

# GRAND FORKS

**NORTH DAKOTA**

Assessing Department

2025 ANNUAL REPORT  
To the Grand Forks City Board of Equalization  
Revised as of April 22, 2025

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# OVERVIEW OF THE ASSESSMENT FUNCTION

## BOARD OF EQUALIZATION

As required by the NDCC 57-11-01, the Grand Forks City Council meets in April of each year as the **City Board of Equalization**. This is an opportunity for any property owner to formally protest the current year's value of a property. The Board of Equalization will hear any protests and has the authority to adjust the value as it determines is "reasonable and just".

A property owner who disagrees with the recommendation of the City Board can take their concern to the **County Board of Equalization** in June.

A property owner who has protested to the City and County Boards of Equalization, and is not satisfied, can protest to the **State Board of Equalization** which meets in August.

## ASSESSING DEPARTMENT FUNCTION

The Assessing Department is responsible for identifying all real property within the City of Grand Forks and determining the corresponding value which is used for property tax purposes. This includes appraisals of all new construction each year, as well as updating the value of the existing properties when changes occur. The Assessing Department is also charged with verifying various properties that qualify for tax exemptions and credits as specified in the North Dakota Century Code (NDCC).

For 2024, the State Board of Equalization requires a level of tolerance between 90% and 100% of True and Full Value (market value). This means that the finalized median sales ratio of all usable sales must fall within this range. Equity of appraisals between properties is required and is always essential in any valuation. A full description of the valuation including new construction, revaluation, exemptions, and credits is included in the following pages.

## PROPERTY TAXES

The total property taxes collected annually are a product of the various taxing authority budgets, (City, County, School, and Park). The total of the budgets of these entities is divided by the total City valuation and the result is the mill levy.

The following summarizes the calculation of the 2024 property taxes for properties appraised at \$150,000:

