



## County Information – State Board of Equalization Appeal

Please complete this form in its entirety. The information provided will be taken into consideration when investigating and reaching a conclusion regarding the appeal presented. To provide ample time for investigation, all information to support the appeal (property information, pictures, income information, etc.) must be received by August 1, 2023. Please provide one questionnaire per property.

Please email or mail any supporting documentation to:

[propertytax@nd.gov](mailto:propertytax@nd.gov)

or

The Office of State Tax Commissioner, Attn: Property Tax,  
600 E Boulevard Ave., Bismarck, ND 58505-0599.

### *Information for Property Referenced in Appeal:*

Owner Name: [William Schneider, Kingdom Investors LLC \(Red Rock Resort\)](#)

Address: [1900 Burnt Boat Drive STE 102 Bismarck, ND 58503](#)

Township Name (if applicable): [SE 1/4 of sec. 6 and NE 1/4 of sec. 7, TWN 136 RG 89](#)

Parcel ID: [168 parcels, please see attached \(private owners also attached\)](#)

Legal Description: [please see attached](#)

*\*This information should provide a calculated breakdown associated with the subject property.*

### *City/County Official Contact Information:*

Name: [Jackie Steinmetz, Tax Equalization Director](#)

Address: [106 2nd Ave NE, Carson, ND, 58529 \(mailing PO Box 263\)](#)

Phone Number: [701-622-3311](#)

Email Address: [jsteinmetz@nd.gov](mailto:jsteinmetz@nd.gov)

### *Answer the questions below that apply to the appeal:*

Was the appellant sent a notice of increase letter from the city/township? (use drop-down for all that apply)

Choose One Township/City Equalization Meeting [N/A Only County tw](#)  
Choose One ☒ County Equalization Meeting  
Choose One

At which meeting(s) did the Appellant present the appeal? (choose all that apply)

☐ Township/City ☒ County ☐ N/A

*\*Please note NDCC § 57-13-04.3(a)(1)(2) requires appellants to appeal to the State Board of Equalization must have applied to both local and county boards.*

Minutes from all levels of equalization meetings: Choose One

Please attach or email ([propertytax@nd.gov](mailto:propertytax@nd.gov)) the following:

1. All property record cards for the subject property (*\*This information should provide a calculated breakdown associated with the subject property.\**)
2. Comparable property information and corresponding property record cards
3. Copies of the notice of increases with dates clearly noted
4. Any evidence to validate the assessment appealed
5. Minutes from all levels of equalization meetings as applicable

#### **Appeal Process:**

- 1.) Appellant notifies the Property Tax Division of intent to appeal.
- 2.) Submit this form and all applicable documentation to [propertytax@nd.gov](mailto:propertytax@nd.gov) by the date specified above.
- 3.) The State Board of Equalization meets on the second Tuesday in August to examine and compare the returns of the assessment of taxable property as submitted by North Dakota counties. This is locally assessed property. The board equalizes the property so that all assessments of similar taxable property are uniform and equal throughout the state. During this meeting, tax directors or other representatives from a county will speak, along with city representatives, and individual taxpayers.
- 4.) After the State Board meeting, your case will be assigned, and staff will reach out to schedule an onsite review of the property (when deemed applicable). While an interior inspection of the property is not required, interior reviews may affect the consideration of value. If denied an interior review, we will assess from the exterior only. Staff will not be allowed to enter the property without the owner or a representative present.
- 5.) Generally, by the first Thursday of October, the property tax division staff will present their findings to the State Board of Equalization with a recommendation. The board deliberates and votes. You can attend this meeting however; public comments are not accepted.

Meeting Minutes  
Grant County Commissioner  
Regular meeting

Commissioners:  
Alton Zenker, Chairman  
Al Roy Hochhalter

Marty Meyer

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Chairman Zenker called the June 7, 2023 meeting of the Grant County Board of Equalization to order at 2:00 p.m.

Commissioner Meyer moved to approve agenda, seconded by Commissioner Hochhalter. All present voting aye; agenda approved.

Bob Ehler, President of Vanguard Appraisal gave opening comments. An overview of the cost approach to value and the depreciation adjustments based on market data was given. Sales and cost data are based on Grant County sale information. Goal of project was to reach market value. Most recent sales are used. Rural area sales may be analyzed as a group.

Sara Meier, Board Secretary stated that a recommendation from the County Equalization Advisory Committee was submitted to the Board.

City of Carson

Change in true and full form was presented to the Board by Steinmetz.

Change in PID – Structures had been moved to the incorrect parcels by Vanguard Appraisal. Upon inspection by the County Assessor, the structure values were moved back to the original parcels.

Barb Kraft presented her appeal on the value of the structure on PID 60013300. Ms. Kraft stated the initial square footage of the basement was incorrect, and the condition of the property on the outside does not match the condition of the interior. Asked that the value be reduced to \$70,400.

City of Elgin

Change in true and full form was presented to the Board by Steinmetz. No specific appeal.

City of Leith

Change in true and full form was presented to the Board by Steinmetz. Ryan Schock asked that the value of the lots be adjusted. He stated that he had bought 2 lots recently for \$100.00 and now they are valued at \$1000.00. Auditor Meier asked if the properties were bought at the tax sale. Schock said yes, and Meier stated that they are not considered true arms length transaction and do not factor into the market approach to value. Gene Zimmerman said the values of his 2 properties were too high. The City of Leith had voted to roll back the 2023 values to the 2022 final values.

City of New Leipzig

Change in true and full form was presented to the Board by Steinmetz. No specific appeal.

Elm Township

Change in true and full form was presented to the Board by Steinmetz. No specific appeal.

Freda Township

Change in true and full form was presented to the Board by Steinmetz. No specific appeal.

Howe Township

Change in true and full form was presented to the Board by Steinmetz. No specific appeal.

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Grant County Commissioner  
Regular meeting

Alton Zenker, Chairman

Commissioners:  
Al Roy Hochhalter

Marty Meyer

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Lark Township

Change in true and full form was presented to the Board by Steinmetz. No specific appeal.

Leipzig Township – Merlin Leithold appeal on taxability status of structure, part taxable and part exempt. If it is so, is there a county policy to do so.

Minnie Township

Change in true and full form was presented to the Board by Steinmetz. No specific appeal.

Pretty Rock Township

Change in true and full form was presented to the Board by Steinmetz. Joe Rohr appealed the value of the residential structure increasing by \$36,000. He asked that the distance for the highway and Elgin be considered as a location factor. There is no residential land or outbuilding included in the value of the residential property. Asked that the value be reduced to \$75,000.

Raleigh Township

No changes and no specific appeals.

Rock Township

Appeal by Dennis Rivinius at township, will be reviewed by County Board of Equalization. No other appeals.

Winona Township

No specific appeals.

137-90 – no appeal

Change in true and full form was presented to the Board by Steinmetz.

137-89 – Theresa Kuhn stated that a fire destroyed the residential property and a new structure was built in 2022 in the same location. New construction was built over original basement. Concrete pad was added for a basketball hoop.

137-88 – no appeal

Change in true and full form was presented to the Board by Steinmetz.

136-90 – no appeal

Change in true and full form was presented to the Board by Steinmetz.

136-89 – Heuther – 05671000 Requested changes be made for siding and construction type which were listed as log cabin. Asked that the size of decks be reviewed.

Change in true and full form was presented to the Board by Steinmetz.

Red Rock Subdivision

Allen Haugtvedt – 05710300, Mobile Home – 05820700. Asked the value of the land be reviewed. The mobile home is not located on a permanent foundation. There is no drain field. Request a value closer to \$150,000.



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Marty Meyer

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Bill Schneider asked that the unimproved lots in Red Rock Resort be reviewed. He asked if the discounted cash flow would be considered in determining the value of leased lots. He asked why the cost approach was the only method used to determine the value of the land.

Russ Wahl – Current \$97,400 for a trailer on lot 13 of block 4. Trailer had been previously leased and was sold separately from the lot. Asked for a value closer to \$50,000.

Carey Reindel \$180,000, bought the lot and had to install water utilities and sewer. Requesting to \$120,000.

Sheryl Seeger requested a value of closer to \$120,000 for property described as Block 12 Lot 4 in Red Rock Subdivision.

Barb Kraft requested an adjustment on the lot value for topography.

Rocks and Hills

Glenn Lohmann said his property has a free standing stove listed that is listed as a fireplace. He requested a value closer to what was assessed in 2022.

Schatz Subdivision

Jeff Glasser asked for improved services. He had a professional appraiser value the property at \$775,000.

Joe Rothschilder asked how the values in Grant County can be higher than those in the City of Dickinson. Structure was built in 2014 for an estimated cost of \$260,000. Construction cost as of January 1, 2023 was \$397,359.00. Asked for improved services.

Norris Erickson estimated that 60% of the structure was completed in July 2022. Requested a value of \$179,000.

Cabin Area 1, 2, 3, 4 and Trailer are 1, 2, 3

Randall Binegar on behalf of cabin and trailer owners on permitted lots. Stated that the permits are very strict for cabin and trailer owners. Asked if market rent is considered when determining the adjustment for location that was added to the structure values. Asked if there are any other examples of adjustment for lake view properties on federal land.

Cynthia Lee – Cabin Area 1 Lot 35 – bedroom count should be 5 instead of 7. All bedrooms are all above ground level.

Chad Nodland – cabin Area 3 lot 30 – central air does not work. Does not believe the property is assessable and taxable because it is located on permitted land. Asking a value closer to \$137,800. States Attorney Grant Walker asked if Chad Nodland owned the structure. Nodland replied yes and maybe it should be valued when it is removed as a pile of boards.

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Scott Ressler asked that his trailer be reduced in value.

Russell Staiger – Cabin 3 Lot 68 requested that the value of the structure be reduced to \$75,900.00.

Steve Thilmony – Cabin Area 2 Lot 24 asked that the adjustment for lake influence be removed from his assessment.

Sheyl Dykshorn – Cabin Area 3 Lot 3 asked if a segregation of value for the additions that have been over the years be done to determine if the age makes a difference, or is it all treated all as new construction.

Heidi Peltz – Cabin Area 2 Lot 18 asked that the lake influence adjustment be removed.

Gil Herbel – Asked why the value of his mobile home increased so much. There is also a 32 x 24 post frame garage on the property.

Meeting was recessed at 5:06 p.m. to reconvene at 9:00 a.m. on June 8<sup>th</sup>, 2023.

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Chairman Zenker reconvened the July 7, 2023 Grant County Board of Equalization at 9:03 on June 8, 2023 at 8:59 a.m.

City of Carson

Change in true and full form was presented to the Board by Steinmetz.

Change in PID 60017400, 60017500, 60020300, and 60020400 – Structure values had been listed on incorrect parcels by Vanguard Appraisal. Upon inspection by the County Assessor, the structure values were moved back to the original parcels.

Barb Kraft – PID 60013300 – Motion made by Meyer and seconded by Hochhalter to change the structure value to \$70,400 based on the condition of the original building, the additions and the garage. All in favor voting aye. Motion carried.

City of Elgin

Change in true and full form was presented to the Board by Steinmetz. City of Elgin acted on the following appeals.

PID 61059800 – Steven Schadler. Change the condition of the structure to below normal which resulted in the structure value of \$37,700.

PID 61059300 – Teddy Scott – no change.

PID 61052600 – Muriel Ulrich – square foot measurement is not right. Structure value changed to \$69,500.

PID 61053300 – Tony Ulrich - no change.

PID 61053000 – Tony Ulrich – no change.

PID 61053200 – Tony Ulrich – corrected date of construction – changed structures value to \$14,700.

PID 61050900 – Paul & Sherry Rudesill – remodeled in 2012 – no change.

PID 61073500 – Mary Jo Sellner – no change.

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PID 61068300 – Gail Schatz – no change.

PID 61051200 – Jim Keller – no change.

PID 61072000 – Dennis Will – adjusted values for mobile home hookups to \$3100.

PID 61042200 – Colleen Vetter POA for Janice Vetter – changed condition to above normal for a value of \$62,400.

Lot and land values were changed to reflect reassessment. All other structure values remain as reassessed. Motion made by Hochhalter to accept the changes that were made by the City of Elgin Board of Equalization. Seconded by Meyer. All in favor voting aye. Motion carried.

City of Leith

City of Leith voted to change all the values back to the 2022 values prior to reassessment. Hochhalter stated the 2022 values did not appear to have any backing. Mr. Ehler stated that the vacancy factor for the lots was changed from 50% to 75% citing the low number of resales of property. Hochhalter moved to approve 2023 land and lot values as calculated. Seconded by Meyer. All in favor voting aye. Motion carried.

Change in true and full form was presented to the Board by Steinmetz.

PID 63122300 – Tana Zimmerman – no change.

PID 63126800 – Tana Zimmerman – condition of the house was changed from good to normal resulting in a structure value of \$134,200 for the house, garage, shed, and 2 quonsets.

Motion to change condition made by Meyer and seconded by Hochhalter. All in favor voting aye. Motion carried.

PID 63121100 – Elsie Parson – condition on structure changed to very poor to match physical depreciation. Condition of garage changed to very poor and obsolescence factor of 50% applied. Resulting structure value of \$900. Motion to change structure value made by Hochhalter and seconded by Meyer. All in favor voting aye. Motion carried.

PID 63121200 – Elsie Parson – condition of house and garage changed from fair to poor resulting in a structure value of \$23,100. Motion made by Meyer to change conditions and seconded by Hochhalter. All in favor voting aye. Motion carried.

PID 63121300 – Elsie Parson – value on a 1950 shed was changed to \$400 due to change in physical depreciation. Moved by Hochhalter and seconded by Meyer to change value. All in favor voting aye. Motion carried.

PID 63119400 – Mikah Schock – value on old structure was \$100. Motion made by Meyer and seconded by Hochhalter to make no change. All in favor voting aye. Motion carried.

PID 63124000 – Trenton and Reva Weekes – changed the condition of the house, addition and garage to below normal for a final structure value of \$25,000. Motion made by Meyer and seconded by Hochhalter to change condition. All in favor voting aye. Motion carried.

PID 63124100 – Trenton and Reva Weekes – change the description of structure from garage to shed due to no floor. Condition changed to below normal resulting in a value of \$700. Moved by Meyer and seconded by Hochhalter to approve changes. All in favor voting aye.

City of New Leipzig

Change in true and full form was presented to the Board by Steinmetz.

PID 62108400 – Hannah Wruck – house condition changed from normal to below normal because the basement had been flooded and has been completed gutted. Change in condition results in a value for

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the structure of \$87,400. Motion made by Hochhalter and seconded by Meyer to change structure condition. All in favor voting aye. Motion carried.

PID 62110300 – Donald Mueller – structure is listed as above normal. No change made. Moved by Hochhalter and seconded by Meyer to value structure at \$147,800.

Elm Township – no appeal

Change in true and full form was presented to the Board by Steinmetz.

Motion by Meyer and seconded by Hochhalter to approve changes as presented by assessor. All in favor voting aye. Motion carried.

Freda Township – no appeal

Change in true and full form was presented to the Board by Steinmetz. Motion by Hochhalter and seconded by Meyer to approve changes as presented by assessor. All in favor voting aye. Motion carried.

Howe Township – no appeal

Lark Township – no appeal

Change in true and full form was presented to the Board by Steinmetz. Motion by Meyer and seconded by Hochhalter to approve changes as presented by assessor. All in favor voting aye. Motion carried.

Leipzig Township

PID 14565800 – Merlin Leithold – taxable status of outbuilding as part of the residential property. Two outbuildings had be valued as part of the residential property. After appeal, assessor changed the taxable status of one building to exempt as a farm structure, and split the status on the other 1/3 taxable and 2/3 exempt. Policy on which outbuildings are considered as part of taxable rural residence must be created. Motion made by Meyer and seconded by Hochhalter to exempt both outbuildings. All in favor voting aye. Motion carried.

Pretty Rock Township

PID 41134200 - Joe Rohr – value of residential structure was changed back to \$75,000 by township board. Considering an obsolescence factor of 25% for location, Hochhalter moved to approve a structure value of \$86,500. Seconded by Meyer. All in favor voting aye. Motion carried.

Rock Township

PID 27350300 - Dennis Rivinius – Value of rural residential acre was valued at \$1100. Policy on how rural residential land is classified and how much should be considered as a residential must be created. Motion made by Hochhalter and seconded by Meyer to value rural residential acre at \$1100 as it has been previously. All in favor voting aye. Motion carried.

PID 27350200 – Dennis Rivinius – asked if the acres are correct on this parcel. Plat map shows 179.06 acres. After removing the 1 acre for parcel 27350300 the total is 178.06, which is correct. No change made.

137-89

PID 02723600 – Theresa Kuhn – change to condition made to recognize the original basement with less square footage the main floor of residence. Resulting value for structure is \$284,400. Motion made by

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Meyer and seconded by Hochhalter to approve change to condition. All in favor voting aye. Motion carried.

136-89

PID 05671000 – Burnell & Linda Huether – asked for correction to the data be made to account for siding, additions, and frame of structure. After correction were made resulting structure value of \$102,200 was moved by Meyer to approve, and seconded by Hochhalter. All in favor voting aye. Motion carried.

PID 05710300 – Allen Haugtvedt – asked for verification on land measurements. Land is valued at \$50,300 and structure valued at \$51,100. Mobile home value changed to \$92,000 by changing condition from above normal to normal. Motion made by Meyer to approve, seconded by Hochhalter. All in favor voting aye. Motion carried.

Red Rock Subdivision

Sales data shows current values are at market. Motion to approve values as determined by Vanguard Appraisal Service for residential and commercial lots made by Hochhalter and seconded by Meyer. All in favor voting aye. Motion carried.

PID 05694300 Russ Wahl – Change to the land value was made prior to the County Board of Equalization. Moved by Hochhalter and seconded by Meyer to make no change to value of the mobile home as determined by assessor. All in favor voting aye. Motion carried.

PID 05709500 Cary Reindel (Michael Reindel, Judy Reindel, Cary Reindel, Kathy Reindel) – Meyer moved to make no change made to the value of the property as determined by the assessor. Seconded by Hochhalter. All in favor voting aye. Motion carried.

PID 05711900 Sherill Seeger – No change motion made by Hochhalter, and seconded by Meyer. All in favor voting aye. Motion carried.

PID 05712000 – Barb Kraft Following the notes made by inspector adjustment made to value of Mobile Home to below normal condition. No change made to land value. Motion made by Meyer and seconded by Hochhalter to change value of mobile home to \$34,200. All in favor voting aye. Motion carried.

PID 05681100 Glenn Lohmann – Changed condition from below normal to fair. Adjustment for changing fireplace to free standing stove made no monetary change. Motion made by Hochhalter and seconded by Meyer to change condition resulting in a value of \$84,400. All in favor voting aye. Motion carried.

Rocks & Hills Addition

Motion made by Meyer and seconded by Hochhalter to accept land and lot values. All in favor voting aye. Motion carried.

PID 05750400 Jeff Glasser – Left deduction factor for over improvement at 10%. Resulting value for structure of \$745,100. Motion made by Meyer and seconded by Hochhalter to approve structure value of \$745,100. All in favor voting aye. Motion carried.

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PID 05750900 Joe Rothschilder – Motion made by Hochhalter and seconded by Meyer to accept the value as determined by the assessor. All in favor voting aye. Motion carried.

PID 05753600 Norris Erickson. Corrected the age of the construction. Structure is 40% uncompleted. Motion made by Meyer and seconded by Hochhalter to adjust structure value to \$135,100 after adjustments. All in favor voting aye. Motion carried.

Schatz Addition – Moved by Meyer and seconded by Hochhalter to accept values for lots and land for 2023. All in favor voting aye. Motion carried.

Schatz 2<sup>nd</sup> Addition – Moved by Hochhalter and seconded by Meyer to accept values for lots and land for 2023. All in favor voting aye. Motion carried.

Cabin areas and trailer areas

Chairman Zenker read from the document provided by the Equalization Advisory Committee, "Site adjustments to property located on federal, state, or other government property for which a payment in lieu of tax is made may create a double taxation which could be unlawful. Our recommendation is to remove the site adjustments applied to structures that may be considered as double taxation for the land which is subject to in lieu payment." Ehler stated that the adjustment will likely become part of the map factor in future years based on the sale prices compared the true and full value. Motion to remove the lake influence adjustment of \$40,000 from all properties it was applied to made by Meyer, and seconded by Hochhalter. Roll call vote – Meyer – aye, Hochhalter – aye, Zenker – aye. Motion carried.

PID 05671100 - Cynthia Lee – changed bedroom count from seven to five. No change in value was realized by this correction. No motion made.

PID 05678100 – Chad Nodland – Motion to make no change to value made by Meyer, and seconded by Hochhalter. All in favor voting aye. Motion carried.

Scott Ressler – no action taken.

PID 05680200 – Russell Staiger – No change made expect for removal of lake influence adjustment. Motion made by Meyer to make no other changes, and seconded by Hochhalter. All in favor voting aye. Motion carried.

PID 05675600 Shirley Dykshorn – The condition of the structure is listed as above normal. No change was made to the condition or value. Motion made by Meyer and seconded by Hochhalter to make no change to the value of the structure. All in favor voting aye. Motion carried.

