



County Information – State Board of Equalization Appeal

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. Please provide one questionnaire per property.

Please email or mail any supporting documentation to:

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:

Owner Name: David and Carla Steinbach

Address: 1192 11th Ave E, Dickinson

Township Name (if applicable):

Parcel ID: 0880-0400-0100

Legal Description: Lot 1, Block 4, Shinagles's 1st

****This information should provide a calculated breakdown associated with the subject property.***

City/County Official Contact Information:

Name: Joe Hirschfeld

Address: 38 1st St W, Dickinson, ND 58601

Phone Number: 701-456-7734

Email Address: assessing@dickinsongov.com

Answer the questions below that apply to the appeal:

Was the appellant sent a notice of increase letter from the city/township? (use drop-down for all that apply)

Prior to	Township/City Equalization Meeting
Prior to	County Equalization Meeting
Choose One	

At which meeting(s) did the Appellant present the appeal? (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.*

Minutes from all levels of equalization meetings: Yes

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

1. All property record cards for the subject property (**This information should provide a calculated breakdown associated with the subject property.**)
2. Comparable property information and corresponding property record cards
3. Copies of the notice of increases with dates clearly noted
4. Any evidence to validate the assessment appealed
5. Minutes from all levels of equalization meetings as applicable

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.

BOARD OF EQUALIZATION
CITY OF DICKINSON, NORTH DAKOTA

April 9, 2025

Pursuant to due call and notice, with notice of publication in the Dickinson Press, the Board of Equalization met in compliance with North Dakota State Law. The meeting was held on April 9, 2025 commencing at 5:00 pm, in City Hall located at 38 1st Street West.

NOTICE TO TAXPAYERS

Stark County, North Dakota

Notice is hereby given that proceedings for the Board of Equalization on assessments will be taken by the local Equalization Boards in April as follows:

Olndstone	7 th at 5:45 pm
South Heart	7 th at 7:00 pm
Belfield	8 th at 4:45 pm
Dickinson	9 th at 5:00 pm
Taylor	14 th at 5:30 pm
Richardton	14 th at 6:00 pm

Stark County meets June 3rd at 10:00 am

Each taxpayer has the right to appear before the appropriate board of review or equalization and petition for correction of the taxpayer's assessment.

Submitted by Karen Richard, Stark
County Auditor
(Pub. March 12th & 19th, 2025)

CALL TO ORDER

Vice President Dr. Robert Baer called the meeting to order at 5:00 pm.

ROLL CALL

Present: Vice President Dr. Robert Baer, Commissioners: Jason Fridrich, John Odermann, Joe Ridl

Absent: President Scott Decker

Also Present: City Assessor Joe Hirschfeld, City Administrator Dustin Dassinger, Deputy City Administrator Linda Carlson and Dickinson City Attorney Christina Wenko

PLEDGE OF ALLEGIANCE

1. OTHER BUSINESS

Vice President Baer brought forth the first item of business, the Abatement Hearing, and called on Mr. Hirschfeld, who stated that HND Properties, LLC, with parcel 2990-0100-0110, owns the building and The Amazing Grace Church occupies the building. Amazing Grace Church submitted a tax exemption for their parsonage. HND Properties, LLC completed a property tax exemption for the year 2025 and then completed an abatement for the year 2024. However, after visiting with state staff and receiving the Attorney General's opinion that the church must own the property itself and be used as a church, they are not considered eligible for a property tax exemption. Attorney Wenko verified the information and confirmed it is our recommendation that they not be considered an exempt property.

MOTION BY: Jason Fridrich

SECONDED BY: John Odermann

Move to deny the application as they do not qualify, per the state law.

Disposition: Roll call vote... Aye 4, Nay 0, Absent 1

Motion declared duly passed

2. REGULAR AGENDA

A.

B. Assessor's Report:

City Assessor, Mr. Hirschfeld, played a video on Assessing and the role Assessors make.

Mr. Hirschfeld proceeded to give an update on House Bill 1176 – Governor's Tax Bill. It increases the Primary Residence Credit to \$1250 from \$500, caps taxing entities budget increases to 3%, and requires residents to pay at least 25% of the Property Tax Bill making them have some skin in the game. Bonded debt, special assessments and voter approved levies are unaffected, which would include items such as the school, which was voted on, and would not be included in the Primary Residence Credit. There will be no change to the Property Valuation procedure. This has passed the Senate and was returned to the House for consideration. The Governor still needs to sign the bill.

Mr. Hirschfeld stated values have to be accurate per Century Code. He then continued explaining the primary elements of assessing, defining property, determining property values, and equalization. The equalization grading system is based on a scale of 1-6. The State Board of Equalization requires the use of sales ratio as an indicator of assessment value compared to market value. The taxable valuation was explained and example given, including how the mill levy comes into play along with the budget of the individual entities. For the year 2024, the City of Dickinson only controlled 16% of the mills. The rest of the mills included 20% County Mills, 8% Park District and 57% School District.

The median sales price of homes, as supplied by the Badlands Board of Realtors, has increased from \$145,000 in March 2010 to \$300,000 in March 2025, which is a 207% increase or an annualized amount of 13.8%.

Common Property Tax Exemptions include the Homestead Credit, Disabled Veterans Credit, Improvements to Commercial and Residential Buildings, New Construction of Residential Properties and New or Expanding Business.

There are 1059 residential properties that have not been visited by the Assessing Department, in the length of time Mr. Hirschfeld has been here, this will be the goal for the year 2025. He also displayed a map of the City of Dickinson, broken into 6 separate zones of approximately 1200-1300 homes each. This is considered the Revaluation Map and described the plan for a 6-year rotation schedule.

Continuing with the discussion, market also indicated that commercial property sales were up as well. Hotels and Apartments showed the greatest increase and so these two classes of properties were increased along with the vacant lots. All other commercial properties received a reprieve for this year.

Mr. Odermann thanked Mr. Hirschfeld for the presentation and acknowledged the Assessing Department is doing their best and wants to be honest with valuations. He asked what the highest revaluation increase received this year was. Mr. Hirschfeld replied it was the low 70's. Mr. Odermann would like to have a conversation, like last year, to try and cap valuation increases at 15% over 6 years. Discussion continued and Mr. Fridrich wondered if 20% would be more realistic.

Mr. Hirschfeld was called upon to comment. He mentioned this was tried last year and then the County removed those values. This amounted to about 5 weeks' worth of work that didn't go anywhere. As a reminder, with the House Bill 1176 and an increase in the Primary Residence Credit, this may help cover some of the increase in taxes. Having taken an oath of office, Mr. Hirschfeld expressed his concern about being equitable. Mr. Odermann is worried about people leaving the Dickinson community. He feels the County will not overturn it this year like they did last year in light of everything that is happening at the State level.

Vice President Baer questioned Mr. Hirschfeld if there is a way to make the process work so it is easier on the people. Mr. Hirschfeld further clarified that the 70% that was mentioned earlier as being the highest revaluation, or any of the new valuations, also included the 7%-8% that everyone received. Attorney Wenko asked Mr. Odermann for clarification as to what exactly the Board would be asking for. Mr. Odermann clarified this would be for the revaluation property only, not new construction or current sales. Discussion continued about having a city-wide revaluation that would cost close to 2 million dollars, however, in the past, the commissioners did not want to spend that amount of money.

In order to move ahead, it was decided to continue on with the agenda and circle back to this.

Mr. Hirschfeld summarized the following Tax Roll information:

With the addition of \$377,800 to the Commercial, which we did not give the abatement to, the total would be \$1,307,198,088. That would bring the total True and Full Value then from \$3,343,676,288 to \$3,344,054,088. We will also need to add the \$18,890 to the Taxable Valuation from the abatement property.

TO: Dickinson City Commission
 FROM: Joe J. Hirschfeld, City Assessor
 DATE: 04/09/2025
 RE: Tax roll Information

The following is a summary of sales ratio statistics and tax roll information for the year ending 2024.

1. True and Full Valuation*	<u>2025</u>	<u>2024</u>
Commercial	\$1,306,820,288	\$ 1,131,906,868
Residential	<u>2,036,856,000</u>	<u>1,857,863,000</u>
	\$3,343,676,288	\$ 2,989,769,868
2. New Construction	<u>2025</u>	
Commercial (Inc/Dec)	\$ 67,166,818	\$ 1,337,800
Residential (Inc/Dec)	<u>17,632,000</u>	<u>2,054,500</u>
	\$ 84,798,818	\$ 3,392,300
3. Taxable Valuation	<u>2025</u>	<u>2024</u>
	\$156,999,534	\$140,461,879
From New Construction		\$ 3,992,438
4. Median Ratio*	<u>2024</u>	
Commercial	85.7 %	
Residential	84.8 %	
*Based on market sales only (true & full value vs. actual sales)		
5. Adjusted Ratio Supplemental**	<u>2025</u>	
Commercial	94.0 %	
Residential	91.9 %	

**This is the ratio reported to the State Board of Equalization. Based on value and includes other categories such as taxable to exempt status or exempt status to taxable; changes in classification and new construction.

Recommendation:

Median Ratios are within tolerance. It is the recommendation that the Dickinson BOE accept the tax roll as presented.

C. The Board of Equalization shall proceed to equalize and correct the assessment roll (NDCC 57-11-03)

Vice President Baer stated the Board may change the valuation and assessment of any real property upon the roll by increasing or diminishing the assessed valuation thereof as shall be reasonable and just to render taxation uniform (NDCC 57-11-03). ***Except that the valuation of any property returned by the Assessor shall not be increased more than twenty-five percent without first giving the owner or his agent notice of the intention of the Board to increase it (NDCC 57-11-03).

Mr. Hirschfeld indicated he does not have any other changes to be made until we get to the end of the agenda with the Real Estate Exemptions that we remove the property of HND Properties, LLC and add it back on to the True and Full Value.

D. During the Session:

Vice President Baer continued with the Board, any person, his attorney or his agent, feeling aggrieved by anything in the assessment roll, may apply to the Board for the correction of alleged errors in the listing or valuation of his real property, and the Board may correct the errors as it may deem just. (NDCC 57-11-04)

Vice President Baer opened the meeting up to the public, if they would like to come forward and speak.

Mason Simons approached the Board and asked if we ever go off the sales price of a property. Mr. Hirschfeld explained that all sales are used in the sales ratio. He also acknowledged that if our Property Record Card is incorrect, contact our office and we can visit the property. Mr. Simons commented the 4 properties he purchased were all valued higher than what he paid. Mr. Hirschfeld made it clear we could still present this to the County and ask for an adjustment. He can also go through the abatement process. The reason Assessing doesn't take the sales price is because it can be manipulated, there are non-arms-length transactions vs. arms-length transactions. The law does not allow us to use the sale price. A computer aided mass appraisal (CAMA) system is used which is cost based to value homes. The information is entered into the database and this generates the value of what it would cost to replace the home today.

Joshua Braddock, Gladstone, stepped to the podium to make a couple of comments. The median price of homes from 2003 to 2025 is a 286% increase. Cost of goods for this same time frame have increased 74%.

Diane Duchscher, with Home and Land Company, would like to dispute the valuation for 886 14th Street East, Dickinson, ND. Market data packets were provided as a handout. She provided data of sales within different price ranges. She also provided some comparable houses that were valued less than her property.

Gary Ramsey provided handouts and explained his issue is with the assessed value of the vacant lots behind his house. These lots are landlocked and he would like to appeal. Mr. Hirschfeld replied that we had removed the vacancy factor on all residential vacant lots as the demand for lots is increasing.

David Steinbach, 1192 11th Avenue East, said his property was valued 45% above what it was last year. He had the appraiser come out for a revaluation and it was lowered but it is now still 33% higher than last year.

Talon Danforth, 514 1st Street West, spoke that his property went up 30% and feels it is disproportionate to the houses around him. He also spoke about parcel 0010-4000-0700 that receives a Disabled Veteran credit but he reported that no one lives in the house. Mr. Hirschfeld responded that Disabled Veterans do need to apply annually and this goes to the County then to the State. Mr. Danforth also specified the fence line was moved on him. The response was that he needs to talk to the Building and Codes Department, Leonard Schwindt, about this issue.

Kenny Kostelecky, 1169 11th Ave E, stated it is hard to understand why the City taxes homes on property value and not on the space occupied. He has lived in his home for 23 years and has seen the value increase annually but never this dramatically. He is retired and he cannot afford this type of increase.

Philip Wallace, 1284 11th Street West, said he built his house in 2000 and has lived there ever since and the assessment value went up 70% this year. He is retired and feels the increase is excessive. The City has not been in to value the home since it was built. He had an appraisal and it is lower than what the City has it appraised at. Mr. Hirschfeld assured Mr. Wallace that we would be happy to go through the property with him and make sure we have an accurate Property Record Card and possibly review the appraisal to check for discrepancies. Mr. Wallace indicated he would come to the office.

Rozell & Randy Unruh, 1266 Empire Road, specified their value went up \$121,100. The house was built in 1979. She compared her house to President Decker's, Mr. Odermann's and Mr. Fridrich's houses, whose values went up less than hers. They did have the appraisers come out to their house and after the appraisal their valuation went down, but it is still larger than the homes just mentioned. Mr. Hirschfeld invited them to contact him and they can visit about the property.

