

FINAL

MOUNTRAIL COUNTY TAX EQUALIZATION

2021 Property Assessment
Annual Report

MOUNTRAIL COUNTY

2021 Property Assessment

- Ag Land Valuation Worksheet
- Previous Sales Ratio Adjustment Worksheet (prior to Residential structure adjustment - for comparison)
- Sales Ratio Adjustment Worksheet (after Residential structure adjustment)
- Discussion on Residential Structure adjustment
- Updated Valuation in Mountrail County
- Abstracts Information



AG LAND VALUATION WORKSHEET

Approved at June 1, 2021 County Board of Equalization Meeting

2021 Agricultural		Value per Acre
1	Agricultural value per acre calculated by NDSU (100%)	\$489.30
2	Value per acre as equalized by County	\$450.17
<i>Percent value per acre of Ag Land 100% value per acre</i>		92.00%
3	Agricultural value minus County value	\$39.13
Indicated change needed to reach 100% Agricultural value		
4	(line 3 / line 2)	8.69%

Within State of ND
tolerance band of
90%-100%

SALES RATIO ADJUSTMENT WORKSHEET

Commercial & Residential (prior to 2.5% Residential adjustment)

Line	Item	COMMERCIAL		RESIDENTIAL	
		2020	2021	2020	2021
1	True And Full Value	\$829,981,900	\$802,546,900	\$415,135,700	\$433,347,800
Supplementary Abstract	2	Increases \$10,977,300		\$14,272,900	
	3	Decreases \$4,561,400		\$4,151,000	
4	Adjusted T&f Values (line 1 Minus line 2 or 3)	\$825,420,500	\$791,569,600	\$410,984,700	\$419,074,900
5	2020 T & F/sales Ratio - from Sales Ratio Sheets	97.2%		88.3%	
6	Indicated Market Value (line 4 ÷ line 5)	\$849,198,045		\$465,441,336	
7	2021 T & F/Market Value Ratio % (2021 Line 4 ÷ Line 6)	93.2%		90.038%	
8	Mkt Value Minus 2021 T&F (line 6 - 2021 line 4)	\$57,628,445		\$46,366,436	
9	Indicated Change Needed To Reach 100% Value (line 8 ÷ 2021 Line 4)	7.3%		11.064%	

Commercial Valuation within Tolerance Band
Residential Valuation needs adjustment

State of ND tolerance band is 90%-100%

CITY EQUALIZATION ADJUSTMENTS

- Plaza City – Mountrail County Shop Exemption
 - Parcel 59-0028355
 - LandVal - \$15,700 BldgVal - \$2,164,800
 - Total T&F - \$2,180,500
 - Taxable Value - \$109,025
- Stanley City – Parsonage
 - Parcel 61-0081300
 - Original LandVal - \$44,200
 - Original Residence - \$174,800 T&F - \$219,000
 - 2 months exempt
 - 10 months taxable
 - Land Adjustment - \$7,400 - new T&F \$36,800
 - Residence Adjustment- \$29,100 - new T&F \$145,700
 - Total T&F - \$182,500

Need a motion to
accept these
exemptions

SALES RATIO ADJUSTMENT WORKSHEET

Commercial & Residential (after 2.5% Residential adjustment)

Line	Item	COMMERCIAL		RESIDENTIAL	
		2020	2021	2020	2021
1	True And Full Value	\$829,981,900	\$800,366,400	\$415,135,700	\$442,433,300
Supplementary Abstract	2	Increases		\$14,272,900	
	3	Decreases		\$4,186,800	
4	Adjusted T&f Values (line 1 Minus line 2 or 3)	\$825,404,800	\$791,553,900	\$410,948,900	\$428,160,400
5	2020 T & F/sales Ratio - from Sales Ratio Sheets	97.2%		88.3%	
6	Indicated Market Value (line 4 ÷ line 5)	\$849,181,893		\$465,400,793	
7	2021 T & F/Market Value Ratio % (2021 Line 4 ÷ Line 6)	93.2%		92.0%	
8	Mkt Value Minus 2021 T&F (line 6 - 2021 line 4)	\$57,627,993		\$37,240,393	
9	Indicated Change Needed To Reach 100% Value (line 8 ÷ 2021 Line 4)	7.280%		8.698%	

