

MORTON COUNTY TAX EQUALIZATION MEETING

June 9, 2022

The Morton County Board of Tax Equalization Meeting was called to order on June 10, 2021, at 6:00PM by Chairman Boehm at the Morton County Courthouse, 210 Second Avenue NW, Mandan, North Dakota. Others present were Commissioners Zachmeier, Leingang, Buckley and Morrell, Auditor Rhone and States Attorney Koppy.

Tax Director LaFleur presented an overview of the county-wide valuation.

City of Mandan Assessor Markley presented an overview of the valuation for the City of Mandan and explained each appeal that was listed.

Public Hearing was opened for appeals for the City of Mandan.

An email has been received from Karen Jordan. Assessor Markley presented data on comparable properties and feels that the assessment on the Jordan property is assessed properly.

Public Hearing for City of Mandan was closed.

Leingang moved and Morrell seconded to approve the 2022 City of Mandan valuations of residential = \$1,749,627,300; commercial = \$701,795,800; ag = \$324,300. All voting aye, motion carried.

Public Hearing was opened for appeals for the City of New Salem.

Melanie Soupier appealed the value of her property located at 1100 Ash Ave W in New Salem. Tax Director LaFleur presented data showing that the valuation of this property falls in the range calculated using sales data.

Public Hearing for City of New Salem was closed.

Leingang moved and Buckley seconded to approve the 2022 City of New Salem valuations of residential = \$47,712,600; commercial = \$10,034,400; ag = \$142,600. All voting aye, motion carried.

Public Hearing for the City of Glen Ullin was opened.

Public Hearing for the City of Glen Ullin was closed.

Morrell moved and Leingang seconded to approve the 2022 City of Glen Ullin valuations of residential = \$28,404,700; commercial = \$7,205,500; ag = \$47,900. All voting aye, motion carried.

Public Hearing for the City of Hebron was opened.

Discussion took place on an email from Joshua Dakken appealing the valuation of parcels 64-0388000, 64-0380000, 64-0483000, 64-0374000, 64-0375000, 64-0381000, 64-0382000, 64-0387000. Tax Director LaFleur recommended returning the values of these parcels back to the 2021 values.

Wallace Saylor appealed the values on parcels

Public Hearing for the City of Hebron was closed.

Buckley moved and Zachmeier seconded to approve the 2022 City of Hebron valuations of residential = \$25,664,900; commercial = \$9,808,600; ag = \$140,100. All voting aye, motion carried.

Tax Director LaFleur presented information on the appeals from Leander Hoff, Randal & Darla Schafer, Roger Zins, Bartz Distributing, Larry Polensky and Travis Plensky.

Public Hearing for the City of Flasher was opened.
Public Hearing for the City of Flasher was closed.

Leingang moved and Zachmeier seconded to approve the 2022 City of Flasher valuation of residential = \$8,157,800; commercial = \$2,560,200; Ag = \$0. All voting aye, motion carried.

Public Hearing for the City of Almont was opened.
Public Hearing for the City of Almont was closed.

Morrell moved and Buckley seconded to approve the 2022 City of Almont valuation of residential = \$3,507,300; commercial = \$1,004,200; Ag = \$553,900. All voting aye, motion carried.

Tax Director LaFleur presented information on an adjustment for a vacated MDU gas pipeline and the appeals from Stuart Shelstad, Fred Rios, Tracey & Manuel Krusi and Brent & Lindsey Fleck.

Public Hearing for Captains Landing Township was opened.
Public Hearing for Captains Landing Township was closed

Buckley moved and Zachmeier seconded to approve the 2022 Captains Landing Township valuation of residential = \$20,789,900; commercial = \$192,100; Ag = \$0. All voting aye, motion carried.

Public Hearing for unincorporated residential property was opened.

Randall Schatz appealed the value on parcel 06-0163000. Tax Director LaFleur will visit this property and recommend adjustment if necessary.

Samantha Kuntz appealed the value on parcel 52-0170350. Tax Director LaFleur presented information as to how the value was arrived at.

Ryan Maxwell appealed the value on parcel 51-0076000. Tax Director LaFleur will visit this property and recommend adjustment if necessary.

Dean Schmidt appealed the value on parcel 05-0133000. Tax Director LaFleur explained how this value was computed.

Public Hearing for unincorporated residential property was closed.

Public Hearing for unincorporated commercial property was opened.
Public Hearing for unincorporated commercial property was closed.

Public Hearing for unincorporated agricultural property was opened.
Public Hearing for unincorporated agricultural property was closed.

Morrell moved to approve the 2022 City of Mandan total valuations after adjustments of residential = \$1,749,561,300; commercial = \$700,502,900; Ag = \$324,300 with the city to address Gartner & Jordan properties. Motion died for lack of second.

Morrell moved and Zachmeier seconded to approve the 2022 City of Mandan total valuations after adjustments of residential = \$1,749,561,300; commercial = \$700,502,900; Ag = \$324,300 with the city to address Gartner property for 2023. All voting aye, motion carried.

Zachmeier moved and Morrell seconded to deny the appeal of Karen Jordan in regards to property valuation in the City of Mandan due to the lack of evidence. All voting aye, motion carried.

Zachmeier moved and Morrell seconded to approve the Soupir appeal for an adjustment of \$11,400 as approved by the City of New Salem Board of Equalization. All voting aye, motion carried.

Zachmeier moved and Leingang seconded to deny the Wallace Sayler appeal and send it to the Tax Director for consideration of an abatement. All voting aye, motion carried.

Buckley moved and Morrell seconded to approve the 2022 City of Hebron total valuations after adjustments of residential = \$25,664,900; commercial = \$9,741,900; Ag = \$140,100. All voting aye, motion carried.

Morrell moved and Leingang seconded to approve the 2022 City of Flasher valuations after adjustments of residential = \$8,155,300; commercial = \$2,472,000; Ag = \$0. All voting aye, motion carried.

Buckley moved and Leingang seconded to approve the 2022 Captains Landing Township valuation after adjustments of residential = \$20,520,100; commercial = \$181,800; Ag = \$0. All voting aye, motion carried.

Morrell moved and Buckley seconded to approve adjusting the Kuntz property to \$170,200. All voting aye, motion carried.

Buckley moved and Morrell seconded to deny the Schatz & Maxwell appeals and those properties can work with the Tax Director for possible adjustments via an abatement. All voting aye, motion carried.

Morrell moved and Leingang seconded to approve the 2022 Morton County less City of Mandan residential value of \$720,350,900. All voting aye, motion carried.

Buckley moved and Zachmeier seconded to approve the county-wide 2022 valuation for agricultural of \$422,941,200. All voting aye, motion carried.

Morrell moved and Buckley seconded to approve adjusting the value of the Schmidt property to \$39,500. All voting nay, motion failed.

Morrell moved and Buckley seconded to approve adjusting the Schmidt property value to \$46,500 which is a reduction of \$11,900. All voting aye, motion carried.

Morrell moved and Leingang seconded to approve the 2022 total Morton County less Mandan commercial value after adjustments of \$384,886,100. All voting aye, motion carried.

The 2022 Board of Equalization was closed at 9:27pm.

Nathan Boehm, Chairman, Morton County Commission _____

Dawn R Rhone, County Auditor _____