



devils lake

Assessing/Building

2024 Equalization Report

ROB JOHNSON, CITY ASSESSOR
April 7, 2025



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THE BOARD OF EQUALIZATION

Members of the City Board of Equalization

The City Board of Equalization consists of the members of the City governing body. In Devils Lake, this is the Devils Lake City Commission. The Executive Officer of the City governing body shall act as chairman, but in the executive officer's absence the governing body may elect one of its members to preside. A majority of the board constitutes a quorum to transact business. (NDCC 57-11-01)

Duties of the City Board of Equalization

The City Board of Equalization is responsible for equalizing the assessment roll within the City. It may change the valuation and assessment of any real property upon the roll by increasing or diminishing the assessed valuation as is reasonable and just in order to make taxation uniform. The valuation of any property returned by the assessor may not be increased by more than fifteen percent without first giving the owner notice of the intention of the board to increase it. The notice must state the time when the board will be in session to act upon the matter and must be given by personal notice served upon the owner or the owner's agent or by leaving a copy at the owner's last known place of residence. (NDCC 57-11-03)

During the session of the City Board of Equalization, any person feeling aggrieved by anything in the assessment roll may apply to the Board for the correction of the alleged errors, and the board may correct the errors as it may deem just. (NDCC 57-11-04)

The Board of Equalization shall add to the assessment roll any real property subject to taxation that has been omitted by the assessor and shall enter the property at a valuation that will bear a just proportion of the taxation. (NDCC 57-11-05)

Meeting Dates and Times of the City Board of Equalization

The City Board of Equalization shall meet at the usual place of the City governing body within the first 15 days in April in each year. In Devils Lake this is the Commission Chambers at Devils Lake City Offices. The board may adjourn from day to day until its work is completed. In case a quorum is not present at any time, the City Auditor may adjourn from that day and publicly announce the time to which the meeting is adjourned. If the same person performs the duties of Assessor for two or more cities or townships, the City Auditor may, after consultation with the Assessor involved, designate the hour and day in the

month of April at which the Board of Equalization meeting will be held, provided that notice of the hour and day must be published in the official newspaper of the political subdivisions involved and posted at the usual place of the meeting by the City Auditor at least ten days before the meeting. (NDCC 57-11-01)

Appeal Process Through the Board of Equalization

North Dakota law directs all real property in the state to be assessed as to its value on February 1st of each year. Assessment officials around the state spend most of January, February, and March preparing these values by studying the costs to build new, the area's marketing of existing property and how these factors affected the current valuations. The assessor must notify the property owner whenever the true and full valuation is increased by 10 percent and three thousand dollars or more over the last assessment. The notice must be delivered in writing to the property owner at the property owner's last known address at least 15 days prior to the local Board of Equalization. The notice must provide the true and full values used by the Assessor along with the dates, times, and locations of both the City and the County Boards of Equalization.

City Board of Equalization meeting is required to be held within the first 15 days of April, the County Board of Equalization is required to be held during the first ten days of June, and the State Board of Equalization meets the second Tuesday in August. A property owner who has questions about their valuation should contact the Assessing Department. They may appear before the City Board of Equalization and the County Board of Equalization. Either of these boards may change the assessment of the property.

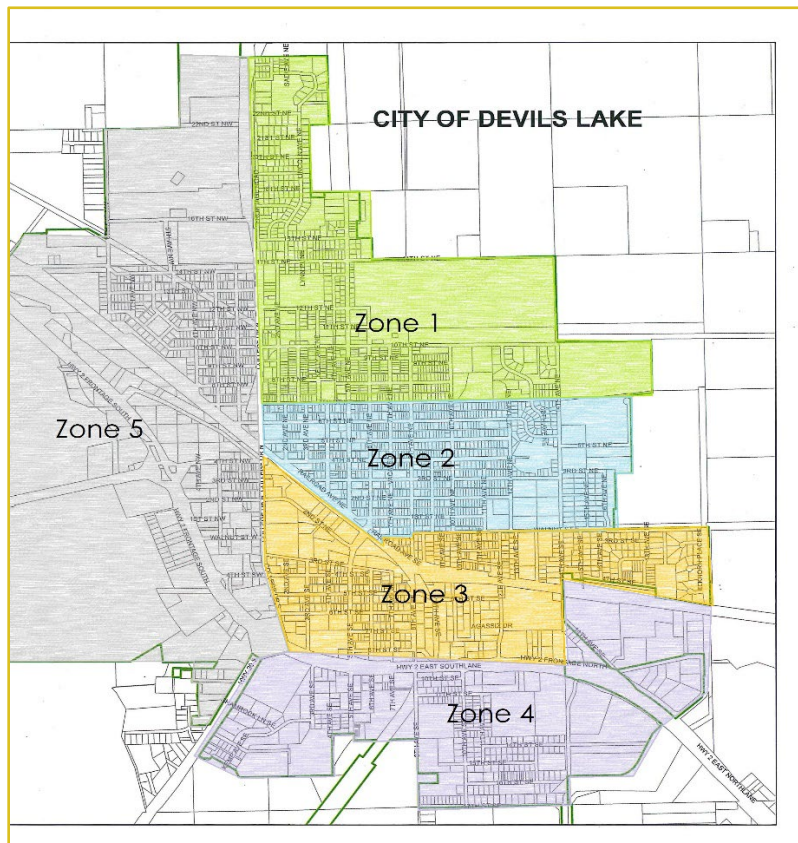
A property owner can only appeal to the State Board of Equalization if they have appealed to both the City and County Boards of Equalization. The decision of the State Board of Equalization is final in this appeal process.

MESSAGE FROM THE CITY ASSESSOR

This past year the properties within Zone 3 of the following map were inspected. There are 295 residential properties in this zone, and I was able to complete 34 in-house inspections or approximately 11.5% which is down from a 14.2% response rate the year prior. An additional three in-house inspections were completed that were outside of this zone. The remainder of the residential properties in Zone 3 were completed with estimated inspections, or inspections done by observing the exterior of the property and making estimations.

The goal is to conduct organized property assessments based upon a 5-year cycle, breaking down the City into five zones as per the following map and moving clockwise. Zone 4 will be assessed in 2025 with letters going out to property owners in that zone in May.

Within this process, notices to all property owners in the zone to be inspected that year will be mailed as part of attempts to schedule in-house inspections. Inspections will take approximately 15-20 minutes and will be scheduled with the property owner. There is no requirement to permit an in-house inspection; this is optional at the property owner's discretion. Properties where access is not granted will have the features and conditions of the property estimated to determine the estimated market value.



Land Study

A priority for 2024 was to complete a study of land values within the City. Industry guidelines recommend that the land value of a property should be between 15% and 20% of the total value using the allocation method. Using 2024 values, the land value averaged approximately 10.5% of total property value for residential properties.

Going into 2024 this office was only using a lump sum value for land values with no defined method for determining the value assigned. The scope was adjusted for 2024 to go from bringing land values into an acceptable value range consistent with industry standards, to prioritize making existing land values fair and equitable. To achieve this, the goal was to assign a land rate to every

parcel within the City. The land rate predominantly used is by front foot. The front foot method is based upon the premise that frontage contributes to value. The other land rate used was by square foot.

The City was broken down into neighborhoods and an average land rate was determined for that neighborhood. That rate was rounded up and applied to the entirety of the neighborhood.

Commercially, the City was broken down into commercial areas by location. Downtown, 5th Ave SE, College Drive, and Highway 2 being the primary areas and the same method of determining the average land rate and applying it to all appropriate properties within the same zone was utilized.

Downward adjustments were applied for properties that were vacant and/or for lots that had excess frontage or lot size for the neighborhood.

Now that there is a consistent and defined method of land valuation, adjustments may be made over the next couple of years to bring land values into range of industry standards. Just going through this process alone brought the average land value for residential properties up from 10.5% of total property value to 12.1% of total property value.

[Transition to Vanguard Values](#)

The City has had and used a Computer Aided Mass Appraisals (CAMA) software from Vanguard Appraisals Inc since 2004. The CAMA system we have is extensive and highly regarded throughout the industry. Unfortunately, this office has largely underutilized the tool that is available to us. Over the past couple of years we have been working to utilize the tool to its full capabilities. Part of this process is to get all property values aligned to the values provided by our CAMA software. Once all values are aligned within the software, we can then complete studies so that we can adjust the various data points to be consistent with and specific to the Devils Lake market. These data points include adjusting cost manuals, depreciation schedules, and types of occupancy. Ultimately, it is a tool that will help ensure that established values are fair and equitable.

With the values that are set for 2025, 1,646 out of 3,065 properties will have the value aligned with the CAMA software.

PROPERTY TAX CREDITS AND EXEMPTIONS

Homestead Tax Credit

The Homestead Property Tax Credit and Renter's Refund are property tax credits available to eligible North Dakotans. Individuals may qualify for a property tax credit or partial refund of the rent they pay, if one of the following requirements is met:

- 65 years of age or older, **OR**
- An individual with a permanent or total disability
 - Proof of total disability must be established by a certificate from a licensed physician or a written determination of disability from the Social Security Administration or federal or state agency authorized to certify an individual's disability.
 - There is no age requirement for those with permanent or total disability.
 - A homeowner with disability must meet the same requirements, except for age, as a senior citizen homeowner.

For a married couple who are living together, only one may apply for the Homestead Property Tax Credit or Renter's Refund. Only the spouse applying for the credit needs to be 65 years of age or older, or permanently and totally disabled.

The amount of the credit depends on the homeowner's income (see the table for taxable value below). If the recipient of the credit sells the homestead, the credit may be applied to the recipient's new homestead. If the applicant dies, all benefits terminate at the end of the taxable year.

The Homestead Property Tax Credit is subject to the same adjustment, equalization, and abatement as other real property assessments.

Eligibility: To be eligible for this program, you (the homeowner) must:

- Live at and be invested in the property.
- Not have income that exceeds \$70,000, including the income of your spouse and any dependents, for the calendar year preceding the assessment date.

The homeowner does not qualify to receive the credit if the homestead is rented while the owner is temporarily absent, or the homestead is a farm structure (farm structures are exempt from taxation).

The Homestead Property Tax Credit reduces the homeowner's taxable value on a tiered system. The following table shows the tiers and the number of applications received to date at each tier. \$9,000 taxable value is equivalent to a \$200,000 true & full value property.

