

ROLAND TOWNSHIP BOARD MINUTES
EQUALIZATION MEETING, APRIL 23, 2024
PAGE 1 OF 1

The 2024 Roland Township TAX EQUALIZATION MEETING was called to order at 7:00 p.m. in the Quilt Inn meeting room by Chairman Mike Hall with Supervisors Vern Jacobson, David Thompson, Michael Sivertson, and Luke Artz, and Clerk Glenore Gross in attendance, as well as township Assessor Addie Berg, County Tax Director Ashley Pedie and Deputy Director Mandy Artz. Four residents were also in attendance.

MINUTES of the April 25, 2023, Equalization Meeting were approved as written. The meeting was then turned over to Assessor Addie Berg to present her Assessor's Report to the Board.

ASSESSOR'S REPORT:

Addie shared her findings for the 2024 tax year, following her written report with supporting printouts provided to the board and clerk. She had sent 183 notices of increase as required by NDCC when there is a value increase of 10% or more and an increase of \$3,000 or more. Six property owners called for clarification on the notices of increase received.

Agriculture Values: Bottineau County agriculture values as received from the State Tax Department were within tolerance levels, so no adjustments were warranted on township land values. She noted that last year an 8% increase to land values had been applied.

Exemptions and Credits: The Farm Resident Exemption (FRE) forms were updated and reviewed by the county assessor in accordance with legislative changes; sixteen qualified applications had been submitted. There were also ten **Homestead Credit** and nine Disabled **Veterans Credit** applications which qualified. The state reimburses tax revenues for the credit amounts.

Residential & Commercial Sales Ratio: Sales recorded in 2023 were used to determine the ratio of sales price compared to true and full value, required by the state to be at 90% -100%. Using the 31 residential sales in Roland Township resulted in a sales ratio of 78.33%. Taking into consideration two years of sales, the sales ratio was still only 79%. With this ratio a market adjustment of 15%-22% was required to get within tolerance. This increase was applied to the Replacement Cost New (RCN) pricing for all dwellings within the township, as well as in the county which was also below tolerance levels. The RCN values relate to the cost of construction and had not been changed for 15-20 years.

Residential & Commercial Value Changes: New construction, completion, changes in classification, omitted property or land splits/combines resulted in an increase to Residential and Commercial values of \$3,745,700.

Roland Township True & Full Values 2024: Residential = \$315,433,200 (increase of \$19,039,100 from 2023); Commercial = \$34,924,700 (increase of \$2,374,050 from 2023); Ag Values = \$8,353,025 (decrease of \$1,775 from 2023).

Impact to County Valuation and Tax Revenue: Addie noted that in tax year 2023 Lake Metigoshe and Rural township values equal 22.63% of county valuation and provide 20.94% of county revenue. The County's Real Estate Tax chart shows that 42.39% goes to School Districts and 35.14% goes to the county. Townships as a whole receive 7.57% of the tax revenue.

Chairman Mike offered time for questions or comments. Hearing none, *MOTION by Vern to approve the Assessor's Annual Report as presented, 2nd by David. VOTE – 5 YES = CARRIED.*

Meeting adjourned at 7:25 p.m.
Glenore Gross, Clerk/Treasurer