

Staff Report for 2026 State Board of Equalization

Prepared By: Property Tax Division

File No.: 2026 – REPORT – WARD – SANDSTROM

County or City: WARD COUNTY

Appellant: MARK SANDSTROM

Type of Appeal: RESIDENTIAL

Appeal Issue: Mr. Mark Sandstrom is appealing the property value of \$1,217,000 on parcel number SR180020000000, which is located at 6785 13th St SE, Minot, ND 58701.

Analysis: The Ward County Board of Equalization approved a 2026 true and full value of \$1,217,000, of which \$1,064,000 is attributable to the improvements, \$60,000 to the two acres of residential land, and \$93,000 to the 156 acres of agricultural land. The appellant is requesting that the total true and full value be reduced.

Property Tax Division staff completed an onsite inspection of the property on Tuesday, August 18, 2026, with the appellant, Mark Sanderstrom, present. The inspection included an interior inspection of the residential structure, an exterior inspection of the residential structure and yard improvements, measurements of the residence, deck, patio, and an interior and exterior inspection of the four outbuildings.

Minutes from both the Township and County Boards of Equalization meetings were reviewed. The appellant appealed at both levels of equalization. During the Sundre Township Board of Equalization meeting on April 13, 2026, Mr. Sandstrom acknowledged that he has over \$1,000,000 invested in the residence and outbuildings but does not feel he would recoup that in the sale of the property. He requested the property be reassessed. The county tax director agreed to reassess the property and if the appellant was not in agreement, he could appeal to the county. Sundre Township Board of Equalization approved the 2026 valuation and that the county would reassess the property.

During the Ward County Board of Equalization meeting on June 2, 2026, Mr. Sandstrom presented his appeal. The first of five motions during the meeting was to approve the 2026 valuation of \$1,217,000, which was approved by a 3-2 vote. Later in the meeting, a motion to reconsider the Sandstrom appeal was approved unanimously. After discussion of the property, a motion was made to reduce the valuation to the 2025 valuation of \$1,149,000, which failed by a 3-2 vote. The final motion, which was approved unanimously, was to accept the Ward County tax director's 2026 true and full value of \$1,217,000 and ask Ms. Wilkie, Ward County tax director, to reassess the property.

Ward County sent an appraiser to the Sandstrom property for a reassessment; however, the appraiser did not complete an interior inspection of the home, even though Mr. Sandstrom offered to allow him inside the home. Ms. Wilkie and a Ward County commissioner completed an inspection of the home with Mr. Sandstrom present, one week prior to Property Tax Division staff's onsite inspection. During the County's inspection, it was discovered that the appellant had moved an additional (fourth) outbuilding onto the property and added a lean-to onto the horse barn.

Staff reviewed the testimony and information submitted by Mr. Sandstrom, which consists of nine opinion statements and a list of seven comparable properties provided by Ward County.

Information submitted by Ward County included the Township and County Boards of Equalization minutes, Notice of Assessment for the subject property, a list of 2025 Sondre Township sales, a list of comparable properties located within the same map area as the subject property, a list of sales of \$1,000,000 or more, and property record cards with a sale of \$879,000 or greater. The subject property is rural residential of two acres for the residential lot, each acre valued at \$30,000, plus 156 acres of agricultural land valued at \$93,000, for a total land value of \$153,000. Rural residential acres within Ward County are valued at \$30,000 or \$40,000 per acre, depending on how close the parcel is to the City of Minot.

Considering the three approaches to value, the income approach 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 Ward County. Staff also completed independent research and analysis of recent, comparable sales. Notably, staff also reviewed those properties for equitability with the subject property and reviewed comparable properties in other counties. The comparable properties indicated an average improvement value of \$317.48 per square foot compared to \$308.42 per square foot for the subject, and \$0.66 per square foot of land versus \$0.70 per square foot for the subject. The outbuildings comparable properties per square foot value is \$18.12 compared to \$19.78 for the subject property. This would indicate an equitable true and full value of \$1,110,672 for the subject property, which is lower than the 2026 approved true and full value of \$1,217,000.

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 \$1,240,721 with \$1,087,721 attributable to the improvements and \$153,000 attributable to the land, which is higher than the 2026 approved value of \$1,217,000.

Upon review of all information submitted by Mark Sandstrom, Ward County, and independent research and analysis 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 \$1,208,209, which is lower than the 2026 approved value of \$1,217,000. The difference is an opinion of assessment and could fluctuate depending on how the market is viewed.

Summary of Findings: Upon review of all information submitted by Mark Sandstrom, Ward County, and independent research and analysis 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 \$1,208,209, which is lower than the 2026 approved value of \$1,217,000. The difference is an opinion of assessment and could fluctuate depending on how the market is viewed.

Proposal for Board Review: No action recommended.