Heidi Peltz – No change was made to current valuation.

PID 43068100 – Gil Herbel – Garage value was added to assessment list. Revaluation was done on home. No change was made to current valuation.



Meeting Minutes  
Grant County Commissioner  
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Marty Meyer

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City of Carson – Changes in true and full value were presented by Jackie Steinmetz. All changes made subsequent to changes made by prior actions of the day were approved. Motion made by Meyer and seconded by Hochhalter to approve values. All in favor voting aye. Motion carried.

City of Elgin – Changes in true and full value were presented by Jackie Steinmetz. All changes made subsequent to changes made by prior actions of the day were approved. Motion made by Meyer and seconded by Hochhalter to approve values. All in favor voting aye. Motion carried.

City of Leith - Changes in true and full value were presented by Jackie Steinmetz. All changes made subsequent to changes made by prior actions of the day were approved. Motion made by Hochhalter and seconded by Meyer to approve values. All in favor voting aye. Motion carried.

City of New Leipzig - Changes in true and full value were presented by Jackie Steinmetz. All changes made subsequent to changes made by prior actions of the day were approved. Motion made by Meyer and seconded by Hochhalter to approve values. All in favor voting aye. Motion carried.

All changes made to residential and commercial property were approved. Motion made by Hochhalter and seconded by Meyer to accept 2023 agricultural, residential and commercial values as assessed. All in favor voting aye. Motion carried.

Meeting was adjourned at 5:09 p.m.

X 

Alton Zenker, Chairman



Al Roy Hochhalter

X 

Sara Meier, County Auditor

Meeting Minutes  
Grant County Commissioner  
Regular meeting

Alton Zenker, Chairman

Commissioners:  
Al Roy Hochhalter

Marty Meyer

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PUBLIC PRESENT AT JUNE 7, 2023 COUNTY BOARD OF EQUALIZATION

Gail Schatz	Theresa Kuhn
Tina & Franklin Snider	Steve Thilmony
Jerry & Cynthia Lee	Shelly Haugtvedt
Frank & Maxine Bondeson	Bill Schneider
Ryan Kruner	Cary Reindel
Shirley Dykshoorn	Scott Ressler
Chad Nodland	Randall Binegar
Pat Sebastian	Shannon Wangsvick
John Sebastian	Merlin Leithold
Amy Axtman	Joe Rohr
David Knoop	Norris Erickson
Russ & Shirley Staiger	Jeff Glasser
Rick Olson	Carol Degenstein
Jay Skabo	John Degenstein
Scott Radig	Bobby & Sherrill Harper
Gil Herbel	Ryan Schock
Elna Mae Herbel	Reva Weekes
Larry Wagner	Michael Bencz
Dennis Prindiville	Eugene Zimmerman
Diane Vetter	
Leo Vetter	
Joe & Carlene Rothschiller	
Donna Emter	
Ron Emter	
Russel Wahl	
Serill Seeger	
Glenn Lohmann	
Barbara Kraft	
Harold Bless	

RED ROCK RESORT  
2023 ASSESSMENT

<u>Block</u>	<u>Lot</u>	<u>Asking Price</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Current Assessment</u>	<u>Parcel #</u>	<u>Comments</u>
<b>Block 1</b>	1	\$59,623			\$48,600	05690000	
	2	\$59,623			\$48,600	05690100	
	3	\$65,585			\$48,600	05690200	
	4	\$65,585			\$48,600	05690300	
	5	\$72,741			\$48,600	05690400	
	6	\$72,741			\$48,600	05690500	
	7	\$77,510			\$48,600	05690600	
	8	\$77,510			\$48,600	05690700	
	9	\$82,280			\$48,600	05690800	
	10	\$82,280			\$49,600	05690900	
<b>Block 2</b>	1 & 2		7/29/2022	\$269,997	\$206,900	05691100 & 05691200	Dwelling and land
	3		3/12/2018	\$49,800	\$54,200	05691300	Sale price and assessment do not include \$190,900 mobile home
	4	\$68,250			\$43,100	05691400	
	5	\$65,100			\$5,300	05691500	Priced as rear lot, no road
	6	\$67,554			\$7,400	05691600	Priced as rear lot, no road
<b>Block 3</b>	1	\$77,700			\$49,800	05691700	Assessment includes \$1,500 deck/patio
	2	\$52,815			\$12,100	05691800	Shape adjustment, may not be buildable
	3	\$61,412			\$46,800	05691900	
	4		3/28/2018	\$45,800	\$46,400	05692000	Assessment does not include \$13,900 shed
	5	\$70,000			\$46,400	05692100	
	6	\$72,466			\$46,400	05692200	
	7		3/8/2018	\$55,800	\$53,300	05692300	Sale price and assessment do not include \$156,100 mobile home
	8		12/14/2020	\$195,000	\$191,200	05692400	Sale price and assessment includes a mobile home
	9	\$65,585			\$37,100	05692500	
	10	\$65,585			\$53,300	05692600	
	11	\$62,641			\$46,400	05692700	
	12	\$62,641			\$46,400	05692800	
	13	\$62,641			\$46,400	05692900	
	14	\$62,641			\$46,800	05693000	

RED ROCK RESORT  
2023 ASSESSMENT

<u>Block</u>	<u>Lot</u>	<u>Asking Price</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Current Assessment</u>	<u>Parcel #</u>	<u>Comments</u>
Block 4	1	?			\$46,900	05693100	Recent sale, sale price unkown
	2	\$84,000	11/23/2022	\$78,000	\$64,600	05693200	
	3		3/19/2018	\$53,800	\$56,100	05693300	
	4	\$78,750			\$56,100	05693400	
	5	\$78,750			\$56,100	05693500	Assessment does not include a \$1,900 deck
	6	\$78,750			\$56,100	05693600	Assessment includes \$1,800 deck/patio
	7	\$63,000			\$40,400	05693700	
	8	\$94,500			\$70,000	05693800	
	9	\$231,000			\$150,000	05693900	
	10	\$89,250			\$62,300	05694000	
	11	\$89,250			\$57,800	05694100	
	12	\$63,000			\$45,900	05694200	
	13		8/1/2022	\$105,000	\$97,400	05694300	Sale and assessment includes mobile home
	14	\$68,250			\$47,400	05694400	
	15		10/3/2018	\$56,000	\$51,300	05694500	Sale and assessment does not include a \$144,200 mobile home
	16	\$73,500			\$53,100	05694600	Assessment does not include \$5,100 sheds
	17	\$75,600			\$62,900	05694700	Assessment does not include \$600 shed
	18		3/18/2021	\$60,830	\$54,600	05694800	Sale price and assessment do not include\$56,600 structures
	19	\$73,500			\$51,600	05694900	Assessment does not include \$13,700 sheds/decks
	20	\$73,500			\$57,100	05695000	Assessment does not include \$3,500 deck
	21		9/11/2020	\$225,500	\$247,000	05695100	Sale price and assessment includes a mobile home
	22		7/28/2021	\$59,867	\$63,900	05695200	Sale price and assessment do not include \$79,900 mobile home
	23	\$74,550			\$61,600	05695300	Assessment does not include \$41,800 garage
	24	\$70,000			\$46,300	05695400	
	25	\$75,600			\$58,300	05695500	
	26	\$75,600			\$57,100	05695600	
	27		3/25/2021	\$60,890	\$61,800	05695700	
	28		3/2/2022	\$66,860	\$59,100	05695800	
	29		4/28/2021	\$62,950	\$63,300	05695900	Sale price and assessment do not include mobile home
	30	\$94,500			\$63,700	05696000	Assessment does not include \$14,500 sheds/decks
	31		8/23/2021	\$76,269	\$72,200	05696100	Sale price and assessment include \$3,800 shed/patio
	32	\$115,000	10/4/2022	\$110,000	\$71,500	05696200	Sale price and assessment do not include dwelling
	33	N/A			\$6,000	05696300	
	34		3/22/2022	\$77,999	\$71,400	05696400	Sale price and assessment include \$103,000 mobile home

RED ROCK RESORT  
2023 ASSESSMENT

<u>Block</u>	<u>Lot</u>	<u>Asking Price</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Current Assessment</u>	<u>Parcel #</u>	<u>Comments</u>
<b>Block 5</b>	1	\$55,271			\$39,200	05696500	
	2	\$58,800			\$43,100	05696600	
	3		4/12/2021	\$42,200	\$44,000	05696700	Sale price and assessment do not include \$4,000 deck
	4		7/16/2019	\$35,000	\$43,300	05696800	
	5	\$69,300			\$45,300	05696900	Assessment does not include a \$29,200 garage
	6	\$70,350			\$43,000	05697000	Assessment does not include a \$28,500 garage
	7	\$70,350			\$38,600	05697100	Assessment does not include a \$29,200 garage
	8	\$70,350			\$39,200	05697200	
	9	\$69,300			\$40,800	05697300	Assessment does not include a \$1,600 shed
<b>Block 7</b>	1	\$26,831			\$18,800	05699600	
	2		7/9/2021	\$20,800	\$17,200	05699700	
	3	N/A			\$18,000	05699800	
	4		7/2/2021	\$19,760	\$15,300	05699900	
	5		4/1/2022	\$21,840	\$19,400	05700000	Assessment includes \$2,300 deck
	6	\$23,850			\$16,100	05700100	Assessment does not include \$1,500 deck
	7	\$23,850			\$17,100	05700200	
	8	\$29,812			\$25,700	05700300	
	9	\$29,812			\$20,800	05700400	Assessment does not include \$1,900 deck
	10	\$23,850			\$17,100	05700500	
	11	\$23,850			\$18,500	05700600	
	12	\$23,850			\$18,500	05700700	
	13	\$23,850			\$18,500	05700800	
	14		1/28/2022	\$21,840	\$18,500	05700900	
	15		2/18/2021	\$19,000	\$18,800	05701000	
	16	\$23,850			\$18,400	05701100	
	17	\$26,831			\$15,000	05701200	
<b>Block 8</b>	1	\$26,831			\$21,200	05701300	
	2	\$23,850			\$17,800	05701400	
	3		11/23/2021	\$21,840	\$16,800	05701500	
	4	\$23,850			\$18,200	05701600	
	5	\$23,850			\$16,900	05701700	
	6	\$29,812			\$21,700	05701800	Assessment does not include \$1,100 deck
	7	\$26,831			\$21,500	05701900	
	8	\$23,850			\$19,400	05702000	
	9	\$23,850			\$18,500	05702100	
	10	\$23,850			\$18,500	05702200	
	11	N/A			\$18,200	05702300	
	12	?			\$18,500	05702400	
	13	\$31,601			\$31,200	05702500	

RED ROCK RESORT  
2023 ASSESSMENT

<u>Block</u>	<u>Lot</u>	<u>Asking Price</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Current Assessment</u>	<u>Parcel #</u>	<u>Comments</u>
<b>Block 9</b>	2		7/22/2020	\$15,000	\$15,800	05702700	
	3	\$23,850		\$22,714	\$16,900	05702800	
	4	\$23,850			\$16,900	05702900	
	5	\$23,850			\$16,900	05703000	
	6	\$29,812			\$24,600	05703100	
<b>Block 10</b>	13		3/19/2020	\$34,000	\$39,000	05704400	Assessment does not include \$37,300 garage and shed
	14		8/27/2021	\$40,277	\$39,000	05704500	
	15		4/28/2022	\$40,500	\$39,000	05704600	Sale price and assessment does not include \$41,300 garage
	16	\$52,962			\$39,000	05704700	
	17	\$52,962			\$39,000	05704800	Assessment does not include \$1,600 deck
	18	\$52,962		\$45,621	\$37,100	05704900	
	19	\$52,962			\$39,000	05705000	
	20		8/12/2020	\$40,170	\$39,000	05705100	
	21		8/31/2020	\$40,170	\$39,000	05705200	
	22	\$52,962			\$39,000	05705300	Assessment does not include \$3,500 deck
	23		10/8/2020	\$32,800	\$39,000	05705400	Assessment does not include \$132,900 mobile home
	24	\$52,962			\$39,000	05705500	
	25	\$52,962			\$39,000	05705600	
	26	\$52,962			\$39,000	05705700	
	27	\$54,600			\$41,600	05705800	Assessment does not include \$7,700 shed
	28		10/26/2020	\$90,000	\$41,600	05705900	Assessment does not include \$125,500 mobile home
	29	\$63,000			\$41,600	05706000	Assessment does not include \$13,400 sheds
	30	\$72,450			\$41,600	05706100	
	31	\$63,000			\$36,500	05706200	



RED ROCK RESORT  
2023 ASSESSMENT

<u>Block</u>	<u>Lot</u>	<u>Asking Price</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Current Assessment</u>	<u>Parcel #</u>	<u>Comments</u>
<b>Block 11</b>	29	\$66,150			\$40,200	05709100	
	30	\$72,466			\$48,400	05709200	
	31	\$68,250			\$51,200	05709300	
	32		9/19/2018	\$55,000	\$50,000	05709400	Assessment does not include \$16,800 sheds
	33		3/9/2018	\$51,800	\$50,300	05709500	Sale & assessment does not include \$131,400 mobile home
	34		8/13/2021	\$49,991	\$51,900	05709600	Assessment does not include \$9,900 shed/patio
	35		4/20/2022	\$51,614	\$50,300	05709700	Sale & assessment does not include \$99,100 mobile home
	36		2/18/2022	\$53,114	\$50,900	05709800	Sale price and assessment does not include \$156,300 mobile home
	37		8/9/2019	\$45,984	\$50,300	05709900	Sale price and assessment does not include \$179,700 mobile home
	38	\$63,000		\$60,000	\$50,900	05710000	Assessment does not include \$26,200 shed/patio
	39	\$63,000			\$50,300	05710100	Assessment does not include \$41,800 garage/shed/patio
	40		11/29/2022	\$53,171	\$51,400	05710200	Assessment does not include \$54,600 garage/patio
	41		3/9/2018	\$43,800	\$50,300	05710300	Sale price and assessment does not include \$150,000 mobile home
	42		4/27/2021	\$60,920	\$62,200	05710400	Sale price and assessment does not include \$185,300 mobile home
	43	\$84,000			\$59,400	05710500	Assessment does not include \$35,800 garage
	44		12/28/2020	\$55,498	\$58,300	05710600	Sale price and assessment does not include \$164,700 mobile home
	45		3/7/2018	\$51,500	\$57,800	05710700	Sale price and assessment does not include \$260,100 mobile home
	46		3/21/2018	\$51,800	\$56,700	05710800	Sale price and assessment does not include \$148,800 mobile home
	47		3/14/2018	\$56,800	\$65,900	05710900	Sale price and assessment does not include \$138,700 mobile home
	48	\$109,313			\$63,600	05711000	
	49	\$97,031			\$53,900	05711100	
	50	\$97,031			\$55,000	05711200	
	51	\$97,031			\$53,900	05711300	
	52	\$92,118			\$54,500	05711400	
	53	\$97,031			\$60,800	05711500	
<b>Block 12</b>	1		3/16/218	\$51,200	\$44,300	05711600	Sale price and assessment does not include \$214,100 mobile home
	2	\$84,749			\$29,500	05711700	
	3	\$79,835			\$29,500	05711800	
	4		3/9/2018	\$60,000	\$60,700	05711900	Sale price and assessment does not include \$115,200 dwelling
	5		3/6/2018	\$64,000	\$74,100	05712000	Sale price and assessment does not include \$38,500 improvement
	6	\$109,313			\$45,500	05712100	

**Grant County, North Dakota**

**MASS APPRAISAL  
REPORT**

**for the  
February 1, 2023 Assessment Date**



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# LETTER OF TRANSMITTAL

## Grant County, North Dakota

Dear Mrs. Steinmetz,

The contract for the reappraisal of Grant County, North Dakota has been completed. All value conclusions are as of February 1, 2023. All aspects of the original contract were adhered to.

The process followed to complete this project are included in the attached Mass Appraisal Report.

The cooperation of the Grant County Tax Director and her staff contributed greatly to the successful conclusion of this project. We wish to thank each of them for their assistance.

The reappraisal project included all parcels with the classification of residential, Ag dwelling, commercial and industrial.

All VCS data files were turned over to the Tax Director on December 12, 2022.

The contract for the reappraisal was for the inspection and review of all residential, Ag dwelling, commercial and industrial parcels in Grant County.

It has been a pleasure and a privilege to work with the Grant County Tax Director's Office. We hope we have justified the confidence that you have displayed in us and that your good will in the future will be our reward.

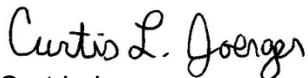
Respectfully Submitted,



Jordan Harrington  
Mass Appraisal Reviewer



Reed Kinne  
Mass Appraiser Reviewer, CGA



Curt L Joerger  
Senior Appraiser II, CGA  
North Dakota Certified General Real Property Appraiser  
Certification Number CG02235

# **SUMMARY OF SALIENT FACTS AND CONCLUSIONS**

## **Type of Report**

Mass Appraisal Report. In addition to this report, supporting data is included on the individual property record cards, the CAMA database and work files.

## **Intended User and Intended Use**

This mass appraisal report is intended for use by the Grant County Tax Director and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others for other purposes is not intended by the appraiser(s). The use of these appraisals, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with state law. As such it is written in concise form to minimize paperwork. To fully understand this report the reader may need to refer to the Property Record Cards, Computer Assisted Mass Appraisal (CAMA) database, separate studies or field maps. The purpose of this report is to explain and document the methods, data and analysis used in the revaluation.

## **Effective Date of Value Conclusions and Date of Report**

The conclusions of value of the properties included in this revaluation are as of February 1, 2023. Dates of property inspections and reviews are noted on the individual Property Record Cards. The date of this report is December 12, 2022.

## **Definition of Market Value**

Century Code 57-02-01(15)

True and full value" means the value determined by considering the earning or productive capacity, if any, the market value, if any, and all other matters that affect the actual value of the property to be assessed. This shall include, for purposes of arriving at the true and full value of property used for agricultural purposes, farm rentals, soil capability, soil productivity, and soils analysis.

Century Code 57-02-04(1). Real property defined.

Real property, for the purpose of taxation, includes:

1. The land itself, whether laid out in town lots or otherwise, and improvements to the land, such as ditching, surfacing, and leveling, except plowing and trees, and all rights and privileges thereto belonging or in anywise appertaining, and all mines, minerals, and quarries in and under the same and shall expressly include all such improvements made by persons to lands held by them under the laws of the United States, all such improvements to land the title to which still is vested in any railroad company and which is not used exclusively for railroad purposes, and improvements to land belonging to any other corporation or limited liability company whose property is not subject to the same mode and rule of taxation as other property.

## **SUMMARY OF SALIENT FACTS AND CONCLUSIONS (Cont.)**

### **Definition of Market Value (Continued)**

2. All structures and buildings, including manufactured homes as defined in section 41-09-02 with respect to which the requirements of subsections 1 through 3 of section 39-05-35, as applicable, have been satisfied, including systems for the heating, air-conditioning, ventilating, sanitation, lighting, and plumbing of such structures and buildings, and all rights and privileges thereto belonging or in anywise appertaining, but shall not include items which pertain to the use of such structures and buildings, such as machinery or equipment used for trade or manufacture which are not constructed as an integral part of and are not essential for the support of such structures or buildings, and which are removable without materially limiting or restricting the use of such structures or buildings.

### **Property Rights Appraised**

**Fee Simple Estate:** Absolute ownership unencumbered by any other interest or estate, subject only to the limitation imposed by the government powers of taxation, eminent domain, police power, and escheat.



## **ASSUMPTION AND LIMITING CONDITIONS**

This Mass Appraisal project was conducted subject to the following assumptions and limiting conditions:

- 1)** The values concluded in this mass appraisal are as of February 1, 2023.
- 2)** Vanguard Appraisals, Inc. compensation is not contingent upon the reporting of a predetermined value.
- 3)** The properties were assumed to be free of any and all liens and encumbrances. Each property has also been appraised as though under responsible ownership and competent management.
- 4)** Surveys of the assessed properties have not been provided. We have relied upon tax maps and other materials in the course of estimating physical dimensions and the acreage associated with assessed properties.
- 5)** We assume the utilization of the land and any improvements are located within the boundaries of the property described. It is assumed that there are no adverse easements or encroachments for any parcels that have not already been addressed in the mass appraisal.
- 6)** In the preparation of the mass appraisal, interior inspections have been made of the parcels of property included in this report. The inspection status of each parcel is noted on each individual property record card.
- 7)** Property inspection dates will have ranged in time from both before and after the appraisal date. It is assumed that there has been no material change in condition from the latest property inspection, unless otherwise noted on individual property records retained in the Tax Director's office.
- 8)** We assume that there are no hidden or unapparent conditions associated with the properties, subsoil, or structures, which would render the properties (land and/or improvements) more or less valuable.
- 9)** It is assumed that the properties and/or the landowners are in full compliance with all applicable federal, state, and local environmental regulations and laws.
- 10)** It is assumed that all applicable zoning and use regulations have been complied with.
- 11)** It is assumed that all required licenses, certificates of occupancy, consents, or other instruments of legislative or administrative authority from any private, local, state, or national government entity have been obtained for any use on which the value opinions contained within this report are based.

