

Staff Report for 2025 State Board of Equalization

File No.: 2025-REPORT-STARK-DICKINSON-STEINBACH

Prepared By: Property Tax Division

County or City: CITY OF DICKINSON

Appellant: DAVID STEINBACH

Type of Appeal: RESIDENTIAL VALUE

Appeal Issue: David Steinbach is appealing the property value of \$345,700 on parcel 41-0880-04000-100, located at 1192 11th Avenue E, Dickinson, ND 58601.

Analysis: The Stark County Board of Equalization approved a 2025 true and full value of \$317,300. Of the total true and full value of \$317,300, \$287,800 is attributable to the improvements and \$29,500 is attributable to the land.

David Steinbach received a City of Dickinson notice of increase in real estate assessment detailing a 2025 assessment of \$345,700, which was an increase of \$107,200 over the 2024 assessment of \$238,500.

David Steinbach appealed said valuation, in person, at the City of Dickinson and the Stark County Board of Equalization meetings. The result of David Steinbach's appeal was that his property was re-assessed in person; which resulted in a decrease in the assessed value from \$345,700 to \$317,300.

Property Tax Division staff completed an onsite inspection of the property on Wednesday, August 27, 2025, with the appellant, David Steinbach, present. Staff also reviewed information submitted by the City of Dickinson 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 utilized as a residence, and as such is not 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 \$148,375, which is lower than the City's true and full value of \$317,300.

The sales approach to value was considered for this appeal. Staff reviewed comparable sales information submitted by both David Steinbach and the City of Dickinson Assessing Department. Current, comparable sales indicate the average price per square foot of improvement is \$250.22 and \$3.68 per square foot for the land. The sales approach indicates a true and full value of \$339,023, which is higher than the City's true and full value of \$317,300.

Upon review of information submitted by David Steinbach and the City of Dickinson Assessor, 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 is \$300,893. The difference is an opinion of assessment and could fluctuate depending on how the market is viewed and does not warrant a change.

Summary of Findings: The Stark County Board of Equalization approved a 2025 true and full value of \$317,300 for this single-family residence located in the City of Dickinson. Upon review of information, and weighing the cost and sales approaches to value, the indicated true and full value for the subject property is \$300,893. The difference is an opinion of assessment and could fluctuate depending on how the market is viewed and does not warrant a change

Proposal for Board Review: No action required.