### **Residential:**

$\$150,000 \times 50\%$  (assessment ratio) = \$75,000 Assessed Value

$\$75,000 \times 9\%$  (residential ratio) = \$6,750 Taxable Value

$\$6,750 \times .34654$  (Mill Levy - 2024) = \$2,339.15 Gross Tax

$\$2,339.15$  less 5% discount = \$2,222.19 Net Tax

### **Commercial & Agriculture:**

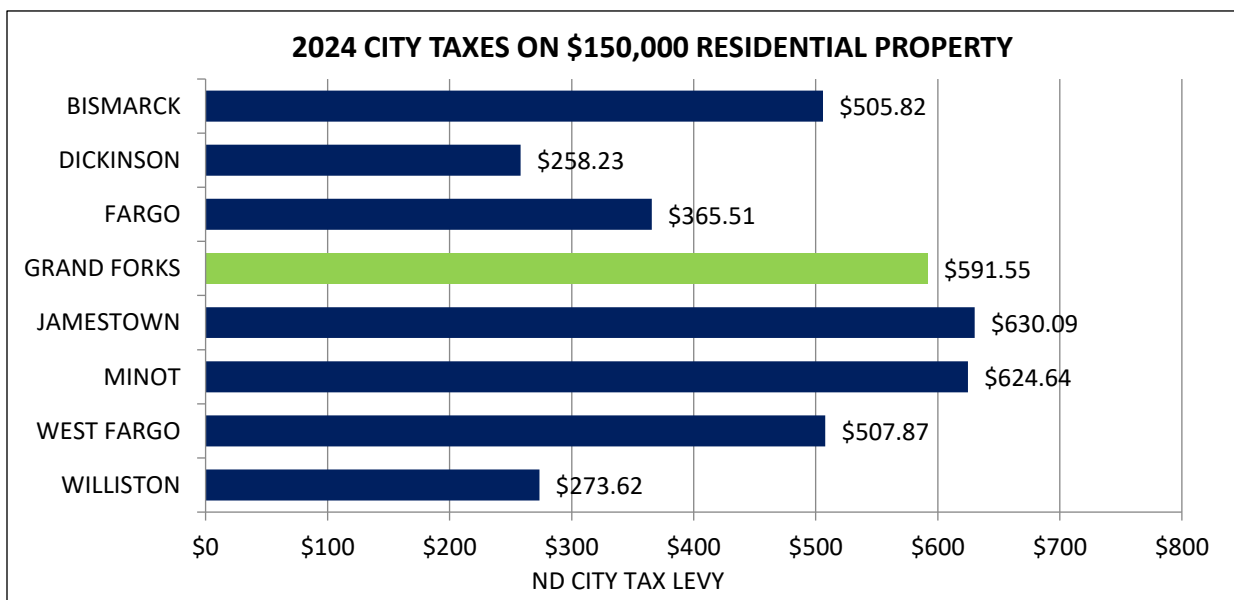
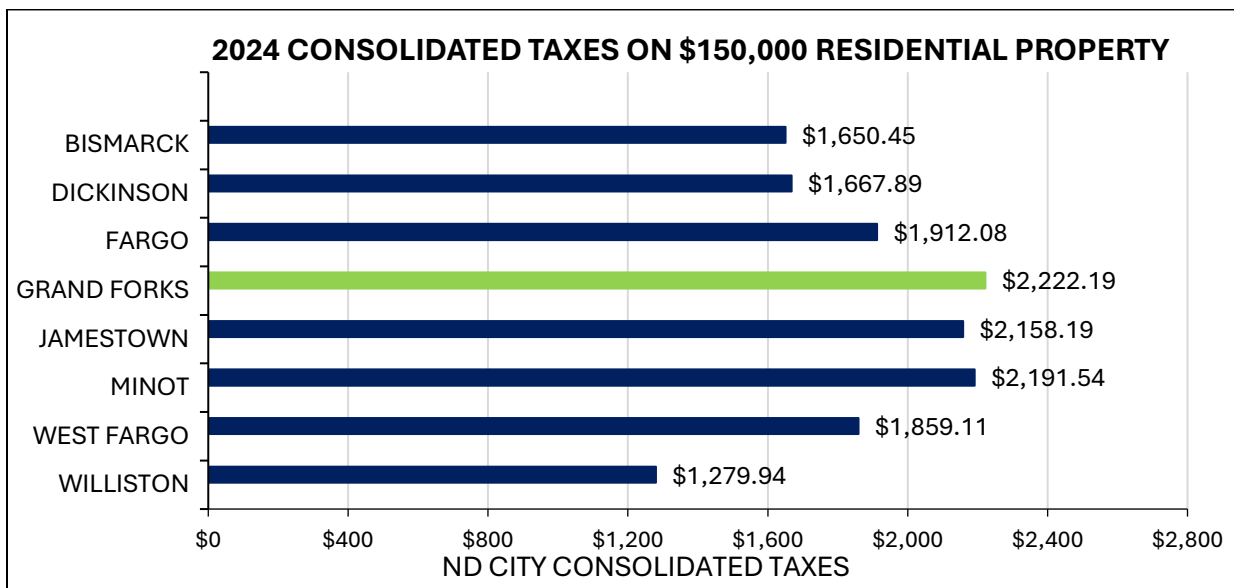
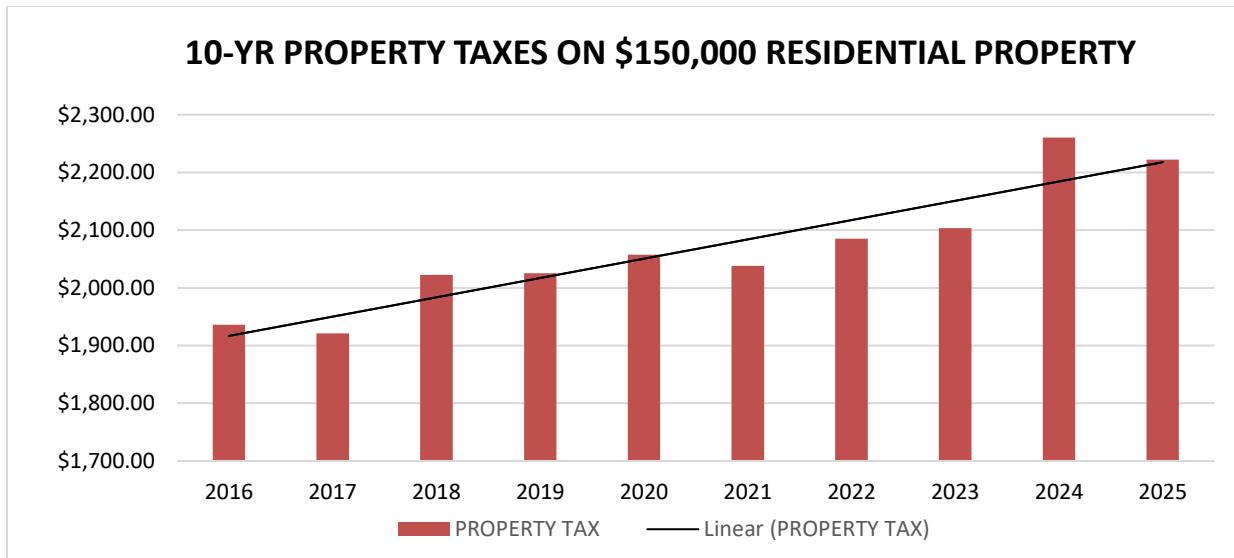
$\$150,000 \times 50\%$  (assessment ratio) = \$75,000 Assessed Value

