

Staff Report for 2026 State Board of Equalization

Prepared By: Property Tax Division

File No.: 2026 – REPORT – BARNES – EGGERMONT

County or City: BARNES COUNTY

Appellant: KEVIN EGGERMONT

Type of Appeal: RESIDENTIAL

Appeal Issue: Mr. Kevin Eggermont is appealing the property value of \$704,400 on parcel 17-2410103, located at 3319 114th Ave SE Valley City, ND.

Analysis: The Barnes County Board of Equalization approved a 2026 true and full value of \$704,400, of which \$658,200 is attributable to the improvements and \$46,200 is attributable to the land. The appellant is requesting that the total true and full value be decreased to \$651,400.

Property Tax Division staff completed an onsite inspection of the property on Tuesday, August 25, 2026, with the appellant, Kevin Eggermont, present. The inspection included an interior inspection of the residential structure, an exterior inspection of the residential structure and yard features, measurements of the residence, decks, and patio, and an interior and exterior inspection of the detached shop.

Minutes from both the Township and County Board of Equalization meetings were reviewed. The appellant appealed at both levels of equalization. Although the Township Board was willing to decrease Mr. Eggermont's value from \$744,400 to \$704,400, Mr. Eggermont was not satisfied with that value, and the Township Board left the value at \$744,400. During the County Board of Equalization meeting, the County Board reduced the value of Mr. Eggermont's parcel to \$704,400.

Staff reviewed the testimony, evidence, and information submitted by Mr. Eggermont. The appellant included 67 sales of residences that were built between 1881 and 2024. Four of the sales were of residences built after 2000 and two of the sales were of residences located outside the city of Valley City. The appellant requested that the State Board of Equalization review both comparable sales and comparable assessments.

Information submitted by Barnes County included the Township and County Boards of Equalization minutes, Notice of Assessment for the subject property, property record cards for the subject property and four comparable properties, and a detailed list of comparable properties.

Considering the three approaches to value, the income approach to value was not used to determine the value of this property due to its use as a residence and the fact that it is not an income producing property. Therefore, the sales and cost approaches to value were utilized.

The sales approach to value was used to compare similar properties to the subject property. Consideration was given to the list of sales submitted by Mr. Eggermont and the list of sales submitted by Barnes County. Staff also completed independent research into recent, comparable sales. Notably, staff also reviewed those properties for equitability with the subject property. The comparable properties indicated a median improvement value of \$251.35 per square foot and \$0.47 per square foot of land; which would indicate an equitable true and full value of \$782,477 for the subject property, which is higher than the 2026 approved value of \$704,400.

The sales approach calculations were computed using an adjustment for those sales that did not include a detached shop. The median improvement value of the comparable properties is \$292.45 per square foot and \$0.25 per square foot for the land. Using these per square foot values and applying them to the subject property indicates a true and full value of \$812,665 with \$731,426 attributable to the improvements and \$81,239 attributable to the land, which is higher than the 2026 approved value of \$704,400.

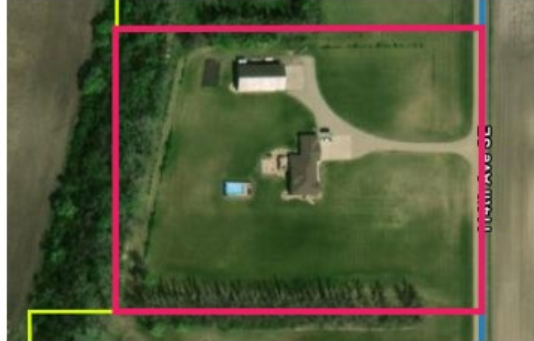
The cost approach to value was considered for this appeal. The cost approach, based on characteristics of the property, depreciation, year built, and square footage, in no specific order of significance, resulted in an estimated true and full value of \$943,333 with \$897,183 attributable to the improvements and \$46,200 attributable to the land, which is higher than the 2026 approved value of \$704,400.

Upon review of all information submitted by Kevin Eggermont, Barnes County, and independent research completed by the Property Tax Division staff, the cost and sales approaches to value were weighted. The final indicated true and full value for the subject property is \$845,345, which is higher than the 2026 approved value of \$704,400. The difference is an opinion of assessment and could fluctuate depending on how the market is viewed.

Summary of Findings: The Barnes County Board of Equalization approved a 2026 value of \$704,400 for this single-family residence located approximately 2 miles West of Valley City. The sales and cost approaches of value indicate a true and full value of \$845,345, which is approximately 20% higher than the Barnes County value of \$704,400. The difference is an opinion of assessment and could fluctuate depending on how the market is viewed.

Proposal for Board Review: No action recommended.

Subject Property: 17-2410103 **2026 Value:** 704,400
Notes: 3,360 Square Detached Shop **Acres:** 7.460



Comparable Property 1: 41-3210010 **Sale Price:** \$500,000
Notes: No Detached Structure **Acres:** 2.691



Comparable Property 2: 33-6250203 **Sale Price:** 659,600
Notes: Camper hook up and deck **Acres:** 1.012



Comparable Property 3: 41-4510120
Notes: No Detached Structure

Sale Price: \$500,000
Acres: 1.720



Comparable Property 3: 27-2930305

Sale Price: \$600,000

Notes: 1970's home, gutted/remodeled in 2014 **Acres:** 10.000



Comparable Property 5: 36-3010110

Sale Price: \$721,500

Notes: Includes Detached Shop

Acres: 10.000

