

Staff Report for 2021 State Board of Equalization

October 4, 2021

File No.: 2021-WILLISTON-HALLIBURTON-3

County or City: City of Williston

Appellant: Halliburton Energy Services Inc

Issue: Protests assessed valuation.

Prepared By: Property Tax Division

Summary: Kimberly King, Tax Specialist with Halliburton Energy Services, Inc., protests the assessment on the complex located at 826 48th Ave. W, within the City of Williston. (Parcel No: 01-765-00-00-010)

Analysis: The City of Williston Board of Equalization and the Williams County Board of Equalization approved an assessment of \$19,279,660 (\$1,246,700 land and \$18,032,980 building). Halliburton Energy Services protests the value of an industrial property located at 826 48th AVE W, Williston. The appellant requests a market value of \$12,000,000.

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 on 29.97 acres with 90%+ having infrastructure (building and concrete paving). The structures built in 2011 include a main 2-story office building has a total of 34,570 gross building area (GBA). The attached steel frame shop of 65,100 GBA has 28 steel roll power doors, sprinkler system, and 3,380 sf interior office finish. Also, four steel framed shops having 11,214 GBA, 6,300 GBA, 16,000 GBA, and 2,160 GBA. One milled wood frame shop with 360 GBA, one truck wash steel frame with 6,350 GBA, and one warehouse with 640 GBA.

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 8% 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.