Edward Dick, 1237 14th Avenue West, asked about the cost of Legacy Square and if that went into the budget and that is why the property tax increased? Mr. Fridrich responded that the budget has not changed in 7 years.

John Schmidt grew up in North Dakota but left 36 years ago with his job. He retired and came back "home" to North Dakota two years ago to 2034 Wahl St. His property value increased by 29% in just two years. He also reminded everyone that 57% of the tax budget goes to the schools, since the bond was voted on.

Brad Coleman, 1180 11th Avenue West, said his home was built in 1975 with brick. When he called the office, he was told we added veneer and assumed he had a heated garage and we needed to correct the Property Record Card. Since the home was built with brick, how could it have been missed this long? Mr. Coleman will be in touch with Mr. Hirschfeld.

Jessie Keidel, 673 22nd Avenue East, stepped forward explaining he had a call from the assessing office informing him that the adjusted value of his house was going down. He was told that a letter would be forthcoming and he has not received his letter. Did it go down? Mr. Hirschfeld verified the valuation did in fact get reduced.

Prairie Hills Mall, represented by Aranda LaFortune, General Manager, and Ram Sathyamoorthy, who joined via phone, affirmed they want to appeal the 2025 property tax valuation. Mr. Sathyamoorthy said they purchased the property in April 2024, and did not have the opportunity to appeal last year since it was after the February 1st assessment date. The value is much higher than the purchase price. Since then, they have sold a separate parcel. Mr. Hirschfeld acknowledged he doesn't have any comparisons to this in the Dickinson area, it is a unique property and is regional. He relied on Vanguard Appraisals, who conducted an appraisal for commercial last year, and they did their comparisons and research to other regions. Mr. Hirschfeld also pointed out that the outlot sold for 3 times more than the value their appraiser had it valued. His recommendation is to stick to the value that Vanguard did. Mr. Fridrich recommended that Mr. Sathyamoorthy get together with Mr. Hirschfeld one more time. Mr. Hirschfeld asked that Ms. LaFortune meet with him locally and in person as well.

Bob Schrum, 1162 Gum Avenue, expressed that his appraisal is out of line with 40% in one year. Bob would like to receive a call from Joe.

Via phone, Kyle Kennett, from Walmart Supercenter, just wanted to reserve the right to get an appeal to the County. They are currently waiting for a 3rd party appraisal. Mr. Hirschfeld asked that there be a comparison of sales in Dickinson compared to other stores included as well.

David Steinbach approached the podium again to ask how come Mr. Hirschfeld's value went up less than 7%? Mr. Hirschfeld responded that his house was not part of the revaluation area like Mr. Steinbach's was.

Vice President Baer asked if there were any other individuals wanting to speak? Hearing none, he then closed this portion of the meeting.

E. Adding Property to the Assessment List:

Vice President Baer stated, The Board of Equalization shall place upon and add to the assessment roll any real property subject to taxation which has been omitted by the owner or the Assessor, and shall enter the property at a valuation which will bear an equal and just proportion of the taxation (NDCC 57-11-05).

Mr. Hirschfeld reiterated there would be one change with the removal of the one property from the exemption list with a valuation of \$377,800.

F. No reduction after session of Board:

Vice President Baer stated, after the adjournment of the Board each year, neither the governing body of the City nor the City Board of Equalization shall change or alter any assessment. Neither shall the governing body or the Board of Equalization reduce or abate, or authorize the reduction, abatement or return, of any taxes levied upon such assessments for any cause except that the property assessed was not subject to taxation at the time the assessment was made (NDCC 57-11-06)

G. Exemption Applications:

Mr. Hirschfeld confirmed the list of 2025 Real Estate Property Exemptions with the exception that HND Properties, LLC needs to be removed, as it is not eligible.

MOTION BY: John Odermann

SECONDED BY: Joe Ridl

To accept the 2025 Real Estate Property Tax Exemptions minus the one property noted.

Disposition: Roll call vote...Aye 4, Nay 0, Absent 1

Motion declared duly passed

Attorney Wenko asked that we go back to the top of the agenda, items A and B, and get a decision on what was previously tabled.

MOTION BY: Jason Fridrich

SECONDED BY:

Proposes a 20% cap on residential properties, with an assumption of 7 1/2% yearly increase, over 6 years, for the revaluation properties only for the year 2024. This is for residential only, excluding new construction and sales. The standard increase plus 12 ½ % over 6 years to the revaluation properties only.

Motion failed.

MOTION BY: John Odermann

SECONDED BY: Joe Ridl

To proceed with the same motion only with a 15% cap on residential properties, with an assumption of 7 ½ % yearly increase, over 6 years for the revaluation properties only for the year 2024. This is for residential only, excluding new construction and sales.

Disposition: Roll call vote... Aye 4, Nay 0, Absent 1

Motion declared duly passed

MOTION BY: John Odermann

SECONDED BY: Jason Fridrich

To accept the entire residential value, with adjustments to be made to the previous motion of a 15% cap.

Disposition: Roll call vote... Aye 4, Nay 0, Absent 1

Motion declared duly passed

MOTION BY: Jason Fridrich

SECONDED BY: Joe Ridl

To accept the entire commercial value, with the addition of the one commercial property. If changes need to be made, it can be presented to the County. They can also protest through the formal abatement process.

Disposition: Roll call vote... Aye 4, Nay 0, Absent 1

Motion declared duly passed

Attorney Wenko assured everyone this does go in front of the County who still has the ability to affirm or reject any decision that has been made here. If the City adjusts any position on valuation, a letter from Mr. Hirschfeld should be provided for record.

Vice President Baer commended Mr. Hirschfeld and his staff for their work.

3. ADJOURNMENT

MOTION BY: John Odermann

SECONDED BY: Joe Ridl

Motion to adjourn

Adjournment of the meeting having completed equalization at 8:43 p.m.

OFFICIAL MINUTES PREPARED BY:

Denise Barth, Property Appraiser Tech.

Dustin Dassinger, City Administrator

Dr. Robert Baer, Vice President

Board of City Commissioners

Date: _____

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 2nd 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, KLI, 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 32nd St and 107th 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 131st and 48th in the Belfield area, The 48th St portion is approximately 95% complete. The 33rd St and 110th 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 3rd 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 1st 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 14th 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 11th 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 1st 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 14th 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 ND 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 dispatch uses; 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

CITY OF DICKINSON

38 1st Street West
Dickinson, ND 58601

Dial 701-456-7734

FAX 701-456-7723

OFFICE OF CITY ASSESSOR

Joe J Hirschfeld

****MEMO****

DATE: 08/07/2025

TO: Governor Kelly Armstrong
North Dakota State Board of Equalization Members

FROM: Joe Hirschfeld – Dickinson City Assessor

SUBJECT: Dave Steinbach appeal/Current Dickinson Market

Esteemed Governor and Members of the North Dakota State Board of Equalization:

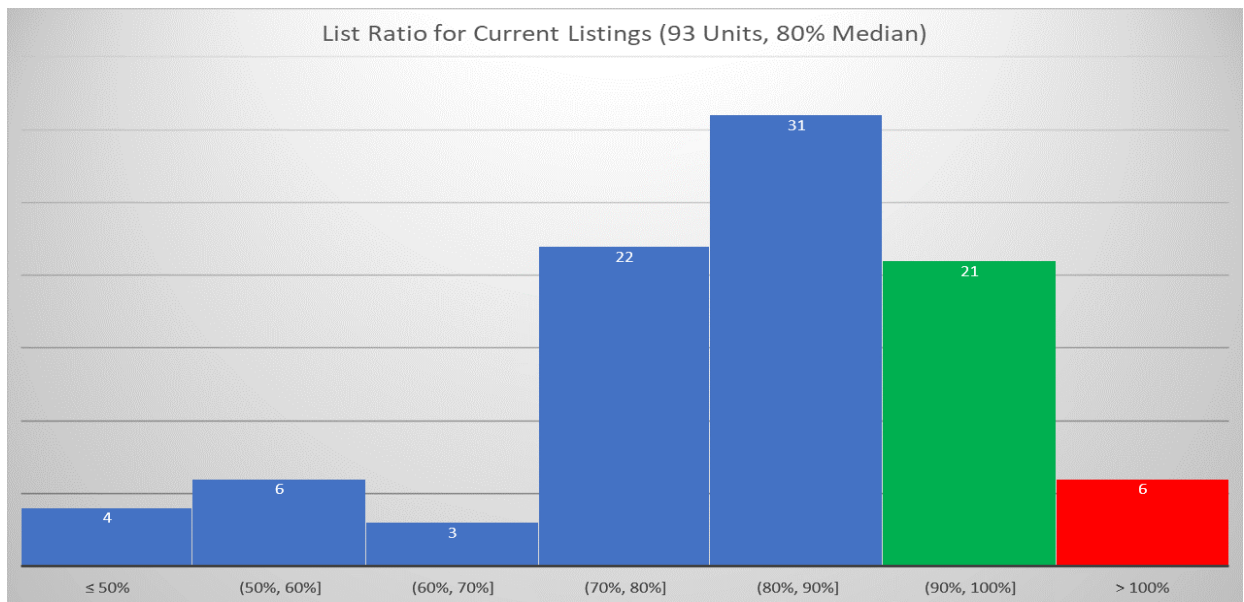
Specifically, to Mr. Steinbach's appeal, but also as general information to the real estate market within the City of Dickinson, Mr. Steinbach is left in awe as much as the staff in the assessment department. The City of Dickinson market was very strong throughout the Oil Boom in the early 2010's and saw very little decrease during the bust, and is again seeing a very strong market with limited inventory.

Mr. Steinbach's house was part of a revaluation project, where values in the neighborhoods that are inspected, are corrected to current characteristics of the house. We note that approximately 1/3 of houses either increase, stay the same or see a decrease as this equalization process progresses. Mr. Steinbach's house happens to be one that increased. As he did not allow a personal inspection initially, a higher value was calculated that was then reduced once an inspection occurred. As can be noted on his property record card, we note his property as being in fair condition, far from being in a higher condition and over valuing the property.

Below, I have included some graphs that were first presented to the Stark County BOE and reflect the current state of the Dickinson market at that time.

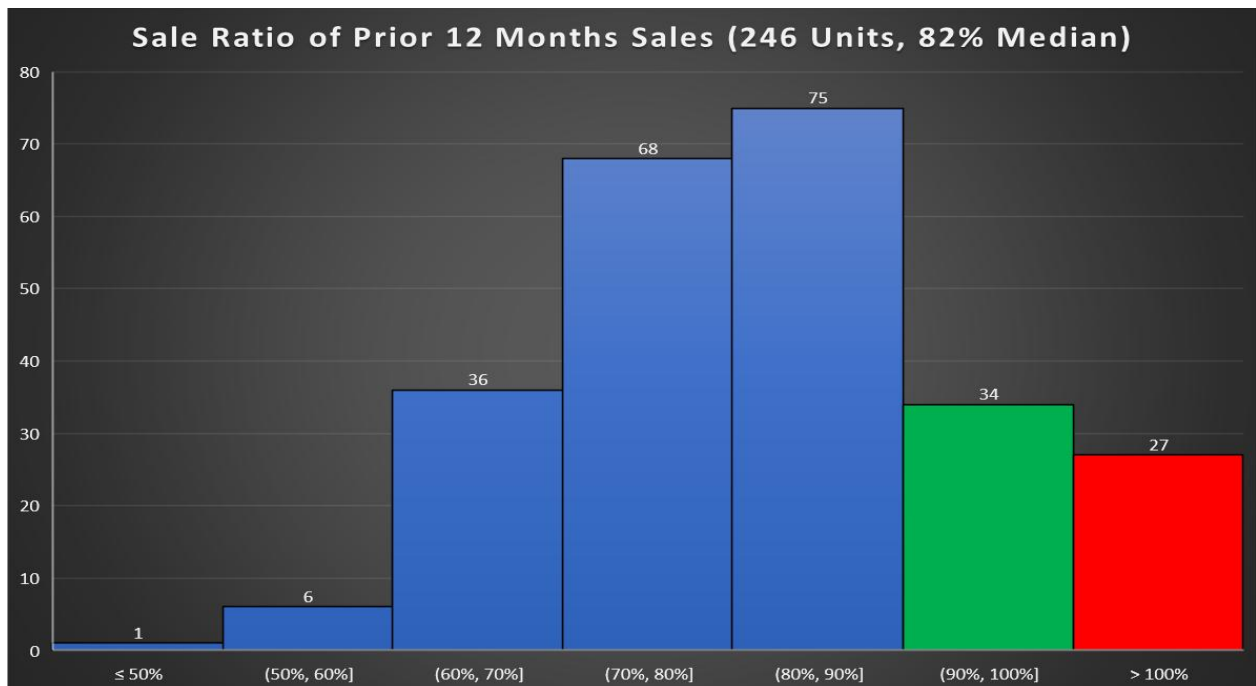
As a follow up to the City BOE meeting, I wanted to see where the current Dickinson Real Estate market is. In this first chart, I pulled active listings within the City, finding 93 properties. Staff then assisted in creating a worksheet that had both the current list price of a property as well as the current True and Full value. As a reminder, True and Full value, by Century Code states values, as a median, should be at 100%. Meaning, that 50% of the listings, when sold, should fall within the red column. The State BOE provides a tolerance range to 90%, thus 50% of the listings should fall in the green or red column.