Commercial Values Approved at June 1, 2021 County Board of Equalization Meeting

State of ND tolerance band is 90%-100%

RESIDENTIAL ADJUSTMENTS

- 2.5% adjustment across all Residential Structures in Mountrail county
- At 92% of threshold target for valuations
 - *(Actual – 91.9982%)*
- Recommend to approve Residential Values
- Required Notices of Increase were printed and mailed out

VALUATION IN MOUNTRAIL-RESULT OF ALL ADJUSTMENTS

2021 Values - Final

Assessment	Parcels	Parcel %	True & Full Value	Value %	Taxable Value
101-Agricultural	9,032	58.9%	\$478,864,600	27.8%	\$23,943,230
201-Residential	3,526	23.0%	\$442,433,300	25.7%	\$19,910,367
233-Commercial	971	6.3%	\$771,139,700	44.8%	\$38,556,985
250-Vacant Land	1,813	11.8%	\$29,226,700	1.7%	\$1,461,335
Grand Total	15,343	100.0%	\$1,721,664,300	100.0%	\$83,871,917*

* Taxable Value Before Veteran's & Homestead Credit

VETERAN'S CREDIT & HOMESTEAD CREDIT

Total Taxable Value	<i>Adjustment</i>	\$83,871,917
Veterans Credit	<i>\$75,433</i>	
Homestead Credit	<i>\$95,291</i>	
Net Taxable Value		\$83,701,193

