

## Staff Report for 2025 State Board of Equalization

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

**Prepared By:** Property Tax Division

**County or City:** CITY OF DICKINSON

**Appellant:** MR. DAVID STEINBACH

**Type of Appeal:** RESIDENTIAL VALUE

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

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**Analysis:**

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**Summary of Findings:**

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**Proposal for Board Review:**

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STATE OF NORTH DAKOTA  
OFFICE OF STATE TAX COMMISSIONER  
BRIAN KROSHUS, COMMISSIONER

## Appellant Information – State Board of Equalization

County or City: Enter County or City Name  
Appellant: Enter Appellant Name  
Type of Appeal: Choose One

Please complete this form in its entirety. The information provided will be taken into consideration when investigating and reaching a conclusion regarding the appeal presented. To provide ample time for investigation, all information to support the appeal (property information, pictures, income information, etc.) must be received by August 1, 2025, and is subject to open records. Please provide one questionnaire per property.

Please email or mail any supporting documentation to:

[propertytax@nd.gov](mailto:propertytax@nd.gov)

or

The Office of State Tax Commissioner, Attn: Property Tax,  
600 E Boulevard Ave., Bismarck, ND 58505-0599

### Information for Property Referenced in Appeal:

David & Carla Steinbach  
Address: 1192 11th. 11th Ave East  
Township Name: City of Dickinson  
County: STARK  
Parcel ID: 41-0880-0400-0100  
Legal Description: Lot 1, Block 4, Shingle's 1st

### Appellant Contact Information:

Appellant Name: David J. Steinbach  
Address: 1192 11th Ave. East  
Phone Number: 1-701-696-7488  
Email Address: [steinbach@ndsupernet.com](mailto:steinbach@ndsupernet.com)

### Answer the questions below that apply to the appeal:

Are you the owner of the property of this appeal? ☒ Yes ☐ No

Did you receive a notice of increase letter from the city/township? (choose all that apply)

☒ Prior to ☐ After Township/City Equalization Meeting  
☒ Prior to ☐ After County Equalization Meeting  
☐ No Notification Received

At which meeting(s) did you appeal your assessment? (choose all that apply)

☒ Township/City ☒ County ☐ N/A

*\*Please note NDCC § 57-13-04.3(a)(1)(2) requires appellants to appeal to the State Board of Equalization must have applied to both local and county boards.*

Has a recent appraisal been completed on the property?

☐ Yes (if yes, please attach) ☒ No

What grounds is your appeal based upon? Please check all that apply and provide supporting documentation for each selection.

- ☐ Factual error, that is, a data collection or clerical error.
- ☐ Equity and uniformity claim of discriminatory level of assessment.
- ☒ Belief that the valuation is inaccurate.
- ☐ Exemption, classification, or assessment limitation.

Please attach or email (propertytax@nd.gov) the following:

1. A detailed explanation of your appeal
2. Evidence to validate the assessment appealed

#### **Appeal Process:**

- 1.) Appellant notifies the Property Tax Division of intent to appeal.
- 2.) Submit this form and all applicable documentation to propertytax@nd.gov by the date specified above.
- 3.) The State Board of Equalization meets on the second Tuesday in August to examine and compare the returns of the assessment of taxable property as submitted by North Dakota counties. This is locally assessed property. The board equalizes the property so that all assessments of similar taxable property are uniform and equal throughout the state. During this meeting, tax directors or other representatives from a county will speak, along with city representatives, and individual taxpayers.
- 4.) After the State Board meeting, your case will be assigned, and staff will reach out to schedule an onsite review of the property (when deemed applicable). While an interior inspection of the property is not required, interior reviews may affect the consideration of value. If denied an interior review, we will assess from the exterior only. Staff will not be allowed to enter the property without the owner or a representative present.
- 5.) Generally, by the first Thursday of October, the property tax division staff will present their findings to the State Board of Equalization with a recommendation. The board deliberates and votes. You can attend this meeting; however, public comments are not accepted.

Legal Description  
SCT:35 TWN:140 RNG:096  
LOT:1 BLK:4  
SHINAGLE'S ADD L1 B4

	2022	2023	2024
Legislative Tax Relief:	1,314.55	143.53	244.58
Tax Distribution (3-year comparison):	2022	2023	2024
True and Full Value	209,400	222,700	238,500
Taxable Value	9,424	10,022	10,733
Less: Homestead credit	0	-9,000	-9,000
Disabled Veteran credit	0	0	0
Net Taxable Value	9,424	1,022	1,733
Total mill levy	232.710	230.750	260.100
Taxes By District (in dollars):			
County45	519.46	55.64	89.45
Dickinson	420.70	43.39	69.78
Dickinson Park	162.56	18.56	33.66
Dickinson School	1,071.50	116.20	254.38
Soil Conservation District	9.42	1.02	1.74
StateND	9.42	1.02	1.74
Consolidated Tax	2,193.06	235.83	450.75
Primary Residence Credit	0.00	0.00	450.75
Net Consolidated Tax After Credit	2,193.06	235.83	0.00
Net effective tax rate	1.05%	0.11%	0.00%

Penalty on 1st Installment & Specials:	
March 4, 2025	3%
May 1, 2025	6%
July 1, 2025	9%
October 15, 2025	12%
Penalty on 2nd Installment:	
October 16, 2025	6%

FOR ASSISTANCE, CONTACT:

Office: Stark County Auditor  
PO Box 130  
Dickinson, ND 58602

Phone: 701.456.7630

Website: <https://itax.tylertech.com/StarkND/>



Enter the amount you are paying on this parcel if less than full amount: \_\_\_\_\_

STEINBACH, DAVID & CARLA LIFE ESTATE  
JENSEN, TASHA  
1192 11TH AVE E  
DICKINSON ND 58601

MAKE CHECK PAYABLE TO:  
Stark County Auditor  
PO Box 130  
Dickinson, ND 58602  
Phone: 701.456.7630



# NOTICE OF INCREASE IN REAL ESTATE ASSESSMENT

CITY OF DICKINSON  
(Name of Twp/City/District)

STARK  
(Name of County)

238,500  
+ 15%  
= 274,275.00

45% increase

2025 345,700  
2021 197,800  
147,900 - 4 yr.  
74.75%  
in 4 years

Parcel Number: 0880-0400-0100

JENSEN, TASHA  
STEINBACH, DAVID J. & CARLA J. (LE)  
1192 11TH AVENUE E  
DICKINSON, ND 58601-4205

Property Address:  
1192 11TH AVENUE E  
Dickinson, ND 58601-0000

Legal Description:  
LOT 1, BLOCK 4, SHINAGLE'S 1ST  
Subdivision: SHINAGLES(0880)

Fair land drop  
-28,400

Current Year Assessment (2025)  
Prior Year Assessment (2024)  
Change in Assessment

4 1/2%  
Tom  
J

True & Full Value\*  
\$345,700  
\$238,500  
\$107,200

\$78,000  
\$317,300  
33% increase  
60.4% since 2001

## Reason for increase in value:

Equalization due to revaluation, new construction, etc. Contact City Assessor's office prior to Monday, March 31, 2025 with questions.

You are hereby notified in accordance with North Dakota Century Code, the true and full valuation on property you own has increased since the previous year's assessment to one or more of the following levels:

- ☒ The assessor has increased the true and full valuation to a level of 10% or more and \$3,000 or more from the previous year's assessment.
- ☐ The township, city, or county board of equalization proposes to increase the true and full value returned by the assessor resulting in a cumulative increase of more than fifteen percent from the amount of the previous year's assessment.
- ☐ The township, city, or county board of equalization, or action by the State Board of Equalization has increased the true and full valuation to a level of 10% or more and \$3,000 or more from the previous year's assessment.

An increase in assessment may mean that your property taxes on the parcel will increase. The taxing district must base its tax rate on the number of dollars raised from property taxes in the previous taxable year by the taxing district. By August 31 each year the county shall provide an estimated tax statement to the owner of each parcel with a total estimated tax of at least \$100.

## Hearing Schedule

Unless the increase results from actions taken by the State Board of Equalization, a property owner may appeal the current year's assessment by contacting the assessor or the boards of equalization. The equalization boards will hold hearings as follows:

Name/Location	Date	Time
Dickinson Township/City Board of Equalization City Hall Commission Room	April 9, 2025	5:00 pm
Stark County Board of Equalization Stark Cty Courthouse Commission Rm	June 3, 2025	10:00 am
North Dakota State Board of Equalization ND State Capital	August 12, 2025	8:30 am CT

Assessment Official: Joseph J. Hirschfeld, City Assessor

Mailing Address: 38 1st Street W dickinsoncity.northdakotaassessors.com

City, State, Zip: Dickinson, ND 58601

Phone: 701-456-7734

Date: 3/18/2025

P

45% increase  
33%



### **Assessment increase notice to property owner**

1. a. When any assessor has increased the true and full valuation of any lot or tract of land including any improvements to an amount that is an increase of three thousand dollars or more and ten percent or more from the amount of the previous year's assessment, the assessor shall deliver written notice of the amount of increase and the amount of the previous year's assessment to the property owner at the expense of the assessment district for which the assessor is employed. Delivery of written notice to a property owner under this subdivision must be completed at least fifteen days before the meeting of the local board of equalization.

b. If written notice by the assessor was not required under subdivision a and action by the township, city, or county board of equalization or order of the state board of equalization has increased the true and full valuation of any lot or tract of land and improvements to an amount that results in a cumulative increase of three thousand dollars or more and ten percent or more from the amount of the previous year's assessment, written notice of the amount of increase and the amount of the previous year's assessment must be delivered to the property owner. The written notice under this subdivision must be mailed or delivered at the expense of the township, city, or county that made the assessment increase or at the expense of the township, city, or county that was ordered to make the increase by the state board of equalization. Delivery of written notice to a property owner under this subdivision must be completed within fifteen days after the meeting of the township, city, or county board of equalization that made or ordered the assessment increase and within thirty days after the meeting of the state board of equalization, if the state board of equalization ordered the assessment increase.

c. The tax commissioner shall prescribe suitable forms for written notices under this subsection. The written notice under a subdivision must show the true and full value of the property, including improvements, that the assessor determined for the current year and for the previous year and must also show the date prescribed by law for the meeting of the local board of equalization of the assessment district in which the property is located and the meeting date of the county board of equalization.

d. Delivery of written notice under this section must be by personal delivery to the property owner, mail addressed to the property owner at the property owner's last known address, or electronic mail to the property owner directed with verification of receipt to an electronic mail address at which the property owner has consented to receive notice. See N.D.C.C. §57-02-53.

### **Limitation on increase**

The board of a township, city, or county may not increase the valuation returned by the assessor to an amount that results in a cumulative increase of more than fifteen percent from the amount of the previous year's assessment without giving the owner or the owner's agent reasonable notice and opportunity to be heard regarding the intention of the board to increase it.

### **Township Board of Equalization**

The township board of equalization consists of the members of the township board of supervisors. The board shall meet annually at its usual meeting place within the month of April. At least ten days before the meeting, the township clerk posts a notice at the usual meeting place and publishes a notice in the official newspaper of the township. The notice must state the meeting time and day in April. See N.D.C.C. § 57-09-01.

### **City Board of Equalization**

The city board of equalization consists of the members of the city governing body. The board shall meet annually at its usual meeting place within the first fifteen days of April. However, if a person is the assessor for two or more cities or townships, the city auditor, after consulting with the assessor, sets an alternate date in April for the equalization meeting. At least ten days before the alternate meeting, the city auditor posts a notice at the usual meeting place and publishes a notice in the official newspaper of the city. The notice must state the meeting time and day in April. See N.D.C.C. § 57-11-01.

### **County Board of Equalization**

The county board of equalization consists of the members of the county commission and meets within the first ten days of June of each year at its usual meeting place to review and equalize assessments. See N.D.C.C. §§ 57-12-01 and 57-14-08(3).

### **State Board of Equalization**

The state board of equalization meets annually on the second Tuesday in August on the grounds of the state capitol to examine and compare the assessments of taxable property as returned by the counties in the state. The board proceeds to equalize the values so that all assessments of similar taxable property are uniform and equal throughout the state at the true and full value as required by law.

In equalizing individual assessments, the board may reduce the assessment on any separate piece or parcel of real estate if the taxpayer appealed the assessment to the board either by appearing personally or by a representative before the board or by mail or other communication to the board to explain the reasons for requesting the reduction. The board does not have the authority to reduce an assessment unless the taxpayer has first appealed the assessment to the township or city board of equalization and county board of equalization where the property was assessed. See N.D.C.C. §§ 57-13-03 and 57-13-04 and, in the case of a new assessment, § 57-14-08(6). North Dakota Century Code § 57-14-08(6) provides that the State Board of Equalization may reduce a "new" assessment if the owner first appealed to the county board of equalization (does not require going before local equalization board.)

9. A property owner may appeal the assessment, classification, and exempt status of the owner's property to the state board of equalization if the property owner was foreclosed from attending assessment proceedings because of the failure to substantially comply with the notice requirements in N.D.C.C. chs. 57-02 or 57-12, or because of an irregularity in the township, city, or county assessment proceedings.

### **New reassessment of property - Allowance See N.D.C.C. § 57-14-08**

1. Upon the filing of a petition signed by not less than ten freeholders in a political subdivision, or by the governing body of that subdivision, requesting a new assessment of property in the subdivision or upon investigation by the board of county commissioners, the board of county commissioners, before October first, may order a new assessment of any class of property, or of all property, located within the subdivision or within any subdivision. The state board of equalization or the tax commissioner may order a new assessment of any class of property or all property located in any political subdivision. The new assessment and equalization must be conducted under the terms and conditions as set forth in the state board of equalization or tax commissioner's order. The local governing body responsible for performing the new assessment may petition the state board of equalization or tax commissioner for a modification of any or all of the order's terms and conditions. The state board of equalization or tax commissioner may for good cause shown grant all or part of the modification request.



# DICKINSON CITY ASSESSOR

 Assessor Hub provided by  
Vanguard Appraisals, Inc
**Parcel Number:**

0880-0400-0100

**Deed Holder:**

JENSEN, TASHA

**Contract Buyer:**

STEINBACH, DAVID J. &amp; CARLA J. (LE)

**Property Address:**1192 11TH AVENUE E  
DICKINSON, ND 58601-0000**Map Area:**

AVERAGE

**Legal Description:**

LOT 1, BLOCK 4, SHINAGLE'S 1ST

## Property Tax Estimate

\$345,700.00

Full And True Value Recalc

1210 Sg FT

\$172,850.00 Assessed Value

\* 9.00000% Residential Classification

\$15,556.50 Taxable Value

14,978

5279'

\* 260.1 2024 Mill Levy

\$4,046.25 Adjusted Annual Tax

+9000

13.730

8883.00 8873.00

NOTICE: This is an estimate only and subject to change depending on tax year levies and credit amounts. Tax levys, exemption amounts, and rollbacks are all based on the current tax year and are updated periodically.

General Parcel Information for parcel, click here [0880-0400-0100](#)

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# DICKINSON CITY ASSESSOR

Assessor Hub provided by  
Vanguard Appraisals, Inc.

