

Staff Report for 2026 State Board of Equalization

Prepared By: Property Tax Division

File No.: 2026 – REPORT – STARK – DICKINSON – STEINBACH

County or City: CITY OF DICKINSON

Appellant: MR. DAVID STEINBACH

Type of Appeal: RESIDENTIAL VALUE

Appeal Issue: Mr. David Steinbach is appealing the property value of \$309,900 on parcel 41-0880-04000-100, located at 1192 11th Avenue E, Dickinson, ND 58601.

Analysis: The Stark County Board of Equalization approved a 2026 true and full value of \$309,900. Improvements are valued at \$280,400 and the land is valued at \$29,500.

Initially, David Steinbach received a City of Dickinson notice of real estate assessment detailing a 2026 assessment of \$327,800, which was an increase of \$26,900 over the 2025 assessment of \$300,900.

David Steinbach appealed his valuation at the City of Dickinson Equalization meeting. The City Board reduced the property valuation from \$327,800 to \$309,900. The reduced valuation equated to a year over year increase of 3%, the same as all residential property within the City of Dickinson. Mr. Steinbach appealed the reduced value to the County Board of Equalization, and no further change was made.

When Property Tax Division staff called to schedule an on-site appraisal of his property, Mr. Steinbach declined, stating that both the local and state appraisers had been inside the home in 2025 and nothing changed. Staff reviewed information submitted by the City of Dickinson Assessing Office and staff appraisal notes from the on-site appraisal in August 2025 to complete an updated appraisal.

Considering the three approaches to value, the income approach to value was not used to determine the value of this property because the property is utilized as a residence, and as such is not an income producing property. Therefore, the cost and sales approaches to value were utilized.

The cost approach was calculated based on Marshall & Swift © Valuation Service manual. This approach incorporated several factors including characteristics of the property, price per square foot, local and regional multipliers, and depreciation. The cost approach indicated a true and full value of \$243,696, which is lower than the city's true and full value of \$309,900.

The sales approach to value was considered for this appeal. Staff reviewed comparable sales information submitted by the City of Dickinson Assessing Department. Current, comparable sales indicate average prices per square foot of \$228.49 for improvements and \$3.91 for land. The sales approach indicates a true and full value of \$314,979, which is higher than the City's true and full value of \$309,900.

Upon review of information submitted by the City of Dickinson Assessor and independent analysis by 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 \$300,722. The difference is an opinion of assessment and could fluctuate depending on how the market is viewed.

Summary of Findings: The Stark County Board of Equalization approved a 2026 true and full value of \$309,900 for this single-family residence located in the City of Dickinson. Upon review of information, and weighing the cost and sales approaches to value, the indicated true and full value for the subject property is \$300,722. The difference is an opinion of assessment and could fluctuate depending on how the market is viewed.

Proposal for Board Review: No action recommended.