The chart below shows that 6% are in the red column and 29% would fall in either the green or the red. As such, list prices are well above assessed values. To the tune of an 80% median, which means half of the properties are assessed more than 20% below current asking prices.

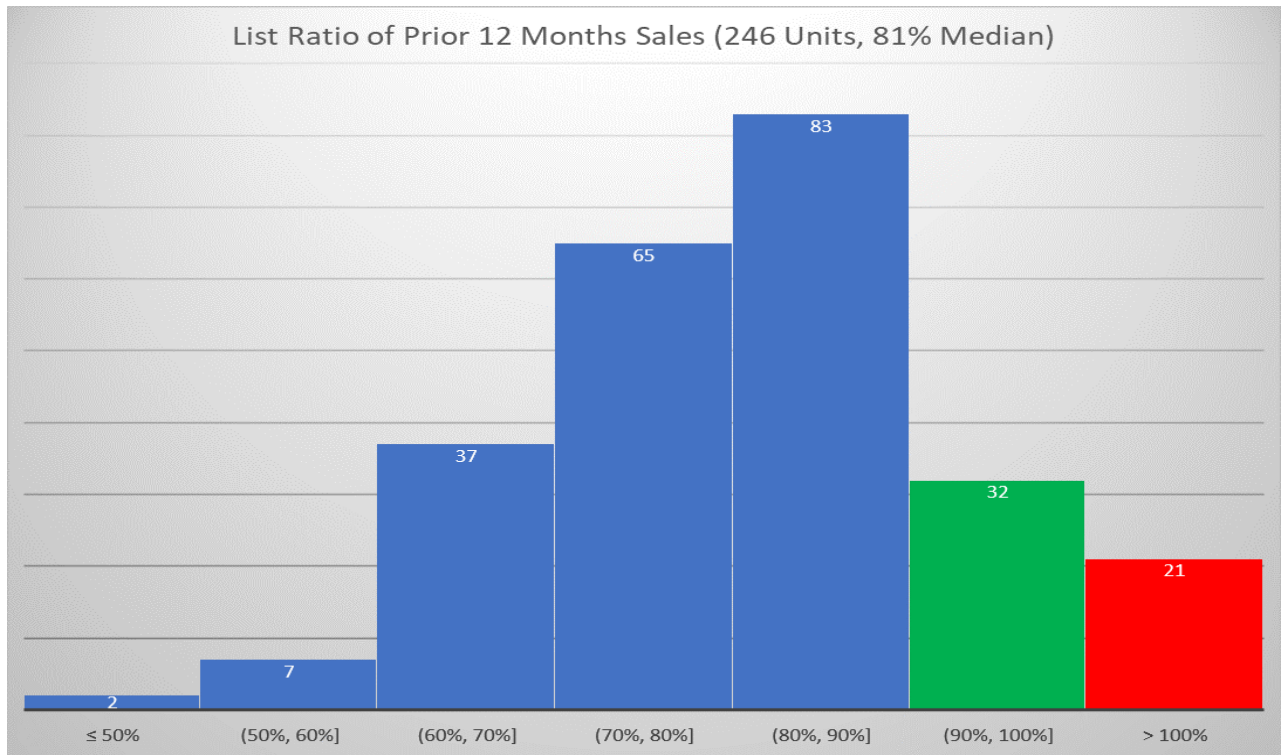


But one can state that this is the list price, not the actual sales price. To which I have also charted the sales from the past 12 months along with their list price ratio for an apples to apples comparison.

This chart shows that over the past 12 months 11% were above 100% and only 25% were above the 90% tolerance range, with 50% of sales selling for 18% or more than True and Full Value.



And here is the listing graph for the above sales:



Although the overall median doesn't appear to have moved much, it is trending in a direction that indicates being further out of tolerance, even after a 7.5% increase at this years BOE, with even fewer properties falling within the tolerance level.

While Assessing is doing what can be done, getting out and inspecting properties for Equalization, we have no power or control over the market and what people are willing to pay.

Sincerely,

Joe Hirschfeld
City Assessor

Total Taxable: $14,279 - 9,000 \text{ HC} = 5,279$ * last year's mill rate $260.10 = \$1373.07$ The Mill Rate would have to go over 300 for Dave to have to pay taxes in 2025.

TA/FP - Parcel Master File Setup

File Edit Navigate Action Tables Reports Options Banners Help

Tax Year: 2025

Parcel#: 41-0880-04000-100

ACTIVE

Main Selection Parcel# Information Ownership Legal Description Valuation Soil Types Special District Attachments User Defined Fields Billing/Payment History

Selected Year Valuation Information

Lgt#	Assmt Val# Cd	T&F Val	Assessed Value	Taxable Value	Homestd Credit
1	1 RL	29,500	14,750	1,328	837
1	2 RS	287,800	143,900	12,951	8,163
Totals:		317,300	158,650	14,279	9,000

Historical Valuation Information

Year	Market Value	Taxable Value	Total Acres
2025	317,300	14,279	0.000
2024	238,500	10,733	0.000
2023	222,700	10,022	0.000
2022	209,400	9,424	0.000
2021	197,800	8,902	0.000
2020	197,800	8,902	0.000
2019	197,800	8,902	0.000

Assessment Code: RL Abstract Code: RL

Legal#: 1

410100

Calculation

True and Full Value: 29,500

50.000

Assessed Value: 14,750

Tax %: 9.000

Gross Taxable Value: 1,328

Homestead Credit: 837

Net Taxable Value: 491

Mills: 0.00000

Consolidated Taxes: 0.00

Comments:

Acres: 0.000

Value Per Acre: 0.00

Recalc T/F

Updated by: Vanguard

05/09/2024

11:38 AM

41-0880-04000-100: STEINBACH, DAVID and CARLA LIFE ESTATE (Dickinson)

Exit

2024 Stark County Real Estate Tax Statement

Statement No: 18638

Parcel Number 41-0880-04000-100
Jurisdiction Dickinson
Owner STEINBACH, DAVID & CARLA LI
JENSEN, TASHA
Physical Location 1192 11TH AVENUE E
DICKINSON, ND58601

2024 TAX BREAKDOWN	
Net consolidated tax	0.00
Plus: Special Assessments	0.00
Total tax due	0.00

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/>

2024 Stark County Real Estate Tax Statement

Your canceled check is your receipt for your payment.
No receipt will be issued.



41-0880-04000-100

Parcel Number: 41-0880-04000-100
Statement Number: 18638

Total tax due 0.00

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

CITY OF DICKINSON

38 1ST Street W
Dickinson, ND 58601

DIAL 701-456-7734

FAX 701-456-7723

OFFICE OF CITY ASSESSOR

Joseph J. Hirschfeld

City Assessor

April 27, 2023

RE: Review & data verification

Dear Property Owner:

The City of Dickinson Assessing Office will be conducting an on-site review of your subdivision and property to ensure that property assessments are fair, equitable and reflect a reasonable estimate of market value. We will be in the area hanging yellow tags on homes

On-site reviews are the best way to ensure that our property records are correct, thus maintaining the accuracy and precision of our appraisals. The review consists of a walkthrough of both the interior and exterior of your property. The following information is typically collected and/or verified:

- Physical condition and construction quality of the structure
- Extent of basement area and finish
- Room counts and amenities
- Interior and exterior measurements

Reviews are conducted by Property Appraisers of the City of Dickinson Assessing Department. The appraiser or data collector will present proper city identification. Upon arrival, the appraiser will typically view the interior of the home first, and finish on the exterior. The entire review usually takes about 30 – 45 minutes.

Please call our office at 701-456-7734 to schedule an appointment for a brief review of your property. Appointments are scheduled Monday-Thursday between 7:45 am and 4:15 pm. Friday 7:45 a.m. – 11:00 a.m.

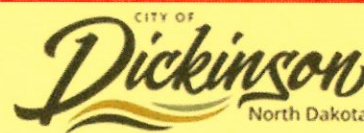
Please note that if we are unable to view your property, our office will estimate the data from the exterior. This may result in a less accurate determination of market value for assessment purposes.

Thank you for your assistance in this matter.

Respectfully,
City of Dickinson Assessing Office



ATTENTION



The CITY OF DICKINSON
ASSESSOR'S OFFICE is updating
their records for all residential
property within the city.

It is important we have
current information, and we
are requesting an interior and
exterior inspection.

Please call our office for more
information.

701-456-7734

Renters please forward this
correspondence to the property
owner or property
management.

PDF+PIN: 005+0880-0400-0100
1192 11TH AVENUE E, Dickinson

Dickinson City Assessor

WORKING

Wed, 4/26/2023, 12:08 PM Page 1

Deed: JENSEN, TASHA
Contract: STEINBACH, DAVID J. & CARLA J. (LE)
CID#: *8/1/2023*
DBA: *10/1/2023*
MLS: *10/1/2023*

Map Area: Average
Route: 000-000-000
Tax Dist: Dickinson
Plat Page:
Subdiv: SHINAGLES(0880)

Checks/Tags:
Lister/Date:
Review/Date:
Entry Status: Inspected

Urban / Residential
Legal: LOT 1, BLOCK 4, SHINAGLE'S 1ST

Land																	
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Total (Rnd nearest \$100)
SqFt Dim	120.00	120.00	82.00	82.00						R-110	\$3.00						
Sub Total						9,840.00	0.226					\$29,520	0%	0%	0%	\$0	\$29,500
Grand Total						9,840.00	0.226					\$29,520					\$29,500

Street		Utilities		Zoning		Land Use	
SqFt Dim	Paved	City		Residential Low Density		Not Applicable	

Sales				Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2022
08/04/2022	\$0	D003	3173765	7/21/2000	0286	N	\$6,100	Garage Addition	Land	\$29,500	\$0	\$0	\$29,500
02/12/2015		D099		9/23/1991	10149	N	\$1,890	Garage Addition	Dwlg	\$193,200	\$0	\$0	\$179,900
				10/24/1985	9388	N	\$300	Utility Shed	Impr		\$0	\$0	
									Total	\$222,700	\$0	\$0	\$209,400

Res. Structure		Finish		Plumbing		Addition		Garage	
Occ. Code	101	Ttl Rooms Above #	6	Bedrooms Above #	3	Addition	No Additions	Garage	1 of 3
Occ. Descr.	Single-Family / Owner Occupied	Ttl Rooms Below #	3	Bedrooms Below #	2	Year Built		Style	Att Fr.
Year Built	1980	Standard Finish	302.5		\$40.00	EFA		W x L	22' X 24'
EFA / EYr	42 / 1980		1210		2225	EFA Year		Area (SF)	528
Arch. Dsgn	N/A	Foundation	C Blk			Style		Year Built	1980
Style	1 Story Frame	Exterior Walls	Composite Siding			Area (SF)		EFA	42
AreaSF/TLA	1,210 / 1,210	Roof	Asph / Gable			Condition		EFF Year	1980
GLA 1st/2nd	1,210 / 0	Interior Finish	Drwl			Phy-Depr. %		Grade	Main Building
Grade	410A	Flooring	Carp / Vinyl			Bsmt (SF)		Condition	NML
Grade Mult.	1.450	Non-base Heating		Fireplace		NoBsmt Fir(SF)		Bsmt (SF)	
Condition	Fair NML	Floor/Wall #	0	Freestanding, 1 Sty	1	Heat		Qtrs Over	Insul. Cab. None
Phy-Depr. %	8%	Pipeless #	0			AC		Qtrs Over (SF)	clow
Basement	Full	Hand Fired (Y/N)	No			Attic (SF)		Qtrs AC (SF)	720sf
No Bsmt Fir.	0	Space Heat #	0			Obsolescence		%Phy/Fabs/Eobs	8.00-0-0
Heat	Elec - Basebd	Appliances				Functional %	0%	Door Opnrs	
AC	No	Range Unit		Built-In Vacuums		Economic %	0%	Stalls- Bsmt / Std	
Attic	None	Oven - Single		Intercom System		Other %	0%		
		Oven - Double		BI Stereo		None			
		Dishwasher	1			None			
		Microwave	1			None			
		Trash Compactor				None			
		Jennair				None			
		Security System							

Bldg / Addn	Description (RCN \$208,976)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$100)
	101 — Single-Family / Owner Occupied												
#1	1 Story Frame	1,210		\$104,840									
	Bsmt Fin - Standard Finish (Avg)	303 Tbl	\$10.00	\$3,025									
	Base Heat: Elec - Basebd												
	Deck #1: Wood Deck-Med	1 SF	\$16.00	\$16									
	Plumbing	2	N/A	\$2,400									
	B.I. Appliances	1	N/A	\$650									
#1	Fireplace: Freestanding, 1 Story	1	\$500.00	\$500									
	Garage: Att Frame 22' X 24'	528 SF		\$13,210	1.450	1980	8.00						
	Garage: Att Frame 8' X 24'	192 SF		\$7,020	1.450	1991	6.00						
	Garage: Att Frame 30' X 16'	480 SF		\$12,460	1.450	2000	4.00						
	Building Sub Total			\$144,121	1.450	1980	8.00	0	0	0	\$193,184		
	Building TOTAL Value										\$193,184	1.000	\$193,200

Estimated home due to reappraisal of subdivision: no response. Corrected sketch Added WDDK on Rear of home, FR Shed c Avg 1980. WDDK c Low on front of home. Assuming FR GAR finish Insulation: heat Grade from 4 to 4+10. Corrected Built in Appliances. Bsmt finish from Standard to LOC Avg. 302 ft to 1210 sf.