## **ASSUMPTION AND LIMITING CONDITIONS (Cont.)**

- 12)** We have not been provided a hazardous condition's report, nor are we qualified to detect hazardous materials. Therefore, evidence of hazardous materials, which may or may not be present on a property, was not observed. As a result, the final opinion of value is predicated upon the assumption that there is no such material on any of the properties that might result in a loss or change in value.
- 13)** Information, estimates, and opinions furnished to the appraisers and incorporated into the analysis and final report were obtained from sources assumed to be reliable, and a reasonable effort has been made to verify such information. However, no warranty is given for the reliability of this information.
- 14)** The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made compliance surveys nor conducted a specific analysis of any property to determine if it conforms to the various detailed requirements identified in the ADA. It is possible that such a survey might identify nonconformity with one or more ADA requirements, which could lead to a negative impact on the value of the property(s). Because such a survey has not been requested and is beyond the scope of this appraisal assignment, we did not take into consideration adherence or non-adherence to ADA in the valuation of the properties addressed in this report.
- 15)** Vanguard Appraisals, Inc. reserves the right to consider and evaluate additional data that becomes available between the date of this report and the date upon which assessments are to be finalized and to make any adjustments to the value conclusions.
- 16)** Possession of this report does not carry with it the right of reproduction, and disclosure of this report is governed by the rules and regulations of the state of North Dakota and is subject to jurisdictional exception and the laws of the state of North Dakota.

## **EXTRAORDINARY ASSUMPTIONS**

This Mass Appraisal project assumes the following extraordinary assumptions:

- 1)** The information provided to the appraiser(s) by the client, property owners, tenants, etc. is true, complete, and not misleading.
- 2)** The properties which are the subject of this mass appraisal assignment have valid occupancy or use permits and conform to the local zoning ordinances.
- 3)** Additional extraordinary assumptions may be noted on the individual property records.

## HIGHEST AND BEST USE ANALYSIS

The highest and best use of real estate is defined as the most reasonable and probable use of land that will generate the highest return to the property over a period of time. This use must be legal, physically possible, economically feasible and the most profitable of the potential uses. The appraiser's identification of a property's highest and best use is always a statement of opinion, never a statement of fact.

In order to complete the highest and best use analysis of a property, the appraiser must estimate the highest and best use as if the land were vacant. This estimate ignores the value of and the restrictions created by existing improvements. It is the highest value the land could have if it were available for any legal, physically possible and economically feasible kind of development. In determining the highest and best use, preliminary judgements are made in the field by the appraiser. The appraiser is normally aware of zoning regulations within physical boundaries of the county.

Individual property record cards contain information regarding lot size and frontage that allows the appraiser to make judgements on the highest and best use of sites in the field. Economically feasible and most profitable uses are determined by observing surrounding property. However, changes in property use require a more detailed and technical highest and best use analysis. These studies are performed on an individual basis.

There is no specific statute defining highest and best use as it applies in mass appraisals conducted under the state code. However, highest and best use is a factor that must be considered in determining market value. In general, the classification of each parcel will be consistent with its highest and best use. However, in some instances state laws and regulations may supersede the highest and best use causing the classification of select parcels to vary from its highest and best use. The classification of each parcel is noted on each property record card.

## PROJECT EMPLOYEES

The following employees of Vanguard Appraisals, Inc. provided significant Mass Appraisals assistance on this project:

<b><u>Employee</u></b>	<b><u>Project Role</u></b>
Bob Ehler*	Management and Setup
Scott McDowell	Management and Setup
Eric Kruse*	Management and Setup
Reed Kinne*	Residential Reviewer
Jordan Harrington	Residential Reviewer
Reed Kinne	Residential Reviewer
Curt Joerger*	Commercial and Industrial Reviewer
Kyle Andresen	Commercial Data Collector
Chris Weise	Commercial and Industrial Data Collector
Rick Fritz	Residential Data Collector
Steven Ford	Residential Data Collector
Justin Joerger	Residential Data Collector
Seth Niichel	Residential Data Collector
James O'Meara	Residential Data Collector
Tammy Monson	Computer Project Coordinator, Routing, Data Input, Pricing & Pricing Edits
Jamie Fiedler	Data Input
Cathy Siepman	Pricing & Pricing Edits
Wendy Walters	Data Input

\*Denotes that this individual is a Certified General Appraiser

## **PROPERTIES APPRAISED**

The individual properties appraised as part of this revaluation project are categorized in the Computer Assisted Mass Appraisal (CAMA) system. The individual inspection and review status and dates of each property is also noted in the CAMA system. The total parcel counts of the properties included in this project are as follows:

### **PARCEL COUNTS BY CLASS**

Urban Residential Improved	775
Rural Residential & Ag Dwelling Improved	401
Commercial Improved	198
Vacant Land	498



## **APPROACHES TO VALUE**

The valuation model utilized for the project is best described as a cost approach to value model. This does not mean that value conclusions are not based on comparable sales. In fact, the calibration of the models used in the project are entirely based on comparable sales. The income approach is considered for those types of properties which rely on rental income to create value. Value conclusions via an income analysis are also utilized to calibrate the mass appraisal models. Apartments, hotels, mini-storage, and manufactured home communities are examples of such properties. Due to the highly confidential nature of income and expense data any reference to income analysis is omitted from the report.

### ***Cost Approach***

The cost approach to value is applied to all improved real property utilizing the Vanguard Appraisals, Inc. Real Property Appraisal Manual. Cost tables in this manual are adjusted utilizing the table-driven manual level adjustments. The manual level is determined by comparing the cost in this manual to actual construction cost data and an analysis of newer structures. The cost models include the derivation of RCN of all improvements. These include base rates, per unit adjustments and lump sum adjustments. This approach also employs other appraisal methods, including the sales comparison approach in the valuation of the underlying land value.

Land sales are studied to determine land rates for each area and classification. A land allocation methodology is also used in the valuation of land.

Residential depreciation schedules are developed based on a depreciation analysis. This allows the depreciation tables to be derived from actual market data. In this analysis a building residual is determined by taking the sale of improved properties and deducting the estimated land value. The remaining building residual is then compared to the calculated RCN to determine the actual loss in value indicated by that particular sale. From the cumulative results of all recent sales the depreciation tables are derived. Adjustments can be made to the rate of depreciation if the condition of a property varies from the norm by appropriately noting the physical condition on the property data characteristics. Market adjustment factors such as functional and external obsolescence are applied as indicated by additional sales analysis.

Commercial depreciation schedules are developed based on what is typical for each property type at a specific age. Straight line depreciation schedules have been implemented for what is typical of each major class of commercial property by economic life categories. The CAMA system utilizes 7 predefined depreciation schedules ranging from 1% per year to 4% per year. Adjustments can be made to the rate of depreciation if the condition of a property varies from the norm by appropriately noting the physical condition on the property data characteristics. Market adjustment factors such as functional and external obsolescence are applied as indicated by additional sales analysis.

## **APPROACHES TO VALUE (Cont.)**

### ***Sales Comparison Approach***

Although all three of the approaches to value are based on market data only the sales comparison approach refers to sales in its name. The sales comparison approach frequently referred to as the market approach.

This approach is utilized not only for estimating land value, but also in comparing sales of similarly improved properties to each parcel on the appraisal roll. As previously discussed in the cost approach section of this report, pertinent data from actual sales of properties, both vacant and improved, are sought throughout the revaluation project in order to obtain relevant information pertaining to physical depreciation, functional obsolescence and external obsolescence which can be used in all aspects of valuation.

Sales of similarly improved properties can provide a basis for the depreciation schedules in the cost approach, rates and multipliers used in the income approach, and as a direct comparison in the sales comparison approach. Improved sales are also used in ratio studies, which afford the analyst an excellent means of judging the present level and uniformity of the appraised values.

### ***Sales Verification***

Appraisal Associates and Review Appraisers conduct both office and field inspections on properties with recent sales activity to verify the property characteristics, and when able, validated the sales information with the property owner. Sales have been verified by sales disclosure forms when available. All sales are given a non-useable transaction code (NUTC). This allows the analyst to select the proper sales for analysis. Only sales coded as reflecting an arm's length transaction are used in analysis.

### ***Income Approach***

The income approach to value was applied to real properties that are typically viewed by market participants as "income producing" and for which the income methodology is considered a leading value indicator. Residential properties are not normally sold based on their income producing capabilities; therefore, the income approach was not considered for typical single-family residential property.

The first step in the income approach pertains to the estimation of market rent on a per unit basis. This is derived primarily from actual rent data furnished by property owners and available public data. Income and expense statements were sent to all properties with occupancy codes reflecting income producing properties such as apartments, min- storage, hotels, etc. The per unit rental rate multiplied by the number of units results in the estimate of potential gross income.

A vacancy and collection loss allowance is the next item to consider in the income approach. The projected vacancy and collection loss allowance is established from actual data furnished by property owners and from market publications. This allowance accounts for periodic fluctuations in occupancy, both above and below an estimated stabilized level. The market derived stabilized vacancy and collection loss allowance is subtracted from the potential gross rent.

## **APPROACHES TO VALUE (Cont.)**

### ***Income Approach (Cont.)***

Next, other income or service income is calculated as a percentage of stabilized effective gross rent. Other income represents parking income, and other miscellaneous income generated by the operations of real property. The other income estimate is derived from actual data collected and available market information. Gross potential income, less the vacancy and collection loss, plus the other income determines the effective gross income.

Allowable expenses and expense ratio estimates are based on the expense data provided and a study of the local market, with the assumption of prudent management. Different expense ratios are developed for different types of commercial property based on use.

Another form of allowable expense is the replacement allowance for short-lived items, such as roof or floor coverings, air conditioning, or mechanical equipment and appliances. When these replacement allowances are analyzed for consistency and adjusted, they may be applied on an annualized basis as stabilized expenses. When performed according to local market practices by commercial property type, these expenses when annualized are known as replacement reserves.

Subtracting the allowable expenses from the effective gross income yields an estimate of net operating income. Rates and multipliers are used to convert income into an estimate of market value. These include income multipliers and overall capitalization rates. Each of these is used in specific applications. Rates and multipliers also vary between property types, location, quality, condition, design, age, and other variables.

Value conclusions determined from the income approach to value are used in the mass appraisal model to assist in determining accrued depreciation guidelines.

Due to the highly confidential nature of income and expense data any reference to income analysis is omitted from the report.

## **SCOPE OF WORK / MODEL CALIBRATION**

Mass appraisal is the process of valuing a group of properties as of a given date and using common data, standardized methods, and statistical testing. To determine a parcel's value, appraisers and assessing officers must rely upon valuation equations, tables, and schedules developed through mathematical analysis of market data. Due to the sheer volume of properties the work is done by a team (see "project employees" for list all employees associated with this project) rather than a single individual. Computerization is key in maintaining property data, analysis, and statistical measuring. The computer assisted mass appraisal (CAMA) system utilized on this project is the Vanguard Computer System (VCS).

The valuation model utilized for the project is best described as a cost approach to value model. This does not mean that value conclusions are not based on comparable sales. In fact, the calibration of the models used in the project are entirely based on comparable sales. The income approach is considered for those types of properties which rely on rental income to create value. Value conclusions via an income analysis are also utilized to calibrate the mass appraisal models. Apartments, hotels, mini-storage, and manufactured home communities are examples of such properties. Due to the highly confidential nature of income and expense data any reference to income analysis is omitted from the report.

### ***Project Set-Up***

The first step in this mass appraisal project is to identify the parcels to be included (see "Properties Appraised" for listing of final parcel counts). A copy of the existing VCS data is downloaded from the client. If the necessary parcels do not exist in the system a parcel create was completed to create the necessary parcels from the clients' tax administration software. Once all parcels are included in the VCS software they are arranged by classification and placed into identified parcel data files (PDF's).

A copy of the client's mapping system was also provided to Vanguard to carry out this project. This may include plat maps, Geographical Information Systems (GIS) and Pictometry software.

A Computer Project Coordinator (CPC) was assigned to the project. The CPC coordinated the entire project, receiving new sales, splits, and combinations from the client on a regular basis. The CPC also communicated a job set up letter with the client. The job set up letter defined the rules and listing guidelines to be followed for the project. The job manager (or reviewer) was also assigned to the project. This individual reviewed the listing guidelines and communicated any changes with the client. (See Addendum #1 for listing guidelines).

Prior to data collection all parcels were routed and lot sized. This entailed organizing each parcel to assure that the location of each parcel can be identified. Each parcel was then assigned a route number to assure data collection was done in an organized and systematic manner.

### ***Data Collection***

Appraisal Associates attempted to inspect all properties to gather the physical characteristics necessary to complete this project. An attempt was made to inspect both the interior and exterior of all property. All properties were inspected from the exterior.

## **SCOPE OF WORK / MODEL CALIBRATION (Cont.)**

### ***Data Collection (Cont.)***

However, due to refusals and inability to contact a property representative not all property received full interior inspection. The inspection status of each property is noted on the individual property records.

All physical attributes necessary to calculate an RCN of each structure and improvement were gathered. Appraisal Associates measured each structure and improvement. An attempt was made to verify the year built of the main structures and additions, dates of remodeling, etc.

Appraisal Associates also attempted to verify recent sales and collect rental information when applicable.

The physical characteristics of each property gathered by the Appraisal Associates is then inputted into the CAMA system either by the Appraisal Associate or a member of the Office Support Staff.

### ***Review/Sales Analysis***

The review process is the beginning of the model calibration portion of the project. First Review Appraisers completed a quality control assessment of the data completed during the project set-up and data collection phases to assure all information gathered is correct and consistently applied. This review first took place of the properties that have recently sold to prepare these properties for analysis.

### ***Land Values***

The first step in the model calibration phase is to determine the land valuation process.

“Land” and “site” have different meanings. Land is undeveloped property. A site is land that has been improved to the extent that it is ready to be used for some purpose. The improvements may be either off-site, for example, roads, utilities, and access; or on-site, for example, sidewalks, driveways, and landscaping. Appraisals of improved property, by definition, involve the analysis and valuation of a site.

The site valuation process begins with selecting the “units of comparison”. The review appraiser considers the overall site configurations within a given area to determine which unit of comparison is appropriate for that area. The units of comparison considered in the revaluation project are:

- Front foot – Typically used in areas in which there is some degree of uniformity from parcel to parcel and the parcels are generally less than 1 acre in size. Front foot rates are based on a standard depth of 140’. Adjustments for depth were determined using a 140’ depth chart.
- Square Foot – Was used for irregularly shaped parcels and where frontage is not a dominate factor in the valuation process.
- Acre – Was used in the valuation of larger tracts.

## **SCOPE OF WORK / MODEL CALIBRATION (Cont.)**

### *Land Values (Cont.)*

- Site and Excess – Typically used to value the sites of rural residential properties. This technique values up to one acre as the primary building site. Any remaining land is then valued as excess land.

In many instances it may have been necessary to convert from one unit of comparison to another with-in close proximity to other parcels. In these instances, it is important to maintain an equilibrium between the land rates used between the different units of comparison. Addendum # 2 includes a land unit of comparison equity chart to maintain this equilibrium.

In most instances land was valued as an improved site. It then becomes necessary to remove the site improvements from vacant land. This was accomplished by applying a “vacancy” factor to vacant lots to remove the contributory value of the site improvements. Addendum #2 also includes information on how these factors were applied.

Land rates were determined by an analysis of vacant land sales. In many instances insufficient land sales were available for analysis. A land to building ratio study was also completed. This methodology, also known as the Allocation Method, determines a ratio of the land value as compared to the sale price of properties. This ratio can then be applied to all sale properties to determine a land value. This land value can then be divided into the effective front foot to determine and indicated land value per front foot. Since these are sales of improved properties the site improvements would be included in the indicated values.

Rural Residential land was valued using the site and excess while Urban Residential land was valued primarily on the front foot basis with SF and acres being used on large and irregular shape lots. Commercial land is value primarily on the SF and acre basis with central business districts utilizing the front foot methodology.

### *Manual Level*

The Vanguard Appraisals, Inc. Real Property Appraisal manual was utilized to calculate the replacement cost of all improvements. This manual utilizes grade adjustment tables to adjust the cost to a specific location. The study to determine the proper cost level is referred to as a manual level study. The proper grade adjustment schedule (manual level) is determined by gathering information pertaining to local material costs, labor rates, labor efficiency, architectural fees and contractors expected overhead and profit.

To determine the correct grade adjustment schedule a study was conducted to determine the percentage relationship which exists between the manual replacement costs and the local costs. One method of doing this is to analyze sales of newer construction. The actual sale price minus estimated land value reflects the cost of the improvements.

Due to the lack of new construction sales in Grant County, improved sales were used in developing the manual level. Similar jurisdictions where Vanguard has completed recent reappraisals were taken into consideration as well. A conservative approach was used on establishing the 100% manual level due to the lack of data available.

## **SCOPE OF WORK / MODEL CALIBRATION (Cont.)**

### *Accrued Depreciation*

Accrued depreciation is the loss of value to all causes. It includes physical depreciation, functional obsolescence, and external obsolescence.

Residential depreciation schedules were developed based on a depreciation analysis. This allows the depreciation tables to be derived from actual market data. In this analysis a building residual was determined by taking the sale price of improved properties and deducting the concluded land value. The remaining building residual is then compared to the calculated RCN to determine the actual loss in value indicated by that particular sale. From the cumulative results of all recent sales the depreciation tables are derived. Adjustments were made to the rate of depreciation if the condition of a property varies from the norm by appropriately noting the physical condition on the property data characteristics. This analysis was conducted only in the best market areas to limit the inclusion of external obsolescence in the conclusions. Addendum # 4 includes the depreciation study and the resulting depreciation tables.

Commercial depreciation schedules were developed based on what is typical for each property occupancy at a specific age. Straight line depreciation schedules have been implemented for what is typical of each major class of commercial property by economic life categories. The CAMA system utilizes 7 predefined depreciation schedules ranging from 1% per year to 4% per year. Adjustments can be made to the rate of depreciation if the condition of a property varies from the norm by appropriately noting the physical condition of the property. These depreciation tables can be found within the CAMA system.

Functional obsolescence was individually applied by the Review Appraiser during the field review. Notes and guidelines for the application of functional obsolescence can be found in Addendum #5.

External obsolescence was applied to residential properties by means of a “map area factor”. The assessment jurisdiction was broken down in market areas (referred to as map areas). Each map area was analyzed individually to determine the external obsolescence which was applied as a factor. Review appraisers also applied individual external obsolescence during field review as necessary. These instances are noted on the individual property records.

Functional and external obsolescence was applied to commercial properties at the individual parcel level. Addendum #5 includes guidelines for the application of functional and external obsolescence along with sales studies of commercial properties.

### *New Construction*

This revaluation project was completed over a period of several months. As such, many properties began remodeling projects and new construction after the date of inspection and field review. These properties were revisited near the end of the reappraisal project to assure that the valuation as of the assessment date reflected the true status of the property at that time. Properties with incomplete new construction were tagged to be revisited for the following assessment cycle.

## **SCOPE OF WORK / MODEL CALIBRATION (Cont.)**

### *Statistical Analysis*

Sales ratios studies we performed at the beginning of the field review phase of the project. Numerous sales ratio studies were conducted as the Review Appraisers moved from one map area to another and as additional sales data was provided by the client.

The statistical analysis included measures of the appraisal level which are calculated statistically by measures of central tendency. These measures include the calculation of the weighted mean, mean, median ratios.

Measures of appraisal uniformity were also analyzed. The level of appraisal uniformity refers to the degree to which properties are appraised at equal percentages of market value. Uniformity can be measured by the coefficient of dispersion (COD), coefficient of variation (COV), price related differential (PRD) and the price related bias (PRB). The computer-assisted mass appraisal (CAMA) system provides the Review Appraiser with an analysis tool that can run statistics and output results.

Residential sales studies were also stratified by property condition, grade (quality rating), map area, occupancy types, sale price, style, totals living area (TLA) and year-built strata's. These stratification reports allowed Review Appraisers to locate and identify areas of weakness within the ratio studies. These areas of weakness were addressed and all sales ratios studies were recalculated. Addendum # 6 includes the final sales analysis at the time the project was completed.

### *Defense of Value Conclusions*

After completion of the project all parcels were submitted electronically to the client. This Mass Appraisal Report was also submitted to the client.

The client has been instructed to review the final work product. Any areas of concern are to be brought to the attention of Vanguard Appraisals, Inc. and addressed. Upon the client's satisfactory acceptance of the work product all property owners will be notified by the Tax Director of the valuation placed on their property. Vanguard will then work with the client to schedule informal hearings. This will allow all property owners to speak with a Vanguard representative to address any concerns or questions they have about their value. Vanguard will also be available to consult with the Board of Review (see contract) and will defend values that are protested at the state level (see contract).



