

Staff Report for 2025 State Board of Equalization

File No.: 2025-REPORT-GRANT-NEW LEIPZIG-GRIFFIN

Prepared By: Property Tax Division

County or City: CITY OF NEW LEIPZIG

Appellant: LYNN & AMIEE GRIFFIN

Type of Appeal: COMMERCIAL VALUE

Appeal Issue: Lynn and Amiee Griffin are appealing the property value of \$70,200 on parcel number 62101623, located at 411 1ST Avenue SW, New Leipzig, ND.

Analysis: The Grant County Board of Equalization approved a 2025 true and full value of \$73,600. Of which, \$70,200 is attributable to the structure and \$3,400 is attributable to the land.

Lynn Griffin appealed said valuation, in person, at the City of New Leipzig and the Grant County Board of Equalization meetings. The City of New Leipzig Board of Equalization decreased the improvement value to \$50,000.

Lynn Griffin appeared at the Grant County Board of Equalization meeting and presented cost documentation for the construction of the improvement. Following discussion, the Grant County Board of Equalization approved an improvement value of \$70,200. Meeting minutes reflect that the Grant County Board of Equalization increased the improvement value, over and above the improvement valuation approved by the City of New Leipzig Board of Equalization for two reasons: 1. The City of New Leipzig Board of Equalization failed to provide reasoning for their change in improvement valuation down to \$50,000; and 2. The Grant County Commission was not convinced that the costs presented by Lynn Griffin were complete.

Property Tax Division staff completed an onsite inspection of the property on Wednesday, August 27, 2025, with the appellants present. Staff also reviewed information submitted by the Grant County Tax Assessing Office.

Considering the three approaches to value, the income approach to value was not used to determine the value of this property because the property is not utilized as an income producing property. Therefore, the cost and sales approaches to value were utilized.

The cost approach was calculated based on Marshall & Swift © Valuation Service manual. This approach incorporated several factors including characteristics of the property, price per square foot, local and regional multipliers, and depreciation. The cost approach indicated a true and full value of \$46,400, with \$43,000 attributable to the improvement and \$3,400 attributable to the land, which is lower than the 2025 approved value of \$73,600.

The sales approach to value was considered for this appeal. Current, comparable sales information indicates the average price per square foot of improvement is \$23.26 and \$1.02 per square foot for the land. The sales approach indicates a true and full value of \$55,955, which is lower than the County's true and full value of \$73,600.

Upon review of information submitted by Mr. Griffin, and independent research by Property Tax Division staff, the cost and sales approaches to value were weighted. The final indicated true and full value for the subject property, consisting of improvement and land, is \$49,266.

Summary of Findings: The Grant County Board of Equalization approved a 2025 true and full value, consisting of improvement and land, of \$73,600. Upon review of information, and weighing the cost and sales approaches to value, the indicated true and full value for the subject property is \$49,266.

Proposal for Board Review: Direct Grant County to decrease the true and full value of \$73,600 by 33% to approximately \$49,266 on parcel 62101623.