Parcel Number: 0880-0400-0100  
 Deed Holder: JENSEN, TASHA  
 Contract Buyer: STEINBACH, DAVID J. & CARLA J. (LE)  
 Property Address: 1192 11TH AVENUE E  
 DICKINSON, ND 58601-0000 [MAP THIS ADDRESS](#)  
 Map Area: AVERAGE  
 Legal Description: LOT 1, BLOCK 4, SHINAGLE'S 1ST  
 Property Report: [PROPERTY REPORT \(PDF FILE\)](#)



Pin 0880-0400-0100 Photo

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1195 Dell Ave  
 Tim Ridg \$342,900

171,450 Assessed  
 15,430.50 Tax Value

4,013.47 adjusted Annual Tax  
 \$342,900 Total Value

1344 Sq FT  
 Been Remodeled  
 2018

\$88.60 per Sq FT  
 \$107,200 increase

Land Value  
 \$29,500

Dwelling Value  
 \$316,200

Improvement Value  
 \$0

Total Value  
 \$345,700

[Get Current Year Tax Estimate](#)

## Prior Year Value Information

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2024	\$29,500	\$209,000	\$0	\$238,500
2023	\$29,500	\$193,200	\$0	\$222,700
<a href="#">More Years...</a>				

Larry Parcel 267,800  
 54,500

## Land Information

Lot Type	Square Feet	Acres
Sq. Ft. W/Dimensions	9,840	0.226

13 82,900.00  
 Before Bedon

## Residential Building Information

Occupancy	Style	Year Built	Total Living Area
Single-Family / Owner Occupied	1 Story Frame	1980	1,210

## Yard Extra Information

Description	Item Count	Year Built
Sheds and Yard Structures	1	1980
Sheds and Yard Structures	1	1980

## Sale Information

Sale Date	Amount	Non-Useable Transaction Code	Recording
08/04/2022	\$0	003 - Sale where grantor and grantee are same family or corp. affiliate	3173765

## Building Permit Information

Date	Number	Tag Descr	Tag Date	Amount	Reason
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# DICKINSON CITY ASSESSOR

Assessor Hub provided by  
Vanguard Appraisals, Inc.

Parcel Number:  
Deed Holder:  
Contract Buyer:  
Property Address:

0880-0400-0100  
JENSEN, TASHA  
STEINBACH, DAVID J. & CARLA J. (LE)  
1192 11TH AVE E  
DICKINSON, ND 58601-4205 [MAP THIS ADDRESS](#)

Map Area:  
Legal Description:  
Property Report:

AVERAGE  
LOT 1, BLOCK 4, SHINAGLE'S 1ST  
[PROPERTY REPORT \(PDF FILE\)](#)

*built 79*

*only +20,000! increase about 10%  
33% more after new wall this*

*832 Shingle Pine  
1120 sq ft.  
Total Value \$ 281,000  
raised 32,700 since 2023 Built 98*

*1243 9th St E. 1008 sq ft  
Basement finished  
Total Value 223,200  
\$ 94,100 Difference*



Pin 0880-0400-0100 Photo

*94,600  
\$ 123,000 since 2023  
54,500 more than next door.  
only 100 sq ft smaller.*

*\$ 147,900 increased since 2021  
4 year 45% increase  
33% increase*

Land Value  
\$29,500

Dwelling Value  
\$316,200

Improvement Value  
\$0

Total Value

[Get Current Year Tax Estimate](#)

Prior Year Value Information

*+15% = \$274,225  
x7.5% = 256,387.5*

Year	Land Value
2024	\$29,500
2023	\$29,500
More Years...	
2023	\$29,500
2022	\$29,500
2021	\$29,500
2020	\$29,500
2019	\$29,500
2018	\$29,500
2017	\$29,500
2016	\$29,500
2015	\$28,000
2014	\$28,000
2013	\$28,000
2012	\$18,500
2011	\$12,300
2010	\$12,300
2009	\$12,300
2008	\$7,600
2007	\$7,600
2006	\$7,600
2005	\$7,600
2004	\$7,600
2003	\$7,600
2002	\$7,600
2001	\$7,200

Dwelling Value

\$209,000  
\$193,200

Improvement Value

\$0  
\$0

Total Value

\$238,500  
\$222,700

\$222,700  
\$209,400

\$197,800  
\$197,800

\$197,800  
\$197,800

\$207,700  
\$232,500

\$231,000  
\$223,400

\$215,500  
\$168,100

\$167,400  
\$150,800

\$141,200  
\$124,800

\$110,100  
\$100,200

\$91,300  
\$84,000

\$80,400  
\$79,600

\$75,200

*\$ 119,500  
after new*

*257,200*

*\$345,700  
317,300*

*60.4% increase  
33.4% reduction*

*more than 1/2 inch bold*

*27% oil*

*74% at original*

## Land Information

## Lot Type

Sq. Ft. W/Dimensions

## Square Feet

9,840

## Acres

0.226

## Occupancy

Single-Family / Owner Occupied

## Style

1 Story Frame

## Year Built

1980

## Total Living Area

1,210

## Description

Sheds and Yard Structures

Sheds and Yard Structures

## Item Count

1

1

## Year Built

1980

1980

## Sale Information

## Sale Date

08/04/2022

## Amount

\$0

## Non-Useable Transaction Code

003 - Sale where grantor and grantee are same family or corp. affiliate

## Recording

3173765

## Date

07/21/2000

09/23/1991

10/24/1985

## Number

0286

10149

9388

## Tag Descr

No

No

No

## Tag Date

01/01/2001

12/30/1899

12/30/1899

## Amount

6,100

1,890

300

## Reason

Garage Addition

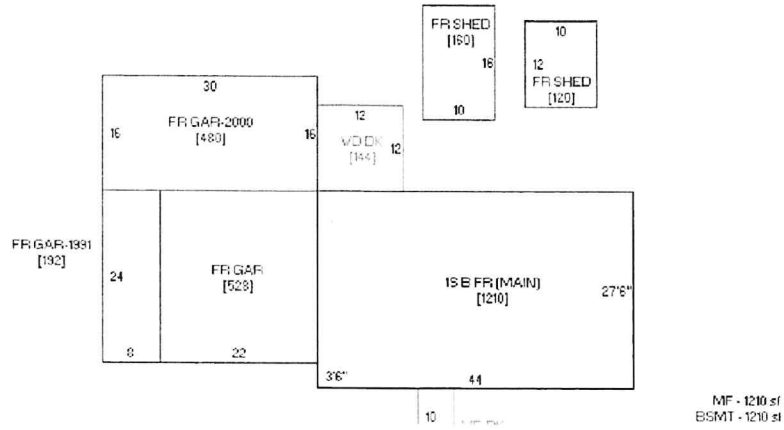
Garage Addition

Utility Shed

07/21/2000	0286	No	01/01/2001	6,100	Garage Addition
09/23/1991	10149	No	12/30/1899	1,890	Garage Addition
10/24/1985	9388	No	12/30/1899	300	Utility Shed

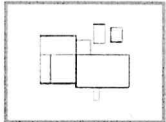
## Sketch

BLT - 1980



Sketch of Pin 0880-0400-0100

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## GIS Map Information



## **State Board of Equalization**

### **Information for Property Reference in Appeal**

David and Carla Steinbach

1192 11<sup>th</sup> Ave. East

Dickinson N. Dak. , 58601

Stark County, N. Dak.

Parcel ID: 0880-0400-0100,

Lot 1, Block 4, Shinagles's 1<sup>st</sup>

### **Appellant Contact Information**

David J. Steinbach

1192 11<sup>th</sup> Ave. East

Dickinson, N. Dakota

58601

1-701-690-7488

steinbach@ndsupernet.com

### **Detailed explanation of my appeal**

Our home is not even close to the Full And True Value that is listed on the Property Tax Estimate by the Dickinson City Assessor for Parcel Number 0880-0400-0100. Earlier this year, in a letter dated March 18, 2025 to the Dickinson property Owner's. It stated that properties had increased in value by approximately 7-8% since last year. There was also a yellow sheet attached that our property had increased to a True & Full Value of \$345,700. This is not 7-8% this is 45% increase in one year. Since 2021 we have had a 74% increase. I called the assessors office and was told they had did a drive by and had came up with this as they needed an inspection of the residence. Mr Hirschfeld had personally inspected my home a few years ago and at that point I showed him that the home was the same as it

was when we bought it in 1984. At the time of purchase it had set empty for 4 years so we are the only owners of the home. I consider the outrageous assessment harassment by the city. This causes extreme emotional and mental anguish on their part and as was demonstrated at the City and County board assessment meetings. I agreed to let the assessors office to enter our home and it was a complete farce. The person that came through never looked at anything that has devalued the home in its 45 year history. She called out items that were original to the home since it was built which should not be used to increase the value 45 years latter. In the attached News Paper clip a fellow citizen noted that they said he had a new brick veneer on his home and it was original to the home.

In 2018 the city had a water main break that caused our basement to be flooded for 8 months before the water emerged through the pavement on the street 2 lots up the hill from my home. The city refused to allow a claim for damages as I was told I need to prove the damages were due to the city water line break and I would need to sue the city. I do not have millions of tax dollars to fight the city. Since then my home has had considerable damage to the basement that was not evident at that time. I have included pictures in the correspondence to Mr. Hirschfeld as well I added correspondence with Mr. Hirschfeld and additional photo's of our home. I am also including printouts of residences in close proximity to our home that were built 7 years after our .home and have had thousands in remodeling. The parcel I am referring to is parcel 0850-1200-0100. The value is less than \$300 difference in tax evaluation and it is newer larger, had thousands in remodeling and has a larger and much nicer garage area with lifts etc. The exterior of the home that I am using for an example has a yard completely enclosed with a maintenance free fence , plus the home and additional garage have maintenance free exteriors.

I could go on sheet after sheet of newer homes with modern maintenance free materials and updated living conditions however it should have never gotten to this point. I am attaching a copy of the Dickinson City Assessment sheet that shows our values from 2001. I would like to have had a sheet for the prior yeas back to 1984 when we moved in but I was told the city doesn't keep files prior to 2000.

We have had at least 5 city assessors in our 40 years in our home as you can see in the attached sheet this has never happened before and there is absolutely no justifiable reason to start making increases of 30 to 60% in one year. We keep hearing the state requires values to be equal across the state. Anyone with and education can understand the condition of the home and its construction and personal traits dictate what a homes value is. A long time friend is in the process of selling their forever home in Dickinson and building a new one in Bismarck. They had looked at numerous homes in the same price range, they are trying to move my home into and she said it wasn't feasible as they all needed so much updating that it was cheaper to build new. In 2001 when we were still making house payments of 250\$ a month, that included the property taxes and home insurance, the total was \$3000 per year. The city now has just our property taxes higher than when we were making home payments that had the taxes included. How many times do we have to buy our home? We scrimped and saved and skipped vacations and a lot of things we would have liked to treat our family to to get our home paid for. They keep saying it is to cover our services. If that is the case they better get some better management skills. In our 40 years this subdivision had the streets chip sealed twice. One time the tried to be cheep and instead of gravel they used sand which all washed down the storm sewers and they spent the next year

hydro-vacuuming them out. In the years 2014 to 2024 there have been 1273 parcels added to the taxes in Dickinson. In 2014 there were 10,17 parcels with consolidated taxes of \$23,049,260.59 million. In 2024 there were 11,452 parcels with consolidated taxes of \$ 34,991,374.79 million. These figures were receive from the County assessors office. That is a 41.15% increase in additional taxes in 10 years. Just the income from the recent income from new parcels should have the city rolling in so much money they could reduce taxes. These new areas shouldn't require much additional expense to the city as our subdivision hasn't hardly seen any expense to the city in 45 years. The only explanation for the insane tax increases is blamed on the state requiring equalization across the state. This is not a justifiable reason. Anyone with an education understands that a house in Bucyrus, or even across the street, exactly identical will not have the same value. As condition is a major factor, if anyone here took their wife to look at 2 identical homes and one needed a major updating and remodeling you wouldn't even consider the one needing major works, so I don't know why I even need to be here.

Even the City Board of Adjustment agreed that the home evaluations were out of align and voted to cap the increases at 15%. However the County Board of Adjustment voted the cap down with a 3 to 2 vote. They cited that it wouldn't be fair to those who had had their request denied the year before. All that says is they would rather continue to allow unjust practices to continue rather than correct the situation and not start a path of change. In a review of the 2024 and 2025 county minute from the Board of Adjustment they did grant 1 individual a hold on his property so they were not completely honest in their response.



# DICKINSON CITY ASSESSOR

 Assessor Hub provided by  
Vanguard Appraisals, Inc


**Parcel Number:** 0880-0400-0100  
**Deed Holder:** JENSEN, TASHA  
**Contract Buyer:** STEINBACH, DAVID J. & CARLA J. (LE)  
**Property Address:** 1192 11TH AVENUE E  
 DICKINSON, ND 58601-0000 [MAP THIS ADDRESS](#)  
**Map Area:** AVERAGE  
**Legal Description:** LOT 1, BLOCK 4, SHINAGLE'S 1ST  
**Property Report:** [PROPERTY REPORT \(PDF FILE\)](#)



Pin 0880-0400-0100 Photo

1 / 1



## Land Value

\$29,500

## Dwelling Value

\$316,200

## Improvement Value

\$0

## Total Value

\$345,700

[Get Current Year Tax Estimate](#)

## Prior Year Value Information

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2024	\$29,500	\$209,000	\$0	\$238,500
2023	\$29,500	\$193,200	\$0	\$222,700
<a href="#">▼ More Years...</a>				

## Land Information

Lot Type	Square Feet	Acres
Sq. Ft. W/Dimensions	9,840	0.226

## Residential Building Information

Occupancy	Style	Year Built	Total Living Area
<a href="#">▼</a> Single-Family / Owner Occupied	1 Story Frame	1980	1,210

## Yard Extra Information

Description	Item Count	Year Built
<a href="#">▼</a> Sheds and Yard Structures	1	1980
<a href="#">▼</a> Sheds and Yard Structures	1	1980

## Sale Information

Sale Date	Amount	Non-Useable Transaction Code	Recording
<a href="#">▼</a> 08/04/2022	\$0	003 - Sale where grantor and grantee are same family or corp. affiliate	3173765

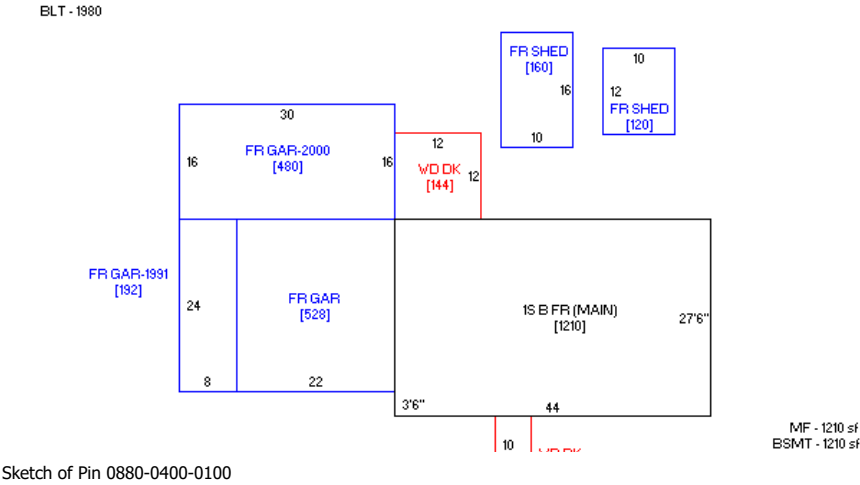
## Building Permit Information

Date	Number	Tag Descr	Tag Date	Amount	Reason
------	--------	-----------	----------	--------	--------

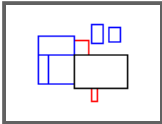


07/21/2000	0286	No	01/01/2001	6,100	Garage Addition
09/23/1991	10149	No	12/30/1899	1,890	Garage Addition
10/24/1985	9388	No	12/30/1899	300	Utility Shed

Sketch



1 / 1



GIS Map Information





# DICKINSON CITY ASSESSOR

Assessor Hub provided by  
Vanguard Appraisals, Inc**Parcel Number:**

0880-0400-0100

**Deed Holder:**

JENSEN, TASHA

**Contract Buyer:**

STEINBACH, DAVID J. &amp; CARLA J. (LE)

**Property Address:**1192 11TH AVENUE E  
DICKINSON, ND 58601-0000**Map Area:**

AVERAGE

**Legal Description:**

LOT 1, BLOCK 4, SHINAGLE'S 1ST

## Property Tax Estimate

\$345,700.00	<b>Full And True Value</b>	Recalc
\$172,850.00	<b>Assessed Value</b>	
* 9.00000%	<b>Residential Classification</b>	
\$15,556.50	<b>Taxable Value</b>	
* 260.1	<b>2024 Mill Levy</b>	
\$4,046.25	<b>Adjusted Annual Tax</b>	

**NOTICE: This is an estimate only and subject to change depending on tax year levies and credit amounts. Tax levys, exemption amounts, and rollbacks are all based on the current tax year and are updated periodically.**

**General Parcel Information for parcel, click here [0880-0400-0100](#)**

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# DICKINSON CITY ASSESSOR

 Assessor Hub provided by  
Vanguard Appraisals, Inc.