Effective in 2023 the income cap increased from \$42,000 to \$70,000 to become eligible for a benefit from the Homestead Tax Credit. In 2022 we had 98 households that qualified for and received a homestead tax credit. In 2023 we had 202 approved households and in 2024 there were 212 approved applications.

There were approximately 240 applications sent out by the Assessing Department to individuals who have previously applied for the Homestead Tax Credit. A complete list of qualified applicants will be provided in [Appendix A](#).

| If annual net income is: | Taxable value is reduced by: | Maximum reduction of taxable value: | 2025 Apps Received |
|--------------------------|------------------------------|-------------------------------------|--------------------|
| \$0 - \$40,000 | 100% | \$9,000 | 108 |
| \$40,001 - \$70,000 | 50% | \$4,500 | 41 |
| \$70,001 + | Ineligible | Ineligible | 10 |
| *As of March 31, 2025* | | Total | 159 |

Disabled Veterans Tax Credit

The Disabled Veteran's Property Tax Credit is available to veterans of the United States Armed Forces with a service-connected disability of 50% or greater.

If eligible, the credit may reduce the taxable value of a homestead. A homestead can include a house, the land the house is on, and/or other buildings on the same land. If a qualified veteran moves to a different homestead, the credit can be applied to the new property.

Eligibility: To be eligible for this program, you must:

- Be a disabled veteran of the United States Armed Forces with an armed forces service-connected disability of 50% or greater in the year for which the application is made.
 - Your extra-schedular rating, to include individual unemployability, may bring the total disability rating to 100%, as determined by the United States Department of Veterans Affairs.
- Have received an honorable discharge or be retired from the United States Armed Forces.
- Reside on and be invested in the property.

If two disabled veterans are married and living together, the combined credits may not exceed 100% of \$8,100 of taxable value (\$180,000 property) of the homestead. In the event of the applicant's death, the spouse is eligible for the credit. The spouse who is receiving United States Department of Veterans Affairs dependency and indemnity compensation receives 100% of the credit, until remarried.

With the credit, the applicant's taxable value may decrease according to the following table which also shows a breakdown of current number of veterans receiving the benefit within the City:

| Disability Percentage | Maximum Reduction | Qualified Veterans |
|---|-------------------|--------------------|
| 100% | \$8,100 | 17 |
| 90% | \$7,290 | 5 |
| 80% | \$6,480 | 4 |
| 70% | \$5,670 | 7 |
| 60% | \$4,860 | 6 |
| 50% | \$4,050 | 5 |
| Total Veterans Receiving Benefit | | 44 |

A complete list of applicants will be provided in [Appendix B](#).

Exempt Properties

North Dakota Century Code allows for various organizations to request an exemption from property tax due to special circumstances such as a religious organization, nursing homes, public hospitals, and non-profit organizations such as group homes and lodges. The list of 30 applicants will be provided in [Appendix C](#).

Residential homes owned and occupied by an individual who is blind shall be exempt up to \$160,000 of the building value. Homes that are owned by a spouse of a blind person shall also be exempt within the limits of this exemption as long as the blind person resides in the home. The list of one (1) applicant for the blind exemption will be provided in [Appendix D](#).

Tax Increment Financing (TIF)

Tax increment Financing, or TIF, is used to facilitate the development of industrial or commercial properties, eliminate and prevent the development or spread of slums and urban blight, encourage needed urban rehabilitation, provide for the redevelopment of slum and blighted areas, or undertake these activities or

other feasible municipal activities as may be suitably employed to achieve the objectives of the workable program.

In 2024 the Mauve Estates TIF district was dissolved, which brings the City to a total of 7 active TIF districts. The total values of the districts and individual parcels within each district are available in [Appendix E](#).

PERMITS AND SALES DATA

Historical and trend data evaluation are important in property value assessment because they provide a context for understanding the current value of a property. Historical data gives information about previous sales prices and market conditions for a specific property or area, which can be used to identify trends and patterns in the market. This information can then be used to project future values and make more accurate valuations. Trend data, such as changes in population, employment, and economic indicators, can also provide insight into the overall health of the local real estate market and how it may impact the value of a specific property. Together, historical and trend data can help assessors make more informed decisions and produce more accurate valuations.

[Building Permits](#)

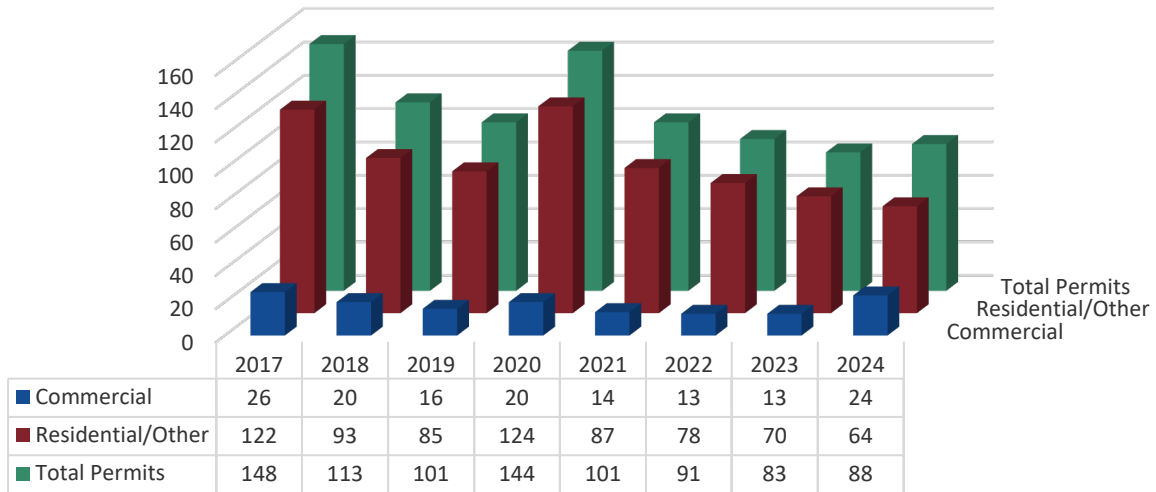
Building permits are issued and maintained by the Building Inspector for both the City of Devils Lake and the extraterritorial area (ETA) surrounding the City. There were 88 building permits issued in 2024 with a total estimated construction cost of \$24,028,756. Total permits were up from 83 in 2023.

Of the 88 permits issued in 2024, 15 were for projects in the ETA. There were no permits issued for construction of single-family homes.

New growth within the City as a result of new construction is broken down in the below table. Total new growth was equivalent to an increase of 0.71% from 2024.

| NEW GROWTH | | | |
|--------------|---------------------|-------------------|--------------|
| | T&F Value | Taxable Value | % Growth |
| Commercial | \$ 2,601,300 | \$ 130,065 | 1.22% |
| Residential | \$ 1,129,500 | \$ 50,828 | 0.37% |
| Total | \$ 3,730,800 | \$ 180,893 | 0.71% |

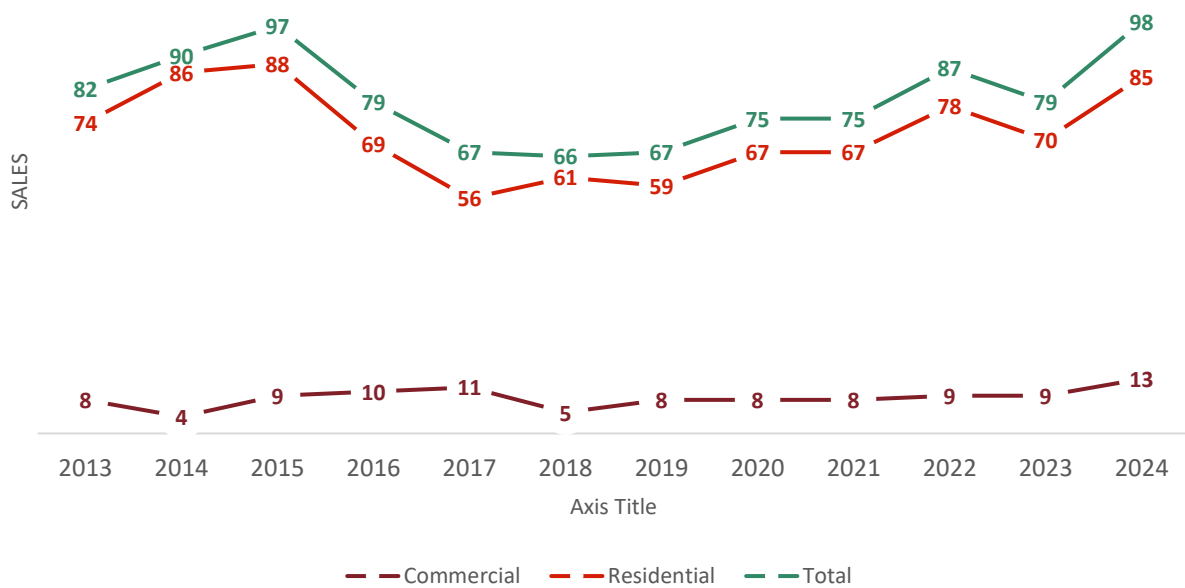
Building Permits Issued



Sales

The volume of commercial sales increased from 9 in 2023 to 13 in 2024, while residential property sales jumped from 70 in 2023 to 85 in 2024.