Inspection home 3-25-23 after recording notes & increase. Condition from normal to Fair, Added Ductless air. Corrected Built in Appliances. Added Micro. W. Corrected Bsmt from Standard to LOC Low due to water damage. Carla yelled: would not let me check bathrms or BedRms. 1-BedRm is a master w/ full Master Bathrm. Exterior has poor orig comp siding: older windows. Removed 2-shed portable N/V

FR GAR
Insulation
Press Wood
Cabinets

GAR-200 c Avg
D. W/ Paint, Text
Stove heat

Interior: slant 10' to 8 ft.

Living Rm - 200 sq ft. 11' x 11' HWD Floor.

Dig Rm - carpet wain.

Kitchen - orig linoleum. Lam top Micro. W. D. W. 90 lb d up Cabinets 1993 made by home owner

1-BT - 1 Master Bath Full.

11-BedRm - orig carpet.

Bsmt - 7 Living & 10' x 10' Water Damage

Fam Rm - co. pol. Free standing FR

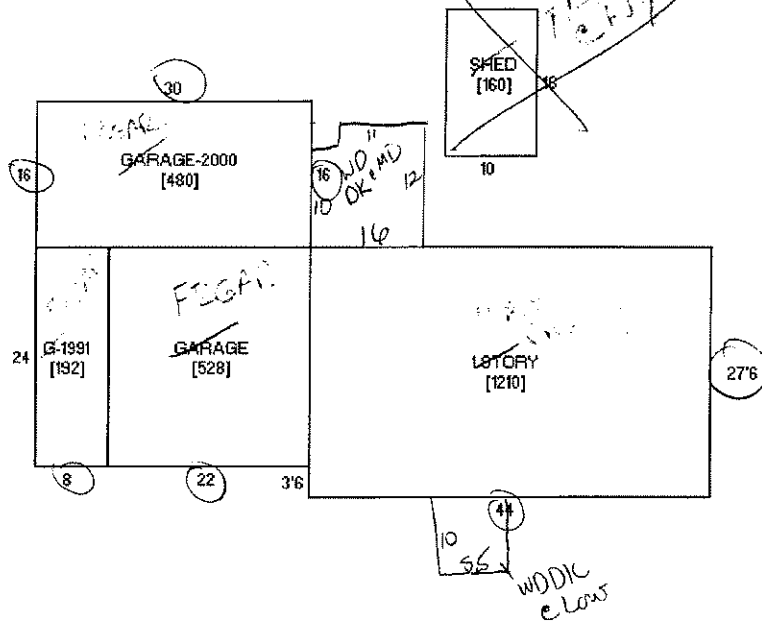
Laundry Rm - unfinished

Shop Area - 13X13 unfinished
Rm. 8X10 unfinished
11-BedRm - carpet - m.m.

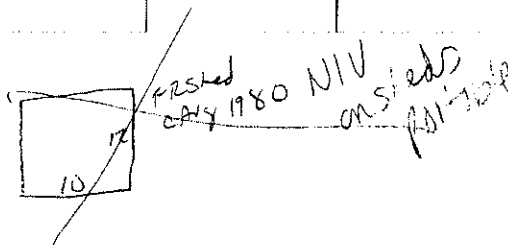
Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2022		Appr	Urban	Res	\$29,500	\$179,900	\$0	\$0	\$209,400
2021		Appr	Urban	Res	\$29,500	\$168,300	\$0	\$0	\$197,800
2020		Appr	Urban	Res	\$29,500	\$168,300	\$0	\$0	\$197,800
2019		Appr	Urban	Res	\$29,500	\$168,300	\$0	\$0	\$197,800
2018		Appr	Urban	Res	\$29,500	\$168,300	\$0	\$0	\$197,800
2017		Appr	Urban	Res	\$29,500	\$178,200	\$0	\$0	\$207,700
2016		Appr	Urban	Res	\$29,500	\$203,000	\$0	\$0	\$232,500
2015		Appr	Urban	Res	\$28,000	\$203,000	\$0	\$0	\$231,000
2014		Appr	Urban	Res	\$28,000	\$195,400	\$0	\$0	\$223,400
2013		Appr	Urban	Res	\$28,000	\$187,500	\$0	\$0	\$215,500
2012		Appr	Urban	Res	\$18,500	\$149,600	\$0	\$0	\$168,100
2011		Appr	Urban	Res	\$12,300	\$155,100	\$0	\$0	\$167,400
2010		Appr			\$12,300	\$138,500	\$0	\$0	\$150,800
2009		Appr			\$12,300	\$128,900	\$0	\$0	\$141,200
2008		Appr			\$7,600	\$117,200	\$0	\$0	\$124,800
2007		Appr			\$7,600	\$102,500	\$0	\$0	\$110,100
2006		Appr			\$7,600	\$92,600	\$0	\$0	\$100,200
2005		Eq			\$7,600	\$83,700	\$0	\$0	\$91,300
2004		Eq			\$7,600	\$76,400	\$0	\$0	\$84,000

2003		Appr		\$7,600	\$72,800	\$0	\$0	\$80,400
2002		Eq		\$7,600	\$72,000	\$0	\$0	\$79,600
2001	Partial Assessment	Appr		\$7,200	\$68,000	\$0	\$0	\$75,200

BLT - 1980-1981



Sketch 1 of 1



Exterior. old side of lot
needs paint

Durham

FRAG
cabinets
boundaries
clow

Garage
D.W./Paint/Top
Storage

Hand



Notes:

2004 - +5% Bldg. 2005 - +10% Bldg. 2006 - +9% Bldg. 2007 - +9% Bldg. 2008 - +13% Bldg. 2009 - Reappraised Land; +13% Bldg & Land 2010 - +6% Bldg. 2011 - +10% Bldg.
2012 - +0.4% Bldg. & Land.

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Deed: STEINBACH, DAVID J. & CARLA J. (LE)
Contract:
CID#:
DBA:
MLS:

Map Area: Average
Route: 430-004-070
Tax Dist: Dickinson
Plat Page:
Subdiv: SHINAGLES(0880)

Checks/Tags: E
Lister/Date: HAD, 03/25/2025
Review/Date: DB, 03/31/2025
Entry Status: Inspected

Urban / Residential
Legal: LOT 1, BLOCK 4, SHINAGLE'S 1ST

Land

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Total (Rnd nearest \$100)
SqFt Dim	120.00	120.00	82.00	82.00						R-110	\$3.00						
Sub Total						9,840.00	0.226					\$29,520	0%	0%	0%	\$0	\$29,500
Grand Total						9,840.00	0.226					\$29,520					\$29,500

Street	Utilities	Zoning	Land Use
SqFt Dim	Paved	City	Residential Low Density
			Not Applicable

Sales				Building Permits				Values					
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
08/04/2022	\$0	D003	3173765	7/21/2000	0286	N	\$6,100	Garage Addition	Land	\$29,500	\$0	\$0	\$29,500
02/12/2015		D099		9/23/1991	10149	N	\$1,890	Garage Addition	Dwlg	\$287,800	\$0	\$0	\$287,800
				10/24/1985	9388	N	\$300	Utility Shed	Impr		\$0	\$0	
									Total	\$317,300	\$0	\$0	\$317,300

Res. Structure				Finish				Plumbing				Addition				Garage			
Occ. Code	101			Ttl Rooms Above #	6	Bedrooms Above #	3	Standard Bath - 3 Fixt	2			Addition	No Additions			Garage	1 of 3		
Occ. Descr.	Single-Family / Owner Occupied			Ttl Rooms Below #	3	Bedrooms Below #	2	Shower Stall Bath - 3 Fixt				Year Built				Year Built	1980		
Year Built	1980			Living Qtrs. (Multi)	961		\$22.25	Toilet Room (1/2 Bath)				EFA				EFA	45		
EFA / EFYr	45 / 1980							Lavatory				EFA Year				EFF Year	1980		
Arch. Dsgn	N/A			Foundation	C Blk			Water Closet				Style				Style	Att Fr.		
Style	1 Story Frame			Exterior Walls	Composite Siding			Shower Stall/Tub				Area (SF)				W X L	22' X 24'		
AreaSF/TLA	1,210 / 1,210			Roof	Asph / Gable			Mtl Stall Shower				Condition				Area (SF)	528		
GLA 1st/2nd	1,210 / 0			Interior Finish	Drwl			Wet Bar				Phy-Depr. %				No Fir Adj.	No		
Grade	4+10			Flooring	Carp / Vinyl			Cust Bath - 3 Fixt				Bsmt (SF)				Grade	Main Building		
Grade Mult.	1.370			Non-base Heating		Fireplace		Custom Tub				NoBsmt Fir(SF)				Condition	Fair		
Condition	Fair			Floor/Wall #	0	Freestanding	1	No Hot Water Tank				2nd Fir Adj.				Bsmt (SF)			
Phy-Depr. %	13%			Pipeless #	0			No Plumbing				Heat				Interior Finish	Fin/Insul & Cab		
Basement	Full			Hand Fired (Y/N)	No			Sewer & Water Only				AC				Interior Finish (SF)	528		
No Bsmt Flr.	0			Space Heat #	0			Water Only w/Sink				Attic (SF)				Qtrs Over	None		
Heat	Elec - Basebd			Appliances				Hot Tub				Obsolescence				Qtrs Over (SF)			
AC	Ductless			Range Unit		Built-In Vacuums		Bidet				Functional %	0%			%Phy/F-E-O Obs	13.00-0-0-0		
Attic	None			Oven - Single		Intercom System		Fbgls Service Sink				External %	0%			Door Opnrs			
				Oven - Double		BI Stereo(SpkrsOnly)		Urinal				Other %	0%			Stalls- Bsmt / Std			
				Dishwasher	1			Sauna				None							
				Microwave	1			Cust Bath - 4 Fixt				None							
				Microwave	1			Cust Tile Full Bath				None							
				Trash Compactor				Cust Tile SS Bath				None							
				Jennair				Cust Bath - 5 Fixt				None							
				Security System				Cust Tile Shower/Tub				None							
								Cust Tile SSB +lav				None							
								Cust Tile SSB w/Std Tub				None							
								Cust Tile SSB - 5 Fixt				None							
								Cust Bath +lav				None							
								Cust Bath w/Cust SS				None							
								Cust Bath w/Cust SS +lav				None							

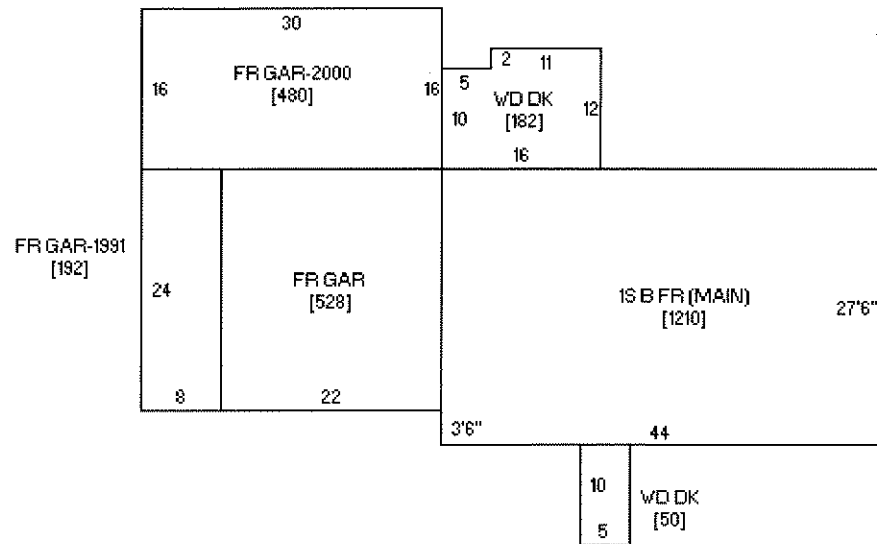


Bldg / Addn	Description	Units	Base Value	Grade Mult	Replacement Cost new (rounded to \$1)	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$100)
	101 — Single-Family / Owner Occupied												
	1 Story Frame	1,210 SF	\$136,100										
#1	Bsmt Fin - Living Qtrs. (Multi) (Low)	961 Tbl	\$21,382										
	Base Heat: Elec - Basebd												
	Add Central Air	1,210 SF	\$3,200										
D1	Wood Deck	50 SF	\$750										
D2	Wood Deck	182 SF	\$3,822										
	Plumbing	2	\$6,800										
	B.I. Appliances	2	\$1,550										
#1	Fireplace: Freestanding	1	\$2,800										
	Sub Total		\$176,404	1.370	\$241,673	1980	13.00	0	0	0	\$210,256		
Gar	Att Frame	22' X 24'	528 SF	\$26,538	1.370	\$36,357	1980	13.00	0	0	0	\$31,631	
	Int Finish: Fin/Insul & Cab	528 SF											
Gar	Att Frame	8' X 24'	192 SF	\$12,692	1.370	\$17,388	1991	11.00	0	0	0	\$15,475	
	Int Finish: Fin/Insul & Cab	192 SF											
Gar	Att Frame	30' X 16'	480 SF	\$24,390	1.370	\$33,414	2000	9.00	0	0	0	\$30,407	
	Int Finish: Fin/Insul & HT	480 SF											
	Dwelling TOTAL				\$328,832						\$287,769		
	Residential Building TOTAL										\$287,769	1.000	\$287,800

