

Staff Report for 2026 State Board of Equalization

File No.: 2026 – STUTSMAN – BUCHANAN - HODGSON

Prepared By: Property Tax Division

County or City: STUTSMAN COUNTY

Appellant: JAMES HODGSON

Type of Appeal: RESIDENTIAL

Appeal Issue: Mr. James Hodgson is appealing the property value of \$230,700 on parcel number 90-1000310, which is located at 221 Park Street, Buchanan, ND 58420.

Analysis:

Summary of Findings:

Proposal for Board Review:

600 E. BOULEVARD AVE., DEPT 127
BISMARCK, ND 58505-0599

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211 Park, Buchanan

History:

- 1 Built in 1909
- 2 Garage added in 1990's
- 3 # of bedrooms, bathrooms, interior woodwork, foundation, floor square footage, siding, "four square" design appearance, fencing and gates, is original
- 4 Regular replacement maintenance work done to windows, porches and roof

Appraisal questions:

- 1 Show me 5 comparable product appraisals, within 10 miles, in a small town
- 2 Based on age, size etc.
- 3 Could not sell for \$30,000 & with six lots, no interest, early 2010's

Code violations:

- 1 Complete disregard of zoning, evident by presence of commercial buildings in residential area, how are they appraised and for what values, by residents and county
- 2 Setback violations, evident by former mayor laughed about building his house over the property line
- 3 Lowers the values of residential property, is this taken into appraisal values, please show me the documents
- 4 Drainage, fire, traffic issues, etc. from violations

Special assessments:

- 1 Show no effort in verifying by county
- 2 Installed my own street and reviewed by county, with no public supplied maintenance
- 3 Do not receive any trash and sewer service

James Hodgson



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LAWRENCE P. KROPP - Attorney at Law

August 12, 2024

City of Buchanan
PO Box 63
Buchanan, ND 58420-0063

RE: City of Buchanan Building Code and Ordinances

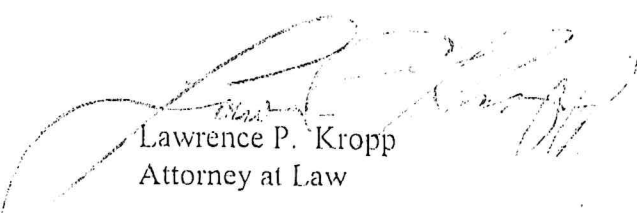
Dear Mayor Vetter and Councilmen:

Pursuant to NDCC § 54-21.3-03, cities, townships and counties that elect to enforce a building code are responsible for adopting and enforcing the state building code but may amend the code to conform to local needs.

It is of public record that the City of Buchanan has adopted the North Dakota State Building Code. Accordingly, kindly advise whether the City of Buchanan has amended the State Building Code and if so, in accord with the open records laws of this State, it is requested that a complete copy of such amendment(s) be provided to this office at your earliest convenience.

Thank you for your attention in this matter.

Sincerely,


Lawrence P. Kropp
Attorney at Law