HISTORICAL SALES DATA



The average sale price of a residential property in 2024 was \$165,051, down from \$181,346 in 2023. The following table breaks down the volume of sales by price range. This table will continue to compare historical information in future reports.

| SALE PRICE STRATA | | | | | | |
|-----------------------|---|--------------|------------------|------------------|------------------|--|
| Sale Price | | | 2022 | 2023 | 2024 | |
| \$ - | - | \$ 39,999 | 4 | 2 | 5 | |
| \$ 40,000 | - | \$ 79,999 | 7 | 9 | 4 | |
| \$ 80,000 | - | \$119,999 | 11 | 4 | 5 | |
| \$120,000 | - | \$159,999 | 16 | 11 | 20 | |
| \$160,000 | - | \$199,999 | 14 | 17 | 20 | |
| \$200,000 | - | \$249,999 | 12 | 14 | 14 | |
| \$250,000 | - | \$299,999 | 8 | 9 | 6 | |
| \$300,000 | - | \$349,999 | 5 | 2 | 5 | |
| \$350,000 | - | \$399,999 | 0 | 0 | 4 | |
| \$400,000 | - | \$449,999 | 1 | 2 | 1 | |
| \$450,000 | - | \$499,999 | 0 | 0 | 1 | |
| \$500,000 | + | | 0 | 0 | 0 | |
| | | Total | 78 | 70 | 85 | |
| Avg Sale Price | | | \$168,863 | \$181,346 | \$165,051 | |

PROPERTY TAX CALCULATION

Property taxes are determined by each local political body (City, county, school, and park board) by setting their budget. This process determines how much revenue must come from property taxes. The work of the Assessing Department determines the distribution of each property's share of the tax burden. To calculate gross taxes on a property, the following formula is used:

True & Full Value x Assessment Ratio x Assessment Factor x Mill Levy = Gross Tax

The Assessment Ratio is 50% for all properties. The Assessment Factor is 9% for residential properties and 10% for all other classes of property. The mill levy in the City of Devils Lake for 2024 was 376.26 mills. One (1) mill is equal to 1/1000 or \$1 per \$1,000 or 0.001. If you had a residential property that had an assessed value of \$100,000, the equation would be:

$$\$100,000 \times 0.50 \times 0.09 \times .37626 = \$1,693.17$$

If you remove the True & Full Value from the above formula, you will get the Net Effective Tax Rate as you see on your tax statements.

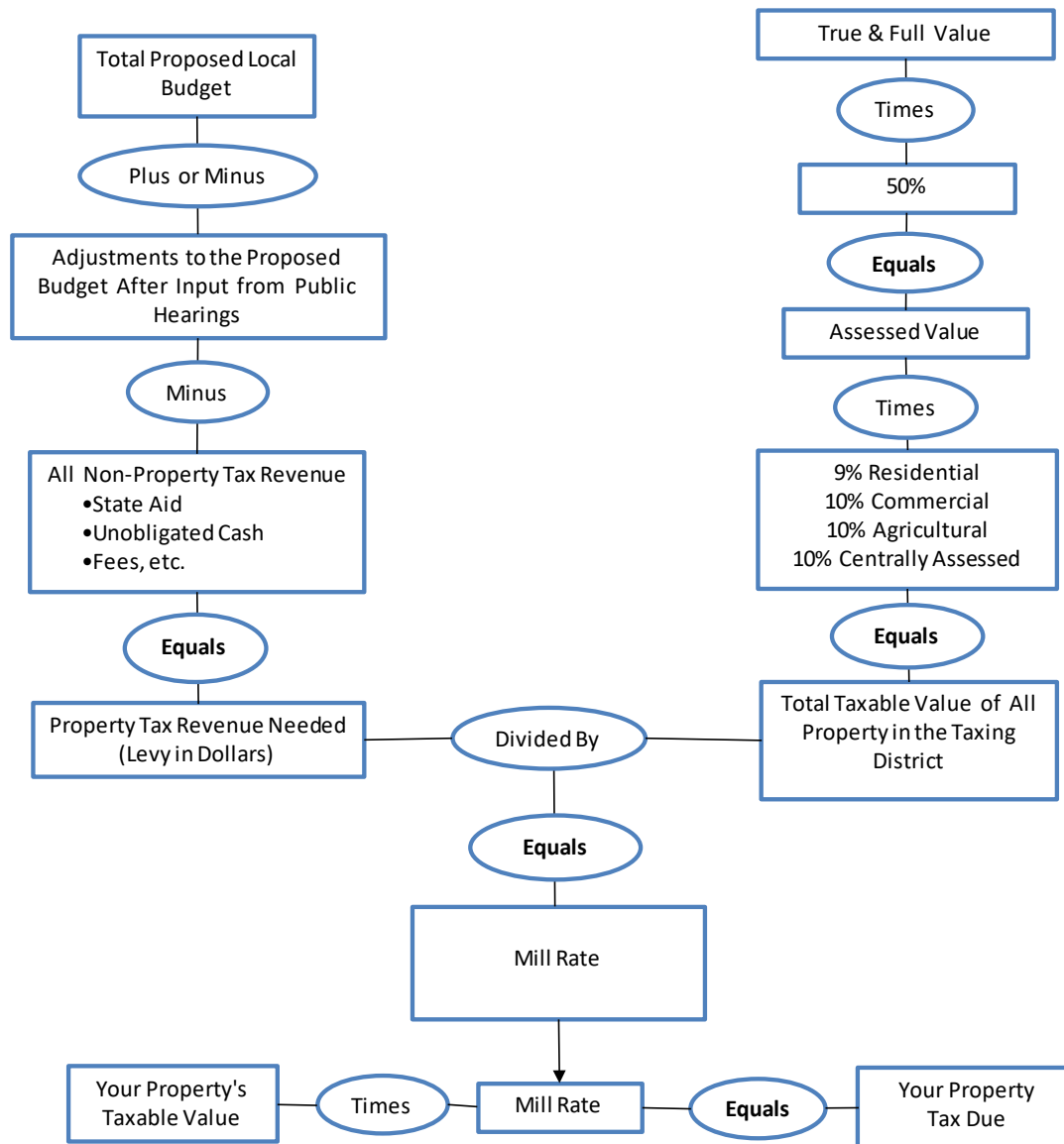
$$0.50 \times 0.09 \times 0.37626 = 0.0169 \text{ or } 1.69\% \text{ effective tax rate for residential properties}$$

$$0.50 \times 0.10 \times 0.37626 = 0.0188 \text{ or } 1.88\% \text{ effective tax rate for commercial properties}$$

The following image will show how these calculations work on a snippet of an actual tax statement of a residential property.

| Excerpt from an actual 2024 tax statement | | | | Supplemental Notes/Calculations |
|---|--------------|---------------|---|---|
| <u>Tax distribution</u> | | | | |
| (3-year comparison): | 2022 | 2023 | 2024 | |
| True and full value | 84,600 | 88,900 | 100,300 | $\$100,300 \times 0.50 = \$4,514$ |
| Taxable value | 3,808 | 4,001 | 4,514 | $T\&F \times AR \times AF = \text{Taxable Value}$ |
| Less: Homestead credit | | | | |
| Disabled Veteran credit | | | | $T\&F = \text{True and Full Value}$ |
| Net taxable value-> | 3,808 | 4,001 | 4,514 | $AR = \text{Assessment Ratio}$ |
| | | | | $AF = \text{Assessment Factor}$ |
| Total mill levy | 331.27 | 335.77 | 376.26 | ← Total number of mills assessed |
| Taxes By District (in dollars): | 2022 Mills | 2023 Mills | 2024 Mills | |
| COUNTY | 371.01 98.43 | 404.55 101.11 | 467.47 = \$4,514 x 0.10356 (103.56 County Mills) | |
| CITY | 354.56 93.11 | 364.53 91.11 | 406.76 = \$4,514 x 0.09011 (90.11 City Mills) | |
| SCHOOL | 374.52 98.35 | 398.30 99.55 | 600.59 = \$4,514 x 0.13305 (133.05 School Mills) | |
| PARK | 157.58 41.38 | 172.04 43.00 | 181.91 = \$4,514 x 0.04030 (40.30 Park Mills) | |
| STATE | 3.81 1.00 | 4.00 1.00 | 4.51 = \$4,514 x 0.00100 (1.00 State Mill) | |
| LAKE REGION AMBULAN | 0.00 | 0.00 | 37.20 = \$4,514 x 0.00824 (8.24 Ambul Mills) | |
| Consolidated tax | 1,261.48 | 1,343.42 | 1,698.44 = \$4,514 x 0.37626 (376.26 Total Mills) | |
| Primary Residence Credit | | | | |
| Net effective tax rate> | 1.49% | 1.51% | 1.69% = $0.50 \times 0.09 \times 0.37626$ | $AR \times AF \times \text{Total Mills}$ |

North Dakota Property Tax System



All property in North Dakota is subject to property tax unless it is specifically exempted. Except for a one-mill levy for the State Medical Center, property taxes are administered, levied, collected and expended at the local level of the support of schools, counties, cities, townships and other local units of government. The State does not levy a property tax for general government operations. *Source: ND Office of State Tax Commissioner (December 2012)*

PROPERTY VALUATION AND MILL LEVY

Property Valuation

We have 5 classes of property in the City of Devils Lake: 1) Residential, 2) Commercial, 3) Agricultural, 4) Vacant Lots, and 5) Exempt. The following table reflects the number of parcels in each classification:

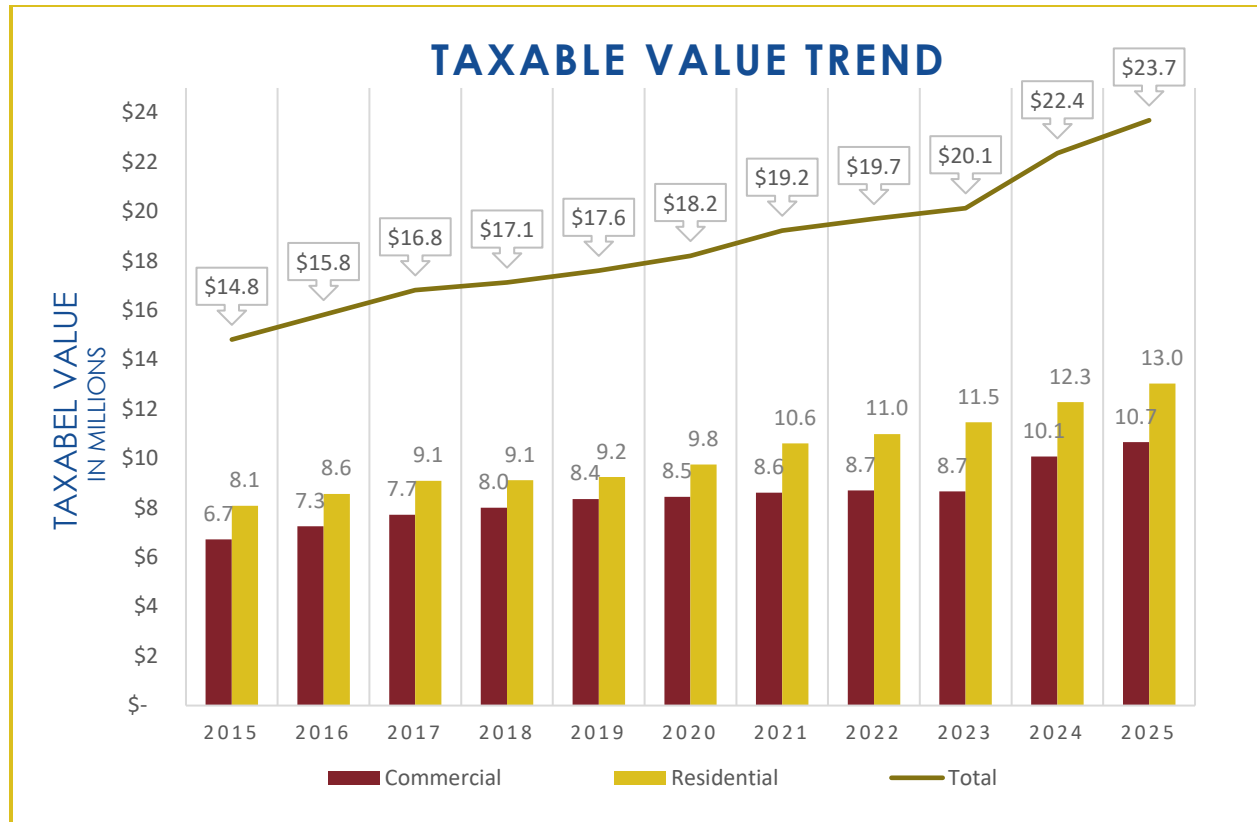
| ACTIVE PARCEL BREAKDOWN | |
|-------------------------|--------------|
| Residential | 1,909 |
| Commercial | 459 |
| Agricultural | 6 |
| Vacant Lots | 286 |
| Exempt | 405 |
| Total | 3,065 |

