

Staff Report for 2025 State Board of Equalization

File No.: 2025-REPORT-RICHLAND-HERTSGAARD

Prepared By: Property Tax Division

County or City: RICHLAND COUNTY

Appellant: CRAIG HERTSGAARD

Type of Appeal: AGRICULTURAL LAND

Appeal Issue: Craig Hertsgaard is appealing the property value of \$280,100 on parcel 02-0000-00474.000, located at 5530 165th Ave SE, Kindred, ND.

Analysis: Craig Hertsgaard has expressed concern regarding the differences in valuation between two parcels that are located in two different counties, which are otherwise very similar; parcel 57-0000-10385-000 in Cass County and parcel 02-0000-00474.000 in Richland County. In his evidence, Craig Hertsgaard notes a difference in the tax dollars generated for the Kindred School District for the two parcels. Craig Hertsgaard states that the tax dollars generated for the school district should be the same because the soil types and productivity indexes are the same for the two parcels.

Property Tax Division Staff reviewed the soil information for parcel 02-0000-00474.000, located in Richland County, and parcel 57-0000-10385-000, located in Cass County. Both parcels are almost entirely made up of the soil type identified as Fargo silty clay, 0 to 1 percent slopes. In Cass County, this soil type carries a value of \$1,469 per acre. In Richland County, this soil type carries a value of \$1,818.88 per acre.

The Kindred School District mill levy was reviewed by staff in both Cass County and Richland County. The levy amount listed in Cass County was 148.35 mills. The levy amount listed in Richland County was also 148.35 mills. There was no difference in the Kindred School District mill levy between Cass County and Richland County.

Property Tax Division Staff reviewed the Cass County Agricultural Land Value audit that was completed in 2024. Cass County was found to be using accurate soil survey information. In accordance with North Dakota Century Code § 57-02-27.2, North Dakota State University (NDSU) Department of Agribusiness and Applied Economics has determined that the 2025 average value per acre of cropland in Cass County is \$1,323.27.

Property Tax Division Staff reviewed the Richland Agricultural Land Value audit that was completed in 2024. Richland County was also found to be using accurate soil survey information. The NDSU Department of Agribusiness and Applied Economics has determined that the 2025 average value per acre of cropland in Richland County is \$1,436.91.

The reason Craig Hertsgaard's parcel of land in Richland County is valued higher than a similar parcel of land in Cass County, is due to the higher average value of cropland in Richland County. Further, both Cass County and Richland County are valuing agricultural land correctly, and within the limitations outlined in Code.

Summary of Findings: The Richland County Board of Equalization approved a 2025 true and full value of \$208,100. Upon review of all information, it was determined that the Kindred School District's mill levy was applied correctly in both Cass County and Richland County. It was further determined that parcel 02-0000-00474.000 is assessed correctly in accordance with North Dakota Century Code and the North Dakota State University's determined average value per acre of cropland.

Proposal for Board Review: No action required.