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Res	\$29,500	\$287,800	\$0	\$0	\$317,300
2024		Appr	Urban	Res	\$29,500	\$209,000	\$0	\$0	\$238,500
2023		BofR	Urban	Res	\$29,500	\$193,200	\$0	\$0	\$222,700
2023	2020 Manual Migration 06/18/2023	Appr	Urban	Res	\$29,500	\$193,200	\$0	\$0	\$222,700
2022		Appr	Urban	Res	\$29,500	\$179,900	\$0	\$0	\$209,400
2021		Appr	Urban	Res	\$29,500	\$168,300	\$0	\$0	\$197,800
2020		Appr	Urban	Res	\$29,500	\$168,300	\$0	\$0	\$197,800
2019		Appr	Urban	Res	\$29,500	\$168,300	\$0	\$0	\$197,800
2018		Appr	Urban	Res	\$29,500	\$168,300	\$0	\$0	\$197,800
2017		Appr	Urban	Res	\$29,500	\$178,200	\$0	\$0	\$207,700
2016		Appr	Urban	Res	\$29,500	\$203,000	\$0	\$0	\$232,500
2015		Appr	Urban	Res	\$28,000	\$203,000	\$0	\$0	\$231,000
2014		Appr	Urban	Res	\$28,000	\$195,400	\$0	\$0	\$223,400
2013		Appr	Urban	Res	\$28,000	\$187,500	\$0	\$0	\$215,500
2012		Appr	Urban	Res	\$18,500	\$149,600	\$0	\$0	\$168,100
2011		Appr	Urban	Res	\$12,300	\$155,100	\$0	\$0	\$167,400
2010		Appr			\$12,300	\$138,500	\$0	\$0	\$150,800
2009		Appr			\$12,300	\$128,900	\$0	\$0	\$141,200
2008		Appr			\$7,600	\$117,200	\$0	\$0	\$124,800

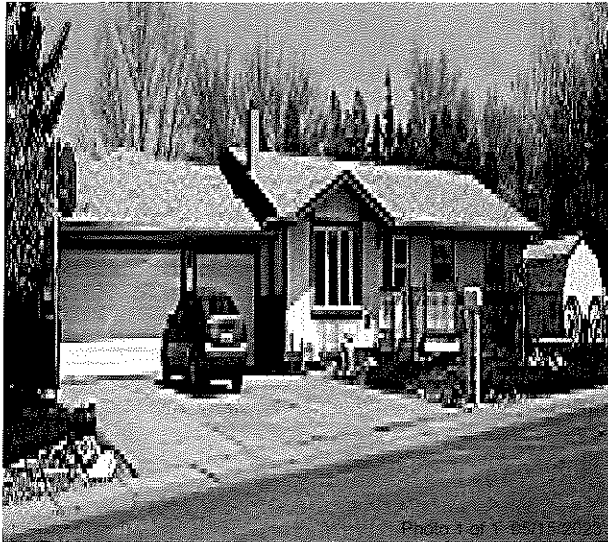
2007		Appr			\$7,600	\$102,500	\$0	\$0	\$110,100
2006		Appr			\$7,600	\$92,600	\$0	\$0	\$100,200
2005		Eq			\$7,600	\$83,700	\$0	\$0	\$91,300
2004		Eq			\$7,600	\$76,400	\$0	\$0	\$84,000
2003		Appr			\$7,600	\$72,800	\$0	\$0	\$80,400
2002		Eq			\$7,600	\$72,000	\$0	\$0	\$79,600
2001	Partial Assessment	Appr			\$7,200	\$68,000	\$0	\$0	\$75,200

BLT - 1980



MF - 1210 sf
BSMT - 1210 sf

Sketch 1 of 1



Notes:

2004 - +5% Bldg. 2005 - +10% Bldg. 2006 - +9% Bldg. 2007 - +9% Bldg. 2008 - +13% Bldg. 2009 - Reappraised Land; +13% Bldg & Land 2010 - +6% Bldg. 2011 - +10% Bldg.

2012 - +0.4% Bldg. & Land.

2024 ESTIMATE DUE TO 2023 SHINAGLE'S 1ST REAPPRAISAL

3-25-25 - INSPECTED DUE TO HOMEOWNER REQUEST AFTER RECEIVING 2025 NOTICE OF INCREASE

PDF+PIN 005+0880-0400-0100
Address 1192 11TH AVENUE E DICKINSON



SUBJECT

Base		
Land (SF)	9,840.00	\$29,500
Style	1 Story Frame	
Main SF	1,210	\$113,040
Addtns SF	0	\$0
Qtrs Over		
Porch SF	0	\$0
Garage SF	0	\$0
Bsmt/Attic	Full / None	\$23,060
Heat/AC	Elec - Basebd / D	\$3,200
TLA	1,210	1,210
Yr/Age/Cond.	1980 / 45 / Fair	
Rms / Bedrms	9 / 5	
Bath Fixtures	2	\$6,800
Appliances	2	\$1,550
Bsmt Finish		\$21,382
Porches	0 SF	\$0
Decks/Patios	232 SF	\$4,572
Veneer	0 LF	\$0
Fireplace	1	\$2,800
Att. Garages	1200 SF	\$63,620
Bsmt Stalls	0	\$0
Grade/Mult.	4+10 / 1.370	\$88,808
Phy. Depr.	13%	-\$41,063
F/E/Othr	0%/0%/0%	\$0
Bldg Extras	0	\$0
Det. Garages	0 SF	\$0
Yard Extras	0	\$0
Ag Buildings	0	\$0
Multi-Fam Adj		\$0
Map Factor	1.000	\$0

Total (without rounding) \$317,269

PDF+PIN 005+1440-0400-0900
Address 659 4TH AVENUE SW DICKINSON



Rank 1

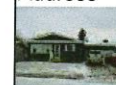
Cd/Rec	D 000	3182050
Analysis info	08/04/2025	/ 0.00% adj/mo
Sale Date/Am	04/26/2024	\$325,000
Time Sale Adj	0 mo /Adj \$0 per mo	\$0
Adj Sale Amt		\$325,000
Base		
Land (SF)	8,500.00	\$29,800
Style	1 Story Frame	
Main SF	1,208	\$113,040
Addtns SF	0	\$0
Qtrs Over		
Porch SF	0	\$0
Garage SF	0	\$0
Bsmt/Attic	Full / None	\$23,060
Heat/AC	FHA - Gas / Yes	\$3,200
TLA	1,208	1,208
Yr/Age/Cond.	1979 / 46 / A NML	
Rms / Bedrms	7 / 3	
Bath Fixtures	2	\$9,100
Appliances	2	\$1,550
Bsmt Finish		\$27,750
Porches	120 SF	\$5,990
Decks/Patios	260 SF	\$6,760
Veneer	0 LF	\$0
Fireplace	1	\$2,800
Att. Garages	528 SF	\$24,822
Bsmt Stalls	0	\$0
Grade/Mult.	3-10 / 1.380	\$82,867
Phy. Depr.	7%	-\$21,066
F/E/Othr	0%/0%/0%	\$0
Bldg Extras	0	\$0
Det. Garages	0 SF	\$0
Yard Extras	0	\$0
Ag Buildings	0	\$0
Multi-Fam Adj		\$0
Map Factor	1.000	\$0
Mkt Influence	100%	\$0

Total (without rounding) \$309,673

Net Adjustments \$7,596
Indicated Value \$332,596

	Appraised	B of R	State Equalized
Land	\$29,800	\$0	\$0
Dwelling	\$279,900	\$0	\$0
Impr.	\$0	\$0	\$0
Total	\$309,700	\$0	\$0

PDF+PIN 005+0570-1700-1300
Address 859 SENIOR AVENUE DICKINSON



Rank 2

Cd/Rec	D 000	3184911
Analysis info	08/04/2025	/ 0.00% adj/mo
Sale Date/Am	11/08/2024	\$380,000
Time Sale Adj	0 mo /Adj \$0 per mo	\$0
Adj Sale Amt		\$380,000
Base		
Land (SF)	7,700.00	\$27,000
Style	1 Story Frame	
Main SF	1,280	\$117,150
Addtns SF	0	\$0
Qtrs Over		
Porch SF	0	\$0
Garage SF	0	\$0
Bsmt/Attic	Full / None	\$24,110
Heat/AC	FHA - Gas / Yes	\$3,380
TLA	1,280	1,280
Yr/Age/Cond.	1973 / 52 / Good	
Rms / Bedrms	10 / 5	
Bath Fixtures	2	\$6,800
Appliances	1	\$850
Bsmt Finish		\$35,520
Porches	0 SF	\$0
Decks/Patios	200 SF	\$980
Veneer	0 LF	\$0
Fireplace	1	\$4,700
Att. Garages	576 SF	\$27,904
Bsmt Stalls	0	\$0
Grade/Mult.	4+10 / 1.370	\$81,915
Phy. Depr.	7%	-\$21,232
F/E/Othr	0%/0%/0%	\$0
Bldg Extras	0	\$0
Det. Garages	0 SF	\$0
Yard Extras	0	\$0
Ag Buildings	0	\$0
Multi-Fam Adj		\$0
Map Factor	1.000	\$0
Mkt Influence	100%	\$0

Total (without rounding) \$309,077

Net Adjustments \$8,192
Indicated Value \$388,192

	Appraised	B of R	State Equalized
Land	\$27,000	\$0	\$0
Dwelling	\$282,100	\$0	\$0
Impr.	\$0	\$0	\$0
Total	\$309,100	\$0	\$0

PDF+PIN 005+0880-0400-0100
Address 1192 11TH AVENUE E DICKINSON



SUBJECT

		Base
Land (SF)	9,840.00	\$29,500
Style	1 Story Frame	
Main SF	1,210	\$113,040
Addtns SF	0	\$0
Qtrs Over		
Porch SF	0	\$0
Garage SF	0	\$0
Bsmt/Attic	Full / None	\$23,060
Heat/AC	Elec - Basebd / D	\$3,200
TLA	1,210	1,210
Yr/Age/Cond.	1980 / 45 / Fair	
Rms / Bedrms	9 / 5	
Bath Fixtures	2	\$6,800
Appliances	2	\$1,550
Bsmt Finish		\$21,382
Porches	0 SF	\$0
Decks/Patios	232 SF	\$4,572
Veneer	0 LF	\$0
Fireplace	1	\$2,800
Att. Garages	1200 SF	\$63,620
Bsmt Stalls	0	\$0
Grade/Mult.	4+10 / 1.370	\$88,808
Phy. Depr.	13%	-\$41,063
F/E/Othr	0%/0%/0%	\$0
Bldg Extras	0	\$0
Det. Garages	0 SF	\$0
Yard Extras	0	\$0
Ag Buildings	0	\$0
Multi-Fam Adj		\$0
Map Factor	1.000	\$0

Total (without rounding) \$317,269

PDF+PIN 005+0200-0200-0400
Address 870 CHERRY AVENUE DICKINSON



Rank 3

Cd/Rec	D 000	3182597
Analysis info	08/04/2025	/ 0.00% adj/mo
Sale Date/Am	06/06/2024	\$280,000
Time Sale Adj	0 mo /Adj \$0 per mo	\$0
Adj Sale Amt		\$280,000
	Base	Difference
Land (SF)	8,842.75	\$26,500
Style	1 Story Frame	
Main SF	960	\$99,060
Addtns SF	48	\$4,460
Qtrs Over		
Porch SF	0	\$0
Garage SF	0	\$0
Bsmt/Attic	Full / None	\$19,490
Heat/AC	FHA - Gas / Yes	\$3,200
TLA	1,008	1,008
Yr/Age/Cond.	1970 / 55 / A NML	
Rms / Bedrms	9 / 4	
Bath Fixtures	2	\$6,800
Appliances	2	\$1,550
Bsmt Finish		\$26,640
Porches	0 SF	\$0
Decks/Patios	580 SF	\$5,374
Veneer	8 LF	\$424
Fireplace	1	\$2,800
Att. Garages	628 SF	\$29,822
Bsmt Stalls	0	\$0
Grade/Mult.	4+10 / 1.370	\$73,859
Phy. Depr.	9%	-\$22,979
F/E/Othr	0%/0%/0%	\$0
Bldg Extras	0	\$0
Det. Garages	0 SF	\$0
Yard Extras	0	\$0
Ag Buildings	0	\$0
Multi-Fam Adj		\$0
Map Factor	1.000	\$0
Mkt Influence	100%	\$0

Total (without rounding) \$277,000

Net Adjustments \$40,269
Indicated Value \$320,269

	Appraised	B of R	State Equalized
Land	\$26,500	\$0	\$0
Dwelling	\$250,500	\$0	\$0
Impr.	\$0	\$0	\$0
Total	\$277,000	\$0	\$0