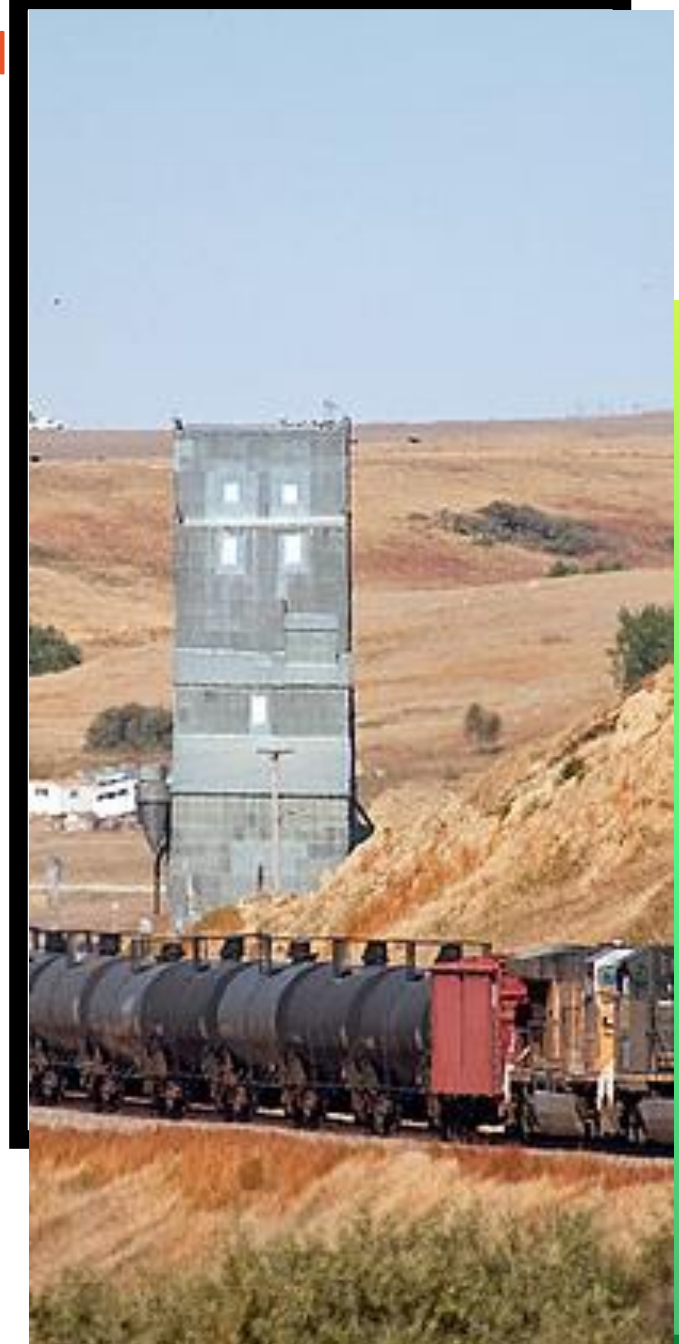
COMPARISON 2021 & 2020

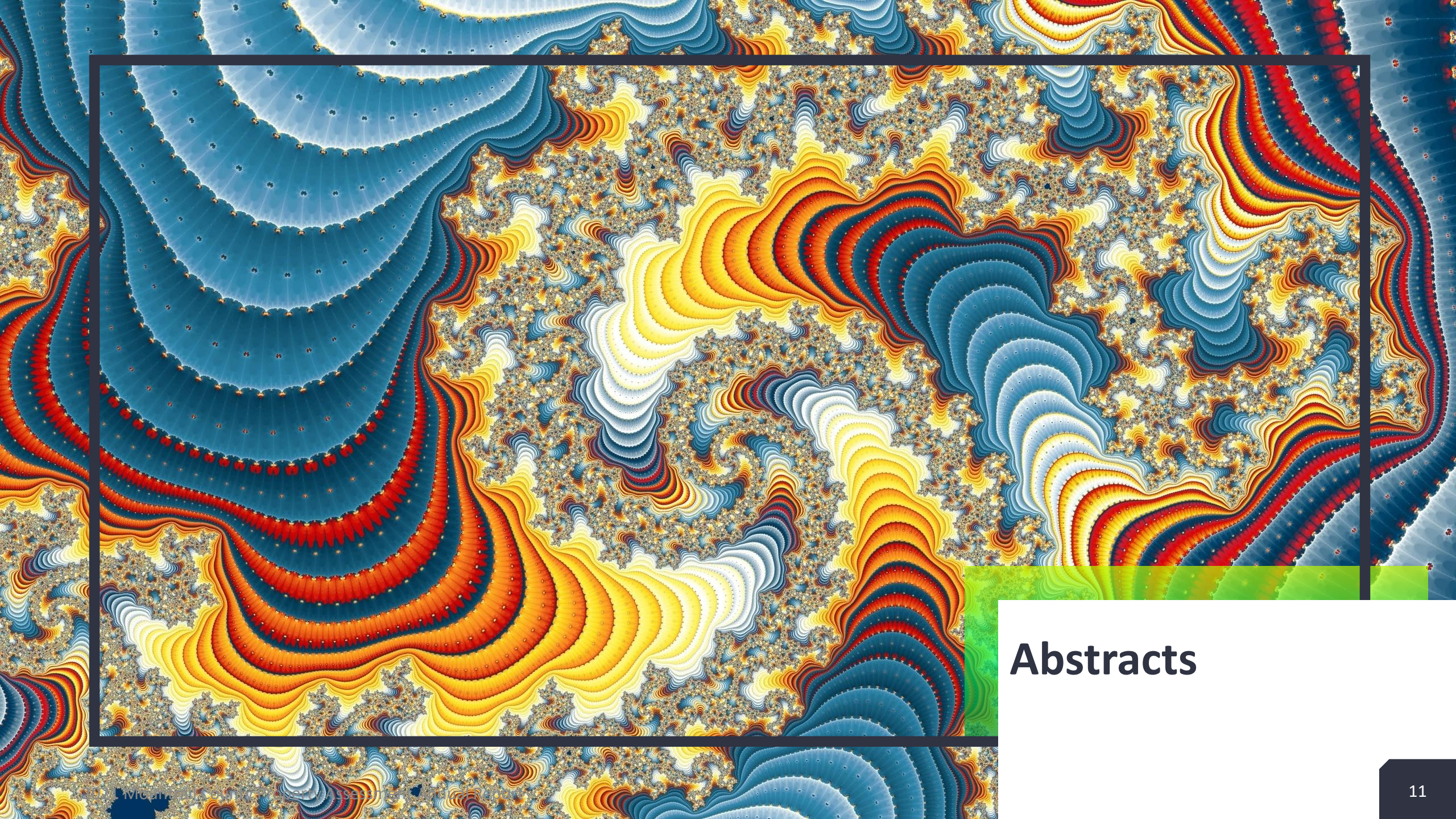
Locally assessed

2021						
Assessment Code*	Assessment	Parcel Count	Parcel %	True & Full Value	T&F Value %	Taxable Values
101	Agricultural	9,032	58.9%	\$478,864,600	27.8%	\$23,943,230
201	Residential	3,526	23.0%	\$442,433,300	25.7%	\$19,910,367
233 & 250	Commercial & Vacant Land	2,784	18.1%	\$800,366,400	46.5%	\$40,018,320
	Total	15,342		\$1,721,664,300		\$83,871,917