$\$75,000 \times 10\%$  (agricultural & commercial ratio) = \$7,500 Taxable Value

$\$7,500 \times .34654$  (Mill Levy - 2024) = \$2,599.05 Gross Tax

$\$2,599.05$  less 5% discount = \$2,469.10 Net Tax

# CONSOLIDATED TAXES ON \$150,000 RESIDENTIAL PROPERTY



## LEGAL REQUIREMENTS

Procedures of assessment and appraisal are conducted under guidance from the North Dakota Tax Commissioner's Office, the North Dakota Century Code, any applicable City of Grand Forks ordinances, and nationally recognized standards on the mass appraisal of real property assessment purposes.

The North Dakota State Tax Department conducts a study every year of all assessment jurisdictions to determine that real property is being assessed at actual market value as determined by qualified sales of the prior year.

The City of Grand Forks Assessor's Office is budgeted for City Assessor/Department Head, a Deputy Assessor, 4 Senior Real Estate Appraisers, an Assessing Specialist, and .25 GIS Analyst to conduct the following responsibilities:

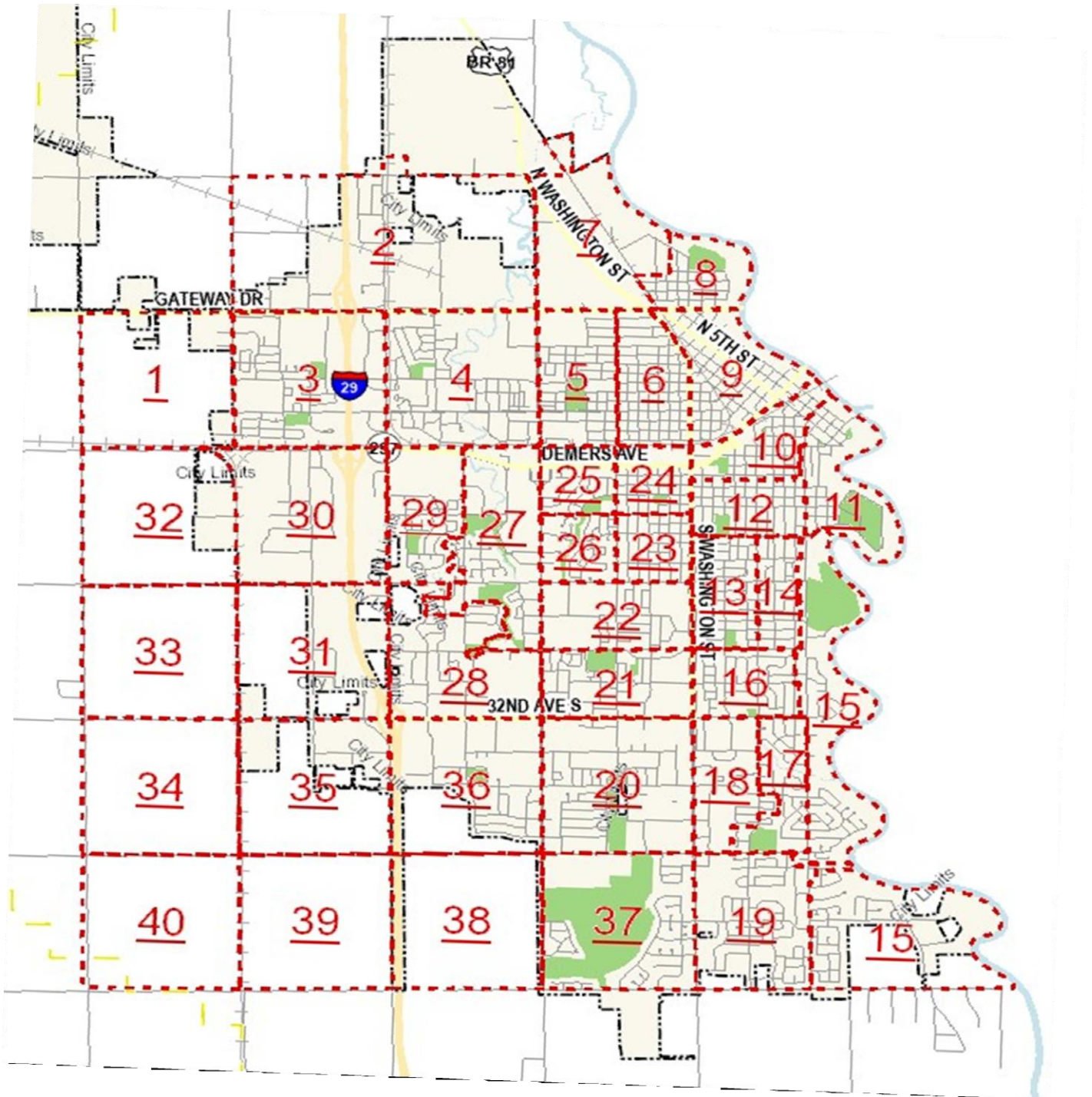
- ❖ Estimating the market value of over 17,441 properties
- ❖ Notices of Increase letters sent out to 1,468 property owners
- ❖ Physically reviewed approximately 11.5% of the taxable properties last year
- ❖ Measuring and listing all new construction
- ❖ Providing data relating to legal descriptions, lot sizes, property tax estimates, and building information to all city departments and the general public
- ❖ Processing of land changes due to annexation, new plats, and replats
- ❖ Administering over 1,969 tax exemptions, disabled veterans' credits, and homestead credit applications on a yearly basis
- ❖ Explaining, defending, or recommending changes to the assessed value of various properties at equalization meetings or abatement proceedings

