



**CITY OF
MANDAN**

"WHERE THE WEST BEGINS"

City of Mandan City Board of Equalization

April 19, 2016

7:00 PM



Photo credit: N.D. Department of Transportation



TO: MAYOR VAN BEEK & MANDAN CITY COMMISSIONERS
FROM: SHIRLEY SHAW, CITY ASSESSOR
DATE: APRIL 19, 2016
SUBJECT: 2016 ANNUAL ASSESSMENT REPORT

This is the 2016 annual report of the Mandan Assessing Division and is a summary of the 2016 assessment roll. It will summarize what has happened in terms of real estate and appraisal activity of this department January through December 2015. The market value of taxable real property, property transfers, sales, new construction, expired exemptions and annexations are all combined to estimate a real property value tax base to which 2016 consolidated mill levy (not yet determined) will be applied.

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. North Dakota law requires assessors to value or appraise property at true and full value as of February 1 of each year. Any changes in value that the Local, County or State Boards of Equalization may make will be reflected in the final assessment.

The 2016 assessment roll total market value after exemptions is \$1,754,778,000. This is an increase from the 2015 assessment roll total of \$248,213,000. or 16.5%. Of this increase, new construction contributed \$64,041,300. this includes all aspects of construction.

An extensive review of existing properties indicated that an update in market values was needed to accurately reflect Mandan's increasing market, the increase for residential properties was \$105,053,200. or 9.4%.

The review indicated that existing commercial properties saw an overall increase of \$66,315,800. or 23.3%.

Vacant land values saw an increase of \$13,037,800 or 29%.

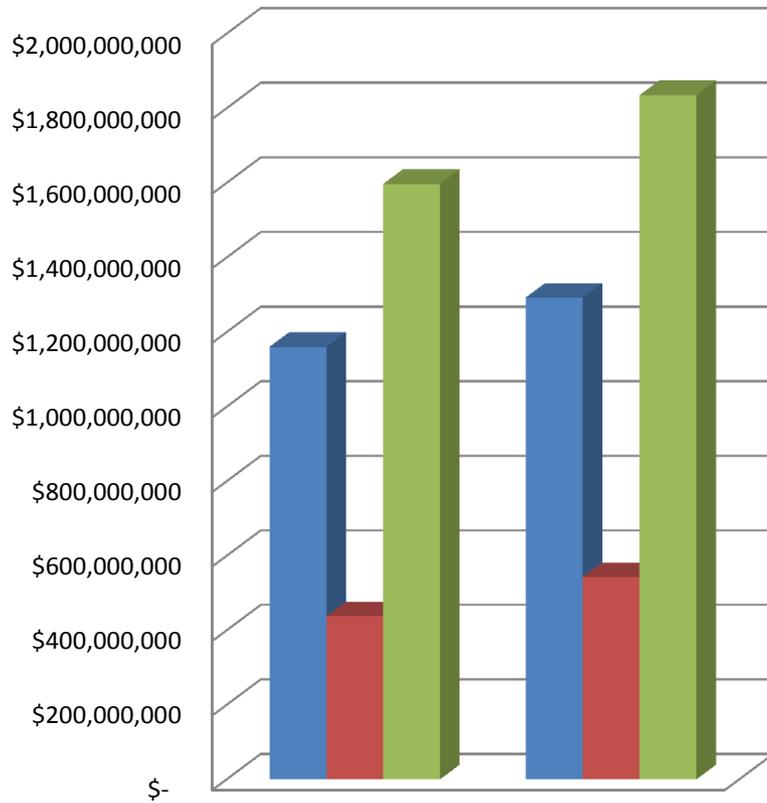
Ag lands value decreased by \$235,100 due to reclassifying several parcels to vacant lands.

Adjustments have been made on individual properties within all classes of real estate.

The City of Mandan has a total parcel count of 8,682. Our office sent out 2,700 notices of increase this year, which is half the amount sent out for 2015, but an average number in past years. Of those we had several dozen phone calls, making adjustments and reassessing properties as warranted.

