

## Staff Report for 2023 State Board of Equalization

**File No.:** 2023-WILLIAMS-WILLISTON-HOGLUND

**Prepared By:** Property Tax Division

**County or City:** City of Williston

**Appellant:** Craig & Christine Hoglund

**Issue:** Appeal of Residential Property Valuation

---

**Summary:** Mr. Craig and Mrs. Christine Hoglund are appealing the valuation of their residential property on parcel number 01-056-00-06-33-000, located at 805 2<sup>nd</sup> Avenue E, Williston, ND.

---

**Analysis:** Mr. Hoglund feels the valuation of his property is too high and wants his property valued at \$362,000, based upon the appraisal document dated November 1, 2022. This appraisal document was developed by Jared Perry of Perry Appraisals LLC for Gate City Bank for mortgage financing purposes with a letter dated November 30, 2021. In the appraisal document, it states Mr. Hoglund is the tenant and buyer of the property and the seller is Mr. Donald Hoglund, the buyer's father. It also states this is not considered an arm's length transaction because it was not exposed to the Williston Multiple Listing Service (MLS). Because the sale is between two family members and it was not exposed to the open market, this sale is not considered an arm's length transaction and was not included in the City of Williston's 2022 sales ratio study. The appraisal document also states that cost approach was considered but not developed.

Williams County Board of Equalization approved a 2023 true and full value of \$438,110, with \$364,610 placed on the improvement and \$73,500 on the land. Property Tax Division staff completed an onsite inspection with Mr. Hoglund on August 28, 2023. Staff also visited with the Williams County Tax Director/Williston City Assessor Darcy Anderson and two City of Williston staff appraisers.

The income approach to value was not used to determine the value of this property because the property is used as a residence and is not an income producing property.

The sales approach to value was considered for this appeal. City Assessor, Darcy Anderson, provided five current sales and eleven comparable properties to the subject property. The comparable properties were used to conduct a square foot study on both the improvements and the land. The average improvement value of the comparable properties is \$223.17 per square foot and the average land value is \$5.60 per square foot. This resulted in an estimated improvement value of \$432,504 and estimated land value of \$78,334 for a total estimated true and full value of \$510,838, which is greater than the approved true and full value of \$438,110.

The cost approach to value was considered for this appeal. The cost approach, based on characteristics of the property, depreciation, year built, and square footage, in no specific order of significance, resulted in an estimated improvement value of \$370,906 with the calculated land value of \$73,500, the estimated true and full value for this parcel using the cost approach is \$444,406, which is slightly higher than the approved true and full value of \$438,110.

Upon review of all information submitted by Mr. Hoglund, the City of Williston, and independent research conducted by Property Tax Division staff, the assessment of the subject property is reasonable, and no change is necessary.

---

**Proposal for Review:** No action required.