## CERTIFICATION

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the properties that are the subject of this report, and we have no personal interest or bias with respect to the parties involved.
- We have not performed any appraisals, or real estate services, of the subject properties in the past three years (note: we do provide a service of helping Assessment Offices appraise new construction each year. As such, it is possible that select properties included in the project have been appraised by our company in the past 3 years).
- We have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent on any action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- The inspection status of each individual property is noted in each individual property record.
- The individuals identified in the "Project Employees" section of this report did provide significant professional assistance to the person(s) signing this report.

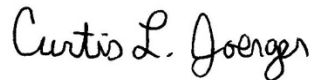
Respectfully Submitted,



Jordan Harrington  
Mass Appraisal Reviewer



Reed Kinne  
Mass Appraiser Reviewer, CGA



Curt L Joerger  
Senior Appraiser II, CGA  
North Dakota Certified General  
Real Property Appraiser  
Certification Number CG02235

## **ADDENDUM #1**

### **LISTING GUIDELINES**

100% Manual level  
140' Depth Chart  
2020 Depreciation Chart  
Final Value rounded to the nearest \$100.00

Parcel number format: XXXXXXXX

We will be taking photographs.

#### **ROUTING:**

We will enter the front, rear, and depth to the nearest whole foot.

Acres will be shown to the closet two places past the decimal point. Square foot will be shown to the nearest foot. We may accept lot sizes on irregular lots that have plats that do not show the measurement and or are not to scale. Bring any plat and legal discrepancies to the assessor's office attention.

Sketch to the nearest whole foot.

Site Acres for Ag DwlgS will differ based on previous land value.

#### **RESIDENTIAL LISTING SPECIFICATIONS**

The following are the residential-type structure listing procedures we typically use on Residential class parcels. Please note any you wish to change.

**1. These items will NOT be Sketched, or Charged for:**

- a. Electric Eye (Auto Garage Door Opener)
- b. Attic with Pull Down Stairs Only will be noted only
- c. Stoops/Concrete Slabs
- d. EIFS will be listed as exterior wall finish only, not priced as veneer
- e. Patios Under 60 SF/Decks Under 60 SF
- f. Roof overhang or canopy extending out less than 5'
- g. In ground Sprinkler System
- h. Above Ground Pool and Deck around it
- i. Dog Runs
- j. All Sheds (including Portable Sheds) under 80 SF will be noted only.
- k. Bay Window less than 1 full story in height
- l. Driveways
- m. Privacy Fences

## **ADDENDUM #1**

### **LISTING GUIDELINES (Cont.)**

#### **RESIDENTIAL LISTING SPECIFICATIONS continued**

2. **These items will be listed with the pricing table set to \$0:**
  - a. All types of Free-Standing Fireplaces
  - b. Built-In Appliances
3. Tennis and Basketball Courts will be listed and priced in Yard Extras.
4. Basement Finish will be rounded to nearest 25 SF (Not to exceed total square footage of the dwelling and additions).
5. Plumbing will not be listed by floor.
6. Use of standard VAI abbreviations in sketch labels and remarks (see enclosed list)
7. Room counts will be listed as above and below ground.
8. Duplexes on a single parcel will be priced as two separate main areas.
9. Solar Arrays and Wind Turbines will NOT be listed or priced (assr doesn't think they have any in the county) UPDATE 9/28/2022 Per Jackie, solar panels should be picked up on Review and N/C in Yard.

Vacant lots will be inspected entry status.

Vacant Dwlg status is to be used when dwelling has been vacant for years or Seasonal/Hunter homes.

Door hangers will be left in the townships on the 1st stop. Entry status will be Door Hanger.

Ag Buildings: Grant Co does NOT have the ag program. Buildings will be converted to Yard Extras after review is complete.

Lake Area: The BLL parcel will have the Manufactured Home and anything that is attached to it. Any other buildings on the lot, not attached to the Manufactured Home, goes with the land parcel. (email 5/27/2022)

RV Hook Ups: To be listed and priced. Reviewers: Was NOT done during Data Collection

#### **Map Numbers**

##### **Town**

City of New Leipzig	001
City of Elgin	050
City of Carson	100
City of Leith	150

##### **Twps**

901 - 912

## **ADDENDUM #2**

### **LAND GUIDELINES**

#### URBAN RESIDENTIAL LAND GUIDELINES

Urban residential land was valued on a front foot basis using the 140' depth chart.

Land rates were determined by an analysis of vacant land sales. In many instances insufficient land sales were available for analysis. A land to building ratio study was also completed. This methodology, also known as the Allocation Method, determines a ratio of the land value as compared to the sale price of properties. This ratio can then be applied to all sale properties to determine a land value. This land value can then be divided into the effective front foot to determine and indicated land value per front foot. Since these are sales of improved properties the site improvements would be included in the indicated values.

Large tracts and very irregular shaped lots could not be valued using the front foot method. In these cases, the land was valued on a square foot or acre x rate basis.

#### *Vacant Land*

It is necessary to add the site improvement value to the land value to accurately value the land as a site. Site improvements include but are not limited to site preparation (earth moving), creation of a drive access, landscaping, and utility connections. These site improvements do not exist on vacant land parcels. It becomes necessary to apply a "vacancy factor" to remove the contributory value of these improvements. As a general guideline, a \$50 per front foot vacancy factor was applied to all vacant lots and lots with outbuildings only. For example, a vacant lot with a street price of \$200 per front foot would receive a 25% vacancy factor (\$50 divided by \$200 = 25%). Vacancy was applied as an 'economic' adjustment to the land. (See chart on the following page.)

#### *Corner Lots*

Corner lot dimensions were frequently fronted off adjacent street to be equitable with similar sized lots on the same block. Exceptionally large lots were given an excess adjustment for excess frontage. Excess frontage was applied as an 'other' adjustment to the land.

## **ADDENDUM #2**

### **LAND GUIDELINES (Cont.)**

#### URBAN RESIDENTIAL LAND GUIDELINES (Cont.)

##### *Excess Land Adjustments*

An excess land adjustment was applied to lots over the standard effective front foot (E.F.F.). The adjustment applied was calculated to remove half the excess frontage. The standard E.F.F. used for all urban areas was 80'.

For example, if the effective frontage of a lot is 115' and using the standard of 80' E.F.F., half of the excess would be removed as a percentage adjustment.  $17.5' (1/2 \text{ of the } 35' \text{ excess}) \div 115' (\text{total frontage}) = 15\%$ . Therefore 15% would be the excess obsolescence used.

In cases where there was no typical standard of effective front foot, the lots were analyzed individually to determine if an excess adjustment was necessary.

## ADDENDUM #2

### LAND GUIDELINES (Cont.)

#### URBAN RESIDENTIAL LAND GUIDELINES (Cont.)

If more than one land methodology is used in an area, the following chart should be used to maintain equity between methodologies. **The acre rates noted in this chart have the “excess” adjustment built into the acre rate. No excess land adjustments need be applied to the acre rate pricing.**

CITY OF CARSON LAND RATE			
FF/PRICE	VACANCY	FIRST ACRE	EXCESS
\$75/FF	50%	\$12,500	\$2,500
CITY OF ELGIN LAND RATES			
FF/PRICE	VACANCY	FIRST ACRE	EXCESS
\$75/FF	50%	\$12,500	\$5,000
\$100/FF	50%	\$15,000	\$5,000
\$125/FF	40%	\$20,000	\$6,000
CITY OF LEITH LAND RATE			
FF/PRICE	VACANCY	FIRST ACRE	EXCESS
\$25/FF	50%	\$4,000	\$500
CITY OF NEW LEIPZIG LAND RATES			
FF/PRICE	VACANCY	FIRST ACRE	EXCESS
\$75/FF	50%	\$12,500	\$2,500
\$100/FF	50%	\$15,000	\$3,000
UNINCORPORATED TOWN OF RALEIGH LAND RATE			
FF/PRICE	VACANCY	FIRST ACRE	EXCESS
\$25/FF	50%	\$4,000	\$500
UNINCORPORATED TOWN OF HEIL LAND RATE			
FF/PRICE	VACANCY	FIRST ACRE	EXCESS
\$25/FF	50%	\$4,000	\$500

## ADDENDUM #2

### LAND GUIDELINES (Cont.)

#### RURAL RESIDENTIAL LAND GUIDELINES

Rural Residential land was valued on a site and excess basis. This land valuation technique breaks out up to one acre of land as the primary building site. The site improvements, which include the cost of wells (rural water), septic systems, landscaping, and drive access, are included in this first acre land value. All remaining land is then valued as excess land.

Land rates were determined by an analysis of vacant land sales. In many instances insufficient land sales were available for analysis. In these instances, the Review appraisers considered the abstraction method. This technique analyses the sales of improved rural residential sales. The appraiser determines an estimate of the improvement value. The residual would be analyzed as the land value of that particular sale.

#### *Vacant land*

It is necessary to add the site improvement value to the land value to accurately value the land as a site. Site improvements include but are not limited to the cost of wells (rural water), septic systems, landscaping, and drive access. These site improvements do not exist on vacant land parcels. It becomes necessary to apply a “vacancy factor” to remove the contributory value of these improvements. The rural land chart below denotes the site improvements contributory value to each site rating. These amounts are deducted as obsolescence to the vacant land parcels.

GRANT COUNTY SITE & EXCESS CHART							
	EX	VG	AN	N	BN	P	VP
<b>Bare Land (1 Acre)</b>	\$30,000	\$22,500	\$15,000	\$12,500	\$10,000	\$8,000	\$6,000
<b>Vacancy (Impr Costs)</b>	\$15,000	\$12,500	\$10,000	\$7,500	\$5,000	\$4,000	\$3,000
<b>Improved (1 Acre)</b>	\$45,000	\$35,000	\$25,000	\$20,000	\$15,000	\$12,000	\$9,000
<b>Excess</b>	\$8,000	\$6,000	\$5,000	\$4,000	\$3,000	\$2,500	\$2,000
Vacancy (Improvement Cost)							
	EX	VG	AN	N	BN	P	VP
<b>Well</b>	\$6,000	\$4,500	\$4,500	\$3,500	\$2,500	\$2,000	\$1,500
<b>Septic</b>	\$4,000	\$3,500	\$3,500	\$2,500	\$2,000	\$1,500	\$1,000
<b>Landscaping/Drive</b>	\$2,500	\$2,000	\$2,000	\$1,500	\$500	\$500	\$500
<b>TOTAL</b>	\$12,500	\$10,000	\$10,000	\$7,500	\$5,000	\$4,000	\$3,000

## ADDENDUM #2

### LAND GUIDELINES (Cont.)

#### COMMERCIAL LAND GUIDELINES

If a parcel was less than an acre in size a square foot rate was used to value the land site. If a parcel was greater than an acre in size an acre rate was used. Areas with a degree of uniformity in lot sizes, such as the central business district, may be valued utilizing the front foot method.

It is necessary to add the site improvement value to the land value to accurately value the land as a site. Site improvements include but are not limited to site preparation (earth moving), creation of a drive access, landscaping, and utility connections. An amount of \$10,000 per acre was added to each developed acre for site preparation, creation of a drive access and landscaping. An additional \$6,500 was added to the first acre only for utility connections. Based on these guidelines the vacancy (undeveloped land) adjustments were as follows:

- \$0.40 cents per square was deducted when the land site was vacant if the land was valued using the SF rate methodology. The adjustment was expressed as a percentage deduction. If the property has no water or sewer service into the property but is otherwise developed, an adjustment of \$0.15/S.F. will be utilized to adjust for the lack of those services.
- When using an acre rate to value the land site \$16,500 was deducted from the first acre and \$10,000 per acre was deducted for additional acres when the land was vacant. The adjustment was expressed in a lump sum dollar amount. If the property has no water or sewer service into the property but is otherwise developed, an adjustment of \$6,500 to the first acre will be utilized to adjust for the lack of those services.

Vacancy percent factors were input under the land economic adjustment.

Conversions located in residential areas will be valued consistently with the residential land in the neighborhood.

Acre times rate method, the first acre will be valued at highest rate. The second acre will be valued at approximately 50% of the first acre rate. Additional acres will be valued at approximately 25% of the first acre rate. **The purpose of this formula is not to value a specific area of the lot at a certain rate. It is a methodology used to decrease the overall land value per acre as the size of the tract gets larger to allow for the economies of scale.** This methodology is a guideline only. The Review Appraiser may use judgement when valuing larger sites.



## ADDENDUM #2

### LAND GUIDELINES (Cont.)

#### COMMERCIAL LAND GUIDELINES (Cont.)

If more than one land methodology is used in an area, the following chart should be used to maintain equity.

COMMERCIAL LAND		
FRONT FOOT RATE	SQUARE FOOT RATE	ACRES
\$60	\$0.30	\$12,500
\$75	\$0.40	\$15,000
\$100	\$0.50	\$20,000
\$125	\$0.60	\$25,000
\$150	\$0.75	\$30,000
\$200	\$1.00	\$40,000
\$250	\$1.25	\$50,000
\$300	\$1.50	\$60,000
\$350	\$1.75	\$75,000
\$400	\$2.00	\$80,000
\$500	\$2.50	\$100,000
\$600	\$3.00	\$125,000
\$700	\$3.50	\$150,000
\$800	\$4.00	\$175,000
\$900	\$5.00	\$200,000
\$1,000	\$5.50	\$225,000
\$1,100	\$6.00	\$250,000
\$1,200	\$6.50	\$275,000
\$1,300	\$7.00	\$300,000
\$1,600	\$8.00	\$350,000
\$1,800	\$9.00	\$400,000
\$2,400	\$12.00	\$500,000

ADDENDUM #2

LAND GUIDELINES (Cont.)

LAND SALES CONSIDERED FOR ANALYSIS

ROUTE NUMBER	LOCATION- DESCRIPTION	SALE DATE	SALE PRICE	TOPO, ETC	SITE IMPROVE VALUE	SITE IMPROVE VALUE + UTILITIES	ACRE	ADJ SALES PRICE AC METHOD	SALE PRICE PER ACRE	EST 1ST ACRE	EST 2ND ACRE	EST 3RD ACRE	EST EXCESS ACRE	ADJ SALE PRICE FF METHOD	E F F.	SALE PRICE PER E F F.	S.F.	SALE PRICE PER S.F.	SALE PRICE PER SF 1ST ACRE	NOTES
053-050-09A	DOLLAR GENERAL- ELGIN	8/8/2018	\$45,000		Average	\$36,700	3.02	\$81,700	\$27,053	\$47,000	\$23,500	\$11,750		\$81,700			131,551	\$0.62	1.08	
100-050-04A	4TH AVE E- CARSON	3/2/2020	\$1,200		Average	\$7,200	0.07	\$8,400	\$120,000		0.00	0.00		\$8,400	32	\$259	3,049	\$2.75		CITY SOLD IT
906-050-060	MAIN ST-RALEIGH	11/18/2019	\$600		Average	\$8,110	0.16	\$8,710	\$54,099		0.00	0.00		\$8,710	50	\$174.20	7,013	\$1.24		

## **ADDENDUM #3**

### **MANUAL LEVEL STUDY**

The Vanguard Appraisals, Inc. Real Property Appraisal manual was utilized to calculate the replacement cost of all improvements. This manual utilizes grade adjustment tables to adjust the cost to a specific location. The study to determine the proper cost level is referred to as a manual level study. The proper grade adjustment schedule (manual level) is determined by gathering information pertaining to local material costs, labor rates, labor efficiency, architectural fees and contractors expected overhead and profit.

Due to the lack of new construction sales in Grant County, improved sales were used in developing the manual level. Similar jurisdictions where Vanguard has completed recent reappraisals were taken into consideration as well. A conservative approach was used on establishing the 100% manual level due to the lack of data available.

# ADDENDUM #4

## RESIDENTIAL DEPRECIATION STUDY

### Grant County ND (All Classes Turnover 2023)

Depreciation Analysis Report Sales Dated 1/14/2008-7/23/2022

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Parcel Number Street Address	Map Area	Sale Amount	Land Value	Det. Bldg Value	Dwlg Residual	RCN	Det Bldg	Depr	Cond	Yr
61047200 115 1ST AVE NW	CTY OF ELGIN NORTH RES	\$45,000	\$3,800	\$10,482	\$30,718	\$158,948	*25%	81%	NML	1900
61058300 303 DAKOTA ST S	CTY OF ELGIN SOUTH RES	\$20,000	\$3,800	\$3,583	\$12,617	\$103,497	*22%	88%	NML	1900
61041900 307 WEST ST	CTY OF ELGIN NORTH RES	\$38,000	\$3,800	\$13,632	\$20,568	\$177,560	*40%	88%	FR	1900
61046000 209 DAKOTA ST N	CTY OF ELGIN NORTH RES	\$44,000	\$3,800	\$14,552	\$25,648	\$119,330	*36%	79%	GD	1910
61066300 6765 62ND ST SW	CTY OF ELGIN NORTH RES	\$30,000	\$12,800	\$32,803	\$0	\$131,049	*191%	100%	GD	1910
61076800 314 1ST AVE SW	CTY OF ELGIN SOUTH RES	\$45,000	\$5,900	\$12,521	\$26,579	\$136,996	*32%	81%	VG	1914
61058400 301 DAKOTA ST	CTY OF ELGIN SOUTH RES	\$40,000	\$2,800	\$10,375	\$26,825	\$92,592	*28%	71%	GD	1914
61059800 400 MAIN ST S	CTY OF ELGIN SOUTH RES	\$18,500	\$5,600	\$11,692	\$1,208	\$121,215	*91%	99%	AN	1914
61067600 302 6TH AVE NE	CTY OF ELGIN NORTH RES	\$52,000	\$13,000	\$56,478	\$0	\$187,334	*145%	100%	GD	1920
61036800 509 MAIN ST	CTY OF ELGIN NORTH RES	\$38,000	\$3,800	\$0	\$34,200	\$127,333	0%	73%	NML	1920
61041600 206 2ND AVE NW	CTY OF ELGIN NORTH RES	\$45,000	\$6,600	\$0	\$38,400	\$163,646	0%	77%	NML	1930
61033500 200 3RD AVE NW	CTY OF ELGIN NORTH RES	\$38,500	\$3,700	\$0	\$34,800	\$180,680	0%	81%	AN	1940
61077600 112 1ST AVE SW	CTY OF ELGIN SOUTH RES	\$15,500	\$4,900	\$3,777	\$6,823	\$93,440	*36%	93%	NML	1940
61077900 122 S MAIN ST	CTY OF ELGIN SOUTH RES	\$21,000	\$6,400	\$4,948	\$9,652	\$159,047	*34%	94%	NML	1940
61078900 EAST ST N	CTY OF ELGIN NORTH RES	\$18,000	\$2,800	\$1,552	\$13,648	\$101,732	*10%	87%	FR	1940
61032000 407 DAKOTA ST N	CTY OF ELGIN NORTH RES	\$20,000	\$3,100	\$400	\$16,500	\$98,464	2%	83%	FR	1945
61032700 110 3RD AVE NE	CTY OF ELGIN NORTH RES	\$29,500	\$3,100	\$0	\$26,400	\$127,755	0%	79%	NML	1946
61032800 410 PARK ST	CTY OF ELGIN NORTH RES	\$20,000	\$3,600	\$3,324	\$13,076	\$113,856	*20%	89%	FR	1946
61039400 110 2ND AVE NE	CTY OF ELGIN NORTH RES	\$32,000	\$3,300	\$8,798	\$19,902	\$138,171	*31%	86%	GD	1948

\*These sales are excluded from the grid at the end of this report because the detached building value is >= 10% of the total improvement value.