True and Full (T&F) values are the market values of each parcel of property. The assessment value is determined by multiplying the T&F value by the assessment ratio (50% or 0.50). The taxable value is determined by multiplying the assessment value by the assessment factor (9% or 0.09 for residential, and 10% or 0.10 for all other classes of property). This is portrayed in more detail in the [Property Tax Calculation](#) section.

When determining totals for T&F and Taxable values, ag land and vacant lots are included in the commercial totals as they are calculated the same as commercial properties. The following tables display historical figures and 2025 projections.

| TAXABLE VALUE COMPARISON | | | | | |
|--------------------------|---------------|---------------|---------------|------------|--------------------|
| | Commercial | Residential | Total | Utilities | Total w/ Utilities |
| 2015 | \$ 6,726,105 | \$ 8,090,394 | \$ 14,816,499 | \$ 407,958 | \$ 15,224,457 |
| 2016 | \$ 7,255,254 | \$ 8,562,826 | \$ 15,818,080 | \$ 440,434 | \$ 16,258,514 |
| 2017 | \$ 7,722,206 | \$ 9,095,933 | \$ 16,818,139 | \$ 458,846 | \$ 17,276,985 |
| 2018 | \$ 8,005,926 | \$ 9,126,987 | \$ 17,132,913 | \$ 499,839 | \$ 17,632,752 |
| 2019 | \$ 8,359,254 | \$ 9,248,891 | \$ 17,608,145 | \$ 512,420 | \$ 18,120,565 |
| 2020 | \$ 8,451,953 | \$ 9,755,726 | \$ 18,207,679 | \$ 543,253 | \$ 18,750,932 |
| 2021 | \$ 8,620,490 | \$ 10,611,382 | \$ 19,231,872 | \$ 543,253 | \$ 19,775,125 |
| 2022 | \$ 8,711,572 | \$ 10,992,022 | \$ 19,703,594 | \$ 550,941 | \$ 20,254,535 |
| 2023 | \$ 8,673,179 | \$ 11,466,722 | \$ 20,139,901 | \$ 678,642 | \$ 20,818,543 |
| 2024 | \$ 10,082,909 | \$ 12,282,676 | \$ 22,365,585 | \$ 568,298 | \$ 22,933,883 |
| 2025 | \$ 10,665,335 | \$ 13,028,877 | \$ 23,694,212 | \$ 550,000 | \$ 24,244,212 |

NOTE: Taxable values do not include TIF districts. 2025 Utilities are estimated.



Note: Does Not Include TIF Districts or Utilities

| CITY TAXABLE VALUE COMPARISON | | |
|-------------------------------|------------|---------------|
| City | Population | Taxable Value |
| Fargo (Dist #1) | 133,188 | 844,452,931 |
| Bismarck | 75,541 | 525,043,420 |
| Grand Forks | 58,921 | 289,691,610 |
| Minot | 47,373 | 244,798,565 |
| West Fargo | 40,901 | 272,557,343 |
| Williston | 27,706 | 123,256,796 |
| Dickinson | 25,679 | 140,461,879 |
| Mandan | 24,803 | 131,480,934 |
| Jamestown | 15,691 | 58,872,925 |
| Wahpeton | 7,994 | 26,963,853 |
| Devils Lake | 7,277 | 25,181,643 |
| Valley City | 6,540 | 23,825,129 |

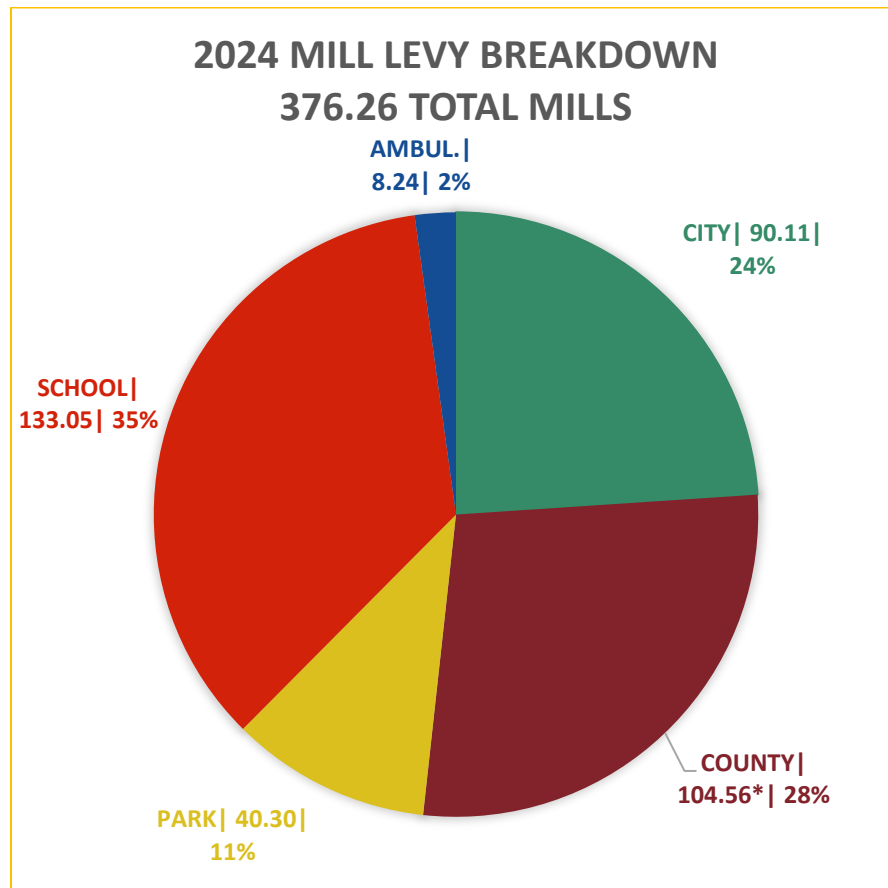
Note: Includes TIF Districts and Utilities

Mill Levy History

The following tables show the breakdown of the total mills levied and effective tax rate for the past 10 years and relevant visual graphs.

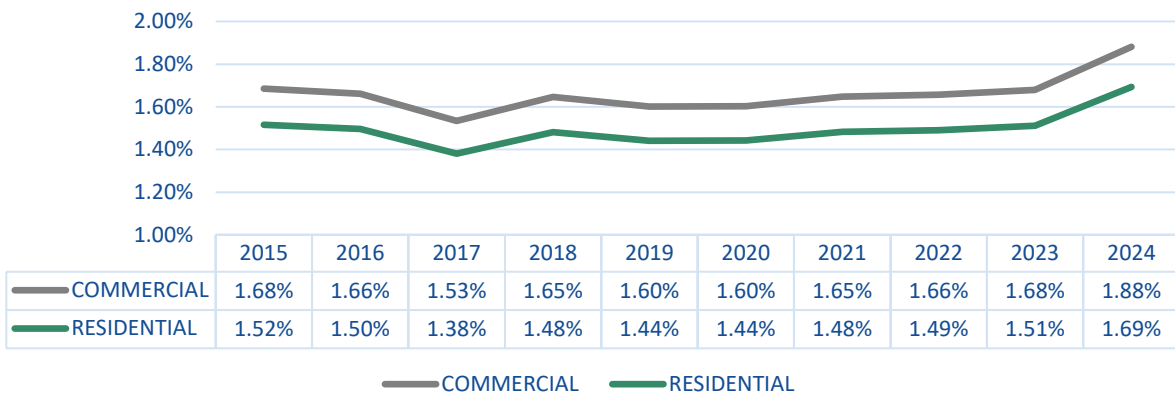
| ASSESSED MILLS | | | | | | | EFFECTIVE TAX RATE | |
|----------------|-------|--------|-------|--------|--------|--------|--------------------|-------------|
| YEAR | CITY | COUNTY | PARK | SCHOOL | AMBUL. | TOTAL | Commercial | Residential |
| 2015 | 93.71 | 104.49 | 43.92 | 94.85 | 0.00 | 336.97 | 1.68% | 1.52% |
| 2016 | 87.40 | 105.21 | 45.63 | 94.12 | 0.00 | 332.36 | 1.66% | 1.50% |
| 2017 | 87.41 | 79.81 | 45.64 | 93.92 | 0.00 | 306.78 | 1.53% | 1.38% |
| 2018 | 97.94 | 91.75 | 45.57 | 93.91 | 0.00 | 329.17 | 1.65% | 1.48% |
| 2019 | 89.36 | 89.01 | 45.34 | 96.46 | 0.00 | 320.17 | 1.60% | 1.44% |
| 2020 | 91.09 | 86.69 | 45.10 | 97.75 | 0.00 | 320.63 | 1.60% | 1.44% |
| 2021 | 93.11 | 94.46 | 43.52 | 98.35 | 0.00 | 329.44 | 1.65% | 1.48% |
| 2022 | 93.11 | 98.43 | 41.38 | 98.35 | 0.00 | 331.27 | 1.66% | 1.49% |
| 2023 | 91.11 | 102.11 | 43.00 | 99.55 | 0.00 | 335.77 | 1.68% | 1.51% |
| 2024 | 90.11 | 104.56 | 40.30 | 133.05 | 8.24 | 376.26 | 1.88% | 1.69% |