2020						
Assessment Code*	Assessment	Parcels	Parcel %	True & Full Value	T&F Value %	Taxable Values
101	Agricultural	9,001	58.8%	\$471,046,900	27.4%	\$23,552,345
201	Residential	3,487	22.8%	\$415,135,700	24.2%	\$18,681,962
233 & 250	Commercial & Vacant Land	2,832	18.5%	\$829,981,900	48.4%	\$41,499,100
	Total	15,320		\$1,716,164,500		\$83,733,407

2021 - 2020 Difference						
Assessment Code*	Assessment	Parcel Count		True & Full Value	T&F Value %	Taxable Values
101	Agricultural	31		\$7,817,700	1.7%	\$390,885
201	Residential	39		\$27,297,600	6.6%	\$1,228,405
233 & 250	Commercial & Vacant Land	-48		(\$29,615,500)	-3.6%	(\$1,480,780)
	Total	22		\$5,499,800		\$138,510



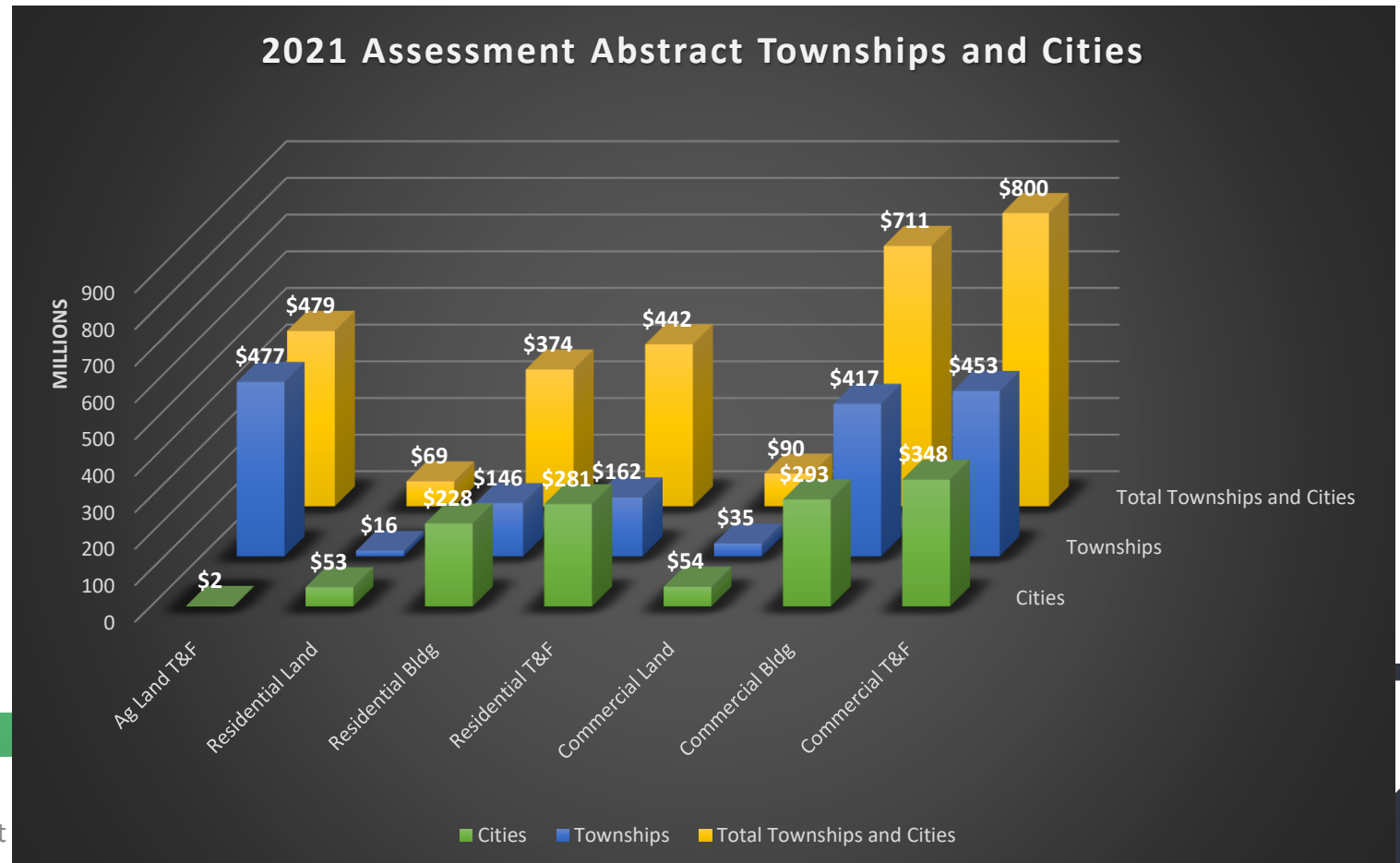


Abstracts

2021 ABSTRACT OF ASSESSMENT PROPERTY

Township	Ag Land Acres	Ag Land T&F	Avg Acre	Residential Land	Residential Bldg	Residential T&F	Commercial Land	Commercial Bldg	Commercial T&F	Total Real Property	Taxable Value
Cities	4,707.56	\$1,871,500	\$397.55	\$52,984,600	\$227,665,500	\$280,650,100	\$54,374,100	\$293,460,000	\$347,834,100	\$630,355,700	\$30,115,047
Townships	1,059,027.21	\$476,993,100	\$450.41	\$15,558,400	\$146,224,800	\$161,783,200	\$35,343,500	\$417,188,800	\$452,532,300	\$1,091,308,600	\$53,756,870
Total Townships and Cities	1,063,734.77	\$478,864,600	\$450.17	\$68,543,000	\$373,890,300	\$442,433,300	\$89,717,600	\$710,648,800	\$800,366,400	\$1,721,664,300	\$83,871,917

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SCHOOL LANDS WITH SOILS ACRES

Description of the real property owned by the Board of University & School Lands and acquired before January 1, 1980	Parcel	Acres owned in each description	Acres subject to valuation	Total estimated true & full value of each description as equalized by County Board of Equalization (Rounded)	Average Acre Value