# ADDENDUM #4

## RESIDENTIAL DEPRECIATION STUDY (Cont.)

Grant County ND (All Classes Turnover 2023)											
Depreciation Analysis Report Sales Dated 1/14/2008-7/23/2022											
Parcel Number Street Address	Map Area	Sale Amount	Land Value	Det. Bldg Value	Dwlg Residual	RCN	Det Bldg	Depr	Cond	Yr	
61054200 205 1ST AVE SW	CTY OF ELGIN SOUTH RES	\$30,000	\$4,500	\$4,392	\$21,108	\$126,045	*17%	83%	NML	1948	
61069700 600 N MONTANA ST	CTY OF ELGIN NORTH RES	\$29,600	\$5,700	\$0	\$23,900	\$190,007	0%	87%	VG	1950	
61068500 200 5TH AVE NE	CTY OF ELGIN NORTH RES	\$53,000	\$3,800	\$15,622	\$33,578	\$151,600	*32%	78%	AN	1950	
61039100 107 3RD AVENUE	CTY OF ELGIN NORTH RES	\$30,000	\$4,700	\$4,845	\$20,455	\$126,207	*19%	84%	NML	1950	
61031500 410 EAST ST N	CTY OF ELGIN NORTH RES	\$65,000	\$6,000	\$17,227	\$41,773	\$144,120	*29%	71%	NML	1951	
61035700 104 4TH AVENUE NW	CTY OF ELGIN NORTH RES	\$24,000	\$3,700	\$0	\$20,300	\$137,430	0%	85%	NML	1954	
61072800 307 2ND AVENUE NW	CTY OF ELGIN NORTH RES	\$40,000	\$7,100	\$3,364	\$29,536	\$129,894	*10%	77%	BN	1954	
61042900 WEST ST N	CTY OF ELGIN NORTH RES	\$57,000	\$3,800	\$8,030	\$45,170	\$126,349	*15%	64%	NML	1955	
61053500 211 MONTANA ST	CTY OF ELGIN SOUTH RES	\$52,000	\$4,300	\$6,516	\$41,184	\$133,810	*14%	69%	AN	1956	
61079200 209 EAST ST N	CTY OF ELGIN NORTH RES	\$22,000	\$3,600	\$7,237	\$11,163	\$150,937	*39%	93%	GD	1958	
61043000 207 2ND AVENUE NW	CTY OF ELGIN NORTH RES	\$45,000	\$4,300	\$8,697	\$32,003	\$144,034	*21%	78%	AN	1959	
61037700 511 N DAKOTA ST	CTY OF ELGIN NORTH RES	\$79,000	\$3,800	\$17,779	\$57,421	\$165,922	*24%	65%	GD	1960	
61053800 202 MONTANA ST	CTY OF ELGIN SOUTH RES	\$30,000	\$6,100	\$0	\$23,900	\$127,188	0%	81%	BN	1960	
61037900 207 3RD AVENUE	CTY OF ELGIN NORTH RES	\$45,000	\$2,700	\$0	\$42,300	\$126,926	0%	67%	NML	1962	
61038200 300 EAST ST	CTY OF ELGIN NORTH RES	\$102,500	\$3,500	\$23,532	\$75,468	\$219,238	*24%	66%	GD	1963	
61080500 307 1ST AVE	CTY OF ELGIN NORTH RES	\$113,000	\$7,500	\$16,244	\$89,256	\$214,806	*15%	58%	VG	1966	
61065400 310 1ST AVE	CTY OF ELGIN NORTH RES	\$42,000	\$7,700	\$4,708	\$29,592	\$189,236	*14%	84%	NML	1966	
61065100 408 1ST AVENUE	CTY OF ELGIN NORTH RES	\$47,000	\$8,100	\$1,400	\$37,500	\$194,759	4%	81%	AN	1968	
61040900 307 MONTANA ST N	CTY OF ELGIN NORTH RES	\$74,900	\$4,300	\$400	\$70,200	\$164,010	1%	57%	NML	1968	

\*These sales are excluded from the grid at the end of this report because the detached building value is >= 10% of the total improvement value.

# ADDENDUM #4

## RESIDENTIAL DEPRECIATION STUDY (Cont.)

Grant County ND (All Classes Turnover 2023)											
Depreciation Analysis Report Sales Dated 1/14/2008-7/23/2022											
Parcel Number Street Address	Map Area	Sale Amount	Land Value	Det. Bldg Value	Dwlg Residual	RCN	Det Bldg	Depr	Cond	Yr	
61037000	CTY OF ELGIN NORTH RES	\$105,000	\$3,800	\$16,782	\$84,418	\$173,025	*17%	51%	GD	1970	
61055200	CTY OF ELGIN SOUTH RES	\$49,000	\$6,800	\$1,100	\$41,100	\$134,710	3%	69%	NML	1973	
61055400	CTY OF ELGIN SOUTH RES	\$40,000	\$5,100	\$10,299	\$24,601	\$168,866	*30%	85%	FR	1973	
61033800	CTY OF ELGIN NORTH RES	\$120,000	\$6,600	\$0	\$113,400	\$272,509	0%	58%	AN	1977	
61059500	CTY OF ELGIN SOUTH RES	\$84,000	\$6,800	\$27,800	\$49,400	\$212,728	*36%	77%	VG	1978	
61068700	CTY OF ELGIN NORTH RES	\$85,000	\$5,200	\$5,700	\$74,100	\$166,719	7%	56%	GD	1978	
61070100	CTY OF ELGIN NORTH RES	\$125,000	\$7,900	\$17,663	\$99,437	\$262,261	*15%	62%	GD	1978	
61078000	CTY OF ELGIN NORTH RES	\$140,000	\$9,000	\$300	\$130,700	\$382,734	0%	66%	AN	1978	
61034100	CTY OF ELGIN NORTH RES	\$55,900	\$3,800	\$0	\$52,100	\$190,617	0%	73%	NML	1978	
61059100	CTY OF ELGIN SOUTH RES	\$85,000	\$6,800	\$0	\$78,200	\$238,651	0%	67%	AN	1979	
61067300	CTY OF ELGIN NORTH RES	\$66,000	\$6,400	\$3,400	\$56,200	\$201,994	6%	72%	AN	1979	
61060200	CTY OF ELGIN SOUTH RES	\$40,000	\$5,600	\$0	\$34,400	\$177,005	0%	81%	AN	1984	
61076900	CTY OF ELGIN SOUTH RES	\$80,000	\$5,800	\$700	\$73,500	\$174,695	1%	58%	AN	1985	
61073900	CTY OF ELGIN NORTH RES	\$80,000	\$8,500	\$42,472	\$29,028	\$247,077	*59%	88%	NML	1990	

## ADDENDUM #4

### RESIDENTIAL DEPRECIATION CHART

Urban/ Residential Yr.	Excellent	Very Good	Good	Above Normal	Normal	Below Normal	Fair	Poor	Very Poor
2022	0	0	0	0	1	6	16	26	31
2021	0	0	0	1	2	7	17	27	32
2020	0	0	1	2	3	8	18	28	33
2019	0	0	1	2	4	9	19	29	34
2018	0	1	2	3	5	10	20	30	35
2017	0	1	2	3	6	11	21	31	36
2016	0	1	2	3	7	12	22	32	37
2015	0	1	2	4	8	13	23	33	38
2014	0	1	2	4	9	14	24	34	39
2013	0	1	2	5	10	15	25	35	40
2012	1	2	3	6	11	16	26	36	41
2011	1	2	3	7	12	17	27	37	42
2010	1	2	3	8	13	18	28	38	43
2009	1	2	4	9	14	19	29	39	44
2008	1	2	5	10	15	20	30	40	45
2007	2	3	6	11	16	21	31	41	46
2006	2	3	7	12	17	22	32	42	47
2005	2	3	8	13	18	23	33	43	48
2004	2	3	9	14	19	24	34	44	49
2003	2	4	10	15	20	25	35	45	50
2002	2	4	11	16	21	26	36	46	51
2001	2	4	12	17	22	27	37	47	52
2000	3	5	13	18	23	28	38	48	53
1999	3	5	14	19	24	29	39	49	54
1998	3	5	15	20	25	30	40	50	55
1997	3	6	15	20	25	30	40	50	55
1996	4	6	16	21	26	31	41	51	56
1995	4	7	16	21	26	31	41	51	56
1994	4	7	17	22	27	32	42	52	57
1993	5	8	17	22	27	32	42	52	57
1992	5	8	18	23	28	33	43	53	58
1991	5	9	18	23	28	33	43	53	58
1990	5	9	19	24	29	34	44	54	59
1989	5	10	19	24	29	34	44	54	59
1988	5	10	20	25	30	35	45	55	60
1987	6	11	21	26	31	36	46	56	61
1986	7	12	22	27	32	37	47	57	62
1985	8	13	23	28	33	38	48	58	63
1984	9	14	24	29	34	39	49	59	64
1983	10	15	25	30	35	40	50	60	65
1982	10	16	26	31	36	41	51	61	66
1981	10	17	27	32	37	42	52	62	67
1980	10	18	28	33	38	43	53	63	68
1979	10	19	29	34	39	44	54	64	69
1978	10	20	30	35	40	45	55	65	70

# **ADDENDUM #4** **RESIDENTIAL DEPRECIATION CHART (Cont.)**

Urban/ Residential Yr.	Excellent	Very Good	Good	Above Normal	Normal	Below Normal	Fair	Poor	Very Poor
1977	10	20	30	35	40	45	55	65	70
1976	10	20	30	35	40	45	55	65	70
1975	11	21	31	36	41	46	56	66	71
1974	11	21	31	36	41	46	56	66	71
1973	11	21	31	36	41	46	56	66	71
1972	12	22	32	37	42	47	57	67	72
1971	12	22	32	37	42	47	57	67	72
1970	12	22	32	37	42	47	57	67	72
1969	13	23	33	38	43	48	58	68	73
1968	13	23	33	38	43	48	58	68	73
1967	13	23	33	38	43	48	58	68	73
1966	14	24	34	39	44	49	59	69	74
1965	14	24	34	39	44	49	59	69	74
1964	14	24	34	39	44	49	59	69	74
1963	15	25	35	40	45	50	60	70	75
1962	15	25	35	40	45	50	60	70	75
1961	15	26	36	41	46	51	61	71	76
1960	15	26	36	41	46	51	61	71	76
1959	15	27	37	42	47	52	62	72	77
1958	15	27	37	42	47	52	62	72	77
1957	15	28	38	43	48	53	63	73	78
1956	15	28	38	43	48	53	63	73	78
1955	15	28	39	44	49	54	64	74	79
1954	15	29	39	44	49	54	64	74	79
1953	15	30	40	45	50	55	65	75	80
1952	15	30	40	45	50	55	65	75	80
1951	15	30	40	46	51	56	66	76	81
1950	15	30	40	46	51	56	66	76	81
1949	15	30	40	46	52	57	67	77	82
1948	15	30	40	47	53	58	68	78	83
1947	15	30	40	47	54	59	69	79	84
1946	15	30	40	48	55	60	70	80	85
1945	15	30	40	48	56	61	71	81	86
1944	15	30	40	49	57	62	72	82	87
1943	15	30	40	49	58	63	73	83	88
1942	15	30	40	50	59	64	74	84	89
1941	15	30	40	50	60	65	75	85	90
1940	15	30	41	51	61	66	76	85	90
1939	15	30	42	52	62	67	77	85	90
1938	15	30	43	53	63	68	78	85	90
1937	15	30	44	54	64	69	79	85	90
1936	15	30	45	55	65	70	80	85	90
1935	15	30	45	55	65	70	80	85	90
1934	15	30	45	55	65	70	80	85	90
1933	15	30	45	55	65	70	80	85	90



## ADDENDUM #4

### RESIDENTIAL DEPRECIATION CHART (Cont.)

Urban/ Residential Yr.	Excellent	Very Good	Good	Above Normal	Normal	Below Normal	Fair	Poor	Very Poor
1932	15	30	45	55	65	70	80	85	90
1931	15	30	45	55	65	70	80	85	90
1930	15	30	45	55	65	70	80	85	90
1929	15	30	45	55	65	70	80	85	90
1928	15	30	45	55	65	70	80	85	90
1927	15	30	45	55	65	70	80	85	90
1926	15	30	45	55	65	70	80	85	90
1925	15	30	45	55	65	70	80	85	90
1924	15	30	45	55	65	70	80	85	90
1923	15	30	45	55	65	70	80	85	90
1922	15	30	45	55	65	70	80	85	90
1921	15	30	45	55	65	70	80	85	90
1920	15	30	45	55	65	70	80	85	90
1919	15	30	45	55	65	70	80	85	90
1918	15	30	45	55	65	70	80	85	90
1917	15	30	45	55	65	70	80	85	90
1916	15	30	45	55	65	70	80	85	90
1915	15	30	45	55	65	70	80	85	90
1914	15	30	45	55	65	70	80	85	90
1913	15	30	45	55	65	70	80	85	90
1912	15	30	45	55	65	70	80	85	90
1911	15	30	45	55	65	70	80	85	90
1910	15	30	45	55	65	70	80	85	90
1909	15	30	45	55	65	70	80	85	90
1908	15	30	45	55	65	70	80	85	90
1907	15	30	45	55	65	70	80	85	90
1906	15	30	45	55	65	70	80	85	90
1905	15	30	45	55	65	70	80	85	90
1904	15	30	45	55	65	70	80	85	90
1903	15	30	45	55	65	70	80	85	90
1902	15	30	45	55	65	70	80	85	90
1901	15	30	45	55	65	70	80	85	90
1900	15	30	45	55	65	70	80	85	90
1899	15	30	45	55	65	70	80	85	90
1898	15	30	45	55	65	70	80	85	90
1897	15	30	45	55	65	70	80	85	90
1896	15	30	45	55	65	70	80	85	90
1895	15	30	45	55	65	70	80	85	90
1894	15	30	45	55	65	70	80	85	90
1893	15	30	45	55	65	70	80	85	90
1892	15	30	45	55	65	70	80	85	90
1891	15	30	45	55	65	70	80	85	90
1890	15	30	45	55	65	70	80	85	90
1889	15	30	45	55	65	70	80	85	90
1888	15	30	45	55	65	70	80	85	90

# **ADDENDUM #4** **RESIDENTIAL DEPRECIATION CHART (Cont.)**

Urban/ Residential Yr.	Excellent	Very Good	Good	Above Normal	Normal	Below Normal	Fair	Poor	Very Poor
1887	15	30	45	55	65	70	80	85	90
1886	15	30	45	55	65	70	80	85	90
1885	15	30	45	55	65	70	80	85	90
1884	15	30	45	55	65	70	80	85	90
1883	15	30	45	55	65	70	80	85	90
1882	15	30	45	55	65	70	80	85	90
1881	15	30	45	55	65	70	80	85	90
1880	15	30	45	55	65	70	80	85	90
1879	15	30	45	55	65	70	80	85	90
1878	15	30	45	55	65	70	80	85	90
1877	15	30	45	55	65	70	80	85	90
1876	15	30	45	55	65	70	80	85	90
1875	15	30	45	55	65	70	80	85	90
1874	15	30	45	55	65	70	80	85	90
1873	15	30	45	55	65	70	80	85	90

## ADDENDUM #5

### REVIEW NOTES AND OBSOLESCENCE GUIDELINES

#### URBAN RESIDENTIAL MAP FACTORS

##### **Map Factors**

Map Factors can be defined by the utilization of an optional additional multiplier to have either negative, neutral, or positive adjustments based on a geographical location. While analyzing the real estate market in Grant County as well as receiving the professional assistance from the Grant County Tax Director, several areas were identified and required an implementation of Map Factors.

##### **Urban Map Factors**

TOWN MAP AREAS		MAP FACTOR
CITY OF CARSON		0.63
CITY OF CARSON RURAL SETTING		0.75
CITY OF ELGIN NORTH		0.75
CITY OF ELGIN SOUTH		0.70
CITY OF LEITH		0.50
CITY OF LEITH RURAL SETTING		0.75
CITY OF NEW LEIPZIG		0.60
CITY OF NEW LEIPZIG EAST		0.60
CITY OF NEW LEIPZIG RURAL SETTING		0.75

## **ADDENDUM #5**

### **REVIEW NOTES AND OBSOLESCENCE GUIDELINES**

#### RESIDENTIAL REVIEW NOTES AND OBSOLESCENCE GUIDELINES

An analysis of Grant County sales indicated limited functional obsolescence is present in the Grant County market. The following is the standard functional obsolescence applied throughout the county but is important to recognize that reviewer discretion is applied to all.

Additional functional obsolescence's may have been determined for other specific dwellings throughout Grant County and that additional functional obsolescence's are noted in each specific parcel.

#### General Functional Obsolescence Guidelines:

- Applied 10% to Two-Family Conversions (Functional / Layout).
- Applied 10% to Duplex (Functional / Architect & Design).
- Applied 10% to Concrete Block Construction (Functional / Exterior Walls).
  - Exception: Excludes dwellings located in Lake Area Maps.
- Applied 5% to Flat Roof (Functional / Architect & Design).
- Applied 5% if NO HVAC, 5% if NO Electric, 5% if NO Plumbing (ALL Functional).
  - Exception: Excludes dwellings located in Lake Area Maps.
- Applied 20% to properties with two dwellings (Functional / Other).
  - Applied the full 20% to the inferior dwelling OR applied 10% to each dwelling.
  - Exception: Did NOT apply if one of the dwellings had minimal value (> \$5,000±).
- Applied 50% or more to dwellings in Very Poor Condition (Functional / Condition).
  - Note: Dwellings that are not habitable received up to an additional 90%.
- Applied 10% to URBAN dwellings valued less than \$50,000 (Functional / Other).
  - Exception: May omit if already applying 50% or more in condition obsolescence.
- Applied FULL Vacancy (Underdeveloped) to the land to dwellings in Very Poor Condition.
- Applied ½ Vacancy (Underdeveloped) to the land to dwellings in Poor Condition.
- Applied ½ Vacancy (Underdeveloped) to the land to 6 Grade dwellings.
- Applied ½ Vacancy (Underdeveloped) to the land to 5 & 6 Grade Manufactured Homes.
- RV/Camper Spaces - 6 Grade, 50% Econ, apply vacancy unless occupied by Manufactured Home.

#### General Economic Obsolescence Guidelines:

- Applied Economic Location to dwellings next to commercial, industrial, railroads, etc.
  - Based on Reviewer's discretion, typically applied 5% to 10%.

## ADDENDUM #5

### REVIEW NOTES AND OBSOLESCENCE GUIDELINES

#### URBAN RESIDENTIAL REVIEW NOTES AND OBSOLESCENCE GUIDELINES

##### **City of Carson (2021 Pop. 262 per Google):**

- City of Carson Map Factor: 0.63.
- City of Carson Rural Setting Map Factor: 0.75.
- Applied General Functional & Economic Guidelines.

CITY OF CARSON LAND RATE			
FF/PRICE	VACANCY	FIRST ACRE	EXCESS
\$75/FF	50%	\$12,500	\$2,500

##### **City Elgin (2021 Pop. 526 per Google):**

- City of Elgin North Map Factor: 0.75.
- City of Elgin South Map Factor: 0.70.
- Applied General Functional & Economic Guidelines.
- Applied ½ Vacancy (Underdeveloped) to properties with habitable dwellings less than \$20,000 (dwelling value).

CITY OF ELGIN LAND RATES			
FF/PRICE	VACANCY	FIRST ACRE	EXCESS
\$75/FF	50%	\$12,500	\$5,000
\$100/FF	50%	\$15,000	\$5,000
\$125/FF	40%	\$20,000	\$6,000

##### **City of Leith (2021 Pop. 29 per Google):**

- City of Leith Map Factor: 0.50.
- City of Leith Rural Setting Map Factor: 0.75.
- Applied General Functional & Economic Guidelines.

CITY OF LEITH LAND RATE			
FF/PRICE	VACANCY	FIRST ACRE	EXCESS
\$25/FF	50%	\$4,000	\$500

##### **City of New Leipzig (2021 Pop. 224 per Google):**

- City of New Leipzig Map Factor: 0.60.
- City of New Leipzig East Map Factor: 0.60.
- City of New Leipzig Rural Setting Map Factor: 0.75.
- Applied General Functional and & Economic Guidelines.

CITY OF NEW LEIPZIG LAND RATES			
FF/PRICE	VACANCY	FIRST ACRE	EXCESS
\$75/FF	50%	\$12,500	\$2,500
\$100/FF	50%	\$15,000	\$3,000

**ADDENDUM #5**  
**REVIEW NOTES AND OBSOLESCENCE GUIDELINES**  
RURAL MAP FACTORS

<b>TOWNSHIP MAP AREAS</b>	<b>MAP FACTOR</b>
MAP 901	0.85
MAP 902	0.85
MAP 903	0.85
MAP 904	0.85
MAP 905	0.85
MAP 906	0.85
MAP 907	0.85
MAP 908	0.85
MAP 909	0.85
MAP 910	0.85
MAP 911	0.85
MAP 912	0.85

<b>LAKE INFLUENCE MAP AREAS</b>	<b>MAP FACTOR</b>
RED ROCK RESORT	1.60
LAKE TSCHIDA	1.10
LAKE TSCHIDA CABINS	1.60
ROCK & HILLS LAKE AREA	1.10
SCHATZ LAKE AREA	1.10

<b>UNINCORPORATED TOWNS MAP AREAS</b>	<b>MAP FACTOR</b>
UNINCORPORATED TOWN OF RALEIGH	0.50
UNINCORPORATED TOWN OF HEIL	0.50

## **ADDENDUM #5**

### **REVIEW NOTES AND OBSOLESCENCE GUIDELINES**

#### **RURAL RESIDENTIAL REVIEW NOTES AND OBSOLESCENCE GUIDELINES**

##### **MAP 901:**

- Map 901 Map Factor: 0.85.
- Paved Roads used Normal for Site & Excess.
- Gravel Roads used Below Normal for Site & Excess.
- Used Poor for ALL excess over 10 Acres.
- Applied general functional and & economic guidelines.

##### **MAP 902:**

- Map 902 Map Factor: 0.85.
- Paved Roads used Normal for Site & Excess.
- Gravel Roads used Below Normal for Site & Excess.
- Used Poor for ALL Excess Over 10 Acres.
- Applied general functional and & economic guidelines.

##### **MAP 903:**

- Map 903 Map Factor: 0.85.
- Paved Roads used Above Normal for Site & Excess.
- Gravel Roads used Above Normal for Site & Excess.
- Used Poor for ALL excess over 10 Acres.
- Applied general functional and & economic guidelines.

