

Mountrail County Tax Equalization Annual Report 2024



FINAL

Mountrail County – 2024 Property Assessment

- Value Changes Discussion
- Ag Land Valuation Worksheet
- Sales Ratio Adjustment Worksheet
- Updated Valuation in Mountrail County
- Abstracts Information



Cities and Organized Townships – Adjustments

- **Egan TWP (156-88) – 15-0010800**
 - New Gravel Pit Missed
 - Remove Ag Acres -15.52 ; GIS - FARMS processed correct Ag Value
 - Add commercial land acres +15.52 and value of +\$23,300
- **Egan TWP (156-88) – Parcel 15-0013900**
 - Harlan Ulberg Residence No Longer Farm Residence Exempt
 - Remove Ag Acres -2.0 ; remove Ag value -\$300
 - Add Residential Land acres +2.0 ; Residential land value +\$6,000
 - Add Residential Structure +127,700

Cities and Organized Townships – Adjustments

- **Stanley City – 61-0012800**
 - C3B LLC – Stanley Renaissance Zone Project 9-ST - 202 S Main St
 - Remove structure value **-\$63,300**
 - Maintain land value of \$8,800
 - Sliding Scale – 5 year exemption

Ag Land Valuation Worksheet

	2023 Agricultural	Value per Acre
1	Agricultural value per acre calculated by NDSU (100%)	\$501.61
2	Value per acre as equalized by County	\$471.50
	<i>Percent value per acre of Ag Land 100% value per acre</i>	<i>94.00%</i>
3	Agricultural value minus County value	\$30.11
4	Indicated change needed to reach 100% Agricultural value (line 3 / line 2)	6.39%

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

Sales Ratio Adjustment Worksheet

		COMMERCIAL		RESIDENTIAL	
Line	Item	2023	2024	2023	2024
1	True And Full Value	\$829,721,700	\$835,821,000	\$484,249,300	\$517,824,500
Supplementary Abstract	2	Increases		\$10,243,200	
	3	Decreases		\$3,273,400	
4	Adjusted T&f Values (line 1 Minus line 2 or 3)	\$826,800,800	\$814,986,800	\$480,975,900	\$507,581,300
5	2023 T & F/sales Ratio - from Sales Ratio Sheets	95.5%		89.1%	
6	Indicated Market Value (line 4 ÷ line 5)	\$865,760,000		\$539,815,825	
7	2024 T & F/Market Value Ratio % (2024 Line 4 ÷ Line 6)	94.1%		94.0%	
8	Mkt Value Minus 2024 T&F (line 6 - 2024 line 4)	\$50,773,200		\$32,234,525	
9	Indicated Change Needed To Reach 100% Value (line 8 ÷ 2024 Line 4)	6.230%		6.351%	

State of ND tolerance band is 90%-100%

Valuation in Mountrail County – 2024 Values

Assessment	Parcels	Parcel %	True & Full Value	Value %	Taxable Value
101-Agricultural	9,092	59.2%	\$501,236,300	27.0%	\$25,061,815
201-Residential	3,546	23.1%	\$517,824,500	27.9%	\$23,302,964
233-Commercial	992	6.5%	\$806,866,000	43.5%	\$40,343,300
250-Vacant Land	1,728	11.3%	\$28,955,000	1.6%	\$1,447,750
Grand Total	15,358	100.0%	\$1,854,881,800	100.0%	\$90,155,829*

** Taxable Value Before Veteran's & Homestead Credit*

Veteran's credit & homestead credit

Total Taxable Value	Applications	Adjustment	\$90,155,829
Veterans Credit	30	\$136,073*	
Homestead Credit	32	\$158,645*	
Net Taxable Value			\$89,861,111

**Subject to change if additional applications received*

Comparison 2024 & 2023 – Locally Assessed

2024						
Assessment	Assessment Description	Parcel Count	Parcel %	True & Full Value	T&F Value %	Taxable Values
101	Agricultural	9,092	59.2%	\$501,236,300	27.0%	\$25,061,815
201	Residential	3,546	23.1%	\$517,824,500	27.9%	\$23,302,964
233 & 250	Commercial & Vacant Land	2,720	17.7%	\$835,821,000	45.1%	\$41,791,050
Total		15,358		\$1,854,881,800		\$90,155,829

2023						
Assessment	Assessment Description	Parcels	Parcel %	True & Full Value	T&F Value %	Taxable Values
101	Agricultural	9,067	59.1%	\$501,254,200	27.8%	\$25,062,710
201	Residential	3,539	23.1%	\$484,249,300	26.1%	\$21,792,064
233 & 250	Commercial & Vacant Land	2,731	17.8%	\$829,721,700	44.7%	\$41,486,085
Total		15,337		\$1,815,225,200		\$88,340,859

