

Staff Report for 2021 State Board of Equalization

October 4, 2021

File No.: 2021-FOSTER-DOELING

Prepared By: Property Tax Division

County or City: Foster County

Appellant: Gene Doeling

Issue: Appealing the assessed value placed on his land.

Summary: Gene Doeling is protesting the assessed value of his property as he believes his land assessment is too high. (Parcel No.'s 01523002 and 01523003)

Analysis: Mr. Doeling owns two residential parcels located at 15 74th Ave NE and 25 74th Ave NE, Carrington. These two parcels, containing 1.79 acres are currently assessed at \$95,000 with \$20,300 attributed to the land value.

In 2016, Foster County was required by the State Board of Equalization to reassess and equalize the values of all residential and commercial property within Foster County. Vanguard Appraisals, Inc. was contracted to complete the reassessment. Values of the reassessment were received in January 2020 for the 2020 tax year.

Mr. Doeling appealed the same parcel assessments in 2020 and stated that he did not agree with the Vanguard valuation of his property. During the investigation for the 2020 tax year, Foster County provided the Letter of Transmittal from Vanguard Appraisals, Inc. which provided detailed explanations of the process used to value all property in Foster County. This information was reviewed again for Mr. Doeling's current appeal.

The Property Tax Division staff contacted the Foster County Tax Director, Ms. Karen Evans, and requested updated information to complete a comparable land study. Ms. Evans provided twelve comparable properties, five of which are adjacent properties to Mr. Doeling's parcels.

Through our analysis of the land using the 12 comparable properties the average price per lot square footage is \$0.33 with an average price per acre of \$14,381. Mr. Doeling's property price per square foot is \$0.26 and his price per acre is \$11,341. Mr. Doeling's parcels are assessed fairly and equitably based on the given information and we recommend no change.

Recommendation: No action recommended.