##### **Red Rock Resort**

- Red Rock Resort Map Factor: 1.60
- \$375/F.F. – Central lots (minimal, if any, access to lake view).
- \$400/F.F. – Central lots (minimal, if any, access to lake view), but closer proximity.
- \$450/F.F. – Some lake view but obstructed; Blocks 7 & 8 smaller RV lots.
- \$550/F.F. – Good lake view, no private ground between these lots and the Bureau owned land.
- Note – Central \$375/F.F. and \$400/F.F. areas delineated by sales prices posted on Red Rock Website.
- Note – Used 120' EFF as standard.
- Note – No Vacancy or underdevelopment adjustments.
- Note – Manufactured home hook-ups were not valued per Tax Director.

## **ADDENDUM #5**

### **REVIEW NOTES AND OBSOLESCENCE GUIDELINES**

#### RURAL RESIDENTIAL REVIEW NOTES AND OBSOLESCENCE GUIDELINES (Cont.)

##### **MAP 903 (Cont.)**

###### Lake Tschida

- Lake Tschida Map Factor: 1.10.
- Used Above Normal for Site & Excess

###### Lake Tschida BLL Cabins

- Lake Tschida Cabins Map Factor: 1.60.
- Applied \$50,000 (sound value) Site Adjustment as yard item to ALL cabins.

###### Rock & Hills Lake Area

- Rock & Hills Lake Area Map Factor: 1.10.
- Used Very Good on ALL with \$10,000 Vacancy.
  - Applied \$5,000 underdeveloped for lots with garage ONLY.

###### Schatz Lake Area

- Schatz Lake Area Map Factor: 1.10.
- Used Very Good on ALL with \$10,000 Vacancy.
  - Applied \$5,000 underdeveloped for lots with garage ONLY.

##### **MAP 904**

- Map 904 Map Factor: 0.85.
- Paved Roads used Normal for Site & Excess.
- Gravel Roads used Below Normal for Site & Excess.
- Used Poor for ALL excess over 10 acres.
- Applied general functional and & economic guidelines.

##### **MAP 905**

- Map 905 Map Factor: 0.85.
- Paved Roads used Normal for Site & Excess.
- Gravel Roads used Below Normal for Site & Excess.
- Used Poor for ALL excess over 10 Acres.
- Applied general functional and & economic guidelines.



## **ADDENDUM #5**

### **REVIEW NOTES AND OBSOLESCENCE GUIDELINES**

#### **RURAL RESIDENTIAL REVIEW NOTES AND OBSOLESCENCE GUIDELINES**

##### **MAP 906**

- Map 906 Map Factor: 0.85.
- Paved Roads Used Normal for Site & Excess.
- Gravel Roads Used Below Normal for Site & Excess.
- Used Poor for ALL Excess Over 10 Acres.
- Applied General Functional and & Economic Guidelines.

##### **Unincorporated Town of Lark**

- \$25/F.F. with 50% Vacancy OR \$4,000 Site & \$500 Excess with -\$2,000 Vacancy.
- Note – No Standard EFF, excess was applied based on reviewer's discretion.
- Note – NOT in its own Map Area due to minimal dwellings; 0.85 Map Factor Utilized.

##### **Unincorporated Town of Raleigh**

- Unincorporated town of Raleigh Map Factor: 0.50.
- \$25/F.F. with 50% Vacancy OR \$4,000 Site & \$500 Excess with -\$2,000 Vacancy.
- Note – No Standard EFF, excess was applied based on reviewer's discretion.

##### **MAP 907**

- Map 907 Map Factor: 0.85.
- Paved Roads Used Normal for Site & Excess.
- Gravel Roads Used Below Normal for Site & Excess.
- Used Poor for ALL Excess Over 10 Acres.
- Applied General Functional and & Economic Guidelines.

##### **Unincorporated Town of Heil**

- Unincorporated town of Heil Map Factor: 0.50.
- \$25/F.F. with 50% Vacancy OR \$4,000 Site & \$500 Excess with -\$2,000 Vacancy.
- Note – No Standard EFF, excess was applied based on reviewer's discretion.

##### **MAP 908**

- Map 908 Map Factor: 0.85.
- Paved Roads used Normal for Site & Excess.
- Gravel Roads used Below Normal for Site & Excess.
- Used Poor for ALL excess over 10 Acres.
- Applied general functional and & economic guidelines.

## **ADDENDUM #5**

### **REVIEW NOTES AND OBSOLESCENCE GUIDELINES**

#### **RURAL RESIDENTIAL REVIEW NOTES AND OBSOLESCENCE GUIDELINES**

##### **MAP 909**

- Map 909 Map Factor: 0.85.
- Paved Roads Used Normal for Site & Excess.
- Gravel Roads Used Below Normal for Site & Excess.
- Used Poor for ALL Excess Over 10 Acres.
- Applied General Functional and & Economic Guidelines.

##### **MAP 910**

- Map 910 Map Factor: 0.85.
- Paved Roads Used Normal for Site & Excess.
- Gravel Roads Used Below Normal for Site & Excess.
- Used Poor for ALL Excess Over 10 Acres.
- Applied General Functional and & Economic Guidelines.

##### **MAP 911**

- Map 911 Map Factor: 0.85.
- Paved Roads Used Normal for Site & Excess.
- Gravel Roads Used Below Normal for Site & Excess.
- Used Poor for ALL Excess Over 10 Acres.
- Applied General Functional and & Economic Guidelines.

##### **MAP 912**

- Map 912 Map Factor: 0.85.
- Paved Roads Used Normal for Site & Excess.
- Gravel Roads Used Below Normal for Site & Excess.
- Used Poor for ALL Excess Over 10 Acres.
- Applied General Functional and & Economic Guidelines.

## **#5**

### **REVIEW NOTES AND OBSOLESCENCE GUIDELINES (Cont.)**

#### **COMMERCIAL REVIEW NOTES AND OBSOLESCENCE GUIDELINES**

##### **Elgin:**

- N Main St – \$0.75/S.F.
- Highway 49 – \$0.7/S.F.
- Rest of town – \$0.50/S.F.

##### **Carson:**

- Main St – \$0.75/S.F.
- Rest of town \$0.50/S.F. or \$20,000/\$12,500/developed acre

##### **New Leipzig:**

- Main St – \$0.75/S.F.
- Rest of town – \$0.50/S.F.

##### **Leith:**

- All Town – \$0.35/S.F.

##### **Townships:**

- If on edge of towns or close to a town, tied in what was used in the towns. If in other areas, review discretion was used.

**ADDENDUM #5**

**REVIEW NOTES AND OBSOLESCENCE GUIDELINES (Cont.)**

IMPROVED SALES CONSIDERED FOR ANALYSIS

LOCATION	D B A	ROUTE #	# OF PARCELS	OCC/ PRICING CODE	SALE DATE	SALE PRICE	EST LAND VALUE	IMPROV RESIDUAL	IMPROV VALUE BEFORE ECON	IND ECON OBSOL	S.F.	SALE PRICE PER S.F.	# OF UNITS	SALE PRICE PER UNIT	STYLE	GRADE	YEAR BUILT	PHY DEPR	FUNC OBSOL	NOTES
CARSON	NODAK INS COMPANY-S MAIN ST	102-050-040	1	604	6/10/2021	\$46,000	\$3,800	\$42,200	\$45,900	8%	896	\$51.34			1S MTL/POST	4-10	1990	50%	0%	SOLD FOR ASSESSED VALUE?
CARSON	STG BLDG-RAILROAD AVE	101-050-130	1	701	5/29/2020	\$6,400	\$1,300	\$5,100	\$8,600	41%	1,152	\$5.56			1S TILE/FR	5	1930	80%	20%	SOLD FOR ASSESSED VALUE?
CARSON	CARSON MANOR-GRANT ST	100-050-090	1	702	5/17/2018	\$400,000	\$14,700	\$385,300	\$365,100	-6%	8,016	\$49.90	9	\$44,444	1S BRK VEN	4	1978	45%	5%	SEEMS VERY HIGH SALE-PP INCLUDED
CARSON	NORTHVIEW MFD HOME PARK- 4TH AVE E	100-050-020	1	703	8/19/2020	\$11,000	\$6,500	\$4,500	\$11,900	62%			10	\$1,100		6	1950	60%	50%	
CARSON	POST OFFICE/ COWBOY COUNTRY CENTER-217 N MAIN ST	101-050-020	1	721	10/14/2021	\$85,000	\$3,300	\$81,700	\$96,600	15%	3,384	\$25.12			1S CBLK	5+10	1960	65%	0%	1/2 POST OF 1F/HALF RETAIL
ELGIN	MIDWEST METAL ART-111 RAILROAD AVE	051-050-270	1	201	5/16/2017	\$30,000	\$3,300	\$26,700	\$97,500	73%	5,319	\$5.64			1S TILE/STL	5	1911	65%	10%	
ELGIN	THE SIPPIN CHICKEN-122 N MAIN ST	051-050-390	1	201	5/11/2019	\$8,500	\$2,400	\$6,100	\$30,000	80%	946	\$8.99			1S B BRK	5	1919	85%	20%	REMOD AFTER SALE EST FAIR AT SALE
ELGIN	VACANT BLDG-MAIN ST	051-050-020	1	502	12/21/2018	\$28,000	\$4,700	\$23,300	\$154,400	85%	4,220	\$6.64			1S CBLK	4-10	1977	46%	0%	CODE?
ELGIN	WHSE-309 S MAIN ST	054-050-030	1	601	9/12/2017	\$30,000	\$8,400	\$21,600	\$36,800	41%	3,200	\$9.38			1S MTL/STL	4	1972	70%	0%	
ELGIN	QUONSET-400 S MAIN ST	054-050-040	1	614	8/26/2017	\$7,500	\$4,900	\$2,600	\$86,300	97%	1,440	\$5.21			QUONSAT	5+10	1930	75%	30%	
ELGIN	STG BLDG-EAST ST N	051-050-190	1	701	8/18/2021	\$60,000	\$8,400	\$51,600	\$157,400	67%	16,568	\$3.62			1S CBLK/STL	4-10	1984	59%	40%	
ELGIN	APARTMENTS-402 1ST AVE	053-050-010	1	702	1/29/2018	\$125,000	\$11,300	\$113,700	\$232,200	51%	4,884	\$25.59	4	\$31,250	2S BRK VEN	4	1970	40%	15%	CODE?
ELGIN	DAKOTA GRAIN AND LIVESTOCK SUPPLY-111 S MAIN ST	053-050-110	4	201-601	4/1/2021	\$500,000	\$37,300	\$462,700	\$28,200	-1541%					MISC	MISC	MISC	MISC	MISC	
LEITH	SIX SHOOTERS SALOON, LLC-24 MAIN AVE N	150-050-020	1	303	8/1/2019	\$10,000	\$7,000	\$3,000	\$51,700	94%	2,934	\$3.41			2S FR	5	1913	65%	40%	
NEW LEIPZIG	VACANT RETAIL-39 MAIN AVE	001-050-110	1	201	10/2/2019	\$25,000	\$3,500	\$21,500	\$45,600	53%	1,560	\$16.03			1S FR	5+10	1952	70%		
NEW LEIPZIG	VACANT CAFE / RESIDENCE-119 MAIN AVE	001-050-140	1	302	9/1/2017	\$58,900	\$3,500	\$55,400	\$92,400	40%	4,570	\$12.89	4	\$14,725	2S TILE	5+10	1952	75%		CODE?

## ADDENDUM #5

### REVIEW NOTES AND OBSOLESCENCE GUIDELINES (Cont.)

#### ECONOMIC OBSOLESCENCE

CODE	OCCUPANCY	ELGIN	CARSON	NEW LEIPZIG	LEITH
101	Dwelling				
101 - 108	Conversions				
201	Store - Retail Small	70/35 AGE	70/35 AGE	70/35 AGE	70
202	Store - Retail Large (> 10000 SF)				
203	Store - Grocery	30	35	70	
204	Store - Convenience				
205	Shopping Center - Neighborhood				
206	Shopping Center - Regional Mall				
207	Laundromat				
208	Cleaners				
209	Beauty / Barber Shop				
210	Store - Bakery				
211	Theater				
212	Shopping Center - Anchor Store				
213	Store - Retail Small/Office Uppers				
301	Restaurant - Fast Food				
302	Restaurant	70/35 AGE	70/35 AGE	70	
303	Bars and Lounges	70/35 AGE	70/35 AGE	70	80
304	Cafe				
305	Clubhouse				
401	Auto / Impl. Showroom & Sales	40			
402	Auto / Impl. Service	40			
403	Service Station w/Bays	50/30 W/GAS			
404	Service Station - no Bays				
405	Auto / Truck Wash (Full Service)				
406	Auto / Truck Wash (Drive-Thru)				
407	Auto / Truck Wash (Self-Service)				
408	Auto Repair				
501	Office - General	70			
501M	Office - Multi Tenant				
501C	Office - Condo				
502	Office - Medical / Dental				
	Near Hospital				
506	Bank	40	40	40	
510	Veterinary Clinic				
511	Office - General w/Apart. Uppers				
512	High Rise Office Building				
513	High Rise Hotels and Motels				
514	High Rise Apartments				
601 - 603	Metal Warehouse	40	40	40	40
601-603C					
604	Metal Office	20	20	40	
605 - 607	Metal Shop	40			
608 - 610	Metal Light Mfg	40			
611 - 613	Metal Retail Store	20			
614	Quonset	40		40	
699	Transit Warehouse Buildings				

## ADDENDUM #5

### REVIEW NOTES AND OBSOLESCENCE GUIDELINES (Cont.)

#### ECONOMIC OBSOLESCENCE (Cont.)

CODE	OCCUPANCY	ELGIN	CARSON	NEW LEIPZIG	LEITH
701	Warehouse	50	50	50	50
702	Apartment	40	40	40	
703	Manufactured Home Park	30+ VAC	30+ VAC		
704	Hotel / Motel	40	40		
705	Hotel / Motel Common Facilities	40			
706	Greenhouse	40			
707	Lumber Storage Shed	50		50	
708	Nursing Home				
709	Child Day Care Center				
710	Bowling Alley	50			
711	Manufacturing (Light)				
712	Fertilizer Storage				
713	Shop			50	
714	Recreational Facility				
715	Funeral Home	20			
716	Mini - Storage		0		
717	School - Class Room			50	
718	Gymnasium			50	
719	Auditorium			50	
720	School - Shop			50	
721	Post Office	20	20	20	
722	Livestock Buying/ Sale Barn				
723	Ready-Mix Plant				
724	Meat Locker		50		
725	Skating Rinks				
726	Assisted Living Apartments				
727	Manufacturing (Heavy)				
728	Parking Structures				
729	Independent Living Apartments				
801 - 802	Golf Course				
803 - 806	Tower				
809 - 810	Grain Elevator			.	
811	Steel Grain Storage Bin			20	
812	Steel Grain Building (Flat)				
814	Church				
815	Hospital				
816	Library				
817	Fraternal Building				
818	Building Owned by Others				
819	Billboard				
820	Feed Mill				
821	Hoop Structures	20			

# ADDENDUM #6

## FINAL RESIDENTIAL SALES RATIO STUDIES ELGIN 2021 & NEWER

### Grant County ND (All Classes Turnover 2023)

#### Sales Ratio Group Statistics

Study Name GRANT ND  
Study Date 01/01/2018-10/26/2022  
Table Basis Test Tables

PDFs 1-51  
Time Adj. + 0.40 per month. Study Date 10/26/2022  
NUTC [Any]

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Value Source: Appraised Values Only.

Deeds: 1; Contracts: 0; Other: 21

Group Tally Number of sales in group = 22

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	26,600	78,795	187,592	1,733,499
Land Value	3,800	5,368	18,900	118,100
Improvement Value	17,400	68,464	138,400	1,506,200
Total Assd Value	21,200	73,832	157,300	1,624,300

Low PIN 61045900

High PIN 61084600

#### Statistical Measures

High Ratio	117.48
Low Ratio	79.70
Weighted Mean	93.70
Mean	95.62
Median	94.37
Coefficient of Dispersion - Median	7.95
Coefficient of Variance - Mean	10.18
Price Related Differential (PRD)	1.02
Price Related Bias (PRB)	-0.021

# ADDENDUM #6

## FINAL RESIDENTIAL SALES RATIO STUDIES ELGIN 2021 & NEWER (Cont.)

Grant County ND (All Classes Turnover 2023)										
Sales Ratio Group Array				Value Source ( VS ): A=Appraised, B=Board, S=St=Equalized						
Study Name	GRANT ND	PDFs	1-51							
Study Date	01/01/2018-10/26/2022	Time Adj.	+ 0.40 per month. Study Date 10/26/2022							
Table Basis	Test Tables	NUTC	[Any]							
Sale #PDF FN	Map Area	Address	D/C NUTC Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
1 49 61045900	CITY OF ELGIN NORTH	207 DAKOTA ST N	O 006 144594	A	\$3,800	\$17,400	\$21,200	7/7/2021	\$26,600	79.70
2 49 61045900	CITY OF ELGIN NORTH	207 DAKOTA ST N	O 006 144751	A	\$3,800	\$17,400	\$21,200	7/7/2021	\$26,600	79.70
3 49 61084600	CITY OF ELGIN SOUTH	409 1ST AVE SW	O 003 144823	A	\$18,900	\$138,400	\$157,300	11/1/2021	\$187,592	83.85
4 49 61066400	CITY OF ELGIN NORTH	104 6TH AVE NW	O 000 144987	A	\$6,400	\$94,300	\$100,700	1/7/2022	\$119,600	84.20
5 49 61080500	CITY OF ELGIN NORTH	307 1ST AVE	O 023 144613	A	\$7,500	\$134,800	\$142,300	7/26/2021	\$158,894	89.56
6 49 61059500	CITY OF ELGIN SOUTH	407 MAIN ST S	O 003 145404	A	\$6,800	\$146,000	\$152,800	6/17/2022	\$170,180	89.79
7 49 61036800	CITY OF ELGIN NORTH	509 MAIN ST	O 000 144601	A	\$3,800	\$32,600	\$36,400	7/16/2021	\$40,280	90.37
8 49 61037000	CITY OF ELGIN NORTH	510 EAST ST N	O 000 144207	A	\$3,800	\$100,800	\$104,600	2/1/2021	\$113,820	91.90
9 49 61079200	CITY OF ELGIN NORTH	209 EAST ST N	O 013 144198	A	\$3,600	\$76,900	\$80,500	1/29/2021	\$86,720	92.83
10 49 61041900	CITY OF ELGIN NORTH	307 WEST ST	D 000 144430	A	\$3,800	\$34,200	\$38,000	4/26/2021	\$40,736	93.28
11 49 61035900	CITY OF ELGIN NORTH	110 4TH AVE NW	O 013 144437	A	\$6,600	\$126,600	\$133,200	5/3/2021	\$141,504	94.13 <Median
12 49 61041600	CITY OF ELGIN NORTH	206 2ND AVE NW	O 000 144585	A	\$6,600	\$38,700	\$45,300	7/9/2021	\$47,880	94.61 <Median
13 49 61040900	CITY OF ELGIN NORTH	307 MONTANA ST N	O 000 144764	A	\$4,300	\$70,500	\$74,800	9/23/2021	\$78,795	94.93
14 49 61035500	CITY OF ELGIN NORTH	102 4TH AVE NW	O 000 144728	A	\$6,600	\$54,200	\$60,800	9/24/2021	\$63,120	96.32
15 49 61042900	CITY OF ELGIN NORTH	WEST ST N	O 000 145474	A	\$3,800	\$54,400	\$58,200	7/23/2022	\$57,684	100.89
16 49 61080200	CITY OF ELGIN NORTH	1ST ST NE	O 003 144597	A	\$4,600	\$70,700	\$75,300	7/16/2021	\$74,094	101.63
17 49 61058400	CITY OF ELGIN SOUTH	301 DAKOTA ST	O 000 144808	A	\$2,800	\$39,700	\$42,500	2/15/2022	\$41,280	102.96
18 49 61057100	CITY OF ELGIN SOUTH	307 MAIN ST	O 008 144632	A	\$3,800	\$23,500	\$27,300	8/2/2021	\$26,500	103.02
19 49 61059500	CITY OF ELGIN SOUTH	407 MAIN ST S	O 000 145215	A	\$6,800	\$146,000	\$152,800	3/26/2022	\$143,920	106.17
20 49 61032000	CITY OF ELGIN NORTH	407 DAKOTA ST N	O 015 144413	A	\$3,100	\$19,700	\$22,800	4/23/2021	\$21,440	106.34
21 49 61032000	CITY OF ELGIN NORTH	407 DAKOTA ST N	O 000 144414	A	\$3,100	\$19,700	\$22,800	2/2/2022	\$20,720	110.04
22 49 61047200	CITY OF ELGIN NORTH	115 1ST AVE NW	O 000 145446	A	\$3,800	\$49,700	\$53,500	7/13/2022	\$45,540	117.48
					\$118,100	\$1,506,200	\$1,624,300			
					Building Residual			\$1,615,399		
					Indicated Map Factor			N/A		