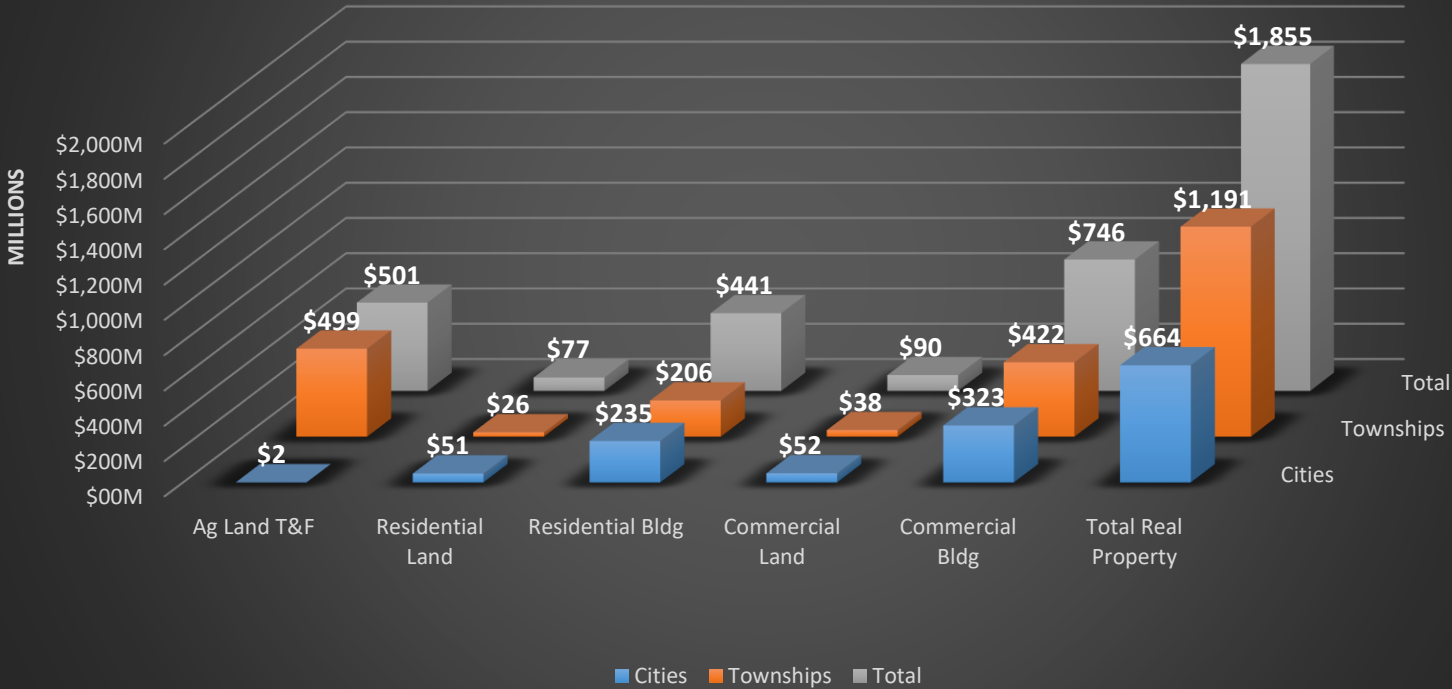
2024 - 2023 Difference						
Assessment	Assessment Description	Parcel Count		True & Full Value	T&F Value %	Taxable Values
101	Agricultural	25		(\$17,900)	0.0%	(\$895)
201	Residential	7		\$33,575,200	6.9%	\$1,510,900
233 & 250	Commercial & Vacant Land	-11		\$6,099,300	0.7%	\$304,965
Total		21		\$39,656,600		\$1,814,970

2024 Abstract of Assessment Property

TWP _ City	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	4,557.81	\$1,912,900	\$419.70	\$51,201,900	\$235,441,600	\$286,643,500	\$52,180,300	\$323,315,500	\$375,495,800	\$664,052,200	\$31,769,885
Townships	1,058,519.20	\$499,323,400	\$471.72	\$25,524,700	\$205,656,300	\$231,181,000	\$38,118,900	\$422,206,300	\$460,325,200	\$1,190,829,600	\$58,385,944
Total	1,063,077.01	\$501,236,300	\$471.50	\$76,726,600	\$441,097,900	\$517,824,500	\$90,299,200	\$745,521,800	\$835,821,000	\$1,854,881,800	\$90,155,829

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2024 Assessment Abstract Townships and Cities