**Parcel Number:** 0880-0400-0100  
**Deed Holder:** JENSEN, TASHA  
**Contract Buyer:** STEINBACH, DAVID J. & CARLA J. (LE)  
**Property Address:** 1192 11TH AVE E  
 DICKINSON, ND 58601-4205 [MAP THIS ADDRESS](#)  
**Map Area:** AVERAGE  
**Legal Description:** LOT 1, BLOCK 4, SHINAGLE'S 1ST  
**Property Report:** [PROPERTY REPORT \(PDF FILE\)](#)



Pin 0880-0400-0100 Photo

1 / 1

**Land Value**

\$29,500

**Dwelling Value**

\$316,200

**Improvement Value**

\$0

**Total Value**

\$345,700

[Get Current Year Tax Estimate](#)
**Prior Year Value Information**

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2024	\$29,500	\$209,000	\$0	\$238,500
2023	\$29,500	\$193,200	\$0	\$222,700
◀ More Years...				
2023	\$29,500	\$193,200	\$0	\$222,700
2022	\$29,500	\$179,900	\$0	\$209,400
2021	\$29,500	\$168,300	\$0	\$197,800
2020	\$29,500	\$168,300	\$0	\$197,800
2019	\$29,500	\$168,300	\$0	\$197,800
2018	\$29,500	\$168,300	\$0	\$197,800
2017	\$29,500	\$178,200	\$0	\$207,700
2016	\$29,500	\$203,000	\$0	\$232,500
2015	\$28,000	\$203,000	\$0	\$231,000
2014	\$28,000	\$195,400	\$0	\$223,400
2013	\$28,000	\$187,500	\$0	\$215,500
2012	\$18,500	\$149,600	\$0	\$168,100
2011	\$12,300	\$155,100	\$0	\$167,400
2010	\$12,300	\$138,500	\$0	\$150,800
2009	\$12,300	\$128,900	\$0	\$141,200
2008	\$7,600	\$117,200	\$0	\$124,800
2007	\$7,600	\$102,500	\$0	\$110,100
2006	\$7,600	\$92,600	\$0	\$100,200
2005	\$7,600	\$83,700	\$0	\$91,300
2004	\$7,600	\$76,400	\$0	\$84,000
2003	\$7,600	\$72,800	\$0	\$80,400
2002	\$7,600	\$72,000	\$0	\$79,600
2001	\$7,200	\$68,000	\$0	\$75,200

## Land Information

Lot Type	Square Feet	Acres
Sq. Ft. W/Dimensions	9,840	0.226

## Residential Building Information

Occupancy	Style	Year Built	Total Living Area
▼ Single-Family / Owner Occupied	1 Story Frame	1980	1,210

## Yard Extra Information

Description	Item Count	Year Built
▼ Sheds and Yard Structures	1	1980
▼ Sheds and Yard Structures	1	1980

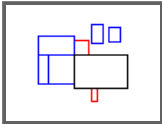
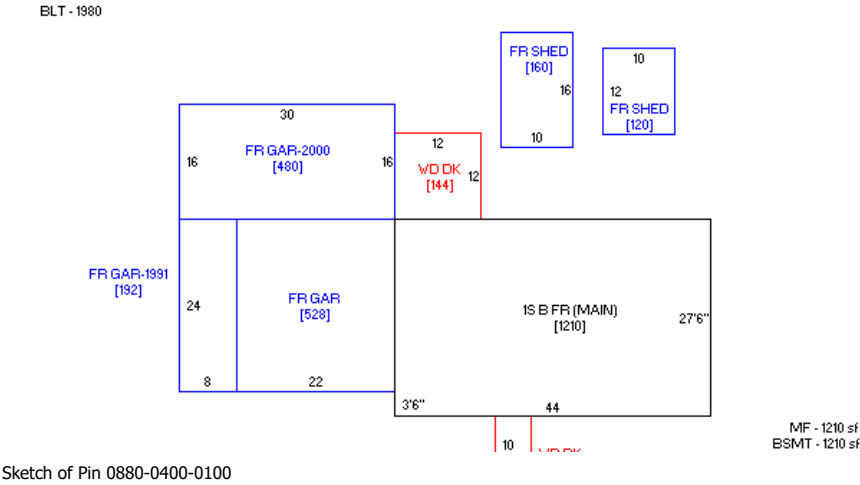
## Sale Information

Sale Date	Amount	Non-Useable Transaction Code	Recording
▼ 08/04/2022	\$0	003 - Sale where grantor and grantee are same family or corp. affiliate	3173765

## Building Permit Information

Date	Number	Tag Descr	Tag Date	Amount	Reason
07/21/2000	0286	No	01/01/2001	6,100	Garage Addition
09/23/1991	10149	No	12/30/1899	1,890	Garage Addition
10/24/1985	9388	No	12/30/1899	300	Utility Shed

Sketch



GIS Map Information





# Dickinson City Assessor

North Dakota

Parcel Detail: 0850-1200-0100

**Parcel Number:** 0850-1200-0100  
**Deed Holder:** RIDL, TIM & GLENORA  
**Property Address:** 1195 DELL AVENUE  
Dickinson, ND 58601-0000  
[Map This Address](#)  
**Map Area:** Average-Good  
**Legal Description:** ALL LOT 1, E1/2 LOT 2,  
BLOCK 12, REPLAT NORTH  
HILL ACRES 2ND  
**Property Report:** [Property Report \(PDF file\)](#)

Applications & Exemptions



<b>Land Value</b>	<b>Dwelling Value</b>	<b>Improvement Value</b>	<b>Total Value</b>
\$43,200	\$299,700	\$0	\$342,900
Get Current Year Tax Estimate			

Prior Year Value Information				
Year	Land Value	Dwelling Value	Improvement Value	Total Value
2024	\$43,200	\$275,700	\$0	\$318,900
2023	\$43,200	\$251,900	\$0	\$295,100
<div> <div>– More Years...</div> </div>				
2023	\$43,200	\$251,900	\$0	\$295,100
2022	\$43,200	\$235,000	\$0	\$278,200
2021	\$43,200	\$220,800	\$0	\$264,000
2020	\$43,200	\$220,800	\$0	\$264,000
2019	\$43,200	\$220,800	\$0	\$264,000
2018	\$43,200	\$178,700	\$0	\$221,900
2017	\$43,200	\$187,000	\$0	\$230,200
2016	\$43,200	\$203,300	\$0	\$246,500
2015	\$42,200	\$203,500	\$0	\$245,700
2014	\$42,200	\$196,300	\$0	\$238,500
2013	\$42,200	\$188,800	\$0	\$231,000
2012	\$27,800	\$158,200	\$0	\$186,000
2011	\$18,500	\$171,300	\$0	\$189,800
2010	\$18,500	\$158,400	\$0	\$176,900
2009	\$18,500	\$145,600	\$0	\$164,100
2008	\$9,500	\$134,600	\$0	\$144,100
2007	\$9,500	\$118,700	\$0	\$128,200
2006	\$9,000	\$107,700	\$0	\$116,700
2005	\$9,000	\$98,300	\$0	\$107,300
2004	\$9,000	\$90,000	\$0	\$99,000
2003	\$9,000	\$85,700	\$0	\$94,700
2002	\$8,900	\$76,900	\$0	\$85,800

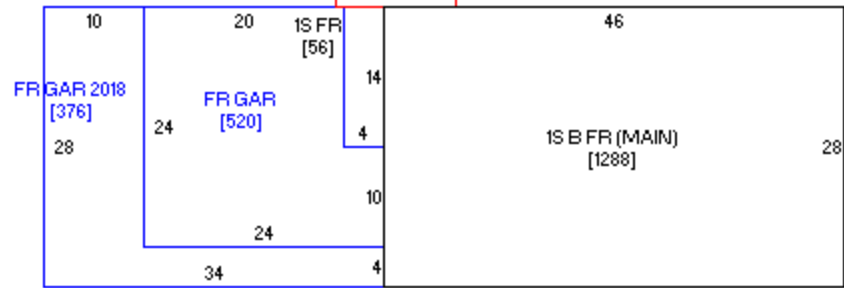
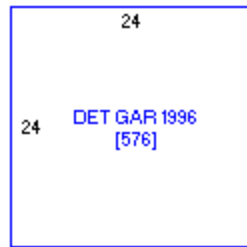
Land Information		
<b>Lot Type</b>	<b>Square Feet</b>	<b>Acres</b>
Sq. Ft x Rate	12,336	0.283



Residential Building Information			
Occupancy	Style	Year Built	Total Living Area
+ Single-Family / Owner Occupied	1 Story Frame	1987	1,344


Building Permit Information					
Date	Number	Tag Descr	Tag Date	Amount	Reason
12/21/2017	102272	Yes	01/01/2018	76,491	Int-Remodel
06/07/1996	11046	Yes	01/01/2001	7,000	Garage

BLT - 1986-1987



MF - 1344  
BSMT - 1288

Sketch for PIN 0850-1200-0100

 Full View



---

**Fwd: Pictures showing poor condition of home versus fair.**

---

**From** David J Steinbach <steinbach@ndsupernet.com>

**Date** Mon 7/28/2025 2:57 PM

**To** nick.jensen@westernedgesurveying.com <nick.jensen@westernedgesurveying.com>

Sent from my iPhone

Begin forwarded message:

**From:** David J Steinbach <steinbach@ndsupernet.com>

**Date:** July 19, 2025 at 1:16:11 PM MDT

**To:** steinbach@ndsupernet.com

**Subject: Fwd: Pictures showing poor condition of home versus fair.**

Sent from my iPhone

Begin forwarded message:

**From:** Joe Hirschfeld <Joe.Hirschfeld@dickinsongov.com>

**Date:** March 31, 2025 at 3:01:20 PM MDT

**To:** David J Steinbach <steinbach@ndsupernet.com>

**Subject: RE: Pictures showing poor condition of home versus fair.**

Hello David,

Having been in a lot of properties myself, I would not classify your property as being in Poor condition. Also, an important factor in what we do is having consistency in our grading/classifications of properties. That meaning that it doesn't matter if it is in poor or fair, as long as all properties that are in a condition similar to yours are considered the same, either fair or poor, and the valuation will then take care of itself.

I did review what the value would be if it were put in poor condition and it would change the value from \$317,300 to \$312,400, so there isn't a large change anyway.

Hope this helps and thank you for contacting our office.



**From:** David J Steinbach <steinbach@ndsupernet.com>  
**Sent:** Friday, March 28, 2025 11:36 AM  
**To:** Joe Hirschfeld <joe.hirschfeld@dickinsongov.com>  
**Subject:** Pictures showing poor condition of home versus fair.





























Sent from my iPhone



Outlook

---

**Fwd: More repair pictures**

---

**From** David J Steinbach <steinbach@ndsupernet.com>

**Date** Mon 7/28/2025 2:58 PM

**To** nick.jensen@westernedgesurveying.com <nick.jensen@westernedgesurveying.com>

Sent from my iPhone

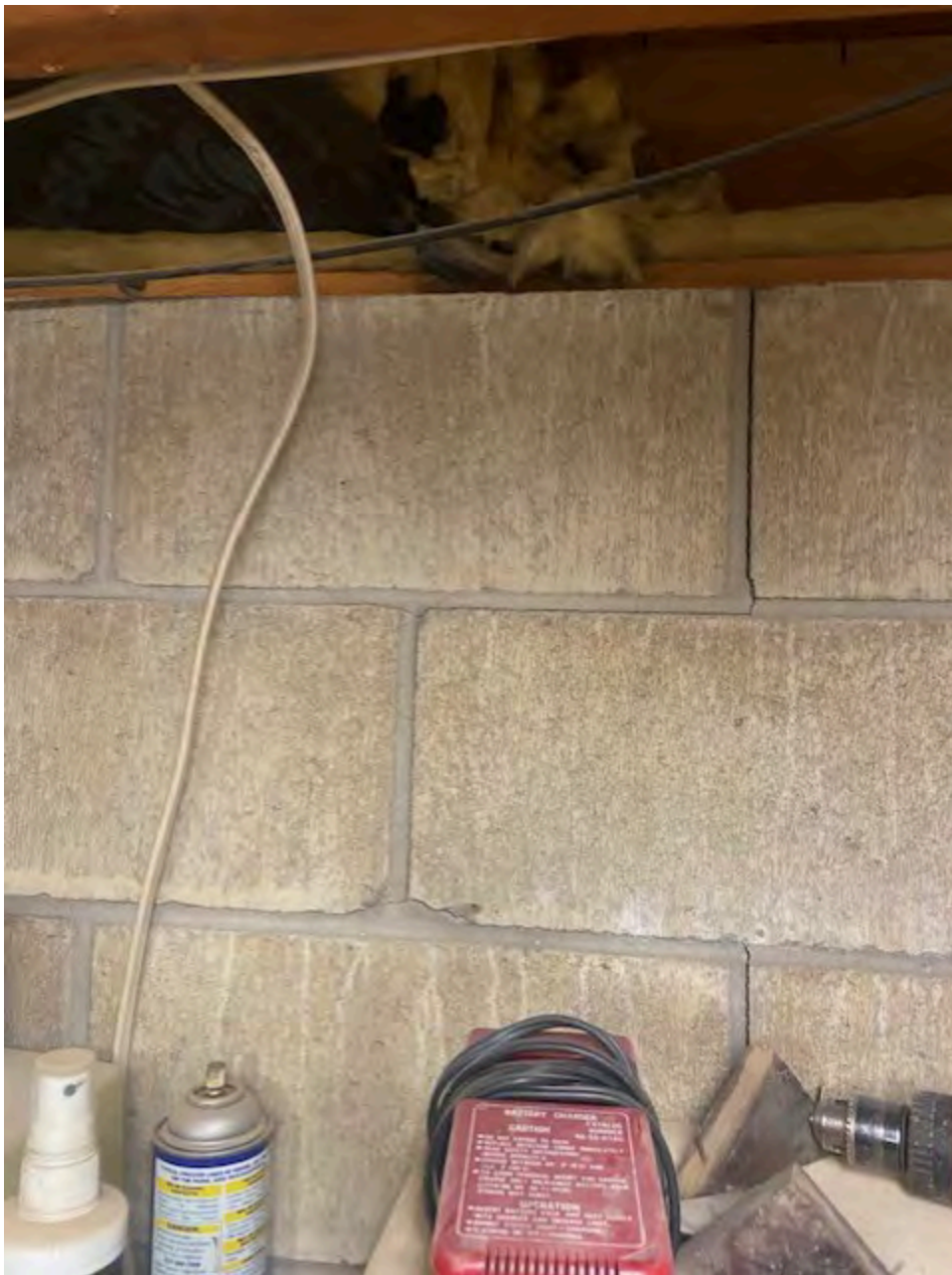
Begin forwarded message:

**From:** David J Steinbach <steinbach@ndsupernet.com>

**Date:** July 19, 2025 at 1:29:26 PM MDT

**To:** David J Steinbach <steinbach@ndsupernet.com>

**Subject: More repair pictures**



























Sent from my iPhone



Parcel Detail: 0940-0400-1800



**Parcel Number:** 0940-0400-1800  
**Deed Holder:** RODNE, DEAN ET-AL  
**Property Address:** 1695 9TH AVENUE E  
DICKINSON, ND 58601-0000  
 [Map This Address](#)  
**Map Area:** Attached SFR  
**Legal Description:** N77' LOT 18, BLOCK 4,  
NORTH RIDGE ESTATES  
1ST  
**Property Report:** [Property Report \(PDF file\)](#) 

**Applications & Exemptions**



Land Value	Dwelling Value	Improvement Value	Total Value
\$40,000	\$175,000	\$0	\$215,000
Get Current Year Tax Estimate			

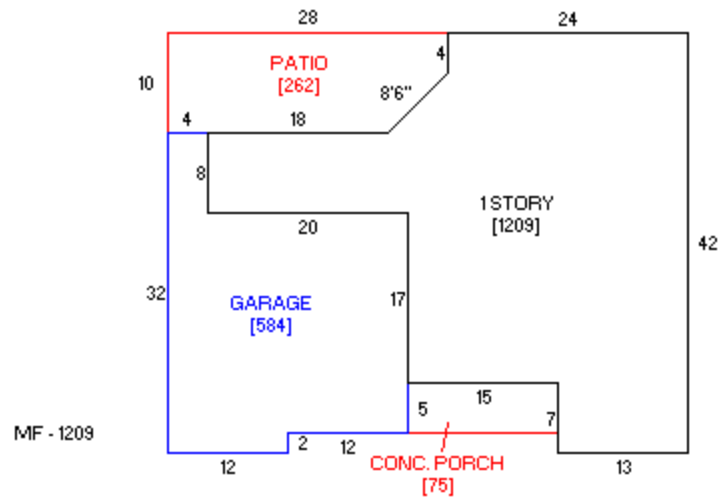
Prior Year Value Information				
Year	Land Value	Dwelling Value	Improvement Value	Total Value
2024	\$40,000	\$160,900	\$0	\$200,900
2023	\$40,000	\$152,600	\$0	\$192,600
+ More Years...				

Land Information		
Lot Type	Square Feet	Acres
Sq. Ft. W/Dimensions	10,010	0.230


Residential Building Information			
Occupancy	Style	Year Built	Total Living Area
+ Two-Family Duplex	1 Story Frame	2005	1,209

Building Permit Information					
Date	Number	Tag Descr	Tag Date	Amount	Reason
06/20/2005	200288	Yes	01/01/2006	92,948	New Dwlg

BLT - 2005



Sketch for PIN 0940-0400-1800

 Full View







# DICKINSON CITY ASSESSOR

 Assessor Hub provided by  
Vanguard Appraisals, Inc.


**Parcel Number:** 0940-0700-1300  
**Deed Holder:** HIRSCHFELD, JOSEPH J III & CHRISTINA M.  
**Property Address:** 893 EATON DRIVE  
 DICKINSON, ND 58601-0000 [MAP THIS ADDRESS](#)  
**Map Area:** GOOD  
**Legal Description:** LOT 13, BLOCK 7, NORTH RIDGE ESTATES 1ST  
**Property Report:** [PROPERTY REPORT \(PDF FILE\)](#)



Pin 0940-0700-1300 Photo

1 / 1

**Land Value**

\$47,300

**Dwelling Value**

\$208,800

**Improvement Value**

\$0

**Total Value**

\$223,000

[Get Current Year Tax Estimate](#)
**Prior Year Value Information**

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2024	\$47,300	\$192,800	\$0	\$240,100
2023	\$47,300	\$175,700	\$0	\$223,000
<a href="#">More Years...</a>				
2023	\$47,300	\$175,700	\$0	\$223,000
2022	\$47,300	\$164,500	\$0	\$211,800
2021	\$47,300	\$154,300	\$0	\$201,600
2020	\$47,300	\$154,300	\$0	\$201,600
2019	\$47,300	\$154,300	\$0	\$201,600
2018	\$47,300	\$154,300	\$0	\$201,600
2017	\$47,300	\$154,300	\$0	\$201,600
2016	\$47,300	\$177,200	\$0	\$224,500
2015	\$47,400	\$179,100	\$0	\$226,500
2014	\$47,400	\$171,700	\$0	\$219,100
2013	\$47,400	\$165,400	\$0	\$212,800
2012	\$31,100	\$137,900	\$0	\$169,000
2011	\$20,700	\$146,400	\$0	\$167,100
2010	\$20,700	\$127,300	\$0	\$148,000
2009	\$20,700	\$126,800	\$0	\$147,500
2008	\$10,600	\$124,000	\$0	\$134,600
2007	\$10,600	\$110,200	\$0	\$120,800
2006	\$10,100	\$99,800	\$0	\$109,900
2005	\$10,100	\$91,100	\$0	\$101,200
2004	\$10,100	\$82,800	\$0	\$92,900
2003	\$10,100	\$72,200	\$0	\$82,300
2002	\$10,100	\$72,200	\$0	\$82,300

Land Information

Lot Type	Square Feet	Acres
Sq. Ft. W/Dimensions	11,816	0.271

Residential Building Information

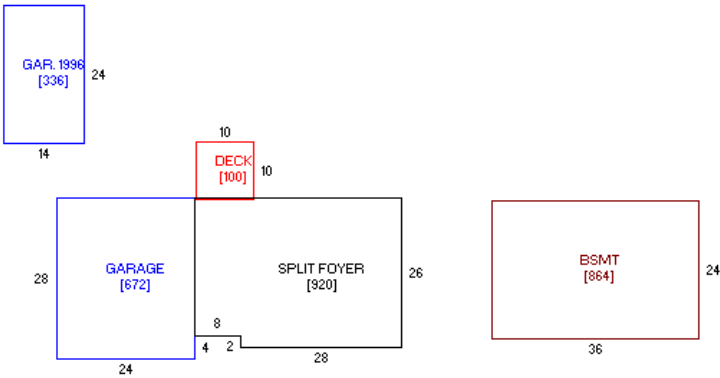
Occupancy	Style	Year Built	Total Living Area
▼ Single-Family / Owner Occupied	Split Foyer Frame	1984	920

Building Permit Information

Date	Number	Tag Descr	Tag Date	Amount	Reason
09/17/1996	11228	Yes	01/01/2001	4,000	Garage

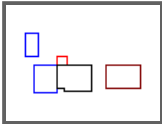
Sketch

BLT-1984



Sketch of Pin 0940-0700-1300

1 / 1



GIS Map Information



2014

Number of parcels: 10,179

Consolidated Taxes: \$23,049,260.59

2024

Number of parcels: 11,452

Consolidated Taxes: \$34,991,374.79

41.15% increase  
16 years an increase of  
1273 parcels  
increase in tax per  
\$ 11,942,114.20 93% increase

*Send to*  
**JOE HIRSCHFELD**  
CITY ASSESSOR  
ASSESSING  
Joe.Hirschfeld@dickinsongov.com  
Tel: 701.456.7744 O: 701.456.7734



March 18, 2025

Dickinson Property Owners:

Dickinson residential properties have increased in value by approximately 7-8% since last year and the median sales ratio again fell below the 90% threshold set by the North Dakota State Board of Equalization (BOE). This prompted an increase to the Assessing Department's manual level (improvements value) of roughly 7.5% to total value. If you have received a Notice of Increase (colored paper), that means that your property increased by at least \$3,000 and 10%. Persons whose house changed in some form (i.e., remodel, addition, new garage, etc.) will receive one of these. A small percentage of persons whose house was part of the Residential Revaluation process for 2024 and whose property record cards were corrected for errors, may also receive a Notice of Increase. All others will receive a Notice of Valuation on white paper.

A City-wide commercial revaluation project was completed last year, providing a strong basis from which to make comparison to varying property types. Sales also indicated that commercial properties were undervalued. The completion of the commercial revaluation project removed the "vacancy factor" from commercial vacant lots and this year the "vacancy factor" was removed from residential lots. A review of the 2024 commercial sales noted that hotel/motel properties and apartments were the most out of tolerance. Adjustments were made to these two classes of properties and the aforementioned vacant lots, resulting in an increase to the commercial valuation adequate to bring values within tolerance, and no further adjustments were needed.

The City BOE meeting is scheduled for Wednesday, April 9<sup>th</sup> at 5:00 P.M. at City Hall. The City Commission respectfully requests that you contact the Assessing Department to review your value if you wish to protest, prior to attending the meeting. The Assessing Department further requests that you attempt to contact us and/or supply any materials to support your value opinion by Monday, March 31st, to give us enough time to review your property record card and respond back to you properly.

Sincerely,

Joe Hirschfeld  
City Assessor

*893 Eaton Drive  
\$256,000*




House payment with taxes and insurance included, per month.

**DAVID J. OR CARLA STEINBACH**  
1192 - 11TH AVE. E 701-227-0050  
DICKINSON, ND 58601

77-1 408  
913  
4085012254  
Date 10-1-2001


6704

Pay to the Order of Bank of America \$ 250.<sup>00</sup>  
Two hundred fifty <sup>4</sup>/<sub>100</sub> Dollars ☒ Security Features Included. Details on Back.

 Wells Fargo Bank North Dakota, N.A.  
115 1st Ave. West  
Dickinson, ND 58601  
www.wellsfargo.com

Memo 6041380479 Carla Steinbach MP

⑆09⑆3000⑆10⑆4085012254⑆ 06704 ⑆0000025000⑆

 **DAVID J. OR CARLA STEINBACH**  
1192 - 11TH AVE., E. 227-0050  
DICKINSON, ND 58601-4205

77-1 408  
913  
4085012254  
Date 9-4-2001

6680

Pay to the order of Bank of America \$ 250.<sup>00</sup>  
Two hundred fifty <sup>4</sup>/<sub>100</sub> Dollars ☒ Security Features Included. Details on Back.

**NORWEST BANK NORTH DAKOTA, N.A.**  
115 1ST AVENUE WEST  
DICKINSON, ND 58601  
701-227-3333

For 6041380479 Carla Steinbach MP

⑆09⑆3000⑆10⑆4085012254⑆ 06680 ⑆0000025000⑆



# NOTICE OF INCREASE IN REAL ESTATE ASSESSMENT

CITY OF DICKINSON  
(Name of Twp/City/District)

STARK  
(Name of County)

238,500  
+ 15%  
\$ 274,275.00

45% increase

2025 345,700  
2021 197,800  
147,900 - 4 yr.

Parcel Number: 0880-0400-0100

JENSEN, TASHA  
STEINBACH, DAVID J. & CARLA J. (LE)  
1192 11TH AVENUE E  
DICKINSON, ND 58601-4205

Property Address:  
1192 11TH AVENUE E  
Dickinson, ND 58601-0000

74.75%  
in 4 years

Legal Description:  
LOT 1, BLOCK 4, SHINAGLE'S 1ST  
Subdivision: SHINAGLES(0880)

Fair cond. drop -28,400

Current Year Assessment (2025)  
Prior Year Assessment (2024)  
Change in Assessment

4 1/2% Tax

True & Full Value\*  
\$345,700  
\$238,500  
\$107,200

\$78,000  
\$317,300  
33% incl  
60.4% since 2001

## Reason for increase in value:

Equalization due to revaluation, new construction, etc. Contact City Assessor's office prior to Monday, March 31, 2025 with questions.

You are hereby notified in accordance with North Dakota Century Code, the true and full valuation on property you own has increased since the previous year's assessment to one or more of the following levels:

- ☒ The assessor has increased the true and full valuation to a level of 10% or more and \$3,000 or more from the previous year's assessment.
- ☐ The township, city, or county board of equalization proposes to increase the true and full value returned by the assessor resulting in a cumulative increase of more than fifteen percent from the amount of the previous year's assessment.
- ☐ The township, city, or county board of equalization, or action by the State Board of Equalization has increased the true and full valuation to a level of 10% or more and \$3,000 or more from the previous year's assessment.

An increase in assessment may mean that your property taxes on the parcel will increase. The taxing district must base its tax rate on the number of dollars raised from property taxes in the previous taxable year by the taxing district. By August 31 each year the county shall provide an estimated tax statement to the owner of each parcel with a total estimated tax of at least \$100.