\* denotes sale is part of multiparcel sale



# ADDENDUM #6

## FINAL RESIDENTIAL SALES RATIO STUDIES ELGIN 2021 & NEWER (Cont.)

### Grant County ND (All Classes Turnover 2023)

#### Sales Ratio Sale Price Strata

Study Name GRANT ND

Study Date 01/01/2018-10/26/2022

Table Basis Test Tables

PDFs 1-51

Time Adj. + 0.40 per month. Study Date 10/26/2022

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Sale Price Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale Price	Mean Sale Price	High Sale Price
0 - 9,999									
10,000 - 19,999									
20,000 - 29,999	5	22.73	103.02	11.06	95.76	1.01	20,720	24,372	26,600
30,000 - 39,999									
40,000 - 49,999	5	22.73	94.61	7.78	99.74	1.00	40,280	43,143	47,880
50,000 - 59,999	1	4.55	100.89		100.89	1.00	57,684	57,684	57,684
60,000 - 69,999	1	4.55	96.32		96.32	1.00	63,120	63,120	63,120
70,000 - 79,999	2	9.09	98.28	3.41	98.28	1.00	74,094	76,445	78,795
80,000 - 89,999	1	4.55	92.83		92.83	1.00	86,720	86,720	86,720
90,000 - 99,999									
100,000 - 119,999	2	9.09	88.05	4.37	88.05	1.00	113,820	116,710	119,600
120,000 - 139,999									
140,000 - 159,999	3	13.64	94.13	5.88	96.62	1.00	141,504	148,106	158,894
160,000 - 179,999	1	4.55	89.79		89.79	1.00	170,180	170,180	170,180
180,000 - 199,999	1	4.55	83.85		83.85	1.00	187,592	187,592	187,592
200,000 - 249,999									
250,000 - 299,999									
300,000 - 349,999									
350,000 - 399,999									
400,000 - 449,999									
450,000 - 499,999									
500,000 - 599,999									
600,000 - 699,999									
700,000 - 799,999									
800,000 - 899,999									
900,000 - 999,999									
1,000,000 - \$ UP									
<b>Strata Totals</b>	<b>22</b>	<b>100.00</b>	<b>94.37</b>	<b>7.95</b>	<b>95.62</b>	<b>1.02</b>	<b>26,600</b>	<b>78,795</b>	<b>187,592</b>

# ADDENDUM #6

## FINAL RESIDENTIAL SALES RATIO STUDIES ELGIN 2021 & NEWER (Cont.)

### Grant County ND (All Classes Turnover 2023)

#### Sales Ratio Map Area Strata

Study Name GRANT ND PDFs 1-51 Thu, October 27, 2022 11:55 AM Page 1  
 Study Date 01/01/2018-10/26/2022 Time Adj. + 0.40 per month. Study Date 10/26/2022  
 Table Basis Test Tables NUTC [Any]

Map Area Strata w/ Factor	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale Price	Mean Sale Price	High Sale Price
CTY OF ELGIN SOUTH RES 0.700	5	22.73	102.96	6.91	97.16	1.04	26,500	113,894	187,592
CTY OF ELGIN NORTH RES 0.750	17	77.27	94.13	7.54	95.17	1.01	20,720	68,472	158,894
Strata Totals.....	22	100.00	94.37	7.95	95.62	1.02	26,600	78,795	187,592

# ADDENDUM #6

## FINAL RESIDENTIAL SALES RATIO STUDIES ELGIN 2021 & NEWER (Cont.)

### Grant County ND (All Classes Turnover 2023)

#### Sales Ratio Year Built Strata

Study Name GRANT ND

Study Date 01/01/2018-10/26/2022

Table Basis Test Tables

PDFs 1-51

Time Adj. + 0.40 per month. Study Date 10/26/2022

NUTC [Any]

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Year Built Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale Price	Mean Sale Price	High Sale Price
2021 - & Above									
2020									
2019									
2018									
2017									
2016									
2015									
2014									
2013									
2012									
2011									
2010									
2000 - 2009									
1990 - 1999									
1980 - 1989									
1970 - 1979	5	22.73	89.79	6.69	91.18	1.00	113,820	147,022	187,592
1960 - 1969	2	9.09	92.25	2.91	92.25	1.01	78,795	118,845	158,894
1950 - 1959	2	9.09	96.86	4.16	96.86	1.01	57,684	72,202	86,720
1940 - 1949	2	9.09	108.19	1.71	108.19	1.00	20,720	21,080	21,440
1930 - 1939	1	4.55	94.61		94.61	1.00	47,880	47,880	47,880
1920 - 1929	3	13.64	79.70	4.46	83.26	0.99	26,600	31,160	40,280
1910 - 1919	4	18.18	102.29	2.50	100.43	1.02	26,500	70,845	141,504
1900 - 1909	3	13.64	96.32	8.37	102.36	1.00	40,736	49,799	63,120
1890 - 1899									
1880 - 1889									
1870 - 1879									
1860 - 1869									
1850 - 1859									
1849 - & Below									
Commercial									
Ag Land									
Ag Building									
Exempt									

# ADDENDUM #6

## FINAL RESIDENTIAL SALES RATIO STUDIES ELGIN 2021 & NEWER (Cont.)

Grant County ND (All Classes Turnover 2023)										
Sales Ratio Year Built Strata										
Study Name	GRANT ND	PDFs	1-51							
Study Date	01/01/2018-10/26/2022	Time A dj.	+ 0.40	per month.	Study Date	10/26/2022				
Table Basis	Test Tables	NUTC	[Any]							
Year Built Strata		# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale Price	Mean Sale Price	High Sale Price
Yard Item										
Vacant										
Other										
Strata Totals.....		22	100.00	94.37	7.95	95.62	1.02	26,600	78,795	187,592

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# ADDENDUM #6

## FINAL RESIDENTIAL SALES RATIO STUDIES ELGIN 2021 & NEWER (Cont.)

### Grant County ND (All Classes Turnover 2023)

#### Sales Ratio Condition Strata

Study Name GRANT ND

Study Date 01/01/2018-10/26/2022

Table Basis Test Tables

PDFs 1-51

Time Adj. + 0.40 per month. Study Date 10/26/2022

NUTC [Any]

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Condition Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale Price	Mean Sale Price	High Sale Price
None									
Excellent	1	4.55	94.13		94.13	1.00	141,504	141,504	141,504
Very Good	4	18.18	95.71	7.43	96.79	1.01	74,094	136,772	170,180
Good	5	22.73	92.83	5.07	93.57	1.03	41,280	98,506	187,592
Above Normal									
Normal	6	27.27	94.77	7.76	97.08	1.03	40,280	64,963	119,600
Below Normal	1	4.55	103.02		103.02	1.00	26,500	26,500	26,500
Fair	5	22.73	93.28	12.22	93.81	1.01	20,720	27,219	40,736
Poor									
Very Poor									
Observed									
Ag Building									
Ag Land									
Commercial / Industrial									
Exempt									
Other									
Vacant									
Yard Item									
<b>Strata Totals</b>	<b>22</b>	<b>100.00</b>	<b>94.37</b>	<b>7.95</b>	<b>95.62</b>	<b>1.02</b>	<b>26,600</b>	<b>78,795</b>	<b>187,592</b>

# ADDENDUM #6

## FINAL RESIDENTIAL SALES RATIO STUDIES ELGIN 2021 & NEWER (Cont.)

### Grant County ND (All Classes Turnover 2023)

#### Sales Ratio Grade Strata

Study Name GRANT ND  
Study Date 01/01/2018-10/26/2022  
Table Basis Test Tables

PDFs 1-51  
Time Adj. + 0.40 per month. Study Date 10/26/2022  
NUTC [Any]

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Building Grade Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale Price	Mean Sale Price	High Sale Price
3	1	4.55	83.85		83.85	1.00	187,592	187,592	187,592
3-5	1	4.55	84.20		84.20	1.00	119,600	119,600	119,600
3-10	3	13.64	89.79	6.17	95.17	1.01	143,920	157,665	170,180
4+5	2	9.09	93.42	1.62	93.42	1.00	78,795	96,308	113,820
4	3	13.64	94.13	0.47	94.01	1.00	40,736	76,707	141,504
4-5	4	18.18	101.26	6.27	103.21	1.02	45,540	66,010	86,720
5+10	1	4.55	90.37		90.37	1.00	40,280	40,280	40,280
5+5	3	13.64	79.70	6.95	85.24	0.96	26,600	38,773	63,120
5	2	9.09	108.19	1.71	108.19	1.00	20,720	21,080	21,440
5-10	1	4.55	103.02		103.02	1.00	26,500	26,500	26,500
6+10	1	4.55	102.96		102.96	1.00	41,280	41,280	41,280
Strata Totals.....	22	100.00	94.37	7.95	95.62	1.02	26,600	78,795	187,592

# ADDENDUM #6

## FINAL RESIDENTIAL SALES RATIO STUDIES ELGIN 2021 & NEWER (Cont.)

### Grant County ND (All Classes Turnover 2023)

#### Sales Ratio TLA or GBA Strata

Study Name GRANT ND

Study Date 01/01/2018-10/26/2022

Table Basis Test Tables

PDFs 1-51

Time Adj. + 0.40 per month. Study Date 10/26/2022

NUTC [Any]

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TLA or GBA Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale Price	Mean Sale Price	High Sale Price
0 - 249									
250 - 499									
500 - 749									
750 - 999	8	36.36	102.29	4.05	101.45	1.01	20,720	43,140	74,094
1,000 - 1,249	6	27.27	93.72	3.77	95.04	1.00	47,880	106,886	170,180
1,250 - 1,499	3	13.64	89.56	3.70	89.30	1.00	119,600	139,999	158,894
1,500 - 1,749	4	18.18	86.49	14.85	92.54	0.96	26,600	34,869	45,540
1,750 - 1,999	1	4.55	83.85		83.85	1.00	187,592	187,592	187,592
2,000 - 2,249									
2,250 - 2,499									
2,500 - 2,749									
2,750 - 2,999									
3,000 - 3,249									
3,250 - 3,499									
3,500 - 3,749									
3,750 - 3,999									
4,000 - 4,249									
4,250 - 4,499									
4,500 - 4,749									
4,750 - 4,999									
5,000 - 5,499									
5,500 - 5,999									
6,000 - 6,499									
6,500 - 6,999									
7,000 - 7,499									
7,500 - 7,999									
8,000 - 8,499									
8,500 - 8,999									
9,000 - 9,499									
9,500 - 9,999									
10,000 - 14,999									
15,000 - 19,999									
20,000 - 24,999									

# ADDENDUM #6

## FINAL RESIDENTIAL SALES RATIO STUDIES ELGIN 2021 & NEWER (Cont.)

### Grant County ND (All Classes Turnover 2023)

#### Sales Ratio TLA or GBA Strata

Study Name GRANT ND PDFs 1-51 Thu, October 27, 2022 11:58 AM Page 2  
 Study Date 01/01/2018-10/26/2022 Time Adj. + 0.40 per month. Study Date 10/26/2022  
 Table Basis Test Tables NUTC [Any]

TLA or GBA Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale Price	Mean Sale Price	High Sale Price
25,000 - 29,999									
30,000 - 34,999									
35,000 - 39,999									
40,000 - 44,999									
45,000 - 49,999									
50,000 - & UP									
Commercial									
Ag Land									
Ag Building									
Exempt									
Yard Item									
Vacant									
Other									
<b>Strata Totals</b>	<b>22</b>	<b>100.00</b>	<b>94.37</b>	<b>7.95</b>	<b>95.62</b>	<b>1.02</b>	<b>26,600</b>	<b>78,795</b>	<b>187,592</b>



# ADDENDUM #6

## FINAL RESIDENTIAL SALES RATIO STUDIES CARSON & NEW LEIPZIG 2020 & NEWER

### Grant County ND (All Classes Turnover 2023)

#### Sales Ratio Group Statistics

Study Name GRANT ND  
Study Date 01/01/2020-10/26/2022  
Table Basis Test Tables

PDFs 1-51  
Time Adj. + 0.40 per month. Study Date 10/26/2022  
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Value Source: Appraised Values Only.

Deeds: 1; Contracts: 0; Other: 13

Group Tally Number of sales in group = 14

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	27,200	61,161	262,895	856,253
Land Value	7,200	5,979	5,600	83,700
Improvement Value	17,800	54,171	249,500	758,400
Total Assd Value	25,000	60,150	255,100	842,100

Low PIN 60027900

High PIN 60004100

#### Statistical Measures

High Ratio	130.72
Low Ratio	85.02
Weighted Mean	98.35
Mean	101.45
Median	96.24
Coefficient of Dispersion - Median	11.79
Coefficient of Variance - Mean	14.64
Price Related Differential (PRD)	1.03
Price Related Bias (PRB)	-0.042

# ADDENDUM #6

## FINAL RESIDENTIAL SALES RATIO STUDIES CARSON & NEW LEIPZIG 2020 & NEWER (Cont.)

Grant County ND (All Classes Turnover 2023)														
Sales Ratio Group Array			Value Source ( VS ): A=Appraised, B=Board, S=St=Equalized											
Study Name	GRANT ND	PDFs	1-51											
Study Date	01/01/2020-10/26/2022	Time Adj.	+ 0.40 per month. Study Date 10/26/2022											
Table Basis	Test Tables	NUTC	[Any]											
Sale #	PDF	FN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
1	48	60013600	CITY OF CARSON	RES208 WEST ST N	O	000	143774	A	\$4,900	\$24,700	\$29,600	8/5/2020	\$34,816	85.02
2	48	60020700	CITY OF CARSON	RES311 MORTON ST	O	000	145492	A	\$3,800	\$58,500	\$62,300	8/1/2022	\$72,864	85.50
3	48	60010800	CITY OF CARSON	RES508 GRANT	O	000	144549	A	\$5,600	\$29,600	\$35,200	6/25/2021	\$39,368	89.41
4	50	62085700	CITY OF NL RES	30 3RD AVE E	O	000	144052	A	\$3,800	\$28,100	\$31,900	11/20/2020	\$34,816	91.62
5	48	60012600	CITY OF CARSON	RES302 MONTANA ST	O	000	144636	A	\$6,800	\$51,600	\$58,400	7/22/2021	\$63,600	91.82
6	48	60027900	CITY OF CARSON	RES324 2ND AVE	O	000	144017	A	\$7,200	\$17,800	\$25,000	11/3/2020	\$27,200	91.91
7	48	60015500	CITY OF CARSON	RES308 1ST AVE E	O	000	144591	A	\$6,300	\$52,600	\$58,900	7/1/2021	\$61,712	95.44 <Median
8	48	60004100	CITY OF CARSON	RES301 2ND AVE W	O	000	144749	A	\$5,600	\$249,500	\$255,100	9/30/2021	\$262,895	97.03 <Median
9	50	62110400	CITY OF NL	EAST RES211 5TH AVE E	O	000	114117	A	\$9,000	\$104,000	\$113,000	12/11/2020	\$114,240	98.91
10	48	60013800	CITY OF CARSON	RES406 1ST AVE W	O	000	143881	A	\$6,600	\$22,400	\$29,000	9/4/2020	\$26,656	108.79
11	48	60016500	CITY OF CARSON	RES101 EAST ST	O	000	145249	A	\$4,800	\$26,800	\$31,600	4/18/2022	\$28,160	112.22
12	48	60019400	CITY OF CARSON	RESIDAHO ST	O	000	144662	A	\$9,900	\$22,800	\$32,700	8/20/2021	\$28,406	115.12
13	48	60008900	CITY OF CARSON	RES209 1ST AVE E	D	000	144934	A	\$3,800	\$29,300	\$33,100	12/8/2021	\$35,100	126.82
14	48	60011000	CITY OF CARSON	RES110 4TH AVE	O	000	144642	A	\$5,600	\$40,700	\$46,300	8/11/2022	\$35,420	130.72
									\$83,700	\$758,400	\$842,100			
									Building Residual		\$772,553			
									Indicated Map Factor		N/A			

\* denotes sale is part of multiparcel sale

# ADDENDUM #6

## FINAL RESIDENTIAL SALES RATIO STUDIES CARSON & NEW LEIPZIG 2020 & NEWER (Cont.)

### Grant County ND (All Classes Turnover 2023)

**Sales Ratio Sale Price Strata**  
 Study Name GRANT ND  
 Study Date 01/01/2020-10/26/2022  
 Table Basis Test Tables

PDFs 1-51  
 Time Adj. + 0.40 per month. Study Date 10/26/2022  
 NUTC [Any]

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Sale Price Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale Price	Mean Sale Price	High Sale Price
0 - 9,999									
10,000 - 19,999									
20,000 - 29,999	5	35.71	112.22	7.35	110.97	1.00	26,100	27,304	28,406
30,000 - 39,999	4	28.57	90.52	13.23	99.19	1.00	34,816	36,105	39,368
40,000 - 49,999									
50,000 - 59,999									
60,000 - 69,999	2	14.29	93.63	1.93	93.63	1.00	61,712	62,656	63,600
70,000 - 79,999	1	7.14	85.50		85.50	1.00	72,864	72,864	72,864
80,000 - 89,999									
90,000 - 99,999									
100,000 - 119,999	1	7.14	98.91		98.91	1.00	114,240	114,240	114,240
120,000 - 139,999									
140,000 - 159,999									
160,000 - 179,999									
180,000 - 199,999									
200,000 - 249,999									
250,000 - 299,999	1	7.14	97.03		97.03	1.00	262,895	262,895	262,895
300,000 - 349,999									
350,000 - 399,999									
400,000 - 449,999									
450,000 - 499,999									
500,000 - 599,999									
600,000 - 699,999									
700,000 - 799,999									
800,000 - 899,999									
900,000 - 999,999									
1,000,000 - \$ UP									
<b>Strata Totals.....</b>	<b>14</b>	<b>100.00</b>	<b>96.24</b>	<b>11.79</b>	<b>101.45</b>	<b>1.03</b>	<b>27,200</b>	<b>61,161</b>	<b>262,895</b>

# ADDENDUM #6

## FINAL RESIDENTIAL SALES RATIO STUDIES CARSON & NEW LEIPZIG 2020 & NEWER (Cont.)

### Grant County ND (All Classes Turnover 2023)

#### Sales Ratio Map Area Strata

Study Name GRANT ND  
 Study Date 01/01/2020-10/26/2022  
 Table Basis Test Tables

PDFs 1-51  
 Time Adj. + 0.40 per month. Study Date 10/26/2022  
 NUTC [Any]

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Map Area Strata w/ Factor	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale Price	Mean Sale Price	High Sale Price
CTY OF CARSON RES 0.630	12	85.71	96.23	13.13	102.48	1.04	26,100	58,933	262,895
CTY OF NL RES 0.600	1	7.14	91.62		91.62	1.00	34,816	34,816	34,816
CTY OF NL EAST RES 0.600	1	7.14	98.91		98.91	1.00	114,240	114,240	114,240
Strata Totals.....	14	100.00	96.24	11.79	101.45	1.03	27,200	61,161	262,895

# ADDENDUM #6

## FINAL RESIDENTIAL SALES RATIO STUDIES CARSON & NEW LEIPZIG 2020 & NEWER (Cont.)

### Grant County ND (All Classes Turnover 2023)

#### Sales Ratio Style Strata

Study Name GRANT ND  
 Study Date 01/01/2020-10/26/2022  
 Table Basis Test Tables

PDFs 1-51  
 Time Adj. + 0.40 per month. Study Date 10/26/2022  
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Building Style Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale Price	Mean Sale Price	High Sale Price
1 Story Frame	12	85.71	97.97	12.42	103.26	1.04	26,100	62,774	262,895
2 Story Frame	1	7.14	91.82		91.82	1.00	63,600	63,600	63,600
1 3/4 Story Frame	1	7.14	89.41		89.41	1.00	39,368	39,368	39,368
<b>Strata Totals</b>	<b>14</b>	<b>100.00</b>	<b>96.24</b>	<b>11.79</b>	<b>101.45</b>	<b>1.03</b>	<b>27,200</b>	<b>61,161</b>	<b>262,895</b>

# ADDENDUM #6

## FINAL RESIDENTIAL SALES RATIO STUDIES CARSON & NEW LEIPZIG 2020 & NEWER (Cont.)

### Grant County ND (All Classes Turnover 2023)

#### Sales Ratio Year Built Strata

Study Name GRANT ND

Study Date 01/01/2020-10/26/2022

Table Basis Test Tables

PDFs 1-51

Time Adj. + 0.40 per month. Study Date 10/26/2022

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Year Built Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale Price	Mean Sale Price	High Sale Price
2021 - & Above									
2020									
2019									
2018									
2017									
2016									
2015									
2014									
2013									
2012									
2011									
2010									
2000 - 2009									
1990 - 1999									
1980 - 1989	1	7.14	97.03		97.03	1.00	262,895	262,895	262,895
1970 - 1979	1	7.14	98.91		98.91	1.00	114,240	114,240	114,240
1960 - 1969	1	7.14	130.72		130.72	1.00	35,420	35,420	35,420
1950 - 1959	1	7.14	85.50		85.50	1.00	72,864	72,864	72,864
1940 - 1949	1	7.14	126.82		126.82	1.00	26,100	26,100	26,100
1930 - 1939									
1920 - 1929	7	50.00	95.44	10.49	99.66	1.02	26,656	36,276	61,712
1910 - 1919	2	14.29	91.86	0.05	91.86	1.00	27,200	45,400	63,600
1900 - 1909									
1890 - 1899									
1880 - 1889									
1870 - 1879									
1860 - 1869									
1850 - 1859									
1849 - & Below									
Commercial									
Ag Land									
Ag Building									
Exempt									

