

Staff Report for 2021 State Board of Equalization

October 4, 2021

File No.: 2021-WILLISTON-HALLIBURTON-2

Prepared By: Property Tax Division

County or City: City of Williston

Appellant: Halliburton Energy Services Inc

Issue: Protests assessed valuation.

Summary: Kimberly King, Tax Specialist with Halliburton Energy Services, Inc., protests the assessment on the complex located at 420 22ND AVE E, within the City of Williston. (Parcel No: 01-769-00-69-80-001)

Notes: The City of Williston Board of Equalization and the Williams County Board of Equalization approved an assessment of \$7,547,490 (\$766,580 land and \$6,780,910 building). Halliburton Energy Services protests the value of an industrial property located at 420 22ND AVE E, Williston. The appellant requests a market value of \$3,800,000.

Staff from the Property Tax Division of the North Dakota Office of State Tax Commissioner met with a representative from Halliburton and an onsite inspection was completed on August 25, 2021. Staff also met with Williston City Assessor, Ms. Darcy Anderson, and her staff.

The industrial property site is on 13.59 acres with infrastructure (buildings and concrete paving) of three buildings with 70,650 gross building area (GBA). One structure built in 2010, a steel frame shop with 52,200 GBA which includes two additions. Two structures built in 2011 include a truck wash steel frame with 16,200 GBA and one steel framed shop with 2,250.

The three approaches to value were considered. With no comparable arm-length sale transactions and the income approach not applicable, the cost approach was deemed most appropriate. The cost approach to value analysis included information provided by the appellant and assessor's detailed property record card. Williston's current assessment of improvements is based square footage, height, construction type, year built, and/or specific use.

The Williams County Board of Equalization approved a reduction on several commercial occupancy types including industrial, which included the appellant's property receiving an 11% reduction to prior year assessment.

Upon completion of the review, the information gathered by the Property Tax Division supports the assessment as approved by the city and county.

Recommendation: No change to assessment as approved by Williams County Board of Equalization.