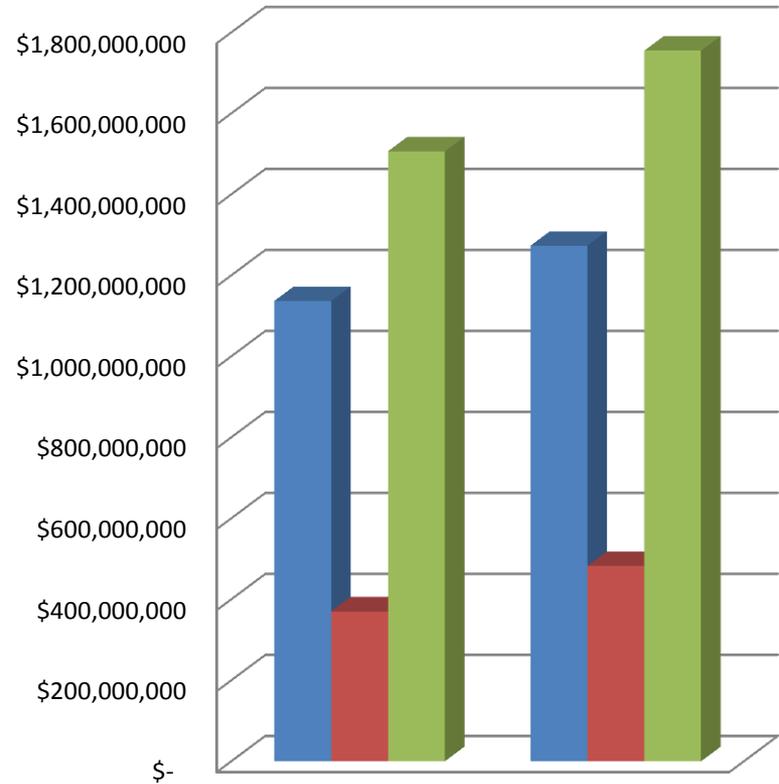
If any property owner has a question regarding the value of their property, please print your name and best phone number to reach you at on the sign-up sheet and we will contact you within the next few weeks to review your property, and make adjustments if warranted. If adjustments are warranted we will submit the

True and Full Values before Exemptions



	2015	2016
Residential	\$1,160,221,859	\$1,292,422,600
Commercial	\$436,941,886	\$542,480,500
Total	\$1,597,163,745	\$1,834,903,100

True and Full Values after Exemptions



	2015	2016
Residential	\$1,136,316,700	\$1,272,842,900
Commercial	\$369,959,600	\$481,881,500
Total	\$1,506,276,300	\$1,754,724,400

PROPERTY EXEMPTIONS OFFERED IN CITY OF MANDAN
EXEMPTIONS CLAIMED PURSUANT TO ONE OF THE SECTIONS OF THE
NORTH DAKOTA CENTURY CODE

AN EXEMPTION IS A REDUCTION IN VALUE OF A PROPERTY, AUTHORIZED BY LAW, AND MAY BE DISCRETIONARY (AT THE DISCRETION OF THE LOCAL GOVERNING BODY) OR NON-DISCRETIONARY (REQUIRED BY LAW). AFFECTED POLITICAL SUBDIVISIONS FOREGO TAXES THAT WOULD OTHERWISE HAVE BEEN LEVIED ON THE EXEMPT PROPERTY.

Non-Discretionary Exemptions: (Absolute Exemption: absolutely exempt from all process, levy or sale: NDCC 28-22-02 & 40-01-07)

- Public Hospitals
- Churches
- Cemeteries
- Nursing Homes
- Non Profit Lodges/Organizations (Moose & Eagles are at 50% Taxable Value)
\$633,300
- Public Schools
- City/County/State owned property
- Utilities & Northern Pacific