Values assessed are determined the previous year, (ie. 2024 valuations are used for 2025 budget)

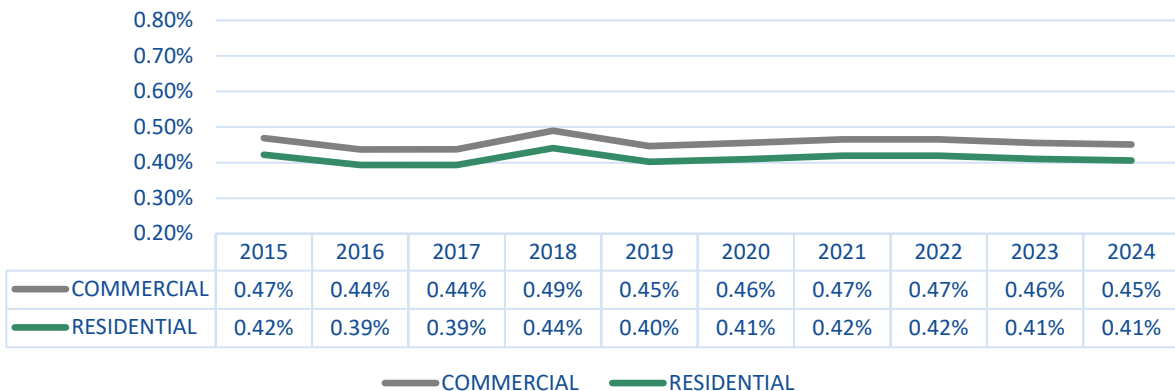


*Includes 1.0 state assessed mill

CITY OF DEVILS LAKE CUMULATIVE EFFECTIVE TAX RATE



CITY OF DEVILS LAKE EFFECTIVE TAX RATE



The above line graphs show a story as to the City's efforts when it comes to property tax levies. The increases in the effective tax rates that have been experienced are largely due to other taxing entities and outside of the City's control.

[Mill Levy Comparison by City](#)

The following table shows the number of City mills and total mills assessed by the 12 largest municipalities in North Dakota by population. It then breaks the total assessed mills down to reflect the estimated tax on a \$100,000 residential property, followed by the effective tax rate for residential and commercial properties. The table is sorted by residential tax rate from lowest to highest.

| City | City Mill | Total Mill | Est. Tax \$100,000 Residential | Effective Tax Rate Residential | Effective Tax Rate Commercial |
|-----------------|-----------|------------|--------------------------------------|--------------------------------------|-------------------------------------|
| Williston | 42.67 | 199.60 | \$ 898 | 0.90% | 1.00% |
| Bismarck | 78.88 | 257.38 | \$ 1,158 | 1.16% | 1.29% |
| Dickinson | 40.27 | 260.10 | \$ 1,170 | 1.17% | 1.30% |
| Mandan | 64.09 | 280.47 | \$ 1,262 | 1.26% | 1.40% |
| West Fargo | 79.20 | 289.92 | \$ 1,305 | 1.30% | 1.45% |
| Fargo (Dist #1) | 57.00 | 298.18 | \$ 1,342 | 1.34% | 1.49% |
| Valley City | 74.73 | 332.72 | \$ 1,497 | 1.50% | 1.66% |
| Jamestown | 98.26 | 336.56 | \$ 1,515 | 1.51% | 1.68% |
| Minot | 97.41 | 341.76 | \$ 1,538 | 1.54% | 1.71% |
| Grand Forks | 92.25 | 346.54 | \$ 1,559 | 1.56% | 1.73% |
| Wahpeton | 84.74 | 349.60 | \$ 1,573 | 1.57% | 1.75% |
| Devils Lake | 90.11 | 376.26 | \$ 1,693 | 1.69% | 1.88% |

2024 SALES RATIO ANALYSIS

The Sales Ratio analysis is the primary measure of an assessment. The True and Full value is divided by the sale price of properties that have sold to determine a sales ratio as a percentage. The median sales ratio of all good, arms-length transactions is the measuring stick that we are required to use in our mass appraisal system. The tolerance for the median sales ratio is set by the State Board of Equalization and allows for a 10% range of tolerance between 90% to 100%. Assessors statewide are required to meet this standard.

Residential Sales Ratio

For residential properties, there were 85 usable or arms-length transaction sales within the City in 2024. The median ratio of these sales was 86.5% and out of tolerance. In conjunction with the land study and subsequent value adjustments, properties that were not adjusted to align with the CAMA software values were assessed a moderate increase to total property value.

As a result of the value adjustments the sales ratio came in at 91.9% and within tolerance.

Commercial Sales Ratio

To have sufficient data for a sales study the state requires a minimum of 30 sales for each classification (residential and commercial). If the required minimum of 30 sales is not met with the most recent year, the prior year of sales may be used until the minimum threshold of 30 is met, however, no more than three preceding years may be used. If a previous year's sales are to be used, the City assessor must again verify the sales to determine if they continue to be usable

for the study. All usable sales from that year must be used, even if it results in a total of more than 30 usable sales. To meet the minimum threshold of 30 usable commercial sales the current year (2024) and two previous years (2022-2023) were used, as allowed by the state, to get to 30 usable commercial sales.

Commercial sales had a median ratio of 88.5% and below tolerance. Commercial property values were most affected by the land study and because of the land value adjustments it was determined that a minor increase to improvement values for properties not aligned with the CAMA software was warranted. Value adjustments resulted in a sales ratio of 92.4% and within tolerance.

| ADJUSTED MEDIAN SALE RATIOS | | |
|-----------------------------|---------------------|--------------------|
| Property Class | Median Ratio Before | Median Ratio After |
| Commercial | 88.5 | 92.4 |
| Residential | 86.1 | 91.9 |

Price-Related Differential (PRD)

To ensure that valuations are being set in a fair and equitable manner, we have started to use International Association of Assessing Officers (IAAO) guidelines specific to other statistical measures of (in)equity. The first of these is the Price-Related Differential (PRD).

The PRD is a statistical measure that is used to identify vertical inequity. Vertical inequity exists when the ratio of assessed value to sale value changes over the value of properties generally, and it can be either regressive (where low-value homes are regularly assessed at greater ratios to the sale price than the high-value homes in the sample) or progressive (where high-value homes are regularly assessed at greater ratios to the sale price than the low-value homes in the sample). (Justin M. Carter, 2016)

The IAAO set a tolerance level for PRD to be between 0.98 and 1.03. A PRD less than 0.98 is relative to vertical assessment progressivity (high-value homes are assessed at greater ratios than low-value homes) and a PRD greater than 1.03 indicates vertical assessment regressivity (low-value homes are assessed at greater ratios than high-value homes).

For our residential properties, the PRD prior to adjustments was 1.05 and 1.06 after valuation adjustments. Commercial properties had a PRD of 1.01 prior to adjustments and remained at 1.01 and within tolerance after adjustments.

| ADJUSTED PRICE RELATED DIFFERENTIAL (PRD) | | |
|---|------------|-----------|
| Property Class | PRD Before | PRD After |
| Commercial | 1.01 | 1.01 |
| Residential | 1.05 | 1.06 |

The inconsistency in adjustments due to the land study and the transition to aligning with the CAMA values contributed to a slightly backward trend in this metric for residential properties. Our commercial properties are coming in well within tolerance.

For comparison, the PRD was 1.09 for residential in 2024 and 1.06 for commercial properties.

Coefficient of Dispersion (COD)

The Coefficient of Dispersion (COD) is used to measure horizontal equity, or uniformity in the sales ratio study. A high COD shows that there is a large variance between the highest ratios and the lowest ratios compared to the median. A low COD represents conformity within the City.

The IAAO standard for COD is between 5.0 to 20.0. The residential COD prior to valuation adjustments was 23.42; after valuation adjustments it is 14.13 and within tolerance. For commercial properties the pre-valuation COD was 21.11 and 17.07 after valuation adjustments. Both went from out of tolerance to within tolerance.

| ADJUSTED COEFFICIENT OF DISPERSION (COD) | | |
|--|------------|-----------|
| Property Class | COD Before | COD After |
| Commercial | 21.11 | 17.07 |
| Residential | 23.42 | 14.13 |

There are no state requirement or standard for PRD or COD, however, they will be a measuring tool that will be used to ensure that assessment practices are fair and equitable.

APPENDIX A – HOMESTEAD CREDIT APPLICANTS

| Parcel | Address |
|-------------------|-----------------|
| 39-0000-00035-000 | 624 4th Ave NE |
| 39-0000-00092-000 | 513 7th Ave NE |
| 39-0000-00112-000 | 506 6th St NE |
| 39-0000-00199-000 | 623 4th St NE |
| 39-0000-00214-000 | 716 4th St NE |
| 39-0000-00305-000 | 708 3rd St NE |
| 39-0000-00322-000 | 721 1st St NE |
| 39-0000-00355-000 | 616 1st St NE |
| 39-0000-00363-000 | 718 1st St NE |
| 39-0000-00369-001 | 711 Walnut St E |
| 39-0000-00463-000 | 407 5th St SE |
| 39-0000-00525-000 | 624 5th St SE |
| 39-0000-00537-001 | 712 5th St SE |
| 39-0000-00559-000 | 621 7th St SE |
| 39-0000-00607-000 | 721 8th St SE |
| 39-0000-00645-000 | 1308 2nd Ave NW |
| 39-0000-00646-000 | 119 13th St NW |
| 39-0000-00647-000 | 115 13th St NW |
| 39-0000-00651-000 | 204 14th St NW |
| 39-0000-00664-000 | 320 14th St NW |
| 39-0000-00672-000 | 404 14th St NW |
| 39-0000-00711-000 | 406 13th St NW |
| 39-0000-00723-000 | 318 13th St NW |
| 39-0000-00735-000 | 218 13th St NW |
| 39-0000-00766-001 | 214 12th St NW |
| 39-0000-00775-000 | 207 11th St NW |
| 39-0000-00796-000 | 302 11th St NW |
| 39-0000-00804-000 | 307 10th St NW |
| 39-0000-00812-000 | 1002 3rd Ave NW |
| 39-0000-00831-000 | 106 10th St NW |
| 39-0000-00849-000 | 918 3rd Ave NW |
| 39-0000-00865-000 | 303 9th St NW |
| 39-0000-00876-000 | 304 9th St NW |
| 39-0000-00915-000 | 206 8th St NW |
| 39-0000-00916-000 | 216 8th St NW |
| 39-0000-00973-000 | 108 4th St NW |
| 39-0000-00976-000 | 123 3rd St NW |