## Hearing Schedule

Unless the increase results from actions taken by the State Board of Equalization, a property owner may appeal the current year's assessment by contacting the assessor or the boards of equalization. The equalization boards will hold hearings as follows:

Name/Location	Date	Time
Dickinson Township/City Board of Equalization City Hall Commission Room	April 9, 2025	5:00 pm
Stark County Board of Equalization Stark Cty Courthouse Commission Rm	June 3, 2025	10:00 am
North Dakota State Board of Equalization ND State Capital	August 12, 2025	8:30 am CT

Assessment Official: Joseph J. Hirschfeld, City Assessor

Mailing Address: 38 1st Street W dickinsoncity.northdakotaassessors.com

City, State, Zip: Dickinson, ND 58601

Phone: 701-456-7734

Date: 3/18/2025

0

45% increase  
33%



# NOTICE OF INCREASE IN REAL ESTATE ASSESSMENT

CITY OF DICKINSON

(Name of Twp/City/District)

STARK

(Name of County)

Parcel Number: 0880-0400-0100

JENSEN, TASHA  
STEINBACH, DAVID J. & CARLA J. (LE)  
LE - JENSEN, TASHA  
1192 11TH AVENUE E  
DICKINSON, ND 58601-4205

Property Address:  
1192 11TH AVENUE E  
DICKINSON, ND 58601-4205

Legal Description:  
LOT 1, BLOCK 4, SHINAGLE'S 1ST  
Subdivision: SHINAGLES(0880)

	True & Full Value*
Current Year Assessment (2025)	\$317,300
Prior Year Assessment (2024)	\$238,500
Change in Assessment	\$78,800

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Equalization due to revaluation, new construction, etc. Contact City Assessor's office prior to Monday, March 31, 2025 with questions.

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Assessment Official: Joseph J. Hirschfeld, City Assessor

Mailing Address: 38 1st Street W dickinsoncity.northdakotaassessors.com

City, State, Zip: Dickinson, ND 58601

Phone: 701-456-7734

Date: 4/4/2025

BOARD OF COMMISSIONERS  
NEAL MESSER, Chairman  
PAUL CLARYS, Vice-Chair  
BERNIE MARSH  
DEAN FRANCHUK  
CORY WHITE



AUDITOR  
KAREN RICHARD

DEPUTY AUDITOR  
Lana Jahner

OFFICIAL PROCEEDINGS OF THE STARK COUNTY COMMISSION  
June 3, 2025

Chairman Messer called the regular meeting of the Stark County Board of Commissioners to order at 9:00 a.m. Commissioners Present: Dean Franchuk, Paul Clarys, Bernie Marsh, Neal Messer, and Cory White. Department Heads Present: Auditor Karen Richard, Sheriff Corey Lee, State's Attorney Amanda Engelstad, Tax Director Natalie Wandler, Human Resources Joetta Percy, Planner Stephen Josephson, and Emergency Services Director Alayne Decker.

White adds Dickinson Airport to the agenda.

**MOTION BY:** Clarys **SECONDED BY:** Marsh

To ratify the agenda as amended.

All voted aye, motion carried.

Messer calls for approval of the minutes from May 6, 2025.

**MOTION BY:** Clarys **SECONDED BY:** White

To approve the minutes from the May 6, 2025 meeting.

All voted aye, motion carried.

Lee adds \$ 149.99 training to Two Lane Tactics for the Sheriff Department, and travel for Engelstad is also added.

**MOTION BY:** Marsh **SECONDED BY:** White

To approve the accounts payable with the 2 additions: \$149.99 for Public Safety and reimbursement to the State's Attorney for lodging and mileage.

Roll call, all vote aye, motion carried.

Messer presents the Park Board action item.

**MOTION BY:** White **SECONDED BY:** Franchuk

To approve a \$17,000.00 payment for the Motorpark Speedway.

Roll call: White – aye, Franchuk – aye, Clarys – nay, Marsh – abstain, Messer - aye, motion carried.

Lee presents his May Sheriff report. He notes that vehicle repair costs are high this year. K-9 Kato is back from training and will be on the road with his trainer in a couple of weeks. Roughrider Days is coming up at the end of the month, and he notes the Sheriff Department will incur higher-than-average overtime costs. He asks the commission to approve the signing of the South Heart contract, and Engelstad has reviewed this contract. South Heart Council has approved it.

Lee asks Clarys to report on the LEC building repairs, and that could potentially progress into a move for the Sheriff Department. Clarys reports on the LEC building repairs, approximately \$350,000 has been spent so far repairing domestic water lines in the 2<sup>nd</sup> level. At times, water and wastewater have overflowed into the lower-level Sheriff's Department. SWMCCC is going to bear the majority of the nearly \$600,000 to do phase 2 of the repairs, which could run into 2027. Clarys feels we can't replace this building and need to continue to do these repairs. He would like to ensure this doesn't happen in the future – moving the Sheriff's office will not fix this problem. Lee asks where we go from here. Messer agrees that the health and safety of the employees is paramount, and there are options, and at some point, he, Franchuk, and Lee should meet and bring some options back to the commission.

Andrew Krebs, KLJ, provides an update on the roundabout project, and they have been working with landowners on right-of-way options. The box culvert project by South Heart has an expected mid-June start date. The West Broadway Overlay has a bid opening scheduled for July 1 at 10 AM.

James Kadrmas, Interstate Engineering, reports the bridge removal south of Belfield has the preliminary design complete, and they are working with NDDOT on review of the draft environmental document.

Jeremy Wood, Northern Plains, provided an update on the 32<sup>nd</sup> St and 107<sup>th</sup> Ave project seal coat, which will start next week. He also notes that a couple of residents in the Copperleaf Subdivision approached him about sealing their subdivision at this time as well. Messer asks if we have a precedent on how to handle the payment of this, at the time of pavement, that was cost-shared with the subdivision and county. Miller says the subdivision would be willing to do the same process as when it was paved, but how do we then handle the other subdivisions? Wood says it is an approximate \$30,000 cost. Messer believes that at the time of paving that 30% was paid by owners, and there is no policy about paving



subdivisions. Messer would like to see the cost. Wood says if the seal coat is done next week, then this subdivision won't get done at this time. Wood further updates on 131<sup>st</sup> and 48<sup>th</sup> in the Belfield area, The 48<sup>th</sup> St portion is approximately 95% complete. The 33<sup>rd</sup> St and 110<sup>th</sup> Ave project has an expected July bid opening.

Todd Miller, Road Operations Specialist, updated on the road crew operations and stated that rubber sealing is completed. There were 639 regular hours and 92.5 overtime hours spent grading roads in May. He also reports that in 1961, the commission agreed that we would maintain and care for a bridge in Grant County, and we also would blade the road. The bridge needs to come out, and 2 pipes put in.

Miller asks for approval of an Adopt a Highway program in Stark County.

**MOTION BY:** White    **SECONDED BY:** Clarys

To approve the program.

All voted aye, motion carried.

Miller asks for approval of a Mag Chloride application form. The mag chloride would be applied 250 feet in both directions from their residence on the main road. Engelstad has reviewed the form. The mag chloride would need to be paid for by the applicant.

**MOTION BY:** White    **SECONDED BY:** Franchuk

To approve the form.

All voted aye, motion carried.

Miller says he met with Baker Boy and when the County Shop was built they were put on the Baker Boy pressurized sewer line and the City has recommended to the County and Baker Boy to eliminate 2,400 feet of sewer line and dig in a new trench going north 400 feet and drop into the man hole there. We would need to pay 50% of that cost, and it would be completed by October of this year. Cost is unknown right now.

Richard asks if they would like to act on the South Heart contract with the Sheriff Department. Franchuk would like to know what has changed in the contract. Lee says the original contract was in-kind for the car, and this new contract would be the same as Richardton and Belfield. The existing contract has expired, and the new contract will expire in 3 years.

**MOTION BY:** Marsh    **SECONDED BY:** Franchuk

To approve the contract, subject to the State's Attorney's review.

**DISCUSSION:** Franchuk would like to see the contract prior to approving. We will not be billing this contract until approved - \$1,000 a month.

All voted nay, motion failed.

Jeremy Presnell, City of Dickinson Fire Chief, provided an update to the Commission on the Dickinson Ambulance Service. The ambulance service is scheduled to go live on July 1. The two ambulances that were ordered should be here in August. Billing and reimbursement are almost complete through the 3<sup>rd</sup> party billing service, and Medicare and Medicaid have been approved. The DEA license has been received. They are fully staffed with 17 positions having been filled. Clarys asks if there have been any budget challenges. Presnell says they are currently under budget and received a \$76,000 grant from FEMA for firefighting gear and a \$1,200 reimbursement per student for EMS training. Messer asks about and projections of budgetary needs in the future. Presnell says it is difficult right now to project, as they don't have any call data, and he is hoping by the 1<sup>st</sup> of next year, they will have a better idea. The goal is to break even.

Holly Praus, Director of Sunrise Youth Bureau, addressed the Commission, thanking them for their support in the past, as Stark County is their top supporter. Sunrise Youth Bureau provides a safe place for youth. Praus provided an overview of the different programs and youth that Sunrise helps and assists with. She requests that the Sunrise Youth Bureau be included in the Stark County Budget for 2026, which is used to provide support to the youth and their families within Stark County. Stark County has budgeted a 1 mill levy in the past.

Messer opens the Stark County Board of Equalization public hearing at 10:00 a.m. Those present from the public: David J Steinbach, Deb Kirschenheiter, Dustin Bakken, Joe Hirschfeld, Cassandra Blotske, and Diane Duchscher. The sign-in sheet is on file with the Stark County Tax Director's office.

Tax Director Natalie Wandler reported the City of Belfield's market value for 2025 at \$67,405,200 and the taxable value at \$3,136,770. New residential construction of \$434,800 and new commercial construction of \$66,000. There were no comments from the public regarding the City of Belfield's assessment.

**MOTION BY:** Commissioner White    **SECONDED BY:** Commissioner Franchuk

To approve the market value and taxable value as presented.

All voted aye, motion carried.



Tax Director Natalie Wandler reported the City of South Heart's market value for 2025 at \$47,412,400 and the taxable value at \$2,183,674. New residential construction of \$1,654,600 and new commercial construction of \$21,700. There were no comments from the public regarding the City of South Heart's assessment.

**MOTION BY:** White      **SECONDED BY:** Clarys

To approve the market value and taxable value for 2025 for the City of South Heart.

All voted aye, motion carried.

Tax Director Natalie Wandler reported the City of Gladstone's market value for 2025 at \$17,714,700 and the taxable value at \$803,883. New residential construction of \$145,500 and no new commercial construction. There were no comments from the public regarding the City of Gladstone's assessment.

**MOTION BY:** White      **SECONDED BY:** Franchuk

To approve the market value and taxable value for the City of Gladstone for the fiscal year 2025.

All voted aye, motion carried.

Tax Director Natalie Wandler reported the City of Taylor's market value for 2025 at \$16,483,800 and the taxable value at \$751,214. New residential construction of \$126,100 and no new commercial construction. There were no comments from the public regarding the City of Taylor's assessment.

**MOTION BY:** White      **SECONDED BY:** Marsh

To approve the market value and taxable value for the fiscal year 2025 for the City of Taylor.

All voted aye, motion carried.

Tax Director Natalie Wandler reported the City of Richardton's market value for 2025 at \$89,896,800 and the taxable value at \$4,310,940. New residential construction of \$59,100 and new commercial construction of \$220,400. There were no comments from the public regarding the City of Richardton's assessment.

**MOTION BY:** White      **SECONDED BY:** Franchuk

To approve the Richardton market value and taxable value for fiscal year 2025.

All voted aye, motion carried.

Joe Hirschfeld, City of Dickinson Assessor, reported the City of Dickinson's commercial true and full valuation for 2025 at \$1,307,074,388 and residential at \$2,036,855,200. New commercial construction of \$67,166,818 and new residential construction of \$17,632,000. This provides a taxable valuation of \$157,015,699. Hirschfeld reports that 4 churches did not make the exempt list; he used to use a 501c3 status as a guideline to approve the church, but has since learned that the IRS doesn't require churches to have a 501c3, so he is looking for guidance on how to ensure the request is from a practicing church. Engelstad says these are in the City of Dickinson, and the City Attorney has issued guidance on this. Messer says the county isn't going to dive into this, as we have no jurisdiction on this. Hirschfeld also reports that there is a recommendation from the City of Dickinson Commission to place a 15% cap on 140 parcels that were part of the reevaluation process, which would decrease the city's valuation by \$7,374,000. The market over the last year shows a 10% increase in market values, so with a cap, we would not be catching up on the value of these, maybe even going backwards. Hirschfeld recommends not capping those properties at 15% as he does not believe it helps to catch up and may create a larger problem in the future. Clarys asks when evaluations will be caught up in the city. Hirschfeld says there are 1049 properties that have not been looked at. He was under the assumption that in 2000, when the commercial reappraisal was done by Vanguard, a residential one was also done. That was not correct, so those 1049 properties that have not been reevaluated in over 20 years will be completed this year. Messer feels it isn't the property owner's fault that the property has not been reevaluated, and he sympathizes with the property owner. Hirschfeld says state law says to equalize, and a cap does not equalize.

Messer calls for public comments.

David Steinbach addressed the commission regarding the increase he received on his property, saying he received a letter from the city saying the value had gone up 7 – 8% over last year, but in reality, it went up 45%. In the last 4 years, it has gone up 74.75%. He had the city come and do a reevaluation, and they lowered it to a 33% increase. He would like to see his property at 15%, which would put it at about \$275,000.

Cassandra Blotsky addressed the commission requesting a 2025 adjustment to her property, as the wrong square footage has been on file for the last 13 years. She contacted the City Assessor's office, who came out and measured and told her they had made a mistake and had the incorrect information



on the property card for the last 13 years. She has filed an application for abatement for 2023 and 2024, and asks that the adjustment be made for 2025, so she does not have to file an abatement on that year, also. Hirschfeld says this property is one of the 1049 that needed to be re-evaluated, and to correct the property, it would be \$6,000 higher than it is now, and what she is asking for is just for the square footage to be adjusted. The property is assessed at 1721 square feet, when it should be 1517 square feet. Hirschfeld says her 2025 value is locked in, and when we reassessed her property, it is \$6000 higher, so we advised her that we won't be adding more value this year. Messer asks if he could just correct the square footage immediately on the property card. Hirschfeld says we could correct the square footage, which is only part of the correction, and if the commission authorizes him to do that, he can. Messer says he doesn't believe that Hirschfeld needs authorization to do that. The city assessor has the ability and the requirement to have correct data on the square footage, and valuation is a separate conversation. Hirschfeld doesn't believe he has the authority to only change the data and not the value – if we are going to correct it, we need to correct all of it. Messer again says the data has to be correct. Hirschfeld says if we are going to do part of it, we need to do all of it, and the size and valuation are tied together.

Diane Duchscher addressed the commission regarding a property located at 884 14<sup>th</sup> St E and what she believes to be inequity in taxation. In 2023, she did a lot split and sectioned off just under one acre and built a home at the front of the property. She feels the value of that lot sectioned off should have been about \$100,000. When the tax statement came out in 2024, she anticipated seeing the savings from that section of land being removed, but the value went up \$42,000. The value went up again in 2025. She feels the value is high according to the neighbor's value and would like to see the value lowered from \$924,200.

Messer asks if anyone is on the phone line from Prairie Hills Mall, Dickinson Hills, Walmart, or Dickinson Homestay - no response from anyone on the phone.

Wandler presents Prairie Hills Mall, which paid \$11.4 million at purchase. Hirschfeld says they were asking for the purchase price, and it is currently valued at approximately \$14 million. Prairie Hills Mall did not bring in any information or values.

Wandler presents Walmart and asks if anyone is on the phone – no response from the phone. Hirschfeld states Walmart is looking for a value that falls in line with their appraisal. It is assessed at \$22 million, and it was appraised at \$10 million; they are asking to be assessed at \$12,410,000.