PDF+PIN 005+0580-0000-0400
Address 33 10TH STREET E DICKINSON



Rank 4

Cd/Rec	D 000	3182084
Analysis info	08/04/2025	/ 0.00% adj/mo
Sale Date/Am	04/29/2024	\$362,000
Time Sale Adj	0 mo /Adj \$0 per mo	\$0
Adj Sale Amt		\$362,000
	Base	Difference
Land (SF)	7,722.00	\$23,200
Style	1 Story Frame	
Main SF	1,288	\$118,510
Addtns SF	0	\$0
Qtrs Over		
Porch SF	0	\$0
Garage SF	0	\$0
Bsmt/Attic	Full / None	\$24,450
Heat/AC	HW - Baseboard	\$3,420
TLA	1,288	1,288
Yr/Age/Cond.	1967 / 58 / Good	
Rms / Bedrms	9 / 4	
Bath Fixtures	3	\$8,900
Appliances	2	\$1,550
Bsmt Finish		\$35,742
Porches	0 SF	\$0
Decks/Patios	264 SF	\$5,544
Veneer	0 LF	\$0
Fireplace	0	\$0
Att. Garages	484 SF	\$24,446
Bsmt Stalls	0	\$0
Grade/Mult.	4+10 / 1.370	\$82,348
Phy. Depr.	8%	-\$24,393
F/E/Othr	0%/0%/0%	\$0
Bldg Extras	0	\$0
Det. Garages	0 SF	\$0
Yard Extras	1	\$1,365
Ag Buildings	0	\$0
Multi-Fam Adj		\$0
Map Factor	1.000	\$0
Mkt Influence	100%	\$0

Total (without rounding) \$305,082

Net Adjustments \$12,187
Indicated Value \$374,187

	Appraised	B of R	State Equalized
Land	\$23,200	\$0	\$0
Dwelling	\$281,900	\$0	\$0
Impr.	\$0	\$0	\$0
Total	\$305,100	\$0	\$0

PDF+PIN 005+0880-0400-0100
Address 1192 11TH AVENUE E DICKINSON



SUBJECT

		Base	
Land (SF)	9,840.00	\$29,500	
Style	1 Story Frame		
Main SF	1,210	\$113,040	
Addtns SF	0	\$0	
Qtrs Over			
Porch SF	0	\$0	
Garage SF	0	\$0	
Bsmt/Attic	Full / None	\$23,060	
Heat/AC	Elec - Basebd / D	\$3,200	
TLA	1,210	1,210	
Yr/Age/Cond.	1980 / 45 / Fair		
Rms / Bedrms	9 / 5		
Bath Fixtures	2	\$6,800	
Appliances	2	\$1,550	
Bsmt Finish		\$21,382	
Porches	0 SF	\$0	
Decks/Patios	232 SF	\$4,572	
Veneer	0 LF	\$0	
Fireplace	1	\$2,800	
Att. Garages	1200 SF	\$63,620	
Bsmt Stalls	0	\$0	
Grade/Mult.	4+10 / 1.370	\$88,808	
Phy. Depr.	13%	-\$41,063	
F/E/Othr	0%/0%/0%	\$0	
Bldg Extras	0	\$0	
Det. Garages	0 SF	\$0	
Yard Extras	0	\$0	
Ag Buildings	0	\$0	
Multi-Fam Adj		\$0	
Map Factor	1.000	\$0	

Total (without rounding) \$317,269

	Appraised	B of R	St Equalized
Land	\$29,500	\$0	\$0
Dwelling	\$287,800	\$0	\$0
Impr.	\$0	\$0	\$0
Total	\$317,300	\$0	\$0

PDF+PIN 005+0570-0400-0400
Address 677 9TH AVENUE W DICKINSON



Rank 5

		Base	Difference
Cd/Rec	D 000 3180944		
Analysis info	08/04/2025 / 0.00% adj/mo		
Sale Date/Amt	02/02/2024 \$222,000		
Time Sale Adj	0 mo /Adj \$0 per mo \$0		
Adj Sale Amt	\$222,000		
Land (SF)	10,100.19	\$35,400	-\$5,900
Style	1 Story Frame		
Main SF	1,278	\$117,150	-\$4,110
Addtns SF	0	\$0	\$0
Qtrs Over			
Porch SF	0	\$0	\$0
Garage SF	0	\$0	\$0
Bsmt/Attic	Full / None	\$24,110	-\$1,050
Heat/AC	HW - Baseboard	\$0	\$3,200
TLA	1,278	1,278	
Yr/Age/Cond.	1963 / 62 / NML		
Rms / Bedrms	10 / 6		
Bath Fixtures	2	\$7,475	-\$675
Appliances	0	\$0	\$1,550
Bsmt Finish		\$21,338	\$44
Porches	0 SF	\$0	\$0
Decks/Patios	0 SF	\$0	\$4,572
Veneer	18 LF	\$1,908	-\$1,908
Fireplace	0	\$0	\$2,800
Att. Garages	396 SF	\$15,910	\$47,710
Bsmt Stalls	0	\$0	\$0
Grade/Mult.	4+10 / 1.370	\$69,520	\$19,288
Phy. Depr.	13%	-\$33,464	-\$7,599
F/E/Othr	0%/0%/0%	\$0	\$0
Bldg Extras	0	\$0	\$0
Det. Garages	0 SF	\$0	\$0
Yard Extras	0	\$0	\$0
Ag Buildings	0	\$0	\$0
Multi-Fam Adj		\$0	\$0
Map Factor	1.000	\$0	\$0
Mkt Influence	100%	\$0	\$0

Total (without rounding) \$259,347

Net Adjustments \$57,922
Indicated Value \$279,922

	Appraised	B of R	State Equalized
Land	\$35,400	\$0	\$0
Dwelling	\$223,900	\$0	\$0
Impr.	\$0	\$0	\$0
Total	\$259,300	\$0	\$0

PDF+PIN 005+0730-0300-2500
Address 1042 12TH STREET W DICKINSON



Rank 6

		Base	Difference
Cd/Rec	D 000 3182513		
Analysis info	08/04/2025 / 0.00% adj/mo		
Sale Date/Amt	05/27/2024 \$375,000		
Time Sale Adj	0 mo /Adj \$0 per mo \$0		
Adj Sale Amt	\$375,000		
Land (SF)	10,250.00	\$41,000	-\$11,500
Style	1 Story Frame		
Main SF	1,258	\$115,780	-\$2,740
Addtns SF	0	\$0	\$0
Qtrs Over			
Porch SF	0	\$0	\$0
Garage SF	0	\$0	\$0
Bsmt/Attic	Full / None	\$23,760	-\$700
Heat/AC	FHA - Gas / Yes	\$3,320	-\$120
TLA	1,258	1,258	
Yr/Age/Cond.	1977 / 48 / Good		
Rms / Bedrms	8 / 4		
Bath Fixtures	3	\$17,500	-\$10,700
Appliances	2	\$1,550	\$0
Bsmt Finish		\$31,552	-\$10,170
Porches	0 SF	\$0	\$0
Decks/Patios	314 SF	\$4,276	\$296
Veneer	17 LF	\$1,802	-\$1,802
Fireplace	1	\$4,250	-\$1,450
Att. Garages	546 SF	\$26,954	\$36,666
Bsmt Stalls	0	\$0	\$0
Grade/Mult.	4+10 / 1.370	\$85,375	\$3,433
Phy. Depr.	6%	-\$18,968	-\$22,095
F/E/Othr	0%/0%/0%	\$0	\$0
Bldg Extras	0	\$0	\$0
Det. Garages	0 SF	\$0	\$0
Yard Extras	0	\$0	\$0
Ag Buildings	0	\$0	\$0
Multi-Fam Adj		\$0	\$0
Map Factor	1.000	\$0	\$0
Mkt Influence	100%	\$0	\$0

Total (without rounding) \$338,151

Net Adjustments -\$20,882
Indicated Value \$354,118

	Appraised	B of R	State Equalized
Land	\$41,000	\$0	\$0
Dwelling	\$297,200	\$0	\$0
Impr.	\$0	\$0	\$0
Total	\$338,200	\$0	\$0

PDF+PIN 005+0880-0400-0100
Address 1192 11TH AVENUE E DICKINSON



SUBJECT

		Base
Land (SF)	9,840.00	\$29,500
Style	1 Story Frame	
Main SF	1,210	\$113,040
Addtns SF	0	\$0
Qtrs Over		
Porch SF	0	\$0
Garage SF	0	\$0
Bsmt/Attic	Full / None	\$23,060
Heat/AC	Elec - Basebd / D	\$3,200
TLA	1,210	1,210
Yr/Age/Cond.	1980 / 45 / Fair	
Rms / Bedrms	9 / 5	
Bath Fixtures	2	\$6,800
Appliances	2	\$1,550
Bsmt Finish		\$21,382
Porches	0 SF	\$0
Decks/Patios	232 SF	\$4,572
Veneer	0 LF	\$0
Fireplace	1	\$2,800
Att. Garages	1200 SF	\$63,620
Bsmt Stalls	0	\$0
Grade/Mult.	4+10 / 1.370	\$88,808
Phy. Depr.	13%	-\$41,063
F/E/Othr	0%/0%/0%	\$0
Bldg Extras	0	\$0
Det. Garages	0 SF	\$0
Yard Extras	0	\$0
Ag Buildings	0	\$0
Multi-Fam Adj		\$0
Map Factor	1.000	\$0

Total (without rounding) \$317,269

	Appraised	B of R	St Equalized
Land	\$29,500	\$0	\$0
Dwelling	\$287,800	\$0	\$0
Impr.	\$0	\$0	\$0
Total	\$317,300	\$0	\$0

PDF+PIN 005+0200-0800-0500
Address 858 ELM AVENUE DICKINSON



Rank 7

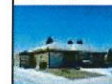
Cd/Rec	D 000	3183342	
Analysis info	08/04/2025	/ 0.00% adj/mo	
Sale Date/Am	07/25/2024		\$298,000
Time Sale Adj	0 mo /Adj \$0 per mo		\$0
Adj Sale Amt			\$298,000
		Base	Difference
Land (SF)	10,492.50	\$31,500	-\$2,000
Style	1 Story Frame		
Main SF	1,160	\$110,270	\$2,770
Addtns SF	0	\$0	\$0
Qtrs Over			
Porch SF	0	\$0	\$0
Garage SF	0	\$0	\$0
Bsmt/Attic	Full / None	\$22,340	\$720
Heat/AC	FHA - Gas / Yes	\$3,200	\$0
TLA	1,160	1,160	
Yr/Age/Cond.	1976 / 49 / A NML		
Rms / Bedrms	9 / 5		
Bath Fixtures	2	\$6,800	\$0
Appliances	2	\$1,550	\$0
Bsmt Finish		\$29,415	-\$8,033
Porches	0 SF	\$0	\$0
Decks/Patios	400 SF	\$1,960	\$2,612
Veneer	29 LF	\$1,537	-\$1,537
Fireplace	1	\$2,800	\$0
Att. Garages	576 SF	\$19,840	\$43,780
Bsmt Stalls	0	\$0	\$0
Grade/Mult.	4+10 / 1.370	\$73,894	\$14,914
Phy. Depr.	8%	-\$21,888	-\$19,175
F/E/Othr	0%/0%/0%	\$0	\$0
Bldg Extras	0	\$0	\$0
Det. Garages	0 SF	\$0	\$0
Yard Extras	1	\$5,890	-\$5,890
Ag Buildings	0	\$0	\$0
Multi-Fam Adj		\$0	\$0
Map Factor	1.000	\$0	\$0
Mkt Influence	100%		\$0

Total (without rounding) \$289,108

Net Adjustments \$28,161
Indicated Value \$326,161

	Appraised	B of R	State Equalized
Land	\$31,500	\$0	\$0
Dwelling	\$257,600	\$0	\$0
Impr.	\$0	\$0	\$0
Total	\$289,100	\$0	\$0

PDF+PIN 005+0410-0300-0300
Address 1447 1ST STREET S DICKINSON



Rank 8

Cd/Rec	D 000	3185477	
Analysis info	08/04/2025	/ 0.00% adj/mo	
Sale Date/Am	12/20/2024		\$285,000
Time Sale Adj	0 mo /Adj \$0 per mo		\$0
Adj Sale Amt			\$285,000
		Base	Difference
Land (SF)	9,435.93	\$28,300	\$1,200
Style	1 Story Frame		
Main SF	950	\$99,060	\$13,980
Addtns SF	153	\$10,560	-\$10,560
Qtrs Over			
Porch SF	0	\$0	\$0
Garage SF	0	\$0	\$0
Bsmt/Attic	Full / None	\$19,490	\$3,570
Heat/AC	FHA - Gas / Yes	\$3,520	-\$320
TLA	1,103	1,103	
Yr/Age/Cond.	1954 / 71 / A NML		
Rms / Bedrms	8 / 4		
Bath Fixtures	2	\$7,475	-\$675
Appliances	2	\$1,550	\$0
Bsmt Finish		\$26,363	-\$4,981
Porches	0 SF	\$0	\$0
Decks/Patios	192 SF	\$4,992	-\$420
Veneer	0 LF	\$0	\$0
Fireplace	0	\$0	\$2,800
Att. Garages	598 SF	\$27,217	\$36,403
Bsmt Stalls	0	\$0	\$0
Grade/Mult.	4+10 / 1.370	\$74,084	\$14,724
Phy. Depr.	15%	-\$41,147	\$84
F/E/Othr	0%/0%/0%	\$0	\$0
Bldg Extras	0	\$0	\$0
Det. Garages	0 SF	\$0	\$0
Yard Extras	0	\$0	\$0
Ag Buildings	0	\$0	\$0
Multi-Fam Adj		\$0	\$0
Map Factor	0.950	-\$11,658	\$11,658
Mkt Influence	100%		\$0