Total of Fully Exempt Properties: 830

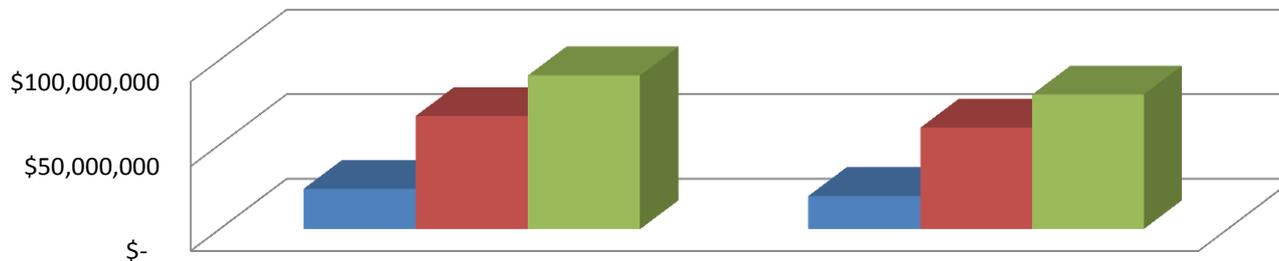
Discretionary Exemptions: (Left to or regulated by one's own discretion or judgment. Voted on & approved by City Commission as offered to the public. NDCC 57-02)

- New & Expanding Business = 18 = \$42,155,500 (Still Active prior to change)
- Commercial Remodeling = 13 = \$3,012,100
- Residential Remodeling = 26 = \$1,228,800
- Renaissance Zone Total = 14 = \$14,798,100
- 2 year New Home Construction = 204 = \$15,300,000
- Blind (Up to \$160,000) = 11 Total = \$1,587,300
- Wheelchair (Up to \$100,000) = 13 Total = \$1,463,600

Total: 299

Total Exempted: \$79,545,400

Exempted Values



	2015	2016
Residential	\$23,905,159	\$19,579,700
Commercial	\$66,982,286	\$59,965,700
Total	\$90,887,445	\$79,545,400

2 Credits offered: Reimbursed by the State

- **Homestead Property Tax Credit**

(206 Applicants)

The homestead property tax credit is a North Dakota property tax credit that reduces the property taxes of eligible individuals. Eligibility requirements:

Individuals who are 65 years of age or older, or individuals who are permanently and totally disabled

- And if your income is \$42,000 or less per year

- **Disabled Veterans Property Tax Credit**

(106 active applicants)

Enacted in 2009 by the North Dakota State Legislature, the disabled veterans credit is a property tax credit that is available to veterans of the United States armed forces with a disability of 50% or greater.