150 - 92 - 26 - W2SW4	54-0002605	80.00	51.00	\$34,300	\$672.55
150 - 92 - 27 - SE4	54-0002609	160.00	79.00	\$45,800	\$579.75
151 - 92 - 36 - W2NE4SW4, NW4SW4, S2SW4	52-0012101	139.43	105.00	\$75,200	\$716.19
153 - 90 - 6 - E2SW4, LOTS 6,7	38-0002202	152.70	61.00	\$43,500	\$713.11
153 - 90 - 6 - NE4	38-0002201	160.00	47.00	\$30,200	\$642.55
154 - 90 - 31 - NW4	31-0013001	151.20	64.00	\$32,900	\$514.06
154 - 91 - 24 - W2NW4, SE4NW4	32-0013901	120.00	74.00	\$41,600	\$562.16
155 - 91 - 30 - NE4	25-0014201	160.00	66.00	\$42,700	\$646.97
155 - 91 - 34 - S2NE4, N2SE4	25-0016101	155.94	32.00	\$15,300	\$478.13
155 - 92 - 25 - SW4	26-0011901	160.00	43.00	\$31,600	\$734.88
158 - 93 - 29 - SW4	06-0013001	160.00	49.00	\$30,800	\$628.57
2021 Total		1,599.27	671.00	\$423,900	\$631.74

2020 Total Values

\$416,300

2021 Increase /

Decrease

\$7,600

1.79%

FISH AND GAME ABSTRACT

<u>MOUNTRAIL COUNTY - 2021</u> NORTH DAKOTA STATE TAX COMMISSIONER PROPERTY TAX DIVISION ABSTRACT OF GAME AND FISH DEPARTMENT					
				BY COUNTY BOARD	
DESCRIPTION		<i>Average Value per Acre</i>	ACRES	TRUE & FULL VALUE	ASSESSED VALUE
LIBERTY TWP. (151-91)	#1-New Town SD	\$393.90	340.80	\$134,200	\$67,100
	#3-Parshall SD	\$393.90	771.42	\$303,900	\$151,950
HOWIE TWP. (151-92)	#1-New Town SD	\$543.94	903.19	\$491,300	\$245,650
OSBORN TWP. (152-92)	#1-New Town SD	\$341.02	635.50	\$216,700	\$108,350
VAN HOOK TWP (152-91)	#1-New Town SD / PRFD	\$474.62	894.87	\$424,700	\$212,350
	#1-New Town SD / NRFD	\$474.62	851.11	\$404,000	\$202,000
PALERMO TWP (156-90)	#2-Stanley SD	\$299.49	40.00	\$12,000	\$6,000
MYRTLE TWP (156-94)	#15-Tioga SD	\$353.07	240.00	\$84,700	\$42,350
BICKER TWP (158-94)	#15-Tioga SD	\$462.41	40.00	\$18,500	\$9,250
			4,716.89	\$2,090,000	\$1,045,000

