7. ASSESSOR’S REPORT:

City Assessor Hirschfeld presents his summary of sales ratio statistics and tax roll information for the year ending 2011. He stated the true and full valuation for commercial property is \$338,203,050 and residential property \$850,232,600. New construction for commercial is \$45,186,338 and residential \$27,352,000. City Assessor Hirschfeld stated the adjusted ratio for commercial is 94.4% and residential 93.6% and requested Commission approval as the ratios are in compliance with the state tolerance which was changed from 95%-100% to 90%-100%.

MOTION TO ACCEPT BY: Carson Steiner SECONDED BY: Joe Frenzel

To accept the Assessor’s report as presented

DISPOSITION: Roll call vote Aye 4, Nay 0, Absent 1.

Motion declared duly passed.

8. EXEMPTION APPLICATIONS:

A. City Assessor Hirschfeld explained there are no Renaissance Zone Exemptions for 2011.

B. MOTION BY: Joe Frenzel SECONDED BY: Gene Jackson

To approve the Two-Year Residential Exemptions under NDCC 57-02-08 (35) (36)

This does not exempt the land. This is an exemption of the first \$100,000 for two years.

DISPOSITION: Roll call vote Aye 4, Nay 0, Absent 1.

Motion declared duly passed.

C. City Assessor Hirschfeld explained there are no longer any Builders Exemptions.

D. MOTION BY: Gene Jackson SECONDED BY: Carson Steiner

To approve the Real Estate Property Tax Exemptions under NDCC 57-02-08

DISPOSITION: Roll call vote Aye 4, Nay 0, Absent 1.

Motion declared duly passed.

9. TAX ABATEMENTS:

None filed at this time.

10. ADJOURNMENT:

MOTION BY: Gene Jackson SECONDED BY: Carson Steiner

To adjourn the 2012 Board of Equalization meeting at 4:10 PM

DISPOSITION: Roll call vote Aye 4, Nay 0, Absent 1.

Motion carried unanimously.

OFFICIAL MINUTES PREPARED BY:

Date: _____

Lynn Kubas, Property Appraiser Tech

APPROVED BY:

Shawn Kessel, City Administrator

Dennis W. Johnson, President
Board of City Commissioners