Wandler presents Dickinson Homestay, which is assessed at \$6,534,700, and they would like a reduced value to \$4,957,400.

Wandler presents State Apartments, which is appraised at \$1,160,000 and currently taxed at \$1,588,600. No one appeared via phone.

Messer recesses the public hearing at 11:29 a.m.

Messer calls the hearing back to order at 11:39 a.m.

Messer calls for action on the 15% valuation increase cap that was adopted by the City of Dickinson Board of Equalization on 140 properties that assessed over 15% for 2025.

**MOTION BY:** White **SECONDED BY:** Clarys

To reject the 15% cap from the Dickinson Board of Equalization.

Roll call: White – aye, Clarys – aye, Franchuk – aye, Marsh – nay, Messer - nay, motion carried.

Messer calls for action on the Steinbach property. The property was assessed at \$317,300 and asking to go to a 15% cap, which would be \$274,000.

**MOTION BY:** Messer **SECONDED BY:** Marsh

To change the assessed value on Mr. Steinbach's property at 1192 11<sup>th</sup> Ave E to \$275,000 from \$317,300.

Roll call: Messer – aye, Marsh – aye, White – nay, Franchuk – nay, Clarys - nay, motion failed.

Messer asks if the data card for the Blotsky property needs to be dealt with. Wandler says that she believes that because the City went and looked at this property after the February 1<sup>st</sup> date, they could change the square footage only on the data card. Messer says it is not a valuation issue, so the commission will move on to the next property.

Messer calls for action on the Diane Duchscher property at 886 14<sup>th</sup> St E the current valuation is \$924,200. Clarys recaps that they carved out an acre, and the valuation went up after removing that acre. Messer says in 2023 the structure value was \$732,000 and the land value was \$76,400, so if we apply 10% increases on the structure for 2024 and 2025 and put a \$50,000 on the extracted lot would put the value at about \$867,000. Messer calls for a motion twice. No motion was heard, so the value remains the same.

Messer calls for action on Prairie Hills Mall. Wandler says a motion is not needed on any of the entities that did not appear. Messer verifies that it would apply to Prairie Hills Mall, Homestay, Dickinson Hills, and Walmart. Engelstad feels they should make a motion to deny the requests.

**MOTION BY:** White     **SECONDED BY:** Clarys

To deny all of those requests.

All voted aye, motion carried.

**MOTION BY:** White     **SECONDED BY:** Franchuk

To accept the City of Dickinson dated 5-28-25 valuations.

Roll call: White – aye, Franchuk – aye, Clarys – aye, Marsh – aye, Messer – nay, motion carried.

Dustin Bakken, Kompleks Aerial, does the industrial appraisals, and Messer asks about the depreciation on the rail terminal properties of 10%. Bakken responded that all the depreciation this year was physical and not functional. Messer questions if the old Halliburton terminal was also done. Wandler responds that it is in the City of Richardton, and they contracted with Bakken to do that and Red Trail and both did not receive the 10%. Messer states that we are treating similar facilities differently.

Wandler asks if anyone would like to speak regarding Stark County values. No one responds in person or via phone. No farmland changes this year. New construction is \$18,681,900 for residential and \$13,194,800 for commercial. The county value for 2025 is \$1,486,211,920 for a taxable value of \$71,494,957.

**MOTION BY:** Clarys     **SECONDED BY:** Franchuk

To approve the Stark County valuations.

All voted aye, motion carried.

Wandler presents the total valuation for 2025, which includes all of Stark County and the City of Dickinson of \$5,069,054,408 with a taxable value of \$239,697,137. Up \$20,424,160 from 2024.

**MOTION BY:** White     **SECONDED BY:** Clarys

To approve the County-Wide valuations to include the small cities and the City of Dickinson.

All voted aye, motion carried.

Messer closes the public hearing at 12:27 p.m.

Josephson presents MSP 04-25 Milan Schmit is requesting approval of the Hillside Acres East Subdivision through the minor subdivision process for a property located in the NE ¼ of Section 31, Township 139N, Range 95W, containing approximately 48.23 acres.

**MOTION BY:** White     **SECONDED BY:** Franchuk

To approve MSP 04-25.

All voted aye, motion carried.

Josephson presents MSP 05-25 Milan Schmit is requesting approval of the Hillside Acres West Subdivision through the minor subdivision process for a property located in the ND ¼ of Section 36, Township 139N, Range 96W, containing approximately 40.40 acres.

**MOTION BY:** White     **SECONDED BY:** Marsh

To approve MSP 05-25.

All voted aye, motion carried.

Josephson presents CUP 02-25-ASWS LLC DBA Hamlin Water is requesting a conditional use permit for a water depot on a 160-acre property located in the NE ¼ of Section 5, Township 140N, Range 96W. No trucks will be entering – will all be pumped out using hoses to fracking sites.

**MOTION BY:** White     **SECONDED BY:** Franchuk

To approve the water permit.

All voted aye, motion carried.

Decker reports lifelines are stable, and 58 total fire calls in May. She presented an overview of May's weather, with 5.56" of rain in May. Air quality from Canadian wildfires has brought in unhealthy air levels. One weather station is up, and we are monitoring the air quality with that station and will be putting this information on the website. A mailer was sent out for citizen notification and has gotten many new sign-ups.

Decker presents a contract from Electronic Communications Inc. for servicing the radio system in dispatch, looking for approval to renew.

**MOTION BY:** White     **SECONDED BY:** Clarys

To renew the contract

All voted aye, motion carried.



Decker presents a contract from Big Language Solutions, LLC, which is a translation service that dispatches; she is looking for approval.

**MOTION BY:** Clarys    **SECONDED BY:** Franchuk

To approve this contract with Big Language Solutions, LLC.

All voted aye, motion carried.

Richard presents an alcohol permit application for the Dickinson Eagles Club for the dates of June 21, 27, 28, and 29.

**MOTION BY:** White    **SECONDED BY:** Franchuk

To approve the Dickinson Eagles Club for June 21, 27-29.

All voted aye, motion carried.

Engelstad presents the Vision Zero contract, but she has not had a chance to review it. Looking for approval for the Chair to sign it once she reviews it.

**MOTION BY:** White    **SECONDED BY:** Clarys

To authorize the signing of the contract once it is reviewed and approved by Engelstad.

All voted aye, motion carried.

Messer provides an overview of Senate Bill 2180, and next month, there will be a public comment policy in front of the commission for their consideration.

Clarys advises that there was a recent resignation from the Weed Board District 2, and one application for that position was received from Shirley Meyer. He recommends she be appointed.

**MOTION BY:** Clarys    **SECONDED BY:** Franchuk

To appoint Shirley Meyer to the County Weed Board.

All voted aye, motion carried.

Clarys also reports there is a vacancy in District 4 for the Stark County Weed Board, in the SW portion of the county if anyone is interested in applying.

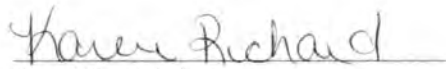
Kelly Braun, Regional Manager Dickinson Airport provided an update on the potential new terminal. In the last 25 years, there has been a steady growth in the number of enplanements. There were 50,000 people coming and going through the terminal last year. The new terminal will be able to accommodate aircraft with 76 seats. The new terminal will be about 27,000 square feet. The total cost is \$53.4 million and will be covered as follows: Federal Funding - \$12 million; State Funding - \$30.6 million; Local Funding - \$10.8 million. The local funding consists of Airport Authority (2 million), City of Dickinson (4 million), Stark County (4 million), Dunn County (2 million), and Billings County (800,000). There is a \$2 million contingency built in to cover bid variance and construction contingency. Messer asks what the plan is if they don't receive the \$10.8 million in local funding. Braun says there is the option to levy additional mills, or they could look at debt and leverage mills to repay that debt. Messer says this will be a discussion point during budget time. Braun says that because of the timing of the construction, there could be a portion of the \$4 million paid in 2026 and a portion in 2027.

Pearcy presents a draft Compensation & Salary Administration policy. Last month, the commission approved the merit pay policy, and this policy is how that pay would be administered. Percy says that salary ranges that are more than 5% would be eligible for both merit pay and market adjustments. The higher someone is in the salary range, the lower their merit pay would be. A merit matrix will need to be approved. Elected positions and attorneys do not get merit pay. Messer would like the committee to brainstorm some ideas on caps.


The total of all bills approved from May 7, 2025, through June 3, 2025, equals \$713,512.00.

The Stark County Auditor's office has a detailed list of bills paid by check and ACH that can be inspected anytime during regular business hours.

Commissioner White made a **MOTION** to adjourn at 1:23 p.m. Commissioner Marsh **SECONDED**.  
Adjourned.



Karen Richard, Auditor



Neal Messer, Chairman

BOARD OF COMMISSIONERS  
DEAN FRANCHUK, Chairman  
NEAL MESSER, Vice-Chair  
BERNIE MARSH  
PAUL CLARYS  
CORY WHITE



AUDITOR  
KAREN RICHARD

DEPUTY AUDITOR  
Lana Jahner

OFFICIAL PROCEEDINGS OF THE STARK COUNTY COMMISSION  
June 4, 2024

Chairman Franchuk called the special meeting of the Stark County Board of Commissioners to order at 9:00 a.m. Commissioners Present: Dean Franchuk, Paul Clarys, Bernie Marsh, Neal Messer, and Cory White. Department Heads Present: Auditor Karen Richard, State's Attorney Amanda Engelstad, Sheriff Corey Lee, and Tax Director Natalie Wandler.

Others present: Dustin Bakken, Deb Kirschenheiter, Joe Hirschfeld, Lester Frenzel, Marlene Frenzel, and Randy Ulmer. The sign-in sheet is on file with the Stark County Tax Director's office.

Franchuk asks for approval of the agenda.

**MOTION BY:** Marsh **SECONDED BY:** White

To ratify the agenda as presented.

All voted aye, motion carried.

Wandler reports Vanguard is used by the City of Dickinson and Stark County and every 15-20 years the cost manual is updated which was done this year, which updates changes in construction costs, etc.

Wandler reported the City of Belfield's market value for 2024 at \$62,819,200 and the taxable value at \$2,925,409. New residential construction of \$434,800 and new commercial construction of \$66,000. There were no comments from the public regarding the City of Belfield's assessment.

**MOTION BY:** Commissioner Messer **SECONDED BY:** Commissioner Clarys

To establish the 2024 market value for the City of Belfield at \$62,819,200 with the taxable value at \$2,925,409.

Roll call, all vote aye, motion carried.

Wandler reported the City of South Heart's market value for 2024 at \$43,473,200 and the taxable value at \$2,002,927. New residential construction of \$1,654,600 and new commercial construction of \$21,700. There were no comments from the public regarding the City of South Heart's assessment.

**MOTION BY:** Commissioner Messer **SECONDED BY:** Commissioner White

To establish the 2024 market value for the City of South Heart at \$43,473,200 with the taxable value at \$2,002,927.

Roll call, all vote aye, motion carried.

Wandler reported the City of Gladstone's market value for 2024 at \$16,305,600 and the taxable value at \$740,285. New residential construction of \$145,500 and no new commercial construction. There were no comments from the public regarding the City of Gladstone's assessment.

**MOTION BY:** Commissioner Messer **SECONDED BY:** Commissioner Clarys

To establish the 2024 market value for the City of Gladstone at \$16,305,600 with the taxable value at \$740,285.

Roll call, all vote aye, motion carried.

Wandler reported the City of Taylor's market value for 2024 at \$15,206,800 and the taxable value at \$693,156. New residential construction of \$126,100 and no new commercial construction. There were no comments from the public regarding the City of Taylor's assessment.

**MOTION BY:** Commissioner Messer **SECONDED BY:** Commissioner White

To establish the 2024 market value for the City of Taylor at \$15,206,800 with the taxable value at \$693,156.

Roll call, all vote aye, motion carried.

Wandler reported the City of Richardton's market value for 2024 at \$81,699,545 and the taxable value at \$3,913,896. New residential construction of \$59,100 and new commercial construction of \$220,400. There were no comments from the public regarding the City of Richardton's assessment.

**MOTION BY:** Commissioner Messer **SECONDED BY:** Commissioner Clarys

To establish the 2024 market value for the City of Richardton at \$81,699,545 with the taxable value at \$3,913,896.

Roll call, all vote aye, motion carried.



City Assessor Joe Hirschfeld presented the City of Dickinson values. Commercial valuation for 2024 \$1,131,906,868 and residential \$1,857,863,000 for a total value of \$2,989,769,868. New commercial construction \$5,581,200 and new residential construction \$15,461,700. Taxable value for 2024 \$140,199,993.

Wandler advises Holiday Gas Station Circle K sent an email yesterday with a Marshall and Swift showing it is worth \$1,016,672 and Vanguard has it valued at \$1,204,700. No one was on the phone line from Circle K and no action was taken.

Prairie Hills Mall was just purchased from Great Plains Clinic. They sent the appraisal to Wandler. The city has it valued at \$15,037,600 and it was purchased for \$11.4 million. Wandler states she told them since the sale was after the assessment date and the city board meeting that we could hear it at the county but potentially there were not many changes that could be made. No one was on the phone line from Prairie Hills Mall and no action was taken.

Randy Ulmer spoke regarding the property value of his home – the value was raised by \$45,000 and he hasn't done anything to it but paint it and new shingles. He talked to the City, and they came out and went through the inside of the house and he would like the 15% cap added to his property. Hirschfeld states he did meet with Ulmer twice and the notice of increase went out with an increase in valuation that was triggered by the detached shop and garage. After staff looked at the property the property valuation card didn't match the shop size and an addition wasn't added to the house, which then increased the property to \$349,000. Messer says the property card is now correct and it is up to us to decide what to do from his 2023 value of \$217,000 to the current value of \$349,000. Wandler suggests leaving the property at \$262,000 for 2024 or capping it at 15% and moving to the \$349,000. Richard states you did get a tax break for 10 years because it wasn't on the property card. Messer says that is not his fault.

Wandler explains the City of Dickinson's 15% property cap. They started with 298 properties that the City motioned to cap the increase at 15%, but that included new construction, so this was changed at the next meeting to 102 properties. Hirschfeld says the motion was for a 15% cap until it is caught up. If there is a market increase of 10% that gets applied and then an additional 5%. If it decreased 10% then it would catch up 25%. A reevaluation would reset everything. The city would potentially need to do the motion again next year. Hirschfeld states we can move forward today with Ulmer's property valued at \$262,000 because it wasn't noticed properly. After he asked the City to come out we noticed missed property and the law says any missed property can be added later through the Auditor's office. Adding that values it at \$349,000. If we leave here today with it valued at \$262,000 then we are required to put the missed property on which values it at \$349,000. If we leave today with it valued \$349,000 then it would be eligible for the 15% cap. After discussion, Ulmer asks for the property to be valued at \$349,000 and use the 15% cap. Hirschfeld also advises the commission that as the board of equalization, they have the power to set this property at whatever value they would choose. The commission tables until after they discuss the group of properties that the city set at a 15% cap.