| Parcel | Address |
|-------------------|---------------------------|
| 39-0000-01030-001 | 120 3rd St NW |
| 39-0101-00003-000 | 402 15th St SE |
| 39-0300-00003-001 | 2010 Lincoln Ave NE |
| 39-0301-00009-000 | 902 7th St NE |
| 39-0301-00026-000 | 915 6th St NE |
| 39-0301-00027-000 | 919 6th St NE |
| 39-0301-00034-000 | 1018 7th St NE |
| 39-0301-00035-000 | 1012 7th St NE |
| 39-0301-00052-000 | 1026 6th St NE |
| 39-0301-00053-001 | 1022 6th St NE |
| 39-0301-00091-000 | 513 10th Ave NE |
| 39-0301-00093-000 | 914 5th St NE |
| 39-0301-00108-000 | 819 4th St NE |
| 39-0301-00137-000 | 908 4th St NE |
| 39-0303-00013-000 | 223 9th Ave SE |
| 39-0403-00002-000 | 319 15th St NE |
| 39-0406-00001-000 | 1122 3rd St NE |
| 39-0406-00009-000 | 1109 2nd St NE |
| 39-0406-00013-000 | 1101 3rd St NE |
| 39-0407-00017-000 | 1106 5th St NE |
| 39-0407-00020-000 | 1101 4th St NE |
| 39-0407-00025-000 | 1117 4th St NE |
| 39-0407-00033-000 | 1115 5th St NE |
| 39-0407-00048-000 | 1115 6th St NE |
| 39-0501-00006-000 | 405 Mogal St SE |
| 39-0502-00001-001 | 1102 3rd Ave SE |
| 39-0502-00003-001 | 1106 3rd Ave SE |
| 39-0502-00005-001 | 1205 4th Ave SE |
| 39-0504-00004-001 | 310 18th Ave SE |
| 39-0504-00004-002 | 312 18th Ave SE |
| 39-0509-00022-052 | 112 Wapiti Ct SE |
| 39-0601-00001-000 | 1208 Walnut St E |
| 39-0601-00016-000 | 1123 Washington St SE |
| 39-0601-00025-000 | 1011 Washington St SE |
| 39-0601-00031-000 | 912 Walnut St E |
| 39-0601-00076-000 | 1006 Fair St SE |
| 39-0704-00006-000 | 420 Dickinson Dr SE Apt 4 |

| Parcel | Address |
|-------------------|------------------------|
| 39-0704-00007-000 | 420 Dickinson Dr SE #5 |
| 39-0704-00009-000 | 420 Dickinson Dr. #7 |
| 39-0802-00027-000 | 107 19th St NE |
| 39-0803-00020-000 | 107 21st St NE |
| 39-0804-00032-000 | 905 8th St NE |
| 39-0804-00039-000 | 820 9th St NE |
| 39-0804-00043-001 | 822 8th Ave NE |
| 39-0804-00050-000 | 905 9th St NE |
| 39-0804-00051-000 | 911 9th St NE |
| 39-0804-00058-000 | 815 9th St NE |
| 39-0805-00007-000 | 204 8th Ave SE |
| 39-1103-00002-000 | 1306 10th Ave SE |
| 39-1104-00005-000 | 1219 14th St SE |
| 39-1104-00015-000 | 1106 14th St SE |
| 39-1104-00018-000 | 1218 14th St SE |
| 39-1105-00006-000 | 303 14th Ave SE |
| 39-1105-00011-000 | 326 Village Ave SE |
| 39-1106-00001-000 | 1204 5th Ave SE |
| 39-1301-00009-000 | 714 3rd Ave NE |
| 39-1301-00010-000 | 708 3rd Ave NE |
| 39-1301-00014-000 | 317 7th St NE |
| 39-1302-00006-000 | 815 3rd Ave NE |
| 39-1302-00016-000 | 209 8th St NE |
| 39-1303-00007-000 | 912 Kelly Ave NE |
| 39-1306-00003-000 | 116 14th Ave NE |
| 39-1307-00008-000 | 209 15th Ave NE |
| 39-1502-00004-000 | 1311 Cherry Pl NE |
| 39-1503-00002-000 | 618 12th Ave NE |
| 39-1503-00016-000 | 623 13th Ave NE |
| 39-1503-00026-000 | 638 13th Ave NE |
| 39-1503-00036-000 | 617 14th Ave NE |
| 39-1505-00014-000 | 901 3rd St NE |
| 39-1505-00022-000 | 313 9th Ave NE |
| 39-1505-00027-001 | 817 3rd St NE |
| 39-1505-00040-000 | 916 3rd St NE |
| 39-1505-00060-000 | 1022 3rd St NE |
| 39-1505-00089-000 | 910 2nd St NE |
| 39-1505-00097-000 | 111 10th Ave NE |

| Parcel | Address |
|-------------------|-------------------------|
| 39-1505-00106-000 | 807 1st St NE |
| 39-1505-00107-000 | 809 1st St NE |
| 39-1505-00115-000 | 1034 1st St NE |
| 39-1602-00018-001 | 54 Kurtz St SE |
| 39-1803-00007-000 | 801 5th Ave NE |
| 39-1803-00019-000 | 519 7th St NE |
| 39-1803-00021-000 | 715 6th Ave NE |
| 39-1803-00038-000 | 716 6th Ave NE |
| 39-1803-00044-000 | 621 8th Ave NE |
| 39-1804-00011-000 | 822 4th Ave NE |
| 39-1804-00031-000 | 818 6th Ave NE |
| 39-1804-00039-000 | 829 8th Ave NE |
| 39-1804-00040-001 | 832 7th Ave NE |
| 39-1804-00050-000 | 906 7th Ave NE |
| 39-1804-00062-000 | 909 7th Ave NE |
| 39-1804-00076-000 | 1110 4th Ave NE |
| 39-1804-00079-000 | 1115 5th Ave NE |
| 39-1805-00001-000 | 1322 5th Ave NE |
| 39-1805-00013-000 | 414 14th St NE |
| 39-1805-00014-000 | 412 14th St NE |
| 39-1805-00028-000 | 1208 4th Ave NE |
| 39-1806-00038-000 | 1211 6th Ave NW |
| 39-1806-00098-001 | 410 11th St NW |
| 39-1904-00014-000 | 917 11th St SE |
| 39-1904-00023-000 | 906 11th St SE |
| 39-1906-00007-000 | 1205 10th Ave SE |
| 39-1906-00018-000 | 1206 10th Ave SE |
| 39-1906-00032-001 | 1202 11th Ave SE |
| 39-1907-00002-000 | 207 15th Ave SE |
| 39-1912-00015-000 | 2404 Stone Ridge Ave NE |
| 39-1915-00007-000 | 1205 16th St SE |
| 39-2001-00003-000 | 328 15th St NE |
| 39-2302-00008-000 | 313 16th Ave SE |
| 39-2703-00015-000 | 1224 5th Ave SE #1 |
| 39-2727-00009-001 | 1510 5th Ave NE |
| 39-2727-00009-003 | 1506 5th Ave NE Unit 3 |
| 39-2735-00032-000 | 802 1st St NE |

APPENDIX B – DISABLED VETERANS CREDIT

| Parcel ID | Address |
|-------------------|--------------------------|
| 39-0000-00091-000 | 721 5th St NE |
| 39-0000-00362-000 | 724 1st St NE |
| 39-0000-00558-000 | 615 7th St SE |
| 39-0000-00686-000 | 503 13th St NW |
| 39-0000-00714-002 | 414 13th St NW |
| 39-0000-00885-000 | 301 8th St NW |
| 39-0103-00008-013 | 1312 Village Green Ct NE |
| 39-0105-00001-000 | 903 13th Ave NE |
| 39-0301-00109-000 | 901 4th St NE |
| 39-0301-00118-000 | 1026 5th St NE |
| 39-0303-00011-000 | 311 9th Ave SE |
| 39-0403-00015-000 | 1504 Sweetwater Dr NE |
| 39-0403-00036-000 | 111 17th St NE |
| 39-0403-00039-000 | 105 17th St NE |
| 39-0407-00007-000 | 1106 4th St NE |
| 39-0407-00008-000 | 1104 4th St NE |
| 39-0407-00036-000 | 1127 5th St NE |
| 39-0502-00006-001 | 1203 4th Ave SE |
| 39-0504-00004-001 | 310 18th Ave SE |
| 39-0601-00037-001 | 307 10th Ave SE |
| 39-0601-00067-002 | 335 12th Ave SE |
| 39-0704-00003-000 | 420 Dickinson Dr #1 |
| 39-0801-00002-000 | 106 20th St NE |
| 39-0801-00005-000 | 103 20th St NE |
| 39-0804-00050-000 | 905 9th St NE |
| 39-0804-00054-000 | 921 9th St NE |
| 39-0805-00011-001 | 300 8th Ave SE |
| 39-1104-00010-000 | 1303 14th St SE |
| 39-1302-00037-000 | 818 Kelly Ave NE |
| 39-1303-00002-000 | 911 4th Ave NE |
| 39-1305-00024-002 | 1104 3rd Ave NE |
| 39-1502-00003-001 | 1312 Cherry Pl |
| 39-1505-00048-000 | 919 2nd St NE |
| 39-1505-00081-000 | 1013 1st St NE |

| Parcel ID | Address |
|-------------------|------------------|
| 39-1505-00088-001 | 918 2nd St NE |
| 39-1505-00113-000 | 921 Walnut St E |
| 39-1801-00011-000 | 303 14th St NE |
| 39-1803-00053-000 | 724 7th Ave NE |
| 39-1805-00015-001 | 411 Ruger St NE |
| 39-1806-00109-000 | 403 10th St NW |
| 39-1901-00007-000 | 409 14th St NE |
| 39-1904-00012-000 | 907 11th St SE |
| 39-1904-00020-001 | 912 11th St SE |
| 39-1906-00021-000 | 1205 11th Ave SE |

