

**RICHLAND COUNTY BOARD OF COMMISSIONERS
COUNTY EQUALIZATION MEETING
JUNE 4, 2024**

The Richland County Board of Commissioners met as the Board of County Equalization at 10:00 A.M. on June 4, 2024 with Commissioners Nathan Berseth, Tim Campbell, Rollie Ehlert, Terry Goerger and Perry Miller. Others included State's Attorney Kummer; Administration Personnel Fossum and South; Tax Director Brown; Assessors Matejcek, Romereim and Score; and visitors Carla Broadland and Angie Evans.

The meeting was called to order at 10:00 A.M.

ANGIE EVANS – CITY OF HANKINSON - Evans distributed and reviewed information in the Hankinson City Assessors Report. Evans reported that the City of Hankinson received 40 applications for the Homestead Property Credit and 22 applications for the Disabled Veterans Credit. The City of Hankinson issued 32 Building Permits in 2023; 7 new homes, 3 commercial projects, and 22 residential projects. Evans reported that the City of Hankinson has 4 homes coming off the 2-year exemption, 4 homes going on the 2-year exemption, and 3 businesses coming off the PILOT exemption. Evans reported that the Renaissance Zone exemption has been extended for 10 years and they have received 10 new applications.

CARLA BROADLAND – CITY OF WAHPETON - Broadland distributed and reviewed information in the City of Wahpeton Annual Assessment Report. Broadland reported that the 2024 median home value in Wahpeton is \$163,600, a 6.4% increase from 2023. Broadland reported that the overall mill rate increased by 3.92 mills from 2022 to 2023, an increase of 1.11% for property owners. Broadland reported that the City of Wahpeton has received 156 applications for the Homestead Credit in 2024 and are averaging about 2 applications per week. Broadland reported about 50% of the City of Wahpeton's commercial property is tax exempt.

A motion was made by Berseth and seconded by Ehlert to approve the Equalization Reports for Cities. Vote was unanimous.

COUNTY TAX DIRECTOR BROWN – Brown distributed the 2024 County Equalization Report and reported the following:

Agricultural Land – In 2024 Richland County will not need to make any changes to ag-land values to be in compliance. The cap rate increased from 4.24 in 2023 to 4.32 in 2024.

Residential Property – For the 2024 tax year, there are 18 homes coming off the 2-year exemption for new construction, which will add \$2,700,000 in residential value.

Commercial Property – In 2024 there are 6 businesses coming off 8 exemptions or PILOTS, these will add \$27,785,400 in commercial value.

Farm Exemption – As of the date of this report, there are 8 new applicants that will receive the exemption, which will likely increase as the ability to go through the abatement process exists.

Homestead Credit – New requirements went into effect for tax year 2023; instead of a six-tier system, there is only two. If your income is under \$40,000, you will receive a 100% reduction up to \$9,000 in taxable value. If your income is over \$40,000 and under \$70,000, you will receive a 50% reduction up to \$4500 in taxable value. The 2023 abstract indicated 515 applicants that qualified for the Homestead Credit program. This is an increase of 270 people qualifying for the credit from the 2022 abstract.

Disabled Veteran’s Credit – In 2023, 160 applicants qualified for the Disabled Veterans Credit program. There were 137 applicants that qualified in 2022.

Mobile Homes – In 2024, 215 mobile homes were assessed for taxation purposes, generating a total of \$189,795 in taxable value.

A motion was made by Berseth and seconded by Campbell to approve the Township Equalization Report as presented. Vote was unanimous.

The meeting adjourned at 11:20 A.M.

ATTEST: _____
Sandy Fossum
Auditor/Administrator

_____ CHAIRPERSON
Perry Miller
Board of Richland County Commissioners