CITY OF MANDAN
"WHERE THE WEST BEGINS"

CITY BOARD OF EQUALIZATION AGENDA

MANDAN CITY COMMISSION
APRIL 19, 2011
ED "BOSH" FROEHLICH MEETING ROOM
6:00 P.M.

ROLL CALL: Roll call of City Commissioners.

CITY BOARD OF EQUALIZATION SUMMARY: Presentation of the City Board of Equalization documentation by Richard Barta, City Assessor.

OPEN FORUM: The public is invited to express any questions, comments or concerns at this time.

ADJOURN:

"WHERE THE WEST BEGINS"

CITY OF MANDAN

MANDAN CITY HALL - 205 2nd Avenue NW
MANDAN, NORTH DAKOTA 58554
701-667-3215 • *FAX: 701-667-3223* • www.cityofmandan.com

CITY DEPARTMENTS

ADMINISTRATION	667-3215
ASSESSING/BUILDING INSPECTION	667-3230
BUSINESS DEVELOPMENT	667-3485
CEMETERY	667-6044
ENGINEER/PLANNING & ZONING	667-3225
FINANCE	667-3213
FIRE	667-3288
HUMAN RESOURCES	667-3217
LANDFILL	667-0184
MUNICIPAL COURT	667-3270
POLICE	667-3455
PUBLIC WORKS	667-3240
WASTEWATER TREATMENT	667-3278
SPECIAL ASSESSMENTS	667-3271
UTILITY BILLING	667-3219
WATER TREATMENT	667-3275

CITY BOARD OF EQUALIZATION
APRIL 19, 2011

1. CITY BOARD OF EQUALIZATION COVER MEMO — PAGE 1
2. ASSESSMENT TOTALS FOR ENTIRE CITY — PAGE 2
3. RATIO ADJUSTMENT WORKSHEET — PAGE 3
4. ABSTRACT WORKSHEET TOTALS — PAGE 4
5. MARKET ANALYSIS WORKSHEET — PAGE 5

TO: **MAYOR HELBLING & MANDAN CITY COMMISSIONERS**

FROM: **RICHARD L BARTA/CITY ASSESSOR**

DATE: **APRIL 19, 2011**

SUBJECT: **2011 ANNUAL ASSESSMENT REPORT**

This 2011 annual report of the Mandan Assessing Division is a summary of the 2011 assessment roll and a review of what has occurred in terms of real estate value and appraisal activity of this division through December 2010. The market value of taxable real property, property transfers, sales, new construction and annexations all combine to give a tax base for Mandan's 2011 property tax year. This condensed report is a summary of the final assessment roll. Any changes in value that the Local, County or State Boards of Equalization may make will be reflected in the final assessment.

The 2011 assessment roll total market value is $469,542,600. This is an increase from the 2010 assessment roll total of $42,394,400 or 4.6%. Of this increase, new construction contributed $20,848,547; existing property values contributed $21,545.853; the balance is attributed to pro-rations, abatements and changes in assessments. An extensive review of existing properties indicated that an update in market values was needed to accurately reflect Mandan's increasing market and to comply with the North Dakota State Tax Department's guidelines. This review also indicated a change was needed to some of the land values to both commercial and residential properties. The total market values of these properties were adjusted and then the value between the land and the building was redistributed. While existing commercial properties were increase an average of 1.28%; existing residential properties were increased an average of 2.31%. Adjustments have been made to many individual properties within all classes of real estate.

Procedures of assessment and appraisal are conducted under guidance from the North Dakota Tax Commissioner's Office, the North Dakota Century Code and nationally recognized standards of mass appraisal of real property. The Mandan Assessing Division respectfully recommends that the assessment roll be approved as submitted. Should anyone appear before the Board to protest an assessment in the 2011 report, the Mandan Assessing Division will review their values and only reconsider those who have indicated concerns about their values.

ASSESSING DEPARTMENT

TAXING DISTRICT	ACRES	TRUE AND FULL VALUES	TRUE & FULL VALUE LESS EXEMPTION	ASSESSED VALUES	TAXABLE BFR HMSTD CR	HMSTD CR ALLOWANCE	TAXABLE AFTR HMSTD CR
TOTAL CITY							
AGRICULTURAL LAND	622.02	117,000	117,000	58,500	5,850	0	5,850
RESIDENTIAL PROPERTY							
LAND/LOTS		83,972,462	83,625,602	41,812,801	3,764,381	0	3,764,381
STRUCTURES		692,175,506	669,111,779	334,555,890	30,111,343	417,989	29,693,354
TOTAL		776,147,968	752,737,381	376,368,691	33,875,724	417,989	33,457,735
COMMERCIAL PROPERTY							
LAND/LOTS		81,873,938	77,551,798	38,775,899	3,877,591	0	3,877,591
STRUCTURES		216,513,394	139,135,855	69,567,929	6,956,798	0	6,956,798
TOTAL		298,387,332	216,687,653	108,343,828	10,834,389	0	10,834,389
TOTALS	622.02	1,074,652,300	969,542,600	484,771,300	44,714,778	417,989	44,296,789