APPENDIX C – SPECIAL CIRCUMSTANCES EXEMPTION

| Parcel(s) | Owner | Address |
|---|---|------------------|
| 39-0000-00170-000 | Amachi Mentoring | 414 4th Ave NE |
| 39-1105-00001-000, 39-1105-00002-000, 39-1105-00003-000, 39-1105-00014-000 | Bethel Evangelical Church | 1312 Walnut St E |
| 39-0000-00431-000, 39-0000-00432-000, 39-0000-00433-000 | Church of God Seventh Day | 607 5th St SE |
| 39-0801-00017-001 | Church of Latter Day Saints | 121 20th St NE |
| 39-0000-00231-000 | Columbus Club & Bldg Assn | 522 4th St NE |
| 39-0000-00146-000, 39-2734-00028-000 | Dakota Prairie Community Action | 223 4th St NE |
| 39-2702-00039-052 | Lake Region Ambulance Service | 804 5th St SE |
| 39-0000-00049-000 | Episcopal Church | 503 6th St NE |
| 39-0000-00218-000, 39-0000-00226-000, 39-0000-00230-000, 39-0000-00220-000, 39-0000-00227-000 | Safe Alternatives for Abused Families | 302 7th Ave NE |
| 39-1504-00010-000, 39-1504-00011-000 | IOOF Retirement Village Group, LP | 1107 Walnut St E |
| 39-0000-00267-000 | Hope Center | 313 3rd St NE |
| 39-1105-00014-000 | Kiddie Kampus | 1312 Walnut St E |
| 39-0000-00548-000 | Lake Region Curling Assn | 703 7th Ave SE |
| 39-0000-01021-002, 39-0803-00013-000, 39-1804-00069-000, 39-1909-00008-000 | Lake Region Developmental Disability Corp | 224 3rd St NW |
| 39-0000-00398-000 | Lake Region Joint Training Center | 314 2nd Ave SE |
| 39-1204-00001-000 | Lake Region Lutheran Home | 620 14th Ave NE |
| 39-2735-00006-000 | Mercy Hospital | 1031 7th St NE |
| 39-0000-00101-000 | Methodist Church | 601 5th St NE |
| 39-2735-00034-001 | Odd Fellows Home | 1107 Walnut St E |

| Parcel(s) | Owner | Address |
|---|-----------------------------------|-----------------------|
| 39-1204-00002-000, 39-1503-00037-000 | Our Savior's Lutheran Church | 612 & 623 14th Ave NE |
| 39-2727-00007-000 | Peace Lutheran Church | 1700 5th Ave NE |
| 39-2735-00034-002 | Prairie Links Limited Partnership | 1124 2nd St NE |
| 39-1903-00002-002 | Progress Enterprises Inc | 106 3rd Ave NW |
| 39-0000-00330-001 | Progress Enterprises, Inc | 124 6th Ave NE |
| 39-0000-00281-000 | Sr Meals & Service | 202 4th Ave NE |
| 39-0000-00185-000, 39-0000-00188-000 | St Joseph's Catholic Church | 501 & 515 4th St NE |
| 39-0000-00058-000, 39-0000-00059-000, 39-0000-00060-000 | St Olaf Lutheran Church | 601 6th St NE |
| 39-0000-00054-000 | St Peters Lutheran Church | 623 7th Ave NE |
| 39-0000-00265-000 | VFW Roy Netherly Post #756 | 314 3rd Ave NE |
| 39-0000-00114-000 | Westminister Presbyterian Church | 501 5th St NE |

APPENDIX D – BLIND EXEMPTION

| Parcel | Address |
|-------------------|-----------------|
| 39-1306-00007-000 | 200 14th Ave NE |

APPENDIX E – TAX INCREMENT FINANCING (TIF)

TOTAL FOR ALL TIF DISTRICTS - 2025

| TIF DISTRICT | 2024 | 2025 | CHANGE | 2024 COMM | 2024 RES | 2024 TOTAL | 2025 COMM | 2025 RES | 2025 TOTAL |
|--------------------------------|-------------------|-------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| ELKHORN | 5,648,000 | 5,968,600 | 320,600 | 893,300 | 4,754,700 | 5,648,000 | 935,700 | 5,032,900 | 5,968,600 |
| AGASSIZ | 8,491,100 | 8,443,300 | -47,800 | 1,874,800 | 6,616,300 | 8,491,100 | 1,873,800 | 6,569,500 | 8,443,300 |
| HIGHLAND PARK/CITY ESTATES | 4,878,500 | 5,137,600 | 259,100 | 12,100 | 4,866,400 | 4,878,500 | 15,100 | 5,122,500 | 5,137,600 |
| HIGHLAND PARK 2ND SUB | 6,134,100 | 6,634,300 | 500,200 | 921,500 | 5,212,600 | 6,134,100 | 1,060,000 | 5,574,300 | 6,634,300 |
| STONE RIDGE ESTATES | 5,980,600 | 6,527,000 | 546,400 | 10,100 | 5,970,500 | 5,980,600 | 17,900 | 6,509,100 | 6,527,000 |
| SMITH'S SUB 16TH ST SE | 9,144,100 | 11,452,900 | 2,308,800 | 353,600 | 8,790,500 | 9,144,100 | 295,500 | 11,157,400 | 11,452,900 |
| BRAUNAGEL 1 ST ADDTION | 8,299,900 | 8,472,300 | 172,400 | 8,299,900 | 0 | 8,299,900 | 8,472,300 | 0 | 8,472,300 |
| | | | | | | | | | |
| | | | | | | | | | |
| TOTAL FOR ALL DISTRICTS | 48,576,300 | 52,636,000 | 4,059,700 | 12,365,300 | 36,211,000 | 48,576,300 | 12,670,300 | 39,965,700 | 52,636,000 |
| MINUS ORIGINALS | | 2,910,470 | | | | | | | |
| TOTAL INCREMENT | | 49,725,530 | | | | | | | |

BREAKDOWN OF ORIGINAL VALUES

| | |
|----------------------------|------------------|
| ELKHORN | 3,540 |
| AGASSIZ | 230,000 |
| HIGHLAND PARK/CITY ESTATES | 30,330 |
| HIGHLAND PARK 2ND SUB | 0 |
| STONE RIDGE ESTATES | 0 |
| SMITH'S SUB 16TH ST SE | 2,634,000 |
| BRAUNAGEL 1 ST ADDTION | 12,600 |
| | |
| | |
| TOTAL | 2,910,470 |

Elkhorn Subdivision

| ELKHORN SUB CHANGES 2025 | | | |
|--------------------------|------------|------------|---------|
| PARCEL NUMBER | 2025 Total | 2024 Total | CHANGE |
| 39050900001000 | 240,400 | 239,300 | 1,100 |
| 39050900002000 | 7,600 | 8,200 | -600 |
| 39050900003001 | 372,600 | 346,200 | 26,400 |
| 39050900005000 | 363,700 | 351,900 | 11,800 |
| 39050900006000 | 479,300 | 451,100 | 28,200 |
| 39050900007000 | 389,400 | 350,800 | 38,600 |
| 39050900008000 | 6,700 | 7,600 | -900 |
| 39050900009000 | 436,800 | 406,500 | 30,300 |
| 39050900010000 | 8,000 | 9,100 | -1,100 |
| 39050900011000 | 380,100 | 377,200 | 2,900 |
| 39050900012000 | 434,500 | 389,900 | 44,600 |
| 39050900013001 | 474,900 | 434,200 | 40,700 |
| 39050900015001 | 422,300 | 390,000 | 32,300 |
| 39050900017001 | 393,100 | 375,400 | 17,700 |
| 39050900018001 | 352,700 | 322,700 | 30,000 |
| 39050900020000 | 6,600 | 6,300 | 300 |
| 39050900021000 | 202,800 | 171,200 | 31,600 |
| 39050900022051 | 219,100 | 234,900 | -15,800 |
| 39050900022052 | 223,900 | 236,100 | -12,200 |
| 39050900023050 | 554,100 | 539,400 | 14,700 |
| | | | |
| TOTALS | 5,968,600 | 5,648,000 | 320,600 |

TOTAL TAXES LEVIED 2024
ESTIMATED TAXES 2025

97,149
102,648

Agassiz Subdivision

| AGASSIZ SUB CHANGES 2025 | | | |
|--------------------------|------------|------------|---------|
| PARCEL NUMBER | 2025 Total | 2024 Total | CHANGE |
| 39010700001002 | 47,000 | 43,500 | 3,500 |
| 39010700001050 | 948,500 | 939,200 | 9,300 |
| 39010700001060 | 860,700 | 911,200 | -50,500 |
| 39010700002000 | 936,900 | 937,400 | -500 |
| 39010700003002 | 1,297,900 | 1,298,400 | -500 |
| 39010700003050 | 318,900 | 320,800 | -1,900 |
| 39010700003051 | 630,900 | 625,000 | 5,900 |
| 39010700003060 | 886,200 | 915,700 | -29,500 |
| 39010700004000 | 936,900 | 937,400 | -500 |
| 39010700005000 | 1,579,400 | 1,562,500 | 16,900 |
| | | | |
| TOTALS | 8,443,300 | 8,491,100 | -47,800 |

TOTAL TAXES LEVIED 2024
ESTIMATED TAXES 2025

147,061
146,253

Highland Park / City Estates Subdivision

| HIGHLAND PARK/CITY ESTATES SUB CHANGES 2025 | | | |
|---|------------|------------|---------|
| PARCEL NUMBER | 2025 Total | 2024 Total | CHANGE |
| 39030000001000 | 341,500 | 316,200 | 25,300 |
| 39030000002001 | 304,800 | 282,200 | 22,600 |
| 39030000002002 | 304,800 | 282,200 | 22,600 |
| 39030000003000 | 293,300 | 271,600 | 21,700 |
| 39030000003001 | 274,000 | 253,700 | 20,300 |
| 39030000004001 | 334,400 | 352,000 | -17,600 |
| 39030000004002 | 306,500 | 283,800 | 22,700 |
| 39080000001001 | 315,400 | 304,400 | 11,000 |
| 39080000001050 | 0 | 0 | 0 |
| 39080000003000 | 421,700 | 410,700 | 11,000 |
| 39080000004000 | 15,100 | 12,100 | 3,000 |
| 39080000005000 | 233,600 | 221,100 | 12,500 |
| 39080000006000 | 448,500 | 450,100 | -1,600 |
| 39080000007000 | 371,600 | 307,600 | 64,000 |
| 39080000008000 | 474,800 | 454,100 | 20,700 |
| 39080000009001 | 411,100 | 390,200 | 20,900 |
| 39080000009050 | 286,500 | 286,500 | 0 |
| | | | |
| TOTALS | 5,137,600 | 4,878,500 | 259,100 |