Fish and Game Abstract

<u>MOUNTRAIL COUNTY - 2024</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	<i>\$410.41</i>	340.80	\$139,900	\$69,950
	#3-Parshall SD	<i>\$410.41</i>	771.42	\$316,600	\$158,300
HOWIE TWP. (151-92)	#1-New Town SD	<i>\$570.94</i>	903.19	\$515,700	\$257,850
OSBORN TWP. (152-92)	#1-New Town SD	<i>\$355.26</i>	635.50	\$225,800	\$112,900
VAN HOOK TWP (152-91)	#1-New Town SD / PRFD	<i>\$497.71</i>	894.87	\$445,400	\$222,700
	#1-New Town SD / NRFD	<i>\$497.71</i>	851.11	\$423,600	\$211,800
PALERMO TWP (156-90)	#2-Stanley SD	<i>\$311.35</i>	40.00	\$12,500	\$6,250
MYRTLE TWP (156-94)	#15-Tioga SD	<i>\$367.85</i>	240.00	\$88,300	\$44,150
BICKER TWP (158-94)	#15-Tioga SD	<i>\$484.79</i>	40.00	\$19,400	\$9,700
			4,716.89	\$2,187,200	\$1,093,600

Exempt Real Property Abstract

	NORTH DAKOTA STATE TAX COMMISSIONER PROPERTY TAX DIVISION ABSTRACT OF CERTAIN EXEMPT REAL PROPERTY							2024	
PROPERTY EXEMPT BY LOCAL DISCRETION OR CHARITABLE STATUS COMPLETE AND INSERT ONE SECTION FOR EACH ASSESSMENT DISTRICT									
COUNTY <u> Mountrail </u>			TRUE AND FULL VALUE				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	\$0	\$1,315,700	\$1,315,700	\$657,850	\$0	\$65,785	\$65,785
Assessment District Idaho Twp 156-91									
57-02-08(37)	Pollution abatement improvements - structure only	1	\$0	\$149,900	\$149,900	\$74,950	\$0	\$7,495	\$7,495
Assessment District Stanley City									
57-02-08(8)	Charitable organizations - land and improvements	3	\$323,900	\$3,874,500	\$4,198,400	\$2,099,200	\$0	\$209,920	\$209,920
Assessment District New Town City									
57-02-08(8)	Charitable organizations - land and improvements	1	\$50,900	\$316,600	\$367,500	\$183,750	\$0	\$18,375	\$18,375

School Land with Soils Acres

Values					
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	\$36,200	\$709.80
150 - 92 - 27 - SE4	54-0002609	160.00	79.00	\$48,300	\$611.39
151 - 92 - 36 - W2NE4SW4, NW4SW4, S2SW4	52-0012101	139.43	105.00	\$79,300	\$755.24
153 - 90 - 6 - E2SW4, LOTS 6,7	38-0002202	152.70	61.00	\$45,900	\$752.46
153 - 90 - 6 - NE4	38-0002201	160.00	47.00	\$31,800	\$676.60
154 - 90 - 31 - NW4	31-0013001	151.20	64.00	\$34,700	\$542.19
154 - 91 - 24 - W2NW4, SE4NW4	32-0013901	120.00	74.00	\$43,900	\$593.24
155 - 91 - 30 - NE4	25-0014201	160.00	66.00	\$45,100	\$683.33
155 - 91 - 34 - S2NE4, N2SE4	25-0016101	155.94	32.00	\$16,100	\$503.13
155 - 92 - 25 - SW4	26-0011901	160.00	43.00	\$33,400	\$776.74
158 - 93 - 29 - SW4	06-0013001	160.00	49.00	\$32,500	\$663.27
2024 Total		1,599.27	671.00	\$447,200	\$666.47

2023 Total Values	\$446,700
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2024 Increase / Decrease	\$500	0.11%
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Supplemental Abstract

- Taxable<>nontaxable
- change in assessment classification
- new construction
- demolition
- annexation(s) – (*none for this year*)
- abatements