Total (without rounding) \$249,806

Net Adjustments \$67,463
Indicated Value \$352,463

	Appraised	B of R	State Equalized
Land	\$28,300	\$0	\$0
Dwelling	\$221,500	\$0	\$0
Impr.	\$0	\$0	\$0
Total	\$249,800	\$0	\$0

PDF+PIN 005+0880-0400-0100
Address 1192 11TH AVENUE E DICKINSON



SUBJECT

Base

Land (SF)	9,840.00	\$29,500
Style	1 Story Frame	
Main SF	1,210	\$113,040
Addtns SF	0	\$0
Qtrs Over		
Porch SF	0	\$0
Garage SF	0	\$0
Bsmt/Attic	Full / None	\$23,060
Heat/AC	Elec - Basebd / D	\$3,200
TLA	1,210	1,210
Yr/Age/Cond.	1980 / 45 / Fair	
Rms / Bedrms	9 / 5	
Bath Fixtures	2	\$6,800
Appliances	2	\$1,550
Bsmt Finish		\$21,382
Porches	0 SF	\$0
Decks/Patios	232 SF	\$4,572
Veneer	0 LF	\$0
Fireplace	1	\$2,800
Att. Garages	1200 SF	\$63,620
Bsmt Stalls	0	\$0
Grade/Mult.	4+10 / 1.370	\$88,808
Phy. Depr.	13%	-\$41,063
F/E/Othr	0%/0%/0%	\$0
Bldg Extras	0	\$0
Det. Garages	0 SF	\$0
Yard Extras	0	\$0
Ag Buildings	0	\$0
Multi-Fam Adj		\$0
Map Factor	1.000	\$0

Total (without rounding) \$317,269

	Appraised	B of R	St Equalized
Land	\$29,500	\$0	\$0
Dwelling	\$287,800	\$0	\$0
Impr.	\$0	\$0	\$0
Total	\$317,300	\$0	\$0

PDF+PIN 005+0200-1000-1100
Address 867 FRANKLIN STREET DICKINSON



Rank 9

Cd/Rec D 000 3184736
Analysis info 08/04/2025 / 0.00% adj/mo
Sale Date/Am 11/01/2024 \$315,000
Time Sale Adj 0 mo /Adj \$0 per mo \$0
Adj Sale Amt \$315,000

Base

Difference

Land (SF)	9,957.28	\$29,900	-\$400
Style	1 Story Frame		
Main SF	1,008	\$101,780	\$11,260
Addtns SF	0	\$0	\$0
Qtrs Over			
Porch SF	0	\$0	\$0
Garage SF	0	\$0	\$0
Bsmt/Attic	Full / None	\$20,240	\$2,820
Heat/AC	FHA - Gas / Yes	\$3,200	\$0
TLA	1,008	1,008	
Yr/Age/Cond.	1976 / 49 / A NML		
Rms / Bedrms	8 / 4		
Bath Fixtures	2	\$5,500	\$1,300
Appliances	2	\$1,550	\$0
Bsmt Finish		\$25,475	-\$4,093
Porches	0 SF	\$0	\$0
Decks/Patios	363 SF	\$4,356	\$216
Veneer	0 LF	\$0	\$0
Fireplace	1	\$3,000	-\$200
Att. Garages	676 SF	\$22,380	\$41,240
Bsmt Stalls	0	\$0	\$0
Grade/Mult.	4+10 / 1.370	\$69,368	\$19,440
Phy. Depr.	8%	-\$20,548	-\$20,515
F/E/Othr	0%/0%/0%	\$0	\$0
Bldg Extras	0	\$0	\$0
Det. Garages	0 SF	\$0	\$0
Yard Extras	0	\$0	\$0
Ag Buildings	0	\$0	\$0
Multi-Fam Adj		\$0	\$0
Map Factor	1.000	\$0	\$0
Mkt Influence	100%		\$0

Total (without rounding) \$266,201

Net Adjustments \$51,068
Indicated Value \$366,068

	Appraised	B of R	State Equalized
Land	\$29,900	\$0	\$0
Dwelling	\$236,300	\$0	\$0
Impr.	\$0	\$0	\$0
Total	\$266,200	\$0	\$0

PDF+PIN 005+0230-0900-0200
Address 1122 9TH STREET E DICKINSON



Rank 10

Cd/Rec D 000 3183399
Analysis info 08/04/2025 / 0.00% adj/mo
Sale Date/Am 07/26/2024 \$325,000
Time Sale Adj 0 mo /Adj \$0 per mo \$0
Adj Sale Amt \$325,000

Base

Difference

Land (SF)	8,251.50	\$28,900	\$600
Style	1 Story Frame		
Main SF	1,045	\$104,620	\$8,420
Addtns SF	112	\$4,390	-\$4,390
Qtrs Over			
Porch SF	0	\$0	\$0
Garage SF	0	\$0	\$0
Bsmt/Attic	Full / None	\$20,940	\$2,120
Heat/AC	FHA - Gas / Yes	\$3,420	-\$220
TLA	1,157	1,045/112	
Yr/Age/Cond.	1984 / 41 / A NML		
Rms / Bedrms	8 / 4		
Bath Fixtures	2	\$6,800	\$0
Appliances	2	\$1,550	\$0
Bsmt Finish		\$24,087	-\$2,705
Porches	0 SF	\$0	\$0
Decks/Patios	164 SF	\$3,444	\$1,128
Veneer	36 LF	\$1,908	-\$1,908
Fireplace	0	\$0	\$2,800
Att. Garages	440 SF	\$21,740	\$41,880
Bsmt Stalls	0	\$0	\$0
Grade/Mult.	3 / 1.520	\$100,307	-\$11,499
Phy. Depr.	6%	-\$17,592	-\$23,471
F/E/Othr	0%/0%/0%	\$0	\$0
Bldg Extras	0	\$0	\$0
Det. Garages	0 SF	\$0	\$0
Yard Extras	1	\$1,592	-\$1,592
Ag Buildings	0	\$0	\$0
Multi-Fam Adj		\$0	\$0
Map Factor	1.000	\$0	\$0
Mkt Influence	100%		\$0

Total (without rounding) \$306,106

Net Adjustments \$11,163
Indicated Value \$336,163

	Appraised	B of R	State Equalized
Land	\$28,900	\$0	\$0
Dwelling	\$277,200	\$0	\$0
Impr.	\$0	\$0	\$0
Total	\$306,100	\$0	\$0

Deed: GARCIA, MISAELE

Contract:

CID#:

DBA:

MLS:

Map Area: Average-Good

Route: 160-008-030

Tax Dist: Dickinson

Plat Page:

Subdiv: HEART RIVER(1440)

Checks/Tags: S

Lister/Date: HAD, 06/24/2024

Review/Date: AJS, 06/25/2024

Entry Status: **Estimated**

Urban / Residential


Legal: LOT 9, BLOCK 4, HEART RIVER SUBDIVISION-FIRST FILING

Land																	
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Total (Rnd nearest \$100)
SqFt Dim	85.00	85.00	100.00	100.00						R-120	\$3.50						
Sub Total						8,500.00	0.195					\$29,750	0%	0%	0%	\$0	\$29,800
Grand Total						8,500.00	0.195					\$29,750					\$29,800

	Street	Utilities	Zoning	Land Use
SqFt Dim	Paved	City	Residential Low Density	Not Applicable

Sales				Building Permits				Values					
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
04/26/2024	\$325,000	D000	3182050						Land	\$29,800	\$0	\$0	\$29,800
03/09/2023	\$289,000	D000	3176519						Dwlg	\$279,900	\$0	\$0	\$282,900
06/14/2019	\$266,500	D100							Impr		\$0	\$0	
06/14/2019	\$272,000	D000	3152396						Total	\$309,700	\$0	\$0	\$312,700

Res. Structure				Finish		Plumbing		Addition		Garage		
Occ. Code	101	Ttl Rooms Above #	5	Bedrooms Above #	2	Standard Bath - 3 Fixt	1	Addition	No Additions	Garage	1 of 1	
Occ. Descr.	Single-Family / Owner Occupied	Ttl Rooms Below #	2	Bedrooms Below #	1	Shower Stall Bath -3 Fixt		Year Built		Year Built	1979	
Year Built	1979	Living Qtrs. (Multi)	1000		\$27.75	Toilet Room (1/2 Bath)		EFA		EFA	46	
EFA / EFYr	46 / 1979	Foundation	Conc			Lavatory		EFA Year		EFF Year	1979	
Arch. Dsgn	N/A	Exterior Walls	Stl			Water Closet		Style		Style	Att Fr.	
Style	1 Story Frame	Roof	Asph / Gable			Shower Stall/Tub		Area (SF)		W X L	22' X 24'	
AreaSF/TLA	1,208 / 1,208	Interior Finish	Drwl			Mtl Stall Shower		Condition		Area (SF)	528	
GLA 1st/2nd	1,208 / 0	Flooring	Carp / Vinyl			Wet Bar		Phy-Depr.%		No Flr Adj.	No	
Grade	3-10	Non-base Heating			Fireplace			Cust Bath - 3 Fixt	1	Bsmt (SF)	Main Building	
Grade Mult.	1.380	Floor/Wall #	0	Freestanding		1	Custom Tub		NoBsmt Flr(SF)	Condition	A NML	
Condition	A NML	Pipeless #	0				No Hot Water Tank		2nd Flr Adj.	Bsmt (SF)		
Phy-Depr.%	7%	Hand Fired (Y/N)	No				No Plumbing		Heat	Interior Finish	Fin/Insul	
Basement	Full	Space Heat #	0				Sewer & Water Only		AC	Interior Finish (SF)	528	
No Bsmt Flr.	0	Appliances				Water Only w/Sink		Attic (SF)		Qtrs Over	None	
Heat	FHA - Gas	Range Unit	Built-In Vacuums			Hot Tub		Obsolescence		Qtrs Over (SF)		
AC	Yes	Oven - Single	Intercom System			Bidet		Functional %	0%	Qtrs AC (SF)		
Attic	None	Oven - Double	BI Stereo(SpkrOnly)			Fbgls Service Sink		External %	0%	%Phy/F-E-O Obs	7.00-0-0-0	
		Dishwasher	1				Urinal		Other %	0%	Door Opnrs	
		Microwave	1				Sauna		None		Stalls- Bsmt / Std	
		Trash Compactor				Cust Bath - 4 Fixt		None				
		Jennair				Cust Tile Full Bath		None				
		Security System				Cust Tile SS Bath		None				
						Cust Bath - 5 Fixt		None				
						Cust Tile Shower/Tub		None				
						Cust Tile SSB +lav		None				
						Cust Tile SSB w/Std Tub		None				
						Cust Tile SSB - 5 Fixt		None				
						Cust Bath +lav		None				
						Cust Bath w/Cust SS						
						Cust Bath w/Cust SS +lav						



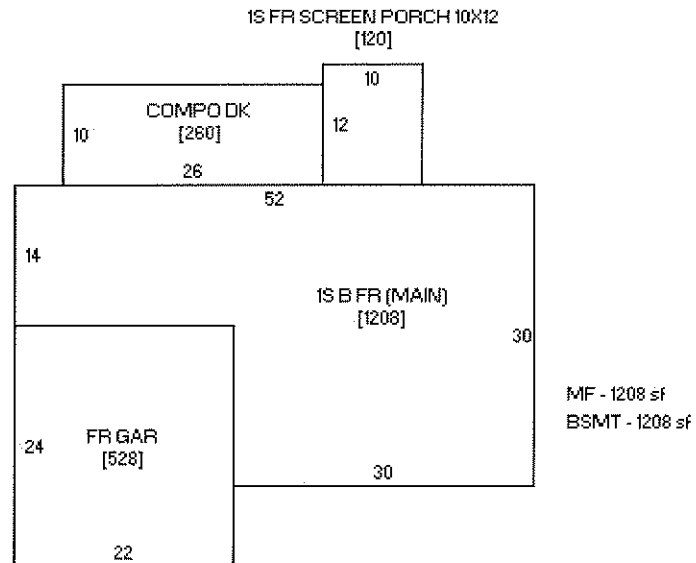
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Bldg / Addn	Description	Units	Base Value	Grade Mult	Replacement Cost new (rounded to \$1)	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$100)
	101 — Single-Family / Owner Occupied												
	1 Story Frame	1,208 SF	\$136,100										
#1	Bsmt Fin - Living Qtrs. (Multi) (Avg)	1,000 Tbl	\$27,750										
	Base Heat: FHA - Gas												
	Add Central Air	1,208 SF	\$3,200										
#1	Porch: 1S Frame Screen	120 SF	\$5,990										
D1	Vinyl/CompoDeck	260 SF	\$6,760										
	Plumbing	2	\$9,100										
	B.I. Appliances	2	\$1,550										
#1	Fireplace: Freestanding	1	\$2,800										
	Sub Total		\$193,250	1.380	\$266,685	1979	7.00	0	0	0	\$248,017		
Gar	Att Frame	22' X 24'	528 SF	\$24,822	1.380	\$34,254	1979	7.00	0	0	\$31,856		
	Int Finish: Fin/Insul	528 SF											
	Dwelling TOTAL				\$300,939						\$279,874		
	Residential Building TOTAL										\$279,874	1.000	\$279,900