EXEMPT REAL PROPERTY ABSTRACT

	NORTH DAKOTA STATE TAX COMMISSIONER PROPERTY TAX DIVISION ABSTRACT OF CERTAIN EXEMPT REAL PROPERTY							2021	
PROPERTY EXEMPT BY LOCAL DISCRETION OR CHARITABLE STATUS COMPLETE AND INSERT ONE SECTION FOR EACH ASSESSMENT DISTRICT									
COUNTY		Mountrail							
							TAXABLE VALUE		
N.D.C.C. AUTHORITY	EXEMPTION TYPES	NUMBER OF PARCELS	LAND	STRUCTURE	TOTAL	50% ASSESSED VALUE	9% RESIDENTIAL	10% OTHER	TOTAL
Assessment District		Palermo Twp 156-90							
57-02-08(37)	Pollution abatement improvements - structure only	1		\$1,183,740	\$1,183,740	\$591,870		\$59,187	\$59,187
Assessment District		Idaho Twp 156-91							
57-02-08(37)	Pollution abatement improvements - structure only	1		\$636,930	\$636,930	\$318,465		\$31,847	\$31,847
Assessment District		Stanley City							
57-02-08(8)	Charitable organizations - land and improvements	3	\$306,400	\$4,053,300	\$4,359,700	\$2,179,850		\$217,985	\$217,985

SUPPLEMENTAL ABSTRACT



Includes changes for:

- Taxable<>nontaxable
- change in assessment classification
- new construction
- demolition
- annexation(s)
- abatements

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2021 Supplemental Abstract(ASRS).xlsx
2021 Supplemental Abstract

