

Staff Report for 2026 State Board of Equalization

Prepared By: Property Tax Division

File No.: 2026 – REPORT – TRAILL – KOENIG

County or City: TRAILL COUNTY

Appellant: LA VERNE KOENIG

Type of Appeal: RESIDENTIAL AND AGRICULTURAL

Appeal Issue: Mr. La Verne Koenig is appealing the value of \$196,300 on parcel number 03-0000-00401-010, located at 15520 Highway 200A SE, Blanchard, ND.

Analysis: The Traill County Board of Equalization approved a 2026 true and full value of \$182,800, of which \$116,400 is attributable to the improvements, \$45,000 is attributable to the residential land, and \$21,400 is attributable to the agricultural land.

Property Tax Division staff completed an onsite inspection on Wednesday, September 2, 2026, with the appellant, La Verne Koenig, present. The inspection included an interior inspection of the residential structure, an exterior inspection of the residential structure and yard features, and a walk through of part of the agricultural land.

Minutes from both the Township and County Boards of Equalization meetings were reviewed. The appellant appealed at both levels of equalization. At both levels of equalization, Mr. Koenig appealed the valuation of nonproductive agricultural land.

Staff reviewed the testimony, evidence, and information submitted by Mr. Koenig and Traill County. The appellant included the notice of assessment he received from Traill County along with a letter he received from the Traill County Tax Director stating she decreased the amount of residential land by 3.8 acres, which is now considered and assessed as agricultural land.

Information submitted by Traill County included the Township and County Boards of Equalization minutes, a letter of appeal submitted by the appellant, the subject property's property record card, detailed agricultural land information for the subject property, and six 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 that Traill County submitted and staff completed independent research into recent, comparable sales. The comparable properties indicated an average improvement value of \$102.65 per square foot, \$0.88 per square foot of land, and the North Dakota State University (NDSU) determined average value per acre of agricultural land in Traill County for 2026 is \$1,350.77; which would indicate an equitable true and full value of \$250,637 for the subject property, which is higher than the 2026 approved value of \$182,800.

In North Dakota, agricultural land value is determined based on a calculation done by NDSU and in accordance with North Dakota Century Code § 57-02-27.2. Due to the relevant law, the estimated sale price associated with agricultural land in the comparable sales was removed. This allowed for an apples-to-apples comparison between the subject property and all comparable property in the sales approach. Additionally, in the determination of the final value of the subject property, the value of the agricultural acres of the subject property was based on the NDSU's determined average value per acre for 2026.

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 \$115,895 with \$49,495 attributable to the improvements and \$66,400 attributable to the land, which is lower than the 2026 approved value of \$182,800.

Upon review of all information submitted by La Verne Koenig, Traill 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 \$156,317 which is lower than the 2026 approved value of \$182,800.

Summary of Findings: The Traill County Board of Equalization approved a 2026 value of \$182,800 for this single-family residence located on a 22.601-acre farm outside the town of Blanchard. The sales and cost approaches to value indicate a true and full value of \$156,317, which is lower than the 2026 approved value of \$182,800.

Proposal for Board Review: It is recommended that the State Board of Equalization direct Traill County to decrease the residential value of parcel 03-0000-00401-010 by 14% to an approximate value of \$156,317.

Adjustment Table	
Reduction Percentage	Approximate True & Full
10%	\$ 164,520
11%	\$ 162,692
12%	\$ 160,864
13%	\$ 159,036
14%	\$ 157,208
15%	\$ 155,380
16%	\$ 153,552
17%	\$ 151,724
18%	\$ 149,896

