

BOARD OF EQUALIZATION MEETING

COUNTY BOARD OF EQUALIZATION

TUESDAY, JUNE 3, 2014

Pembina County Board of Equalization met at 9:00 AM in the Commissioners Meeting Room at the Courthouse with the following members present: Gary Nilsson, Laverne Doyle, Andy Adamson, Hugh Ralston, and Hetty Walker. Julie Doyle, Tax Director, and Zelda Hartje, Walhalla City, Pembina City and Cavalier Township Assessor, also present.

Meeting called to order by Chairman Ralston.

Chairman Ralston turned the meeting over to Julie Doyle.

Ms. Doyle updated the Board on residential and commercial property sales ratio. A median ratio is reached from the sale of all properties and that is the number used to determine the equalization ratio used. The accepted tolerance is 90%-100%. The total residential adjusted ratio after local equalization for Pembina County is 88.1% for 2014, which is below the accepted tolerance of 90% - 100%. The following increases will need to be made so the cities are in compliance: Bathgate-4%, Cavalier-2%, Neche-7%, St Thomas-10% and Walhalla-3%. The adjusted Commercial Sales Ratio for 2014 is 96.9% which is within the accepted tolerance of 90%-100%, therefore no changes are necessary. Motion made by Hetty Walker and seconded by Laverne Doyle to approve the increases as listed. All voting in favor; motion carried.

Ms. Hartje discussed the need for reassessment of commercial properties in Pembina County. There is a huge variance in the valuations of commercial properties and Ms. Hartje would like to have these properties reassessed. Ms. Hartje is requesting the county consider a cost share with the cities and townships to hire an outside assessor to determine the correct values for commercial properties. Commissioner Nilsson suggested Ms. Doyle compile a listing of commercial properties in Pembina County that may require review by an outside appraiser.

No individuals appeared for City Equalization. Motion made by Andy Adamson and seconded by Gary Nilsson to adjourn the City equalization meeting. All voting in favor; motion carried.

Township equalization meeting called to order.

Ms. Doyle informed the Board that the minimum capitalization rate is no longer applicable and the current cost of production index is 1.65. The value per acre has increased from \$938.67 to \$1,183.84, as computed by the Agribusiness and Applied Economics Department of NDSU. The State Board of Equalization has set the tolerance for 2014 between 90-100%. This indicates a 17% increase is necessary for 2014 to bring Pembina County to compliance, bringing the 2014 value per acre for Pembina County to \$1,098.23. The agricultural land sales ratio is 29% at this time. However, per North Dakota Century Code 57-02-27.2, agricultural values are determined by productivity of the soils and not by sales volume.

Motion made by Gary Nilsson and seconded by Laverne Doyle to approve the 17% increase on the agricultural land values. All voting in favor; motion carried.

Ms. Doyle informed the Commission that the ratio on township residential property, after local equalization, is 85.1%. The State Board of Equalization has set the tolerance for 2014 between 90-100%. The following increases will need to be made to keep the townships in compliance: Akra, Bathgate, Beaulieu, Carlisle, Crystal, Elora, Gardar, Hamilton, Lamoure, Lodema, Midland, Park, Pembina, St Joseph and Thingvalla-10%; Felson and Joliette-5%; Cavalier and Lincoln-2% and St Thomas-1%.

Motion made by Gary Nilsson and seconded by Hetty Walker to use the revised spreadsheet for the adjustments and approve the increases as listed above on township properties. All voting in favor; motion carried.

No individuals appeared for Township Equalization. Motion made by Hetty Walker and seconded by Laverne Doyle to adjourn the township equalization meeting. All voting in favor; motion carried.