2024 Supplemental / Abstract																																													
										Ag. Land				Residential Property				Commercial Property																											
										Totals				\$1,063,305.29				\$342,500				\$9,632,700				\$2,930,900				\$1,284,000				\$911,000				\$19,550,200				\$1,946,600			
File Type	Year	Co. Name	Co.	City Name	City	Twp. Name	Twp.	Rn.	Prior Yr. Aa Acres	Current Yr. Ag Acres	Difference	Land value Increase	Land Value Decrease	Bld. Value Increase	Bld. Value Decrease	Land Value Increase	Land Value Decrease	Bld. Value Increase	Bld. Value Decrease																										
ASRS	2024	Mountrail	31			Lowland	158	88	22,059.11	22,059.88	0.77																																		
ASRS	2024	Mountrail	31			Crowfoot	158	89	21,494.99	21,494.99	0.00																																		
ASRS	2024	Mountrail	31			Sidonia	158	90	19,972.02	19,972.02	0.00																																		
ASRS	2024	Mountrail	31			Lostwood	158	91	15,248.93	15,257.66	8.73	\$6,000	\$6,000	\$246,900	\$246,900			\$43,700	\$489,600																										
ASRS	2024	Mountrail	31			Powers	158	92	20,661.48	20,657.01	(4.47)	\$6,000		\$105,100			\$4,100																												
ASRS	2024	Mountrail	31			Powers Lake	158	93	22,088.31	22,088.31	0.00																																		
ASRS	2024	Mountrail	31			Bicker	158	94	21,621.33	21,608.92	(12.41)						\$8,500																												
ASRS	2024	Mountrail	31			Stave	157	88	21,596.67	21,597.67	2.00		\$6,000		\$96,400																														
ASRS	2024	Mountrail	31			Redmond	157	89	19,285.90	19,285.90	0.00																																		
ASRS	2024	Mountrail	31			Clearwater	157	90	20,760.71	20,764.79	4.08			\$72,700			\$9,000	\$2,200																											
ASRS	2024	Mountrail	31			James Hill	157	91	19,840.02	19,843.02	3.00							\$15,000	\$270,700																										
ASRS	2024	Mountrail	31			Cottonwood	157	92	20,573.03	20,573.03	0.00			\$577,900																															
ASRS	2024	Mountrail	31			Sorkness	157	93	21,344.02	21,344.02	0.00																																		
ASRS	2024	Mountrail	31			White Earth	157	94	20,889.95	20,871.65	(18.30)	\$6,000		\$113,900			\$24,500																												
ASRS	2024	Mountrail	31			Egan	156	88	21,345.59	21,328.07	(17.52)	\$6,000		\$127,700			\$23,300																												
ASRS	2024	Mountrail	31			McGahan	156	89	20,376.58	20,353.20	(23.38)	\$6,000		\$34,800			\$32,100																												
ASRS	2024	Mountrail	31			Palermo	156	90	19,147.52	19,148.86	1.34			\$174,600																															
ASRS	2024	Mountrail	31			Idaho	156	91	17,652.02	17,656.74	4.72	\$35,000	\$5,000	\$541,200			\$2,000	\$44,600																											
ASRS	2024	Mountrail	31			Ross	156	92	21,805.50	21,805.50	0.00			\$324,700																															
ASRS	2024	Mountrail	31			Manitou	156	93	21,558.47	21,556.47	(2.00)	\$6,000		\$111,600																															
ASRS	2024	Mountrail	31			Myrtle	156	94	21,398.72	21,398.72	0.00			\$104,700																															
ASRS	2024	Mountrail	31			Kickapoo	155	88	22,152.15	22,152.15	0.00																																		
ASRS	2024	Mountrail	31			McAlmond	155	89	22,295.47	22,300.80	5.33		\$7,000	\$24,400	\$296,900			\$1,100																											
ASRS	2024	Mountrail	31			Burke	155	90	21,618.04	21,620.04	2.00		\$6,000		\$94,400																														
ASRS	2024	Mountrail	31			Purcell	155	91	21,505.29	21,505.29	0.00			\$184,200																															
ASRS	2024	Mountrail	31			Alger	155	92	21,396.03	21,396.03	0.00																																		
ASRS	2024	Mountrail	31			Debing	155	93	21,426.02	21,426.35	0.33							\$100																											
ASRS	2024	Mountrail	31			Unorganized	155	94	20,380.72	20,374.38	(6.34)	\$6,000		\$286,900																															
ASRS	2024	Mountrail	31			Osloe	154	88	22,475.37	22,474.96	(0.41)																																		
ASRS	2024	Mountrail	31			Oakland	154	89	20,711.70	20,714.68	2.98																																		
ASRS	2024	Mountrail	31			Austin	154	90	22,139.17	22,139.28	0.11	\$6,000	\$6,000	\$245,100	\$83,600			\$3,600																											
ASRS	2024	Mountrail	31			Sikes	154	91	21,722.47	21,708.94	(13.53)	\$30,500	\$12,000	\$747,500	\$763,400	\$13,000																													
ASRS	2024	Mountrail	31			Brookbank	154	92	21,561.97	21,561.97	0.00						\$20,300	\$20,300	\$137,600																										
ASRS	2024	Mountrail	31			Rat Lake	154	93	21,370.22	21,370.27	0.05																																		

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Next Steps

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

Questions?

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