TOTAL TAXES LEVIED 2024
ESTIMATED TAXES 2025

82,469
86,855

Stone Ridge Estates

| STONE RIDGE ESTATES CHANGES 2025 | | | |
|----------------------------------|------------|------------|---------|
| PARCEL NUMBER | 2025 Total | 2024 Total | CHANGE |
| 39191200001000 | 368,500 | 338,100 | 30,400 |
| 39191200002000 | 358,700 | 329,100 | 29,600 |
| 39191200003000 | 367,500 | 337,200 | 30,300 |
| 39191200004000 | 360,500 | 330,700 | 29,800 |
| 39191200005000 | 360,400 | 330,600 | 29,800 |
| 39191200006000 | 346,000 | 317,400 | 28,600 |
| 39191200007000 | 349,800 | 320,900 | 28,900 |
| 39191200008000 | 355,900 | 326,500 | 29,400 |
| 39191200009000 | 326,000 | 299,100 | 26,900 |
| 39191200010000 | 324,100 | 297,300 | 26,800 |
| 39191200011000 | 324,100 | 297,300 | 26,800 |
| 39191200012000 | 326,000 | 299,100 | 26,900 |
| 39191200013000 | 400,200 | 367,200 | 33,000 |
| 39191200014000 | 357,300 | 327,800 | 29,500 |
| 39191200015000 | 354,600 | 325,300 | 29,300 |
| 39191200016000 | 400,200 | 367,200 | 33,000 |
| 39191200017001 | 480,900 | 456,900 | 24,000 |
| 39191200019000 | 16,400 | 9,000 | 7,400 |
| 39191200020000 | 348,400 | 302,800 | 45,600 |
| 39191200021000 | 1,500 | 1,100 | 400 |
| 39191200022000 | 0 | 0 | 0 |
| | | | |
| TOTALS | 6,527,000 | 5,980,600 | 546,400 |

TOTAL TAXES LEVIED 2024
ESTIMATED TAXES 2025

101,093
110,338

Highland Park 2nd Subdivision

| HIGHLAND PARK 2ND SUB CHANGES 2025 | | | |
|------------------------------------|------------------|------------------|----------------|
| PARCEL NUMBER | 2025 Total | 2024 Total | CHANGE |
| 39080600001001 | 255,700 | 234,600 | 21,100 |
| 39080600001002 | 251,800 | 231,000 | 20,800 |
| 39080600001003 | 251,800 | 231,000 | 20,800 |
| 39080600001004 | 255,700 | 234,600 | 21,100 |
| 39080600002001 | 272,500 | 250,000 | 22,500 |
| 39080600002002 | 272,500 | 250,000 | 22,500 |
| 39080600003000 | 1,038,800 | 914,700 | 124,100 |
| 39080600004000 | 670,400 | 620,700 | 49,700 |
| 39080600005000 | 567,000 | 525,000 | 42,000 |
| 39080600006000 | 351,600 | 349,600 | 2,000 |
| 39080600007001 | 353,300 | 327,100 | 26,200 |
| 39080600009001 | 490,400 | 454,100 | 36,300 |
| 39080600016000 | 8,600 | 5,700 | 2,900 |
| 39080600017000 | 12,600 | 1,100 | 11,500 |
| 39080600018000 | 0 | 0 | 0 |
| 39080700001000 | 401,500 | 371,800 | 29,700 |
| 39080700002000 | 299,200 | 290,300 | 8,900 |
| 39080700003000 | 313,000 | 297,100 | 15,900 |
| 39080700004000 | 359,000 | 340,400 | 18,600 |
| 39080700005000 | 208,900 | 205,300 | 3,600 |
| | | | |
| TOTALS | 6,634,300 | 6,134,100 | 500,200 |

TOTAL TAXES LEVIED 2024
ESTIMATED TAXES 2025

74,320
114,131

Braunagel 1st Addition

| BRAUNAGEL 1ST ADDN CHANGES 2025 | | | |
|---------------------------------|------------|------------|---------|
| PARCEL NUMBER | 2025 Total | 2024 Total | CHANGE |
| 39020100001000 | 3,124,600 | 3,219,700 | -95,100 |
| 39020100002000 | 4,089,000 | 3,870,400 | 218,600 |
| 39020100003000 | 26,800 | 1,200 | 25,600 |
| 39020100004000 | 21,200 | 1,200 | 20,000 |
| 39020100005000 | 1,157,300 | 1,203,600 | -46,300 |
| 39020100006000 | 13,300 | 1,200 | 12,100 |
| 39020100007000 | 21,100 | 1,400 | 19,700 |
| 39020100008000 | 19,000 | 1,200 | 17,800 |
| 39020100009000 | 0 | 0 | 0 |
| | | | |
| TOTALS | 8,472,300 | 8,299,900 | 172,400 |

TOTAL TAXES LEVIED 2023

156,040

ESTIMATED TAXES 2024

159,279

Smith's Subdivision

| SMITH'S SUB - 16TH ST SE CHANGES 2025 | | | |
|---------------------------------------|------------|------------|----------|
| PARCEL NUMBER | 2025 Total | 2024 Total | CHANGE |
| 39110400028000 | 201,300 | 186,400 | 14,900 |
| 39110400030000 | 159,000 | 279,900 | -120,900 |
| | | | |
| 39190000001000 | 339,200 | 314,100 | 25,100 |
| 39190000002000 | 12,800 | 4,300 | 8,500 |
| 39190000003000 | 256,400 | 237,400 | 19,000 |
| 39190000004000 | 12,800 | 4,300 | 8,500 |
| 39190000005000 | 12,800 | 4,300 | 8,500 |
| 39190000006000 | 218,200 | 219,300 | -1,100 |
| 39190000007000 | 41,000 | 27,800 | 13,200 |
| 39190000008000 | 268,800 | 248,900 | 19,900 |
| 39190000009000 | 260,000 | 240,700 | 19,300 |
| 39190000011001 | 266,300 | 246,600 | 19,700 |
| 39190000011003 | 6,400 | 6,000 | 400 |
| 39190000011005 | 312,800 | 297,800 | 15,000 |
| 39190000013001 | 0 | 0 | 0 |
| 39190000015000 | 0 | 0 | 0 |
| 39190000016001 | 315,400 | 292,000 | 23,400 |
| 39190000019001 | 351,800 | 325,700 | 26,100 |
| 39190000021000 | 254,700 | 235,800 | 18,900 |
| 39190000022000 | 11,900 | 5,000 | 6,900 |
| 39190000023000 | 12,800 | 5,000 | 7,800 |
| 39190000024001 | 283,900 | 262,900 | 21,000 |
| 39190000025001 | 339,600 | 330,200 | 9,400 |
| 39190000026000 | 142,800 | 142,400 | 400 |
| 39190000027000 | 206,300 | 206,500 | -200 |
| 39190000030000 | 819,200 | 758,500 | 60,700 |
| 39190000031000 | 0 | 0 | 0 |
| 39190000032000 | 0 | 0 | 0 |
| 39190000033000 | 0 | 0 | 0 |
| 39190000034000 | 0 | 0 | 0 |
| 39190000035000 | 0 | 0 | 0 |
| 39190000036000 | 0 | 0 | 0 |
| 39190000037000 | 0 | 0 | 0 |
| 39190000038000 | 0 | 0 | 0 |
| 39190000039000 | 0 | 0 | 0 |
| 39190000040000 | 0 | 0 | 0 |
| | | | |
| 39191300001001 | 274,000 | 247,900 | 26,100 |
| 39191300001002 | 274,000 | 247,900 | 26,100 |
| 39191300002001 | 278,400 | 247,900 | 30,500 |

| PARCEL NUMBER | 2025 Total | 2024 Total | CHANGE |
|----------------|------------|------------|-----------|
| 39191300002002 | 274,000 | 247,900 | 26,100 |
| 39191300003001 | 274,000 | 247,900 | 26,100 |
| 39191300003002 | 274,000 | 247,900 | 26,100 |
| 39191300004001 | 274,000 | 247,900 | 26,100 |
| 39191300004002 | 276,900 | 253,900 | 23,000 |
| 39191300005001 | 274,000 | 247,900 | 26,100 |
| 39191300005002 | 274,000 | 247,900 | 26,100 |
| 39191300006001 | 274,000 | 247,900 | 26,100 |
| 39191300006002 | 274,000 | 247,900 | 26,100 |
| | | | |
| 39191400001000 | 8,600 | 7,100 | 1,500 |
| 39191400002000 | 17,400 | 1,100 | 16,300 |
| | | | |
| 39191500001000 | 246,300 | 245,000 | 1,300 |
| 39191500002000 | 243,100 | 219,900 | 23,200 |
| 39191500003000 | 243,100 | 219,900 | 23,200 |
| 39191500004000 | 247,700 | 225,700 | 22,000 |
| 39191500005000 | 252,800 | 91,400 | 161,400 |
| 39191500006000 | 248,200 | 85,600 | 162,600 |
| 39191500007000 | 248,200 | 85,600 | 162,600 |
| 39191500008000 | 252,800 | 91,400 | 161,400 |
| 39191500009000 | 194,400 | 1,100 | 193,300 |
| 39191500010000 | 189,800 | 1,100 | 188,700 |
| 39191500011000 | 189,800 | 1,100 | 188,700 |
| 39191500012000 | 194,400 | 1,100 | 193,300 |
| 39191500013000 | 71,000 | 1,100 | 69,900 |
| 39191500014000 | 66,400 | 1,100 | 65,300 |
| 39191500015000 | 66,400 | 1,100 | 65,300 |
| 39191500016000 | 71,000 | 1,100 | 69,900 |
| | | | |
| TOTALS | 11,452,900 | 9,144,100 | 2,308,800 |

TOTAL TAXES LEVIED 2024
ESTIMATED TAXES 2025

155,217
194,117