***Please contact the Assessing Department for more information about these ND State offered credits.**

NEW CONSTRUCTION INCREASES BREAKDOWN 2016

- COMMERCIAL PROPERTY

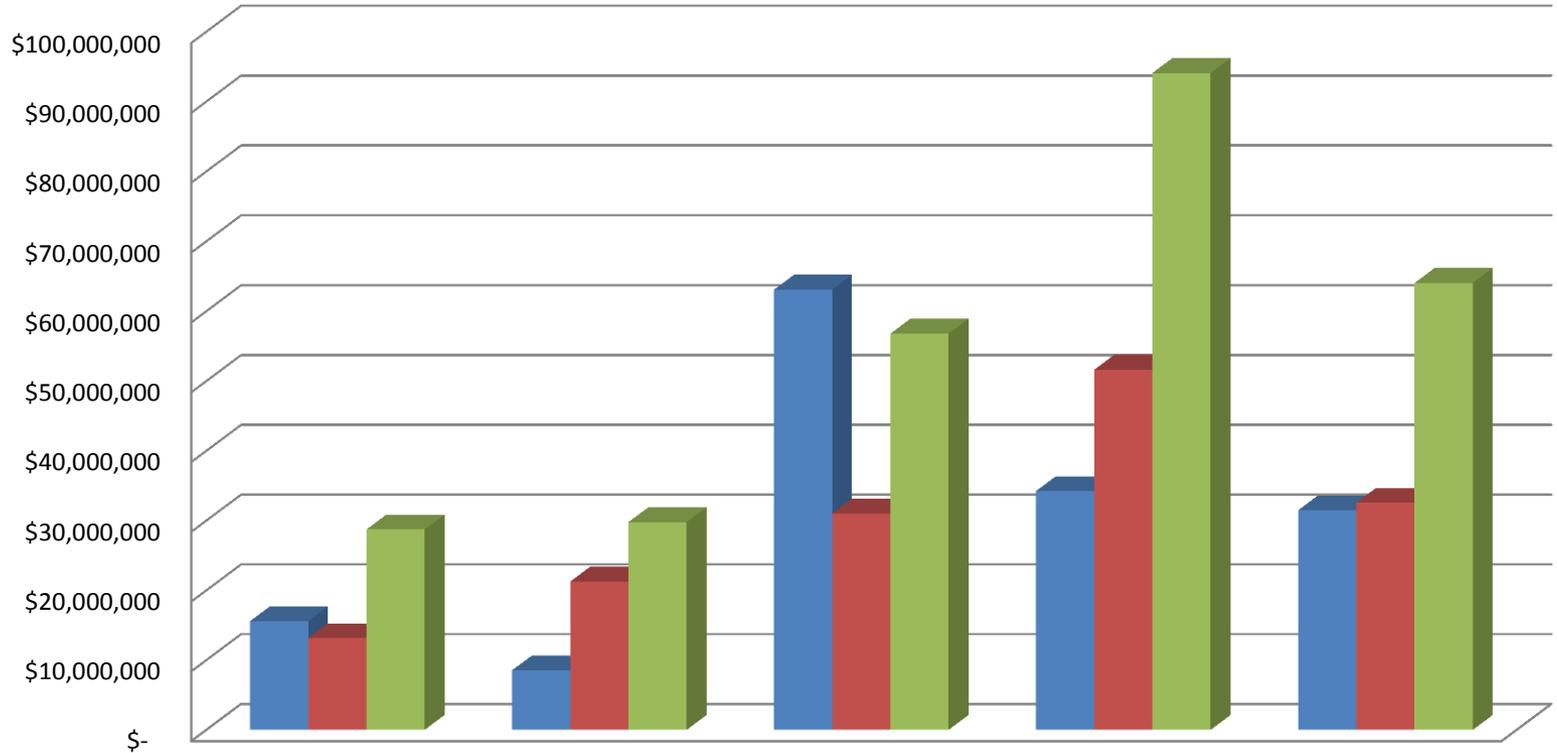
<u>LAND:</u>	\$3,961,100
<u>STRUCTURES:</u>	\$28,607,200
<u>TOTAL:</u>	\$32,568,300

- RESIDENTIAL PROPERTY

<u>LAND:</u>	\$4,880,800
<u>STRUCTURES:</u>	\$26,592,200
<u>TOTALS:</u>	\$31,473,000

*Please note these are total values that are added on the taxable valuations.

New Construction Values



	2012	2013	2014	2015	2016
■ RESIDENTIAL	\$15,577,600	\$8,531,860	\$63,075,800	\$34,224,000	\$31,473,000
■ COMMERCIAL	\$13,149,000	\$21,255,200	\$31,016,740	\$51,612,200	\$32,568,300
■ TOTAL	\$28,726,600	\$29,787,060	\$56,787,060	\$94,092,540	\$64,041,300

2016 COMPLETED EXEMPTIONS/NEW VALUES ADDED TO CITY OF MANDAN

- 2 YEAR NEW HOME CONSTRUCTION EXEMPTION:

TOTAL: 140 Completed

STRUCTURAL VALUE ADDED: \$10,500,000

- REMODELING EXEMPTIONS:

- RESIDENTIAL: 5 Completed STRUCTURAL VALUE ADDED: \$235,100

- COMMERCIAL: 2 Completed STRUCTURAL VALUE ADDED: \$439,200

- RENAISSANCE ZONE EXEMPTION:

TOTAL: 3 Completed

STRUCTURAL VALUE ADDED: \$915,900

- NEW BUSINESS EXEMPTION:

TOTAL: 5 Completed

TOTAL VALUE ADDED: \$25,601,100

*Please note that Walmart had received 2 years at 100%; and as of 2016 their exemption is now completed.