# ADDENDUM #6

## FINAL RESIDENTIAL SALES RATIO STUDIES CARSON & NEW LEIPZIG 2020 & NEWER (Cont.)

### Grant County ND (All Classes Turnover 2023)

#### Sales Ratio Year Built Strata

Study Name GRANT ND  
 Study Date 01/01/2020-10/26/2022  
 Table Basis Test Tables

PDFs 1-51  
 Time Adj. + 0.40 per month. Study Date 10/26/2022  
 NUTC [Any]

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Year Built Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale Price	Mean Sale Price	High Sale Price
Yard Item									
Vacant									
Other									
Strata Totals	14	100.00	96.24	11.79	101.45	1.03	27,200	61,161	262,895

# ADDENDUM #6

## FINAL RESIDENTIAL SALES RATIO STUDIES CARSON & NEW LEIPZIG 2020 & NEWER (Cont.)

### Grant County ND (All Classes Turnover 2023)

#### Sales Ratio Condition Strata

Study Name GRANT ND

Study Date 01/01/2020-10/26/2022

Table Basis Test Tables

PDFs 1-51

Time Adj. + 0.40 per month. Study Date 10/26/2022

NUTC [Any]

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Condition Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale Price	Mean Sale Price	High Sale Price
None									
Excellent									
Very Good									
Good									
Above Normal	5	35.71	97.03	9.96	100.03	1.03	26,100	100,660	262,895
Normal	6	42.86	93.53	8.98	97.08	1.01	26,656	37,588	61,712
Below Normal	2	14.29	103.47	11.26	103.47	1.04	28,406	46,003	63,600
Fair	1	7.14	130.72		130.72	1.00	35,420	35,420	35,420
Poor									
Very Poor									
Observed									
Ag Building									
Ag Land									
Commercial / Industrial									
Exempt									
Other									
Vacant									
Yard Item									
<b>Strata Totals</b>	<b>14</b>	<b>100.00</b>	<b>96.24</b>	<b>11.79</b>	<b>101.45</b>	<b>1.03</b>	<b>27,200</b>	<b>61,161</b>	<b>262,895</b>



# ADDENDUM #6

## FINAL RESIDENTIAL SALES RATIO STUDIES CARSON & NEW LEIPZIG 2020 & NEWER (Cont.)

### Grant County ND (All Classes Turnover 2023)

#### Sales Ratio Grade Strata

Study Name GRANT ND  
Study Date 01/01/2020-10/26/2022  
Table Basis Test Tables

PDFs 1-51  
Time Adj. + 0.40 per month. Study Date 10/26/2022  
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Building Grade Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale Price	Mean Sale Price	High Sale Price
2-10	1	7.14	97.03		97.03	1.00	262,895	262,895	262,895
3-5	1	7.14	98.91		98.91	1.00	114,240	114,240	114,240
4+10	2	14.29	93.63	1.93	93.63	1.00	61,712	62,656	63,600
4+5	2	14.29	108.11	20.91	108.11	1.08	35,420	54,142	72,864
4-10	3	21.43	89.41	10.14	95.55	1.01	28,160	34,115	39,368
5+5	1	7.14	126.82		126.82	1.00	26,100	26,100	26,100
5	2	14.29	103.37	11.37	103.37	1.01	28,406	31,611	34,816
5-5	1	7.14	108.79		108.79	1.00	26,656	26,656	26,656
5-10	1	7.14	91.91		91.91	1.00	27,200	27,200	27,200
<b>Strata Totals</b>	<b>14</b>	<b>100.00</b>	<b>96.24</b>	<b>11.79</b>	<b>101.45</b>	<b>1.03</b>	<b>27,200</b>	<b>61,161</b>	<b>262,895</b>

# ADDENDUM #6

## FINAL RESIDENTIAL SALES RATIO STUDIES CARSON & NEW LEIPZIG 2020 & NEWER (Cont.)

### Grant County ND (All Classes Turnover 2023)

Sales Ratio TLA or GBA Strata

Study Name GRANT ND

Study Date 01/01/2020-10/26/2022

Table Basis Test Tables

PDFs 1-51

Time Adj. + 0.40 per month. Study Date 10/26/2022

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TLA or GBA Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale Price	Mean Sale Price	High Sale Price
0 - 249									
250 - 499									
500 - 749	2	14.29	103.52	11.21	103.52	1.00			28,406
750 - 999	2	14.29	105.92	19.73	105.92	1.03	27,200	27,803	34,816
1,000 - 1,249	5	35.71	108.79	12.10	105.77	1.04	26,656	39,583	72,864
1,250 - 1,499	2	14.29	94.16	5.04	94.16	0.98	39,368	76,804	114,240
1,500 - 1,749	1	7.14	95.44		95.44	1.00	61,712	61,712	61,712
1,750 - 1,999	1	7.14	91.82		91.82	1.00	63,600	63,600	63,600
2,000 - 2,249									
2,250 - 2,499									
2,500 - 2,749									
2,750 - 2,999									
3,000 - 3,249	1	7.14	97.03		97.03	1.00	262,895	262,895	262,895
3,250 - 3,499									
3,500 - 3,749									
3,750 - 3,999									
4,000 - 4,249									
4,250 - 4,499									
4,500 - 4,749									
4,750 - 4,999									
5,000 - 5,499									
5,500 - 5,999									
6,000 - 6,499									
6,500 - 6,999									
7,000 - 7,499									
7,500 - 7,999									
8,000 - 8,499									
8,500 - 8,999									
9,000 - 9,499									
9,500 - 9,999									
10,000 - 14,999									
15,000 - 19,999									
20,000 - 24,999									

# ADDENDUM #6

## FINAL RESIDENTIAL SALES RATIO STUDIES CARSON & NEW LEIPZIG 2020 & NEWER (Cont.)

### Grant County ND (All Classes Turnover 2023)

#### Sales Ratio TLA or GBA Strata

Study Name GRANT ND

Study Date 01/01/2020-10/26/2022

Table Basis Test Tables

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Time Adj. + 0.40 per month. Study Date 10/26/2022

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TLA or GBA Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale Price	Mean Sale Price	High Sale Price
25,000 - 29,999									
30,000 - 34,999									
35,000 - 39,999									
40,000 - 44,999									
45,000 - 49,999									
50,000 - & UP									
Commercial									
Ag Land									
Ag Building									
Exempt									
Yard Item									
Vacant									
Other									
<b>Strata Totals</b>	<b>14</b>	<b>100.00</b>	<b>96.24</b>	<b>11.79</b>	<b>101.45</b>	<b>1.03</b>	<b>27,200</b>	<b>61,161</b>	<b>262,895</b>

# ADDENDUM #6

## FINAL RURAL RESIDENTIAL SALES RATIO STUDIES

### Grant County ND (All Classes Turnover 2023)

#### Sales Ratio Group Statistics

Study Name GRANT ND

Study Date 01/01/2018-10/26/2022

Table Basis Test Tables

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Study Date 10/26/2022

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Value Source: Appraised Values Only.

Group Tally Number of sales in group = 10 Deeds: 5; Contracts: 0; Other: 5

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	83,200	257,258	554,400	2,572,576
Land Value	0	16,720	0	167,200
Improvement Value	76,300	226,830	533,700	2,268,300
Total Assd Value	76,300	243,550	533,700	2,435,500

Low PIN 05680600

High PIN 05675800

#### Statistical Measures

High Ratio	105.85
Low Ratio	69.94
Weighted Mean	94.67
Mean	93.50
Median	95.60
Coefficient of Dispersion - Median	6.95
Coefficient of Variance - Mean	10.62
Price Related Differential (PRD)	0.99
Price Related Bias (PRB)	0.055

# ADDENDUM #6

## FINAL RURAL RESIDENTIAL SALES RATIO STUDIES (Cont.)

### Grant County ND (All Classes Turnover 2023)

Sales Ratio Group Array Value Source ( VS ): A=Appraised, B=Board, S=St. Equalized

Study Name GRANT ND

PDFs 1-51

Study Date 01/01/2018-10/26/2022

Time Adj. + 0.40 per month. Study Date 10/26/2022

Table Basis Test Tables

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Sale #	PDF	PN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
1	5	05821000	RED ROCK RESORT	5506 CAREFREE AVE	D	000		A	\$0	\$125,900	\$125,900	10/19/2022	\$180,000	69.94
2	5	05672600	LAKE TSCHIDA CABIN10	BASS LOOP	D	000		A	\$0	\$263,000	\$263,000	4/10/2018	\$298,112	88.22
3	5	05752900	LAKE TSCHIDA	E SCHATZ	O	019	141632	A	\$37,400	\$113,500	\$150,900	1/2/2018	\$168,640	89.48
4	5	05680600	LAKE TSCHIDA CABIN72	SUNFISH SHR	D	000		A	\$0	\$76,300	\$76,300	1/1/2022	\$83,200	91.71
5	5	05692400	RED ROCK RESORT	5462 SHORELINE AVE	O	023	144089	A	\$38,000	\$163,400	\$201,400	12/14/2020	\$212,160	94.93 <Median
6	5	05675800	LAKE TSCHIDA CABIN6	CRAYFISH BTM	D	000		A	\$0	\$533,700	\$533,700	9/9/2022	\$554,400	96.27 <Median
7	5	05751700	LAKE TSCHIDA	6861 W SCHATZ DR	O	019	144851	A	\$35,200	\$284,500	\$319,700	2/18/2022	\$330,240	96.81
8	5	05674700	LAKE TSCHIDA CABIN30	PIKE PT	O	023		A	\$0	\$255,100	\$255,100	11/9/2020	\$255,680	99.77
9	5	05677500	LAKE TSCHIDA CABIN23	BLUEGILL BLUFFS	O	019		A	\$0	\$249,800	\$249,800	10/30/2020	\$244,800	102.04
10	5	05695100	RED ROCK RESORT	5501 LEISURE AVE	D	000		A	\$56,600	\$203,100	\$259,700	9/11/2020	\$245,344	105.85
									\$167,200	\$2,268,300	\$2,435,500			
									Building Residual		\$2,405,376			
									Indicated Map Factor		N/A			

\* denotes sale is part of multiparcel sale

# ADDENDUM #6

## FINAL RURAL RESIDENTIAL SALES RATIO STUDIES (Cont.)

### Grant County ND (All Classes Turnover 2023)

#### Sales Ratio Sale Price Strata

Study Name GRANT ND

Study Date 01/01/2018-10/26/2022

Table Basis Test Tables

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Sale Price Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale Price	Mean Sale Price	High Sale Price
0 - 9,999									
10,000 - 19,999									
20,000 - 29,999									
30,000 - 39,999									
40,000 - 49,999									
50,000 - 59,999									
60,000 - 69,999									
70,000 - 79,999									
80,000 - 89,999	1	10.00	91.71		91.71	1.00	83,200	83,200	83,200
90,000 - 99,999									
100,000 - 119,999									
120,000 - 139,999									
140,000 - 159,999									
160,000 - 179,999	1	10.00	89.48		89.48	1.00	168,640	168,640	168,640
180,000 - 199,999	1	10.00	69.94		69.94	1.00	180,000	180,000	180,000
200,000 - 249,999	3	30.00	102.04	3.57	100.94	1.00	212,160	234,101	245,344
250,000 - 299,999	2	20.00	93.99	6.14	93.99	1.00	255,680	276,896	298,112
300,000 - 349,999	1	10.00	96.81		96.81	1.00	330,240	330,240	330,240
350,000 - 399,999									
400,000 - 449,999									
450,000 - 499,999									
500,000 - 599,999	1	10.00	96.27		96.27	1.00	554,400	554,400	554,400
600,000 - 699,999									
700,000 - 799,999									
800,000 - 899,999									
900,000 - 999,999									
1,000,000 - \$ UP									
<b>Strata Totals.....</b>	<b>10</b>	<b>100.00</b>	<b>95.60</b>	<b>6.95</b>	<b>93.50</b>	<b>0.99</b>	<b>83,200</b>	<b>257,258</b>	<b>554,400</b>

# ADDENDUM #6

## FINAL RURAL RESIDENTIAL SALES RATIO STUDIES (Cont.)

### Grant County ND (All Classes Turnover 2023)

#### Sales Ratio Map Area Strata

Study Name GRANT ND  
 Study Date 01/01/2018-10/26/2022  
 Table Basis Test Tables

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Map Area Strata w/ Factor	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale Price	Mean Sale Price	High Sale Price
LAKE TSCHIDA 1.100	2	20.00	93.15	3.93	93.15	0.99	188,640	249,440	330,240
LAKE TSCHIDA CABINS 1.600	5	50.00	96.27	4.55	95.60	1.00	83,200	287,238	554,400
RED ROCK RESORT 1.600	3	30.00	94.93	12.61	90.24	0.98	180,000	212,501	245,344
<b>Strata Totals</b> .....	<b>10</b>	<b>100.00</b>	<b>95.60</b>	<b>6.95</b>	<b>93.50</b>	<b>0.99</b>	<b>83,200</b>	<b>257,258</b>	<b>554,400</b>

# ADDENDUM #6

## FINAL RURAL RESIDENTIAL SALES RATIO STUDIES (Cont.)

### Grant County ND (All Classes Turnover 2023)

#### Sales Ratio Style Strata

Study Name GRANT ND  
 Study Date 01/01/2018-10/26/2022  
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Building Style Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale Price	Mean Sale Price	High Sale Price
1 Story Frame	4	40.00	96.29	3.38	97.58	0.99	83,200	228,480	330,240
1 1/2 Story Frame	1	10.00	96.27		96.27	1.00	554,400	554,400	554,400
Mfd Home (Single)	2	20.00	79.71	12.26	79.71	1.00	168,640	174,320	180,000
Mfd Home (Multi-Section)	2	20.00	100.39	5.44	100.39	1.00	212,160	228,752	245,344
1 Story A-Frame	1	10.00	88.22		88.22	1.00	298,112	298,112	298,112
<b>Strata Totals</b>	<b>10</b>	<b>100.00</b>	<b>95.60</b>	<b>6.95</b>	<b>93.50</b>	<b>0.99</b>	<b>83,200</b>	<b>257,258</b>	<b>554,400</b>



# ADDENDUM #6

## FINAL RURAL RESIDENTIAL SALES RATIO STUDIES (Cont.)

### Grant County ND (All Classes Turnover 2023)

#### Sales Ratio Year Built Strata

Study Name GRANT ND

Study Date 01/01/2018-10/26/2022

Table Basis Test Tables

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Year Built Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale Price	Mean Sale Price	High Sale Price
2021 - & Above									
2020	1	10.00	105.85		105.85	1.00	245,344	245,344	245,344
2019									
2018	1	10.00	94.93		94.93	1.00	212,160	212,160	212,160
2017									
2016									
2015	1	10.00	89.48		89.48	1.00	188,640	188,640	188,640
2014	1	10.00	69.94		69.94	1.00	180,000	180,000	180,000
2013									
2012	1	10.00	96.27		96.27	1.00	554,400	554,400	554,400
2011									
2010	1	10.00	96.81		96.81	1.00	330,240	330,240	330,240
2000 - 2009									
1990 - 1999									
1980 - 1989									
1970 - 1979									
1960 - 1969	2	20.00	93.99	6.14	93.99	1.00	255,680	276,896	298,112
1950 - 1959	2	20.00	96.88	5.33	96.88	0.97	83,200	164,000	244,800
1940 - 1949									
1930 - 1939									
1920 - 1929									
1910 - 1919									
1900 - 1909									
1890 - 1899									
1880 - 1889									
1870 - 1879									
1860 - 1869									
1850 - 1859									
1849 - & Below									
Commercial									
Ag Land									
Ag Building									
Exempt									

# ADDENDUM #6

## FINAL RURAL RESIDENTIAL SALES RATIO STUDIES (Cont.)

### Grant County ND (All Classes Turnover 2023)

#### Sales Ratio Year Built Strata

Study Name GRANT ND

Study Date 01/01/2018-10/26/2022

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Year Built Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale Price	Mean Sale Price	High Sale Price
Yard Item									
Vacant									
Other									
Strata Totals	10	100.00	95.60	6.95	93.50	0.99	83,200	257,258	554,400

# ADDENDUM #6

## FINAL RURAL RESIDENTIAL SALES RATIO STUDIES (Cont.)

### Grant County ND (All Classes Turnover 2023)

#### Sales Ratio Condition Strata

Study Name GRANT ND

Study Date 01/01/2018-10/26/2022

Table Basis Test Tables

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Condition Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale Price	Mean Sale Price	High Sale Price
None									
Excellent	1	10.00	88.22		88.22	1.00	298,112	298,112	298,112
Very Good									
Good	2	20.00	100.91	1.12	100.91	1.00	244,800	250,240	255,680
Above Normal									
Normal	6	60.00	95.60	7.77	92.21	0.98	168,640	281,797	554,400
Below Normal									
Fair	1	10.00	91.71		91.71	1.00	83,200	83,200	83,200
Poor									
Very Poor									
Observed									
Ag Building									
Ag Land									
Commercial / Industrial									
Exempt									
Other									
Vacant									
Yard Item									
<b>Strata Totals</b>	<b>10</b>	<b>100.00</b>	<b>95.60</b>	<b>6.95</b>	<b>93.50</b>	<b>0.99</b>	<b>83,200</b>	<b>257,258</b>	<b>554,400</b>

# ADDENDUM #6

## FINAL RURAL RESIDENTIAL SALES RATIO STUDIES (Cont.)

### Grant County ND (All Classes Turnover 2023)

#### Sales Ratio Grade Strata

Study Name GRANT ND  
 Study Date 01/01/2018-10/26/2022  
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Building Grade Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale Price	Mean Sale Price	High Sale Price
3+5	1	10.00	96.27		96.27	1.00	554,400	554,400	554,400
4+10	2	20.00	98.29	1.51	98.29	1.00	255,680	292,960	330,240
4	6	60.00	92.21	9.97	91.74	0.99	168,640	224,843	298,112
6	1	10.00	91.71		91.71	1.00	83,200	83,200	83,200
Strata Totals.....	10	100.00	95.60	6.95	93.50	0.99	83,200	257,258	554,400

# ADDENDUM #6

## FINAL RURAL RESIDENTIAL SALES RATIO STUDIES (Cont.)

### Grant County ND (All Classes Turnover 2023)

Sales Ratio TLA or GBA Strata

Study Name GRANT ND

Study Date 01/01/2018-10/26/2022

Table Basis Test Tables

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TLA or GBA Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale Price	Mean Sale Price	High Sale Price
0 - 249									
250 - 499	1	10.00	91.71		91.71	1.00	83,200	83,200	83,200
500 - 749									
750 - 999									
1,000 - 1,249	3	30.00	89.48	10.01	85.41	0.97	168,640	226,293	330,240
1,250 - 1,499	3	30.00	94.93	4.06	94.31	1.00	212,160	255,317	298,112
1,500 - 1,749									
1,750 - 1,999	2	20.00	103.95	1.83	103.95	1.00	244,800	245,072	245,344
2,000 - 2,249	1	10.00	96.27		96.27	1.00	554,400	554,400	554,400
2,250 - 2,499									
2,500 - 2,749									
2,750 - 2,999									
3,000 - 3,249									
3,250 - 3,499									
3,500 - 3,749									
3,750 - 3,999									
4,000 - 4,249									
4,250 - 4,499									
4,500 - 4,749									
4,750 - 4,999									
5,000 - 5,499									
5,500 - 5,999									
6,000 - 6,499									
6,500 - 6,999									
7,000 - 7,499									
7,500 - 7,999									
8,000 - 8,499									
8,500 - 8,999									
9,000 - 9,499									
9,500 - 9,999									
10,000 - 14,999									
15,000 - 19,999									
20,000 - 24,999									

# ADDENDUM #6

## FINAL RURAL RESIDENTIAL SALES RATIO STUDIES (Cont.)

### Grant County ND (All Classes Turnover 2023)

#### Sales Ratio TLA or GBA Strata

Study Name GRANT ND

Study Date 01/01/2018-10/26/2022

Table Basis Test Tables

PDFs 1-51

Time Adj. + 0.40 per month. Study Date 10/26/2022

NUTC [Any]

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TLA or GBA Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale Price	Mean Sale Price	High Sale Price
25,000 - 29,999									
30,000 - 34,999									
35,000 - 39,999									
40,000 - 44,999									
45,000 - 49,999									
50,000 - & UP									
Commercial									
Ag Land									
Ag Building									
Exempt									
Yard Item									
Vacant									
Other									
<b>Strata Totals</b>	<b>10</b>	<b>100.00</b>	<b>95.60</b>	<b>6.95</b>	<b>93.50</b>	<b>0.99</b>	<b>83,200</b>	<b>257,258</b>	<b>554,400</b>