Les Frenzel addressed the commission on the west ½ of Section 25. Wandler advises these 3 properties annexed into the City of Dickinson and then annexed back out to the county. The splits weren't auto-updating in our computer program, so anytime there was a split it was using the 2022 value per acre. There were 50 properties that were affected and updated this year. Those properties are getting the 2-year increase as there wasn't one in the prior year – no additional action was taken.

Wandler addressed the 15% cap the City of Dickinson placed on 102 properties. She believes the cap is not fair to the rest of the county. Some of the subdivisions that were revalued had not been revalued for 25 years. These properties range from increases of \$44,200 to \$343,900. The larger increases will take up to 10 years to cap out. She believes everything should be equalized. Richard states this 15% cap makes the mil worth less money and everyone else in the county must make up the difference from this cap. Wandler states about \$6 million is being capped. White feels the 15% cap muddies the waters. Messer states the issue is the property hasn't been assessed for 15 or 20 years and isn't there a responsibility for the City to get out there and pull those cards more frequently and get them up to date? The taxing entity needs to step up that there were mistakes made and he agrees if we equalize everyone needs to participate. Wandler says if you bought a house in this subdivision then you are paying the cap right away and she recommends disallowing the 15% cap to equalize everyone.

**MOTION BY:** Commissioner White      **SECONDED BY:** Commissioner Marsh

To establish equalization and to not have a 15% cap.

**DISCUSSION:** White asks what corrective actions are being taken by the city to prevent this from happening again. Hirschfeld states it is a staffing issue and there were not enough staff to do re-evaluations. Workloads have increased but staffing has not, they have current staffing and are working on training.

Roll call, all vote aye, motion carried.

**MOTION BY:** Commissioner Messer     **SECONDED BY:** Commissioner White

To set the taxable value for Mr. Ulmer's property at \$262,200 for the property tax year of 2024.

Roll call, all vote aye, motion carried.

**MOTION BY:** Commissioner Clarys

To revise the residential 2024 valuation from \$1,857,863,000 and add \$5,924,600.

**AMENDED MOTION BY:** Commissioner Clarys     **SECONDED BY:** Commissioner Messer

To set the True and Full Valuation for 2024 for the commercial and residential property at \$2,995,607,668.

Roll call, all vote aye, motion carried.

Wandler reported the Stark County market value for 2024 at \$1,641,124,823 and the taxable value at \$78,807,632. New residential construction of \$16,124,500 and new commercial construction of \$7,871,900. There were no comments from the public regarding Stark County's assessment.

**MOTION BY:** Commissioner Messer     **SECONDED BY:** Commissioner Clarys

To establish the 2024 market value for Stark County at \$1,421,620,478 with the taxable value at \$68,531,959.

Roll call, all vote aye, motion carried.

Commissioner Messer made a **MOTION** to adjourn at 11:20 a.m., Commissioner White **SECONDED**, Adjourned.

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Karen Richard, Auditor

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Dean Franchuk, Chairman



BOARD OF COMMISSIONERS  
DEAN FRANCHUK, Chairman  
NEAL MESSER, Vice-Chair  
BERNIE MARSH  
PAUL CLARYS  
CORY WHITE



AUDITOR  
KAREN RICHARD

DEPUTY AUDITOR  
Lana Jahner

**OFFICIAL PROCEEDINGS OF THE STARK COUNTY COMMISSION**  
**June 6, 2023**

Chairman Franchuk called the regular meeting of the Stark County Board of Commissioners to order at 9:00 a.m. Commissioners Present: Dean Franchuk, Paul Clarys, Bernie Marsh, Neal Messer, and Cory White. Department Heads Present: Auditor Karen Richard, Sheriff Corey Lee, Road Superintendent Al Heiser, Human Resources Joetta Pearcy, Emergency Manager Shawn Davenport, Tax Director Natalie Wandler, and County Park Lisa Heiser.

**RATIFY AGENDA**

Franchuk adds two Conditional Use Permits for Fischer Industries.

**MOTION BY:** Commissioner Marsh **SECONDED BY:** Commissioner Clarys

To ratify the agenda as amended.

**DISPOSITION:** All voted aye. Motion Carried.

**MINUTES**

Chairman Franchuk called for approval of the minutes from May 2, 2023.

**MOTION BY:** Commissioner Clarys **SECONDED BY:** Commissioner White

To approve the minutes as presented.

**DISPOSITION:** All voted aye. Motion Carried.

**ACCOUNTS PAYABLE**

**MOTION BY:** Commissioner Messer **SECONDED BY:** Commissioner White

To approve the Accounts Payable bills as submitted.

**DISPOSITION:** Roll call: Commissioners: Messer - aye, White - aye, Marsh - aye, Clarys - aye, Chairman Franchuk - aye. Motion Carried.

ABC FENCING	35TH ST SW FENCE RMV	\$ 748.80	96383	6/6/2023
ADVANCED ENGINEERING	RESTROOM FINAL DESIGN	\$ 4,800.00	96384	6/6/2023
AED EVERYWHERE INC	PADS & BATTERIES	\$ 281.70	96385	6/6/2023
AP - ABM	MAY PRINTER/EMAIL FIX	\$ 2,484.37	1239	6/7/2023
AP - BALCO	UNIFORMS	\$ 2,130.80	1239	6/7/2023
AP - BOSS	OFFICE SUPPLIES	\$ 1,213.55	1239	6/6/2023
AP - BRAUNS	WATER.CLEAN SUPPLIES	\$ 1,598.24	1239	6/7/2023
AP - CENTRAL MECHANICAL	PAY EST 3 HVAC 2023	\$ 98,100.00	1239	6/7/2023
AP - CENTRAL SQUARE	CAD MAINTENANCE	\$ 2,475.42	1239	6/7/2023
AP - CHS SW GRAIN	FUEL	\$ 12,928.12	1239	6/7/2023
AP - CONSOLIDATED	PHONE	\$ 108,704.06	1220	5/25/2023
AP - HEART RIVER CLEAN	APRIL CLEANING	\$ 500.00	1239	6/7/2023
AP - HIGHLANDS ENG	BRIDGE REPLACEMENTS	\$ 8,680.00	1239	6/7/2023
AP - INFORMATION TECH	USER FEES	\$ 7,582.83	1239	6/7/2023
AP - J LORAE	MAY CLEANING	\$ 750.00	1239	6/7/2023
AP - JAM PEST CONTROL	APRIL MARCH FEES	\$ 430.00	1239	6/7/2023
AP - JUST IN GLASS	UNIT 11	\$ 50.00	1239	6/7/2023
AP - KLI	HWY 10 CHIP/FOG SEAL	\$ 3,651.77	1239	6/7/2023
AP - KOHLER COMM	MICROPHONES	\$ 685.00	1239	6/7/2023
AP - LOGO MAGIC	UNIFORMS	\$ 616.00	1239	6/7/2023
AP - NELSON INTL	EQUIPMENT REPAIR	\$ 2,056.78	1239	6/7/2023
AP - NORTHERN PLAINS	PROJECT REPAIRS	\$ 19,032.50	1239	6/7/2023

Froehlich provided the proposed contract revisions. Froehlich sent the revisions to Engelstad to review, and she said it looks fine. Richard questioned #11 regarding separate checks for the deposit and fee and that they are made payable to Stark County as it was in the previous contract.

**MOTION BY:** Commissioner Marsh      **SECONDED BY:** Commissioner Clarys

To accept the new contract with the change of adding Stark County to #11

**DISPOSITION:** Roll call: Commissioners: Marsh - aye, Clarys - aye, Messer - aye, White - aye, Chairman Franchuk - aye. Motion Carried.

Froehlich also addressed the previous contract and #19 regarding the Auditor depositing the room's funds into a Dakota Room fund that will be used to pay for consumables for the room. He states the intent with the previous commission was to keep those funds separate, but they are currently being deposited in an account that zeros out at the end of the year. He would like the money to go into a fund that accumulates each year so there is a balance available for things like tables, etc. Richard advises the room does have a fund line but is a general fund line item. This room is a Stark County room and the utilities, etc. are coming out of the general, so that is why it is in the general. We can pull the revenue each year if needed. Messer states if we can report how much we have made each year - then he is fine with how it is currently done. Franchuk states that having special funds could become an issue for the state auditor and no additional action is needed because we can track the total balance if needed.

#### **10:00 AM – BOARD OF EQUALIZATION**

Franchuk recessed the County Commission Meeting and opened the Board of Equalization at 10:05 a.m. Those present: Commissioner Paul Clarys, Commissioner Neal Messer, Commissioner Corey White, Commissioner Bernie Marsh, Commission Chair Dean Franchuk, Tax Director Natalie Wandler, Assistant Tax Director Sarah Ruffin, Auditor Karen Richard, Deb Kirschenheiter and Heather Avers-Davis - City of Dickinson, Industrial Appraiser Dustin Bakken, Robert Stockert, Michael & Andrene Hermanson, Sally Paul (phone), Darrell Dickson (phone), and Eron Bringham (phone). The sign-in sheet is on file with the Stark County Tax Director's office.

Tax Director Natalie Wandler reported the City of Belfield's market value for 2023 at \$59,393,100 and the taxable value at \$2,766,678. New residential construction of \$116,100 and no new commercial construction. There were no comments from the public regarding the City of Belfield's assessment.

**MOTION BY:** Commissioner Messer      **SECONDED BY:** Commissioner Clarys

To set the City of Belfield market value at \$59,393,100 with a taxable value of \$2,766,678.

**DISPOSITION:** Roll call: Commissioners: Messer - aye, Clarys - aye, Marsh - aye, White - aye, Chairman Franchuk - aye. Motion Carried.

Tax Director Natalie Wandler reported the City of South Heart's market value for 2023 at \$39,526,300 and the taxable value at \$1,825,017. New residential construction of \$490,100 and no new commercial construction. There were no comments from the public regarding the City of South Heart's assessment.

**MOTION BY:** Commissioner Messer      **SECONDED BY:** Commissioner White

To set the City of South Heart market value for 2023 at \$39,526,300 with a taxable value of \$1,825,017.

**DISPOSITION:** Roll call: Commissioners: Messer - aye, White - aye, Marsh - aye, Clarys - aye, Chairman Franchuk - aye. Motion Carried.

Tax Director Natalie Wandler reported the City of Gladstone's market value for 2023 at \$15,329,300 and the taxable value at \$695,706. No new residential construction and no new commercial construction.

Michael Hermanson addressed the commission regarding his real estate assessment for clarification, Wandler advised that the Mobile Home and property statements were combined instead of separately.

**MOTION BY:** Commissioner Messer      **SECONDED BY:** Commissioner White

To set the 2023 market value for Gladstone at \$15,329,300 with a taxable value of \$695,706.

**DISPOSITION:** Roll call: Commissioners: Messer - aye, White - aye, Marsh - aye, Clarys - aye, Chairman Franchuk - aye. Motion Carried.



Tax Director Natalie Wandler reported the City of Richardton's market value for 2023 at \$81,240,680 and the taxable value at \$3,901,339. New residential construction of \$6,500 and Wandler needs to check on the new commercial construction value. There were no comments from the public regarding the City of Richardton's assessment.

**MOTION BY:** Commissioner Messer     **SECONDED BY:** Commissioner White

To set the 2023 market value of Richardton at \$81,240,680 with a taxable value of \$3,901,339.

**DISPOSITION:** Roll call: Commissioners: Messer - aye, White - aye, Marsh - aye, Clarys - aye, Chairman Franchuk - aye. Motion Carried.

Tax Director Natalie Wandler reported on the City of Dickinson and presented a list of parcels that had previous contact and the City of Dickinson acted on:

Walmart: no comments from anyone representing Walmart and the City of Dickinson had no change on Walmart.

**MOTION BY:** Commissioner Messer     **SECONDED BY:** Commissioner Clarys

To set parcel 41-0986-01000-100, the Walmart parcel, for 2023 at \$24,641,800.

**DISPOSITION:** Roll call: Commissioners: Messer - aye, Clarys - aye, Marsh - aye, White - aye, Chairman Franchuk - aye. Motion Carried.

Daniel Duletski: no comments from anyone representing Daniel Duletski and Wandler states she believes he was satisfied with the amount the city changed his property to.

**MOTION BY:** Commissioner Messer     **SECONDED BY:** Commissioner White

To have parcel 41-1690-01000-100, Daniel Duletski be established at \$660,300.

**DISPOSITION:** Roll call: Commissioners: Messer - aye, White - aye, Marsh - aye, Clarys - aye, Chairman Franchuk - aye. Motion Carried.

Holiday Gas Station: Sally Paul representing Holiday Gas Station appeared via phone. She states she spoke with Joe Hirschfeld from the City of Dickinson, and he advised her that he would not be looking at these values until 2024 when they would be re-evaluated and advised her to withdraw the appeal. It is currently on the tax roll for \$1,237,400 and she has done a Marshall Swift cost analysis for this property and the value should be \$1,016,972 - she believes the market value is overstated. Wandler advises the City of Dickinson had no change and Joe's recommendation to Wandler was no change as the city is going thru a reappraisal of commercial properties in 2024. Wandler recommends taking no action due to the reappraisal happening next year. Wandler provided an overview of how the commercial percent is set based on sales and mass appraisals.

**MOTION BY:** Commissioner Messer     **SECONDED BY:** Commissioner White

To have parcel 41-0810-00000-100 be valued at \$1,237,400.

**DISPOSITION:** Roll call: Commissioners: Messer - aye, White - aye, Marsh - aye, Clarys - aye, Chairman Franchuk - aye. Motion Carried.

Tzadik Energy Portfolio: no comments from anyone representing Tzadik Energy Portfolio and the City of Dickinson had no change.

**MOTION BY:** Commissioner Messer     **SECONDED BY:** Commissioner Clarys

To establish the Tzadik Energy Portfolio in the amount of \$3,696,500.

**DISPOSITION:** Roll call: Commissioners: Messer - aye, Clarys - aye, Marsh - aye, White - aye, Chairman Franchuk - aye. Motion Carried.

Exponetial Enterprise LLC/RubyAnn Stiegelmeier: no comments from anyone representing Exponetial Enterprise LLC/ RubyAnn Stiegelmeier. Wandler advises Stiegelmeier bought the property 2 years ago and paid \$140,000 and the property had a tax value of \$49,200 for 2 years and this year was increased to \$88,000. Stiegelmeier claims she didn't get her change notice, but she hadn't changed her mailing address with the city.



housing which restricts rent amount based on income. They had an appraisal done by a national appraisal company and it came back at \$1,860,000. He also states that based on the current tax value, rent restrictions, and 6 vacant units they cannot operate with those in place.

**MOTION BY:** Commissioner Messer **SECONDED BY:** Commissioner White

To have the valuation on 41-1182-02000-201-245 for the calendar year of 2023 be established at \$5,220,700.

**DISPOSITION:** Roll call: Commissioners: Messer - aye, White - aye, Marsh - aye, Clarys - aye, Chairman Franchuk - aye. Motion Carried.

Riley, Kuntz: no comments from anyone representing Riley Kuntz and the City of Dickinson had no change.

**MOTION BY:** Commissioner Messer **SECONDED BY:** Commissioner Clarys

To have parcel 41-0020-09001-100 be established for the 2023 calendar year at \$245,100.