City of Mandan

Sales Ratio Map Area Strata

2016

	COMMERCIAL		RESIDENTIAL	
	2015	2016	2015	2016
1 TRUE AND FULL VALUE*	\$ 369,959,600	\$ 481,881,500	\$ 1,136,316,700	\$ 1,272,842,900
SUPPLEMENTARY ABSTRACT				
2 INCREASES		32,568,300		31,473,000
3 DECREASES	5,672,900		1,172,500	
4 ADJUSTED T&F VALUES (Line 1 minus L. 2 or L. 3)	\$ 364,286,700	\$ 449,313,200	\$ 1,135,144,200	\$ 1,241,369,900
5 2016 T & F/SALES RATIO	81.1%		83.3%	
6 INDICATED MARKET VALUE (Line 4 ÷ Line 5)	\$ 449,182,121		\$ 1,362,718,127	
7 2016 T & F/MARKET VALUE RATIO % (2014 Line 4)/(Line 6)		100.0%		91.1%
8 MKT VALUE MINUS 2015 T&F (Line 6 - 2014 Line 4)		\$ (131,079)		\$ 121,348,227
9 INDICATED CHANGE NEEDED TO REACH 100% VALUE (Line 8 / 2016 Line 4)		0.0%		9.0%

Major North Dakota City Comparison

Population / Taxable Value Comparison

City	Population	2015 Taxable Value
<i>Fargo (School District #1)</i>	<i>113,658</i>	<i>\$436,837,979</i>
<i>Bismarck</i>	<i>61,272</i>	<i>\$324,136,621</i>
<i>Grand Forks</i>	<i>58,277</i>	<i>\$193,328,437</i>
<i>Minot</i>	<i>41,888</i>	<i>\$228,630,129</i>
<i>West Fargo</i>	<i>35,000</i>	<i>\$113,738,389</i>
<i>Williston</i>	<i>30,000</i>	<i>\$160,989,826</i>
<i>Dickinson</i>	<i>27,500</i>	<i>\$135,900,511</i>
<i>Mandan</i>	<i>20,820</i>	<i>\$68,418,167</i>
<i>Jamestown</i>	<i>15,500</i>	<i>\$38,207,759</i>
<i>Wahpeton</i>	<i>7,903</i>	<i>\$16,035,092</i>
<i>Valley City</i>	<i>7,200</i>	<i>\$16,000,470</i>
<i>Devils Lake</i>	<i>6,711</i>	<i>\$15,224,757</i>

Mill Levy / Property Tax Comparison

CITY	2015 Total Mill Levy	2015 City Mill Levy	Est. Tax \$125,000 Residential	Effective Tax Rate Residential	Est. Tax \$125,000 Commercial	Effective Tax Rate Commercial
<i>Williston</i>	157.92	27.27	\$844	0.7%	\$938	0.8%
<i>Dickinson</i>	194.54	36.64	\$1,040	0.8%	\$1,155	0.9%
<i>Bismarck</i>	214.37	32.64	\$1,146	0.9%	\$1,273	1.0%
<i>Minot</i>	237.11	67.80	\$1,267	1.0%	\$1,408	1.1%
<i>Mandan</i>	246.18	58.66	\$1,316	1.1%	\$1,462	1.2%
<i>Fargo (School Dist #1)</i>	279.24	48.40	\$1,492	1.2%	\$1,658	1.3%
<i>West Fargo</i>	279.66	70.47	\$1,494	1.2%	\$1,660	1.3%
<i>Valley City</i>	281.79	73.21	\$1,506	1.2%	\$1,673	1.3%
<i>Jamestown</i>	288.92	90.14	\$1,544	1.2%	\$1,715	1.4%
<i>Devils Lake</i>	296.53	82.46	\$1,585	1.3%	\$1,761	1.4%
<i>Grand Forks</i>	301.91	87.19	\$1,613	1.3%	\$1,793	1.4%
<i>Wahpeton</i>	349.77	98.73	\$1,869	1.5%	\$2,077	1.7%

The mill levies in this table are net after the 12% tax credit has been applied.

*This information was gathered by the City of Fargo Assessing Department

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 2016 report, the Mandan Assessing Division will employ the abatement process pursuant to the State law.

Respectfully Submitted,

Shirley Shaw
City Assessor
City of Mandan

For more information
Contact the Assessing office at
701-667-3232

www.cityofmandan.com