

Staff Report for 2026 State Board of Equalization

Prepared By: Property Tax Division

File No.: 2026 – REPORT – PIERCE – COMMERCIAL TOLERANCE

County or City: PIERCE COUNTY

Appellant:

Type of Appeal: TOLERANCE LEVEL

Appeal Issue: The sales ratio study indicates a commercial sales ratio of 89%.

Analysis: Pierce County's commercial value indicates a sales ratio of 89%. This sales ratio is below the State Board of Equalization's frequently applied tolerance range of 90% - 100%.

Property Tax Division staff investigated Pierce County's commercial sales information from 2021 through 2025. During the investigation it was determined that the historical average sales ratio for commercial property has been 96%. Staff visited with Pierce County Director of Tax Equalization, Ms. Karla Harmel, regarding the low tolerance level throughout the county.

The investigation did not reveal any specific area of Pierce County that was low. Therefore, a county-wide adjustment appears to be the most equitable way to address the low sales ratio.

An overall countywide increase of 4% to commercial property would bring Pierce County commercial property back into tolerance with an average sales ratio of 93%.

Summary of Findings: Pierce County's sales ratio study indicates a commercial sales ratio of 89%. A countywide increase of 4% for commercial property would increase the total true and full value from \$89,373,817 to approximately \$92,948,770 and bring the average sales ratio to 93%.

Proposal for Board Review: It is recommended that the State Board of Equalization direct Pierce County to increase commercial property located throughout the county by 4% to an approximate value of \$92,948,770.

Commercial

2026 SRS Commercial Ratio is at 89%

Average Commercial Ratio is at 96%

Starting Sales Ratio: 88.9%

	Current T & F Value	% of Change	Value Change	New T & F Value
Balta	256,826	4%	10,273	267,099
Rugby	73,039,083	4%	2,921,563	75,960,646
Wolford	524,918	4%	20,997	545,915
Other	15,552,990	4%	622,120	16,175,110
Total	89,373,817		3,574,953	92,948,770

Supp. Adj.: 610,959

88,762,858

County Over-All Change 4.00%

OFFICE OF STATE TAX COMMISSIONER
STATE OF NORTH DAKOTA

T & F VALUE/SALES RATIO ADJUSTMENT WORKSHEET

COUNTY/CITY: PIERCE COUNTY

Commercial

	2025	2026
TRUE AND FULL VALUE	84,122,982	92,948,770
SUPPLEMENTARY INCREASES		610,959
SUPPLEMENTARY DECREASES	330,184	
ADJUSTED T&F VALUES	83,792,798	92,337,811
INDICATED T & F/SALES RATIO %	83.9%	
INDICATED MARKET VALUE	99,872,226	
CURRENT T & F/MARKET VALUE RATIO %		92.5%
MKT VALUE MINUS Current T & F		7,534,416
INDICATED CHANGE NEEDED TO REACH 100%		8%