

Staff Report for 2025 State Board of Equalization

File No.: 2025-SARGENT-COGSWELL-STRANGE

Prepared By: Property Tax Division

County or City: CITY OF COGSWELL

Appellant: MS. JEANNIE STRANGE

Type of Appeal: RESIDENTIAL VALUE

Appeal Issue: Ms. Jeannie Strange is appealing the property value on parcel 27-8507000, located at 115 7th Street, Cogswell, ND.

Analysis:

Summary of Findings:

Proposal for Board Review:

600 E. BOULEVARD AVE., DEPT 127
BISMARCK, ND 58505-0599

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From: Jeannie Strange <missconjeannieality@gmail.com>

Sent: Tuesday, June 3, 2025 6:19 PM

To: -Info-TAX Property Tax <propertytax@nd.gov>

Subject: Appeal for property tax increase for 115 7th Street Cogswell North Dakota 58017

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Property Tax: North Dakota,

At the end of April 2025 we purchased this property in Cogswell at the address 115 7th St. Upon arriving and looking through the mail we discovered a letter regarding a property tax increase.

It was stated that our property has increased in value, from the perspective of the state, by \$22,400 within the last year. We would like to appeal that claim, as continuing on its stated course will directly affect our quality of life. I am a disabled mother of three, and two of my daughters are disabled as well, one with cerebral palsy.

We came to Sargent County less than a week ago and we are on a tight fixed income. The home we arrived to, site unseen, is dilapidated and the entire upstairs portion of the home (where the bedrooms are located) is uninhabitable. There is evidence that the second level of the home has not been inhabited in at least a decade or more and is filthy with bugs and rodents. We have begun the process of ripping the carpets out, and scrubbing the filth away up there, but it will be a long process before we can afford the flooring and paint and the home is livable. At this time we are living in the downstairs portion of the home in a tent making do as we can. The doors upstairs do not shut as they all have a tilt, and the majority of the doors downstairs are experiencing a similar issue. The

home itself is well over 100 years old, and has had very little updates in that time let alone in the last year when the supposed \$22,400 increase in value has been claimed.

The land is in a similar state of affair, and is overgrown, with outdated outbuildings that need reinforced or fixed to be of value or use. No updates have been done in several years. The small barn on the property holds no value as it will be toppling over soon if we don't find some way to reinforce it. It is currently being held up by planks stuck into the dirt at a 45° angle and wedged into the side of the structure.

We arrived at this home last Wednesday fully expecting there to be a lot of work to be done, and we have thus far been surprised with a shocking amount of ticks and mosquitoes and disrepair before us. Now this notice in our mailbox. We left our lives and family and church in NE Oregon to move to Sargent County in hopes of quiet country life and lower cost of living, and now on top of the other aforementioned issues, the situation is not financially what we were expecting either. We were already stretched thin, and due to the fact that we are on such a tight fixed income, a couple hundred bucks a year could make or break us.

We are requesting that this tax increase be canceled for our property, or at the very least put off until we have made some updates to truly reflect a value increase. Due to the tenant that was residing in our home before we arrived, the actual true value of this place has certainly not gone up \$22,400 in the past year, and may even have gone down near that much because of what he has done to this place.

As it stands now, the home has much less value than we had anticipated, and the loan we are obligated to is astronomically higher than this place is truly worth. We decided that we were going to make do with a "not so ideal" situation if we can get some chickens and maybe sheep next year, and fix the place up to be at least comfortable, but this sharp tax increase not only came as a shock after only having been here a handful of days, but it will also cut

deeply into our ability to make improvements that are needed for this home to be habitable for my children.

We are requesting the reasonable accommodation that this tax increase not move forward based upon our financial situation, the physical condition of the home that has certainly not increased in value over this past year, and our disability status for what that might be worth to the argument.

Please see this Google photos album for pictures: <https://photos.app.goo.gl/Ub9jxBo4ZnY8KmSv8>

Thank you for your time,

Jeannie Strange

541.777.9918

115 7th St,

Cogswell ND 58017