**DISPOSITION:** Roll call: Commissioners: Messer - aye, Clarys - aye, White - aye, Marsh - aye, Chairman Franchuk - aye. Motion Carried.

Chancellor Hensley: they filed an abatement for the 2022 taxes but didn't own it until May of 2023 - Wandler called his representative and advised they can't file an abatement on something they didn't own. The City of Dickinson looked at this property after the 2022 value and changed the value down to \$224,000 and they can file an abatement at the end of 2023 if needed. No action needs to be taken.

Lufkin US Acquisition Company LLC: Wandler states they questioned an obsolescence and once Wandler corrected that they were then fine with the value that was set. No action needs to be taken.

Landtech Enterprises LLC: Wandler received an email before this meeting that they were pulling their appeal and no action needs to be taken.

Tax Director Natalie Wandler reported the City of Dickinson's market value for 2023 at \$2,838,285,520 and the taxable value at \$133,244,581. There were no comments from the public regarding the City of Dickinson's assessment.

**MOTION BY:** Commissioner Messer **SECONDED BY:** Commissioner White

To have the total valuation of the City of Dickinson be established at \$2,838,285,520 with a taxable valuation of \$133,244,581.

**DISPOSITION:** Roll call: Commissioners: Messer - aye, White - aye, Marsh - aye, Clarys - aye, Chairman Franchuk - aye. Motion Carried.

Tax Director Natalie Wandler reported the Stark County market value for 2023 at \$1,364,977,259, and the small cities at \$209,654,480 resulting in a total county value of \$1,574,631,739. Adding in the City of Dickinson at \$2,838,285,520 results in a total value for the county of \$4,412,917,259. The taxable value is \$208,954,630. There were no comments from the public regarding the Stark County assessment.

**MOTION BY:** Commissioner Messer **SECONDED BY:** Commissioner Clarys

To have the total market value for Stark County for 2023 set at \$4,412,917,259 with a taxable valuation of \$208,954,630.

**DISPOSITION:** Roll call: Commissioners: Messer - aye, Clarys - aye, Marsh - aye, White - aye, Chairman Franchuk - aye. Motion Carried.

BREAK 10:54 a.m. to 11:06 a.m.

PARK BOARD 11:06 a.m. to 11:39 a.m.

Franchuk called the commission meeting back to order at 11:40 a.m.



# DICKINSON PRESS

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## 'THIS SYSTEM IS BROKEN'



Photos from left: 1) City Assessor Joe Hirschfeld, pictured during a prior public meeting, faced pointed questions from Dickinson residents as steep property valuation increases prompted backlash. 2) John Odermann listens to public comment during a Dickinson City Commission meeting. 3) Commissioner Jason Fridrich, shown here at a previous city commission meeting, advocated for a 20% cap on residential property valuation increases.

Dickinson Press file photos  
Tanner Ecker / The Bismarck Tribune  
Gov. Kelly Armstrong speaks on House Bill 1176, focused on property tax reform, on March 27 at the North Dakota Capitol.

## Dickinson homeowners erupt over steep property valuations

BY ETHAN BUTOW AND  
JAMES B. MILLER, JR.  
The Dickinson Press

### DICKINSON

Property owners packed City Hall on Tuesday, many of them angry and bewildered, as they confronted city leaders about steep property valuation hikes that some highlighted

would add thousands to their tax bills.

From cracked voices to raw numbers, the message was clear: many Dickinson homeowners believe the assessment system is out of step with reality — and dangerously out of touch with public sentiment.

With residents reporting year-over-year increases

between \$80,000 to \$200,000, many arrived armed with documents they said disproved city assumptions used to justify the jump in valuations. For hours, speaker after speaker described financial strain, flawed data and a growing sense of betrayal.

"This system is broken," said Diane Duchscher, a longtime real estate broker who

grew visibly emotional while discussing her son's home. "If I had known what the assessment was going to be, I never would have sold him that house."

### Board of Equalization: Purpose and process

Tuesday's meeting was the City of Dickinson's annual Board of Equalization gathering, a requirement under

North Dakota Century Code. Each April, cities across the state must meet to review and vote on local assessment rolls for the upcoming tax year. In Dickinson, the board consists of city commissioners, though Mayor Scott Decker was absent from this year's session.

### BROKEN

CONTINUED from A1

City Assessor Joe Hirschfeld opened with a presentation explaining the role of his office. He emphasized that assessors do not set tax rates — only valuations — and clarified that mill levies, determined by a combination of taxing entities, ultimately dictate how much residents pay.

He also laid out a multi-year plan for assessment updates. Properties are currently being evaluated based on construction date, starting with the oldest. By the end of 2025, Hirschfeld said all Dickinson properties will have been reassessed. Starting in 2026, assessments will shift to a six-year zoning rotation.

In total, Dickinson's combined residential and commercial valuation for 2025 now exceeds \$3.34 billion.

### Property owners speak out

Multiple residents spoke about their concerns with the "radical" increases in valuations, with some

saying that they have no choice but to sell their homes and move to another community. One resident said he was both angry and resigned with the rising valuations, noting that a home on a larger plot with an in-ground swimming pool was taxed 60% less in "liberal" Colorado and questioned why a deeply conservative state like North Dakota would have increases like the one he held in his hand that increased his property valuation by 50%.

His sentiments were echoed by a host of speakers, including Brad Coleman who said his property's assessment surged \$97,000 based on incorrect assumptions that it had a new brick exterior and a heated garage.

"The house was built with brick in 1975. It's always been brick," he told the board. "How would that not have been assessed anytime from then until now?"

Coleman further noted that his garages are not heated, so he was confused at how that assumption was reached. Hirschfeld noted that the assumption

was reached based upon the other properties on his street who did have heated garages, before admitting that the home hadn't been properly evaluated in decades and said the error stemmed from limited access — but offered a solution to resolve "guess work."

"We're most accurate if we can get into the home. If we can't, we do the best we can," he said.

Homeowners weren't the only speakers concerned with the city's valuations, businesses stepped into the fray raising concerns with their assessments — including two of the largest facilities in the community.

Kyle Kennett, representing Walmart, appeared via Zoom to notify the board that the company would be seeking an independent review and may challenge the assessment at the county level.

Ram Sathyamoorthy, a representative of Prairie Hills Mall, argued that the city's contracted commercial appraiser, Vanguard Appraisals, had overstated the mall's value by a significant margin. He

warned the result could mean rent hikes for already struggling tenants, resulting in a business bubble in Dickinson.

Hirschfeld stood by Vanguard's assessments, prompting Commissioner Jason Fridrich to suggest to Sathyamoorthy for him to file a formal abatement if no compromise could be reached in follow-up discussions with the assessors' office.

### Commission approves 15% cap on residential increases

Faced with mounting pressure, board members debated whether they could — or should — step in.

Fridrich proposed capping year-over-year increases on recently reassessed residential properties at 20% over a six-year period.

"I know these properties have had relief for many years, but it's sticker shock when you open your assessment and it was \$400,000 last year and now it's \$700,000," he said. "That should not be happening."

Board Members John

Odermann and Joe Ridl voiced support for a tighter cap. After further discussion, the board unanimously approved a 15% annual cap on assessed value increases for residential properties impacted by the latest round of reassessments.

They then formally approved the adjusted residential rolls, as well as the commercial valuations.

Hirschfeld encouraged residents to continue engaging.

"My door is always open," he said, noting that property owners can still appeal at the county level.

### A statewide tipping point

The backlash in Dickinson is part of a growing wave of public frustration across North Dakota — especially following the failure of last year's Measure 4, a constitutional initiative that would have abolished property taxes entirely.

In response, Governor Kelly Armstrong recently unveiled a sweeping property tax reform plan that would cap local tax budget increases at 3% annually

and gradually eliminate property taxes for many primary residences over the next decade.

The plan increases the Primary Residence Credit from \$500 to \$1,000 and adds an additional \$550 funded by the state's Legacy Fund earnings. In total, homeowners could receive \$1,550 in annual relief by 2027, with further increases expected.

"This plan is real relief and it is real reform," Armstrong told lawmakers. "It's responsible, achievable, and durable."

### Next steps

With the city's assessments now finalized, the Stark County Board of Equalization will take up the matter in early June. Residents still dissatisfied with their valuations may bring appeals to that meeting, and eventually to the state equalization board.

Until then, the broader debate continues — not just about numbers on a form, but about trust in government, transparency in process and the growing disconnect between rising home valuations and residents' ability to pay.



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## STARK COUNTY REJECTS VALUATION CAP, DENIES ALL DICKINSON APPEALS

Commissioners say no to proposed 15% cap on property valuation hikes for the second year in a row, amid mounting public outrage and soaring assessments

BY EVAN BUTOW  
The Dickinson Press

### DICKINSON

For the second year in a row, every Dickinson homeowner who appealed their property valuation to the Stark County Board of Equalization was denied — even as the City of Dickinson once again passed a 15% cap on annual assessment increases, county officials swiftly overturned it.

In a 3-2 narrow decision, the board voted to strike down the city's proposed cap, affecting 144 properties that had met the criteria for relief. The move keeps valuations tied closely to market estimates, which in some cases have doubled year over year.

While the city board has twice proposed 15% limits on increases in response to public backlash, both attempts have been rejected by county officials who say the caps are inequitable and distort market reality.

The repeated use of



The Stark County Commission room.

James B. Miller / The Dickinson Press

this strategy has led some observers to question whether the city's

measures serve more as political signaling than enforceable protection, as

any such cap must be approved by the county — and then the state — to

take effect.

The Stark County Board of Equalization

consists of the five county commissioners. This year, Dean Franchuk, Cory White and Vice Chair Paul Clarys voted to strike the cap, while Bernie Marsh and Chair Neal Messer voted to uphold it.

According to documents obtained by The Dickinson Press, the 144 affected properties were reassessed as part of a multiyear citywide review process that has prompted a surge in valuations for many homeowners.

The issue of rising property values first reached a boiling point during the April 9 meeting of the Dickinson Board of Equalization, where — responding to fierce objections from residents — the board voted unanimously to recommend the 15% cap. That meeting drew dozens of homeowners who described valuation hikes ranging from \$80,000 to \$200,000 and, in some cases, cited incorrect

VALUATION on A10



# City assessor resigns amidst public backlash

Dickinson admin says Joe Hirschfeld III leaves on good terms

BY EVAN BUTOW  
The Dickinson Press

DICKINSON — Joe Hirschfeld III, the city assessor whose recent property valuation decisions sparked public scrutiny and tense commission meetings, has submitted his resignation, City Administrator

Dustin Dassinger announced Tuesday. Dassinger told the Press after the meeting that Hirschfeld will remain in his position through the Aug. 12 state Board of Equalization meeting and is expected to use that time to pursue

personal matters. Hirschfeld first came under public scrutiny in April after many residential and commercial property values across Dickinson saw sharp increases to their valuations. He again faced criticism during the Stark County Board of

Equalization meeting on June 6, having several tense exchanges with Dickinson property owners and county commissioners — particularly Commission Chair Neal Messer. On June 18, The Dickinson Press published an

article detailing a May 2 vote by the Killdeer City Commission to accept a proposal from Hirschfeld — through his private appraisal business — to complete a total revaluation of the city's taxable properties for \$149,000. In the article, a spokesperson for the City of Killdeer said commissioners

were unaware of the controversy surrounding Hirschfeld in Dickinson and stressed a finalized contract had not yet been signed between the two parties, as the commission had only voted to accept Hirschfeld's proposal over competing offers.

BACKLASH on A2



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## Dickinson assessor gets \$149K Killdeer contract amid local uproar

Killdeer officials say they prioritized speed, unaware Hirschfeld was facing public backlash

BY EVAN BUTOW  
The Dickinson Press

KILLDEER, N.D. — A private-owned appraisal firm run by a top city official in nearby Dickinson has landed a \$149,000 contract to reassess all of

Killdeer's properties — even as that official faces mounting backlash at home over steep tax valuation hikes.

The Killdeer City Commission voted May 5 to award the revaluation job to U.S. Appraisal Service

of North Dakota, LLC, edging out a slightly higher \$150,000 bid from Iowa-based Vanguard Appraisals. The deciding factor wasn't cost, officials said — it was timing. While Vanguard projected completion by 2032,

U.S. Appraisal committed to finishing by 2027. What Killdeer officials didn't know, according to city spokespersons, was that the winning bidder's owner — Dickinson City Assessor Joe Hirschfeld III — has been at the center of a heated tax revolt in his own city.

CONTRACT on A3



Evan Butow / The Dickinson Press

Dickinson City Assessor Joe Hirschfeld III during the April 9 Dickinson Board of Equalization meeting.

### CONTRACT CONTINUED from A1

In recent months, many Dickinson residents have packed city and county meetings to protest residential valuations that soared 30 to 100 percent following a long-delayed reassessment. While the Stark County Board of Equalization ultimately upheld the new figures, at least 144 formal appeals remain unresolved.

Hirschfeld encouraged Stark County Commissioners to overturn a 15% cap, established by the city of Dickinson in response to backlash, during the Stark County Board of Equalization meeting. He defended the hikes while citing a backlog dating to the oil boom and noting his two-person office is still playing catch-up.

"Four times the city of Dickinson had the opportunity to do a full residential revaluation," he told county officials. "Four times they declined."

Killdeer last underwent a full revaluation in 2015. Its lone Class II assessor also serves Dunn County and could not take on the extensive workload, city officials said. That left the commission to choose between two external bidders — unaware, they say, of the turmoil surrounding one.

"Time frame specifically was key," a city spokesperson explained. "It was briefly discussed but essentially out of the scope of work our city assessor could perform given his day-to-day work."

Yet even the contracting process raises questions.

Under Dickinson's municipal code, employees may pursue outside work only if it does not conflict with their official duties and is approved in advance. The policy, outlined in Section 42.31 of the city handbook, requires staff to submit written requests to their department heads, who then forward them to

human resources for review.

City officials confirmed that Hirschfeld had not yet filed the necessary paperwork, and confirmed that the contract with Killdeer cannot be finalized until that process is completed.

While Hirschfeld has cited limited staffing in Dickinson as a factor contributing to delayed assessments and valuation increases, his decision to take on a separate revaluation project in Killdeer has prompted further scrutiny over how he will manage both roles.

The contract with Killdeer remains in draft form, pending legal review. Officials say residents will receive mailed notices and open-house invitations before any fieldwork begins.

Hirschfeld, who founded U.S. Appraisal Service in 2020, declined to comment on how the Killdeer job might affect his work in Dickinson, telling The Press, those questions



Evan Butow / The Dickinson Press

The outside of Killdeer City Hall.

would be answered once the contract was finalized.

Whether those answers will satisfy both communities remains to be seen. National standards urge assessors to avoid outside work that may even

appear improper, and the State Board of Equalization, which meets in August, can scrutinize potential conflicts during its annual review.

Hirschfeld has not disclosed how the additional work in Killdeer might

impact his ability to complete Dickinson's remaining reappraisals or carry out his official duties as city assessor.

For now, Killdeer's contract — and Hirschfeld's dual roles — await final sign-off.