

Staff Report for 2026 State Board of Equalization

Prepared By: Property Tax Division

File No.: 2026 – REPORT – EMMONS – LEES 2

County or City: EMMONS COUNTY

Appellant: KIM LEES

Type of Appeal: RESIDENTIAL

Appeal Issue: Mr. Kim Lees is appealing the property value of \$408,900 on parcel 30-0000-04144-071, located at Beaver Bay Trail.

Analysis: The Emmons County Board of Equalization approved a 2026 true and full value of \$408,900, of which \$292,800 is attributable to the improvements and \$116,100 is attributable to the land.

Property Tax Division staff completed an onsite inspection of the property on Wednesday September 9, 2026, with the appellant, Kim Lees, present. The inspection included an interior inspection of the residential structure, an exterior inspection of the residential structure, and an interior and exterior inspection of the detached shop.

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 was computed using recent sales in the area. The median improvement value of the comparable properties is \$212.50 per square foot and \$0.89 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 \$368,893 with \$255,000 attributable to the improvements and \$113,893 attributable to the land, which is lower than the 2026 approved value of \$408,900.

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 \$334,952 with \$218,852 attributable to the improvements and \$116,100 attributable to the land, which is lower than the 2026 approved value of \$408,900.

Upon review of all information submitted by Kim Lees, Emmons 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 \$348,528, which is lower than the 2026 approved value of \$408,900. The evidence would support a reduction in value.

Summary of Findings: The Emmons County Board of Equalization approved a 2026 value of \$408,900 for this single-family rural residence and shop. The sales and cost approaches to value indicate a true and full value of \$348,528, which is lower than the Emmons County value of \$408,900. The evidence would support a reduction in value.

Proposal for Board Review: It is recommended that the State Board of Equalization direct Emmons County to reduce the true and full value by 15% to an approximate value of \$348,528.

Adjustment Table		
Reduction Percentage	Approximate True & Full	
11%	\$	363,921
12%	\$	359,832
13%	\$	355,743
14%	\$	351,654
15%	\$	347,565
16%	\$	343,476
17%	\$	339,387
18%	\$	335,298
19%	\$	331,209