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Res	\$29,800	\$282,900	\$0	\$0	\$312,700
2024		Appr	Urban	Res	\$29,800	\$254,300	\$0	\$0	\$284,100
2023		BofR	Urban	Res	\$29,800	\$232,300	\$0	\$0	\$262,100
2023	2020 Manual Migration 06/18/2023	Appr	Urban	Res	\$29,800	\$232,300	\$0	\$0	\$262,100
2022		Appr	Urban	Res	\$29,800	\$216,200	\$0	\$0	\$246,000
2021		Appr	Urban	Res	\$29,800	\$202,300	\$0	\$0	\$232,100
2020		Appr	Urban	Res	\$29,800	\$202,300	\$0	\$0	\$232,100
2019		Appr	Urban	Res	\$29,800	\$202,300	\$0	\$0	\$232,100
2018		Appr	Urban	Res	\$29,800	\$202,300	\$0	\$0	\$232,100
2017		Appr	Urban	Res	\$29,800	\$212,400	\$0	\$0	\$242,200
2016		Appr	Urban	Res	\$29,800	\$229,900	\$0	\$0	\$259,700
2015		Appr	Urban	Res	\$29,100	\$187,000	\$0	\$0	\$216,100
2014		Appr	Urban	Res	\$29,100	\$179,800	\$0	\$0	\$208,900
2013		Appr	Urban	Res	\$29,100	\$172,600	\$0	\$0	\$201,700
2012		Appr	Urban	Res	\$19,100	\$143,900	\$0	\$0	\$163,000
2011		Appr	Urban	Res	\$12,800	\$154,500	\$0	\$0	\$167,300
2010		Appr			\$12,800	\$142,500	\$0	\$0	\$155,300
2009		Appr			\$12,800	\$129,300	\$0	\$0	\$142,100
2008		Appr			\$6,500	\$119,500	\$0	\$0	\$126,000

2007		Appr			\$6,500	\$105,400	\$0	\$0	\$111,900
2006		Appr			\$6,500	\$95,200	\$0	\$0	\$101,700
2005		Eq			\$6,500	\$86,000	\$0	\$0	\$92,500
2004		Eq			\$6,500	\$78,500	\$0	\$0	\$85,000
2003		Appr			\$6,500	\$74,800	\$0	\$0	\$81,300
2002		Eq			\$6,500	\$73,100	\$0	\$0	\$79,600

BLT-1979



Sketch 1 of 1



Photo 1 of 1 - 08/12/2024

Notes:

2004 - Picked up Full Basement Finish (from 75%); +5% Bldg. 2005 - +10% Bldg. 2006 - +9% Bldg. 2007 - +10%. 2008 - +12% Bldg. 2009 - Reappraised Land; +12% Bldg. & Land.

2010 - +9% Bldg. 2011 - +7% Bldg. 2012 - -2% Bldg. & Land.

2023 ESTIMATE DUE TO 2023 SALE

2024 ESTIMATE DUE TO 2024 SALE

859 SENIOR AVENUE, DICKINSON

Deed: LOVEC, MELISSA & ERIC

Map Area: Average-Good

Checks/Tags:

Contract:

Route: 230-008-210

Lister/Date: TRS, 01/14/2025

CID#:

Tax Dist: Dickinson

Review/Date: DB, 01/15/2025

DBA:

Plat Page:

Entry Status: Estimated

MLS:

Subdiv: GOLF COURSE(0570)

Urban / Residential

Legal: LOT 13, BLOCK 17, GOLF COURSE SUBDIVISION #4 REPLAT


Land

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Total (Rnd nearest \$100)
SqFt Dim	70.00	70.00	110.00	110.00						R-120	\$3.50						
Sub Total						7,700.00	0.177					\$26,950	0%	0%	0%	\$0	\$27,000
Grand Total						7,700.00	0.177					\$26,950					\$27,000

Street	Utilities	Zoning	Land Use
SqFt Dim	Paved	City	Residential Low Density
			Not Applicable

Sales				Building Permits				Values			
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R
11/08/2024	\$380,000	D000	3184911						Land	\$27,000	\$0
									Dwlg	\$282,100	\$0
									Impr		\$0
									Total	\$309,100	\$0

Res. Structure				Finish		Plumbing		Addition		Garage	
Occ. Code	101	Ttl Rooms Above #	6	Bedrooms Above #	3	Standard Bath - 3 Fixt	1	Addition	No Additions	Garage	1 of 1
Occ. Descr.	Single-Family / Owner Occupied	Ttl Rooms Below #	4	Bedrooms Below #	2	Shower Stall Bath -3 Fixt	1	Year Built		Year Built	1973
Year Built	1973	Living Qtrs. (Multi)	1280		\$27.75	Toilet Room (1/2 Bath)		EFA		EFA	52
EFA / EFYr	52 / 1973					Lavatory		EFA Year		EFF Year	1973
Arch. Dsgn	N/A	Foundation	Conc			Water Closet		Style		Style	Att Fr.
Style	1 Story Frame	Exterior Walls	Vinyl			Sink		Area (SF)		W X L	0' X 0'
AreaSF/TLA	1,280 / 1,280	Roof	Asph / Gable			Shower Stall/Tub		Condition		Area (SF)	576
GLA 1st/2nd	1,280 / 0	Interior Finish	Drwl			Mtl St Sh Bath		Phy-Depr.%		No Flr Adj.	No
Grade	4+10	Flooring	Carp / Vinyl			Wet Bar		Bsmt (SF)		Grade	Main Building
Grade Mult.	1.370	Non-base Heating		Fireplace		Cust Bath - 3 Fixt		NoBsmt Flr(SF)		Condition	Good
Condition	Good	Floor/Wall #	0	Prefab	1	Custom Tub		2nd Flr Adj.		Bsmt (SF)	
Phy-Depr.%	7%	Pipeless #	0			No Hot Water Tank		Heat		Interior Finish	Fin/Insul & HT
Basement	Full	Hand Fired (Y/N)	No			No Plumbing		AC		Interior Finish (SF)	576
No Bsmt Flr.	0	Space Heat #	0			Sewer & Water Only		Attic (SF)		Qtrs Over	None
Heat	FHA - Gas	Appliances				Water Only w/Sink		Obsolescence		Qtrs Over (SF)	
AC	Yes	Range Unit	Built-In Vacuums			Hot Tub		Functional %	0%	Qtrs AC (SF)	
Attic	None	Oven - Single	Intercom System			Bidet		External %	0%	%Phy/F-E-O Obs	7.00-0-0-0
		Oven - Double	BI Stereo(SpkrsOnly)			Fbgls Service Sink		Other %	0%	Door Opnrs	
		Dishwasher	1			Urinal		None		Stalls- Bsmt / Std	
		Microwave				Sauna		None			
		Trash Compactor				Cust Bath - 4 Fixt		None			
		Jennair				Cust Tile Full Bath		None			
		Security System				Cust Tile SS Bath		None			
						Cust Bath - 5 Fixt		None			
						Cust Tile Shower/Tub		None			
						Cust Tile SSB +lav		None			
						Cust Tile SSB w/Std Tub		None			
						Cust Tile SSB - 5 Fixt		None			
						Cust Bath +lav		None			
						Cust Bath w/Cust SS		None			
						Cust Bath w/Cust SS +lav					



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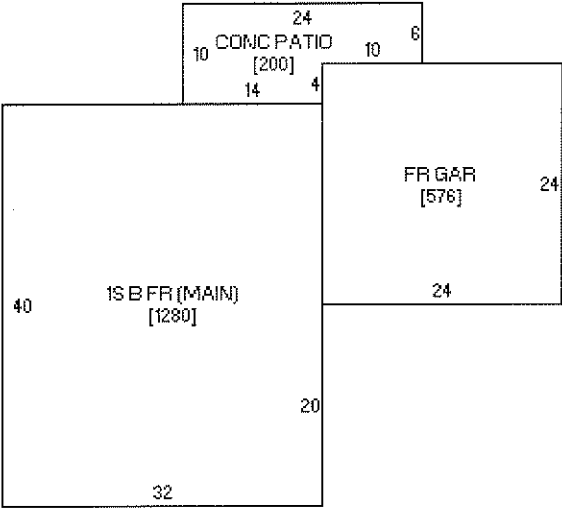


Bldg / Addn	Description	Units	Base Value	Grade Mult	Replacement Cost new (rounded to \$1)	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$100)
	101 — Single-Family / Owner Occupied												
	1 Story Frame	1,280 SF	\$141,260										
#1	Bsmt Fin - Living Qtrs. (Multi) (Avg)	1,280 Tbl	\$35,520										
	Base Heat: FHA - Gas												
	Add Central Air	1,280 SF	\$3,380										
D1	Concrete Patio	200 SF	\$980										
	Plumbing	2	\$6,800										
	B.I. Appliances	1	\$850										
#1	Fireplace: Prefab	1	\$4,700										
	Sub Total		\$193,490	1.370	\$265,081	1973	7.00	0	0	0	\$246,525		
Gar	Att Frame	576 SF	\$27,904	1.370	\$38,228	1973	7.00	0	0	0	\$35,552		
	Int Finish: Fin/Insul & HT	576 SF											
	Dwelling TOTAL				\$303,309						\$282,077		
	Residential Building TOTAL										\$282,077	1.000	\$282,100

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Res	\$27,000	\$282,100	\$0	\$0	\$309,100
2024		Appr	Urban	Res	\$27,000	\$248,900	\$0	\$0	\$275,900
2023		BofR	Urban	Res	\$27,000	\$235,600	\$0	\$0	\$262,600
2023	2020 Manual Migration 06/18/2023	Appr	Urban	Res	\$27,000	\$235,600	\$0	\$0	\$262,600
2022		Appr	Urban	Res	\$27,000	\$219,300	\$0	\$0	\$246,300
2021		Appr	Urban	Res	\$27,000	\$207,400	\$0	\$0	\$234,400
2020		Appr	Urban	Res	\$27,000	\$207,400	\$0	\$0	\$234,400
2019		Appr	Urban	Res	\$27,000	\$207,400	\$0	\$0	\$234,400
2018		Appr	Urban	Res	\$27,000	\$207,400	\$0	\$0	\$234,400
2017		Appr	Urban	Res	\$27,000	\$217,800	\$0	\$0	\$244,800
2016		Appr	Urban	Res	\$27,000	\$188,300	\$0	\$0	\$215,300
2015		Appr	Urban	Res	\$26,300	\$188,300	\$0	\$0	\$214,600
2014		Appr	Urban	Res	\$26,300	\$181,000	\$0	\$0	\$207,300
2013		Appr	Urban	Res	\$26,300	\$173,800	\$0	\$0	\$200,100
2012		Appr	Urban	Res	\$17,300	\$144,800	\$0	\$0	\$162,100
2011		Appr	Urban	Res	\$11,600	\$147,800	\$0	\$0	\$159,400
2010		Appr			\$11,600	\$136,300	\$0	\$0	\$147,900
2009		Appr			\$11,600	\$126,800	\$0	\$0	\$138,400
2008		Appr			\$6,900	\$124,000	\$0	\$0	\$130,900

2007		Appr			\$6,900	\$110,200	\$0	\$0	\$117,100
2006		Appr			\$6,900	\$99,600	\$0	\$0	\$106,500
2005		Eq			\$6,900	\$90,000	\$0	\$0	\$96,900
2004		Eq			\$6,900	\$82,100	\$0	\$0	\$89,000
2003		Appr			\$6,900	\$78,200	\$0	\$0	\$85,100
2002		Eq			\$6,800	\$81,300	\$0	\$0	\$88,100

BLT - 1973



MF - 1280 sf
BSMT - 1280 sf

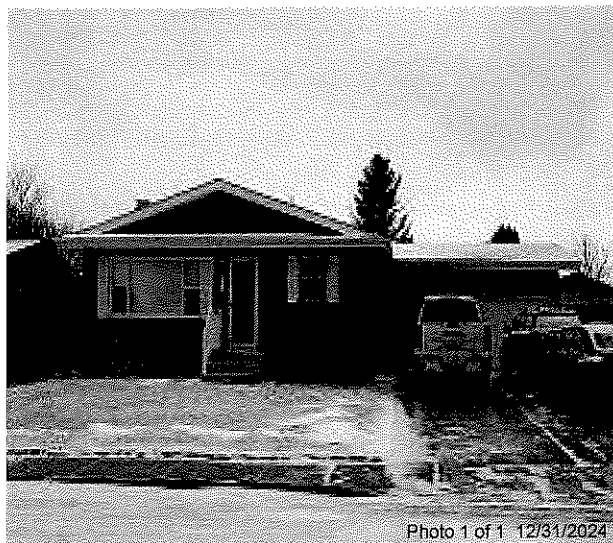


Photo 1 of 1 12/31/2024

Notes:

2004 - +5% Bldg. 2005 - +10% Bldg. 2006 - +9% Bldg. 2007 - +9% Bldg. 2008 - +11% Bldg. 2009 - Reappraised Land; +5% Bldg. & Land. 2010 - +7% Bldg. 2011 - +7% Bldg. 2012 - +1% Land

2017 REAPPRAISAL

2025 - ESTIMATED DUE TO 2024 SALE



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)
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)

	True & Full Value*
Current Year Assessment (2025)	\$345,700
Prior Year Assessment (2024)	\$238,500
Change in Assessment	\$107,200

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