NUMBER OF PARCELS	AG LAND	RESIDENTIAL	COMMERCIAL	MIXED USE	SUB TOTALS	FULLY EXEMPT	TOTAL	HOMESTEAD CREDIT
LAND/LOTS	9	6,586	698	20	7,313	672	7,355	124
STRUCTURES	0	5,415	688	20	6,123			

Grand Total Parcels: 7,722

2

STATE OF NORTH DAKOTA
OFFICE OF STATE TAX COMMISSIONER

2010 - 2011 RATIO ADJUSTMENT WORKSHEET

COUNTY OR CITY: MANDAN

	COMMERCIAL		RESIDENTIAL	
	2010	2011	2010	2011
1. TRUE AND FULL VALUE	209,548,510	216,281,520	716,253,990	752,865,173
2. SUPPLEMENTARY ABSTRACT 2010 INCREASES		4,854,700		18,721,547
3. 2010 DECREASES	2,713,000		297,800	
4. ADJUSTED TRUE AND FULL VALUE LINE 1 MINUS LINE 2 OR LINE 3	206,835,510	211,426,820	715,956,190	734,143,626
5. 2010 T&F/SALES RATIO	92.8 %		96.2 %	
6. INDICATED MARKET VALUE 2010 LINE 4 / LINE 5	222,883,093		744,237,204	
7. 2011 T&F / MKT VAL RATIO 2011 LINE 4 / LINE 6		94.9 %		98.6 %
8. MKT VALUE MINUS 2011 T&F LINE 6 MINUS 2011 LINE 4		11,456,273		10,093,578
9. INDICATED CHANGES NEEDED TO REACH 100% VALUE LINE 8 / 2011 LINE 4		5 %		1 %

CHANGES IN MARKET VALUES

WORKSHEET

FOR YEAR 2010

REASON FOR CHANGES:
1. TAXABLE/NONTAXABLE
2. LOCALLY/STATE ASSESSED
3. NEW CONSTR/DEMOLISHED
4. ANNEXED
5. CHANGE IN CLASSIFICATION
6. NEW CONSTR/DEMOL OF EXMPT
7. ANNEXED EXEMPT

PARCEL NUMBER	FARMLAND	BUSINESS-INDUSTRIAL				RESIDENTIAL				REASON
	ASSESSED VALUATION RESULTING FROM CHANGES	LOTS, TRACTS AND LEASED SITES		BUSINESS-INDUSTRIAL STRUCTURES		LOTS, TRACTS AND LEASED SITES		RESIDENTIAL STRUCTURES		
	INCREASED DECREASED	INCREASED	DECREASED	INCREASED	DECREASED	INCREASED	DECREASED	INCREASED	DECREASED	
ASSESSMENT DISTRICT: WEST RIVER 3RD										
10 10384 1								23,900		3
RESIDENTIAL REMODELING & ADDITIONS										
10 10389 1								75,000		1
10 10391 1								24,700		3
RESIDENTIAL REMODELING & ADDITIONS										
10 10392 1								75,000		1
10 10394 1								75,000		1
10 10394A 1								75,000		1
GRAND TOTAL		187,000	1,548,600	4,667,700	1,164,400	2,192,100		16,180,847	297,800	
DIFFERENCE			1,361,600	3,503,300		2,192,100		15,883,047		