2021 Supplemental Abstract

File Type	Year	Co. Name	Co. #	City Name	City #	Twp. Name	Twp #	Rng	Ag. Land			Residential Property				Commercial Property			
									Prior Yr. Ag Acres	Current Yr. Ag Acres	Difference	Land Value Increases	Land Value Decreases	Bid. Value Increases	Bid. Value Decreases	Land Value Increases	Land Value Decreases	Bid. Value Increases	Bid. Value Decreases
ASRS	2021	Mountrail	31			Lowland	158	88	22,059.11	22,059.11	0.00								
ASRS	2021	Mountrail	31			Crowfoot	158	89	21,498.84	21,497.20	1.64	\$4,000			\$52,000	\$5,000			
ASRS	2021	Mountrail	31			Sidonia	158	90	19,972.02	19,970.02	2.00	\$4,000			\$47,500				
ASRS	2021	Mountrail	31			Lostwood	158	91	15,256.47	15,255.13	1.34								
ASRS	2021	Mountrail	31			Powers	158	92	20,683.28	20,682.88	0.40								
ASRS	2021	Mountrail	31			Powers Lake	158	93	22,092.31	22,090.31	2.00	\$4,000							
ASRS	2021	Mountrail	31			Bicker	158	94	21,621.73	21,611.72	10.01	\$8,000							
ASRS	2021	Mountrail	31			Stave	157	88	21,599.67	21,597.67	2.00	\$4,000							
ASRS	2021	Mountrail	31			Redmond	157	89	19,289.90	19,285.90	4.00	\$8,000			\$184,100				
ASRS	2021	Mountrail	31			Clearwater	157	90	20,796.47	20,789.49	6.98	\$4,000			\$67,000		\$10,000		
ASRS	2021	Mountrail	31			James Hill	157	91	19,846.47	19,844.47	2.00	\$4,000			\$26,600				
ASRS	2021	Mountrail	31			Cottonwood	157	92	20,577.03	20,575.03	2.00	\$4,000			\$229,400				
ASRS	2021	Mountrail	31			Sorkness	157	93	21,341.42	21,344.42	3.00		\$8,000		\$207,300				
ASRS	2021	Mountrail	31			White Earth	157	94	20,875.26	20,875.26	0.00	\$4,000			\$259,100		\$4,000		
ASRS	2021	Mountrail	31			Egan	156	88	21,305.98	21,307.98	2.00		\$4,000		\$79,300				
ASRS	2021	Mountrail	31			McGahan	156	89	20,441.84	20,433.96	7.88	\$5,500					\$32,500	\$26,900	
ASRS	2021	Mountrail	31			Palermo	156	90	19,154.96	19,151.44	3.52	\$1,800							\$491,600
ASRS	2021	Mountrail	31			Idaho	156	91	17,649.67	17,646.28	3.39	\$4,800	\$200,800		\$71,500	\$2,459,700			
ASRS	2021	Mountrail	31			Ross	156	92	21,805.90	21,787.51	17.99		\$4,000		\$57,100				
ASRS	2021	Mountrail	31			Manitou	156	93	21,561.21	21,547.95	13.26		\$6,400		\$592,700	\$156,400	\$100,400		
ASRS	2021	Mountrail	31			Myrtle	156	94	21,408.04	21,404.47	3.57	\$4,800			\$329,600				
ASRS	2021	Mountrail	31			Kickapoo	155	88	22,155.61	22,155.58	0.03								
ASRS	2021	Mountrail	31			McAlmond	155	89	22,296.45	22,298.45	2.00		\$4,000		\$229,900				
ASRS	2021	Mountrail	31			Burke	155	90	21,627.54	21,618.04	9.50	\$7,800			\$328,700				
ASRS	2021	Mountrail	31			Purcell	155	91	21,516.88	21,506.88	10.00						\$50,000		
ASRS	2021	Mountrail	31			Alger	155	92	21,430.76	21,430.46	0.30	\$4,000	\$3,400		\$40,300				
ASRS	2021	Mountrail	31			Debing	155	93	21,430.20	21,425.08	5.12	\$5,600			\$21,800				
ASRS	2021	Mountrail	31			Unorganized	155	94	20,427.88	20,415.08	12.80						\$22,300	\$3,000	
ASRS	2021	Mountrail	31			Osloe	154	88	22,473.37	22,473.37	0.00								
ASRS	2021	Mountrail	31			Oakland	154	89	20,712.45	20,708.43	4.02						\$5,100	\$3,000	
ASRS	2021	Mountrail	31			Austin	154	90	22,142.67	22,139.17	3.50	\$4,800			\$249,200	\$76,700		\$54,500	
ASRS	2021	Mountrail	31			Sikes	154	91	21,713.43	21,712.11	1.32	\$4,000	\$1,400		\$187,700		\$54,200	\$41,500	
ASRS	2021	Mountrail	31			Brookbank	154	92	21,574.21	21,562.19	12.02						\$40,100		
ASRS	2021	Mountrail	31			Rat Lake	154	93	21,460.54	21,458.29	2.25						\$3,300		
ASRS	2021	Mountrail	31			Unorganized	154	94	14,207.92	14,207.92	0.00	\$75,800			\$365,300		\$75,800		
ASRS	2021	Mountrail	31			Spring Coulee	153	88	22,428.62	22,428.62	0.00								
ASRS	2021	Mountrail	31			Shell	153	89	22,285.22	22,285.22	0.00				\$69,900				
ASRS	2021	Mountrail	31			Wayzetta	153	90	21,494.93	21,492.93	2.00	\$4,000			\$63,400				
ASRS	2021	Mountrail	31			Crane Creek	153	91	21,779.88	21,778.38	1.50						\$7,500		
ASRS	2021	Mountrail	31			Knife River	153	92	21,041.86	21,032.30	9.56	\$4,000			\$77,100		\$8,000		
ASRS	2021	Mountrail	31			Unorganized	153	93	9,619.94	9,619.94	0.00								
ASRS	2021	Mountrail	31			Plaza	152	88	21,909.92	21,912.82	2.90						\$14,500	\$769,200	
ASRS	2021	Mountrail	31			Model	152	89	22,360.66	22,358.66	2.00	\$4,000			\$254,200				
ASRS	2021	Mountrail	31			Parshall	152	90	21,266.32	21,259.43	6.89	\$9,700	\$4,000		\$336,300	\$49,300	\$7,800	\$700	\$103,600
ASRS	2021	Mountrail	31			Van Hook	152	91	16,566.35	16,564.42	1.93	\$112,000			\$777,700	\$24,000	\$108,000		

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2021 Supplemental Abstract(ASRS).xlsx

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Page 1 of 2

NEXT STEPS

- Approval of Abstracts
 - Assessment Abstract
 - Fish and Game
 - Exempt Real Property
 - School Lands
 - Supplemental

QUESTIONS?

Lori Hanson

Tax Equalization Director

Mountrail County, ND

701.628.2425