4

APPRAISAL OF IMPROVED PROPERTY

	SUBJECT	ADJ FACTOR		COMPARABLE SALE #1 DESCRIPTIVE	ADJ	COMPARABLE SALE #2 DESCRIPTIVE	ADJ	COMPARABLE SALE #3 DESCRIPTIVE	ADJ	COMPARABLE SALE #4 DESCRIPTIVE	ADJ
SEQUENCE NUMBER	09580			09575		09502		09579		09580	
SALE PRICE	179000			169900		169100		176000		179000	
YEAR BUILT	2003	250	$	2003		2003		2003		2003	
EFFECTIVE YEAR	2003	.3	P	2003		2003		2003		2003	
CONDITION	5	6	P	5		5		5		5	
QUALITY	5	6	P	5		5		5		5	
STORIES	4	.75	P	4		3	1268	3	1320	4	
EXTERIOR WALLS	9	.3	P	9		9		9		9	
AIR CONDITIONING	2	500	$	2		2		2		2	
BATHS/FIXTURES	6	500	$	6		6		6		6	
NO. OF FIREPLACES	4	1500	$	1	4500	0	6000	1	4500	4	
FIREPLACE QUALITY	4	100	$	6	200-	0	400	4		4	
FLOOR PLAN	2	4	P	2		2		2		2	
BASEMENT	3	4	P	3		3		3		3	
BASEMENT FINISH	2	10	$	2		2		2		2	
GARAGE	4	250	$	4		4		4		4	
NO. OF STALLS	3	4000	$	2	4000	3		3		3	
GARAGE QUALITY	4	100	$	5	100-	4		6	200-	4	
SWIMMING POOL	0	3000	$	0		0		0		0	
TOPICAL LOT	2	.5	P	2		2		2		2	
1ST FLOOR AREA	1072	40	$	1072		1068	160	1014	2320	1072	
2ND FLOOR AREA	0	35	$	0		0		0		0	
3RD FLOOR AREA	0	15	$	0		0		0		0	
COVERED PATIO COST	0	10	$	0		0		0		0	
AREA FACTOR	94	1250	$	94		94		94		94	
DATE OF SALE	201075			201025	2549	201050	1691	201050	1760	201075	895
PROPERTY LOCATION	2			2		2		2		2	
BSMT FNSH AREA/QLTY	1000/04			1040/05	2320-	1068/05	2544-	1006/05	2048-	1000/04	
ADJUSTED SALE					178,329		176,075		183,652		179,895

WEIGHTED AVG 180,102 MEAN ADJUSTED SALE 179,488 STD DEV 2,761 COEF OF VAR 1.5%
INDICATED MKT VALUE 179,000 AS OF 2-1-2011 SUBJECT SALE
PREVIOUS MKT VALUE 176,500 LISTING PRICE 169,900 DATE 04/29/06 VALUE PER SQ FT 166.97

	SUBJECT	ADJ FACTOR		COMPARABLE SALE #1 DESCRIPTIVE	ADJ	COMPARABLE SALE #2 DESCRIPTIVE	ADJ	COMPARABLE SALE #3 DESCRIPTIVE	ADJ	COMPARABLE SALE #4 DESCRIPTIVE	ADJ
SEQUENCE NUMBER	09585			09585		09502		09575		09579	
SALE PRICE	179500			179500		169100		169900		176000	
YEAR BUILT	2003	250	$	2003		2003		2003		2003	
EFFECTIVE YEAR	2003	.3	P	2003		2003		2003		2003	
CONDITION	5	6	P	5		5		5		5	
QUALITY	5	6	P	5		5		5		5	
STORIES	3	.75	P	3		3		4	1274-	3	
EXTERIOR WALLS	9	.3	P	9		9		9		9	
AIR CONDITIONING	2	500	$	2		2		2		2	
BATHS/FIXTURES	9	500	$	9		6	1500	6	1500	6	1500
NO. OF FIREPLACES	0	1500	$	0		0		1	1500-	1	1500-
FIREPLACE QUALITY	0	100	$	0		0		6	600-	4	400-
FLOOR PLAN	2	4	P	2		2		2		2	
BASEMENT	3	4	P	3		3		3		3	
BASEMENT FINISH	2	10	$	2		2		2		2	
GARAGE	4	250	$	4		4		4		4	
NO. OF STALLS	3	4000	$	3		3		2	4000	3	
GARAGE QUALITY	4	100	$	4		4		5	100-	6	200-
SWIMMING POOL	0	3000	$	0		0		0		0	
TOPICAL LOT	2	.5	P	2		2		2		2	
1ST FLOOR AREA	1096	40	$	1096		1068	1120	1072	960	1014	3280
2ND FLOOR AREA	0	35	$	0		0		0		0	
3RD FLOOR AREA	0	15	$	0		0		0		0	
COVERED PATIO COST	0	10	$	0		0		0		0	
AREA FACTOR	94	1250	$	94		94		94		94	
DATE OF SALE	201108			201108	3303	201050	1691	201025	2549	201050	1760
PROPERTY LOCATION	2			2		2		2		2	
BSMT FNSH AREA/QLTY	1058/05			1058/05		1068/05	80-	1040/05	144	1006/05	416
ADJUSTED SALE					182,803		173,331		175,579		180,856

WEIGHTED AVG 177,902 MEAN ADJUSTED SALE 178,142 STD DEV 3,834 COEF OF VAR 2.2%
INDICATED MKT VALUE 179,500 AS OF 2-1-2011 SUBJECT SALE
PREVIOUS MKT VALUE 183,900 LISTING PRICE 186,000 DATE 10/25/10 VALUE PER SQ FT 163.77

5