## REAPPRAISAL

During the summer of 2024, we completed a reappraisal project that consisted of 2,009 residential properties. Physical reappraisals are completed to update listings to be as accurate as possible. A reappraisal schedule has been implemented on a rotating 6-year cycle. Sales areas, or neighborhoods, have been established for appraiser responsibilities. These same neighborhood boundaries are used for yearly reappraisal projects. See the attached map for a breakdown of the neighborhoods, or sales areas.

At a minimum, data is collected from an exterior inspection on every property in the reappraisal area. In 2024, the response rate from property owners who allowed us to complete an interior inspection was 37.6% overall.

# GRAND FORKS CITY SALES AREA



# SALES RATIO

The sales ratio study is the primary measure of an assessment. The assessed, or True and Full, value is divided by the sales price of properties that have sold. This gives the sales ratio as a percentage. The sales ratio range is set on an annual basis by the State Supervisor of Assessments. Assessors statewide are required to meet this standard.

For 2024, the acceptable median sales ratio range is set between 90% and 100%.

Outside of that range, the State Board of Equalization can order changes in values, according to class and at a level needed to bring the ratio into compliance. The City of Grand Forks has historically used a median ratio of 95% as its standard.

Below are the median sales ratios for the City of Grand Forks (assessed value for tax year of 2024 as compared to the sales price) and then after any market adjustments have been applied (assessed value for 2025 as compared to the sales price).

<b>2024 Valuations Results in Adjusted Median Sale Ratio</b>		
<b>PROPERTY CLASS</b>	<b>HISTORIC</b>	<b>MEDIAN RATIO AFTER</b>
<b>Commercial</b>	90.00%	<b>94.98%</b>
<b>Residential</b>	90.55%	<b>94.33%</b>

As a result of the local efforts, the sales ratios are within the statutory guidelines on the overall evaluation.

Confirmation of compliance is also verified by true and full values from last year to the current year. The true and full values for the tax year of 2025 for residential and commercial classes are in compliance.

The City of Grand Forks has consistently met the guidelines and continues to strive to maintain assessment levels within these state guidelines to avoid a state order to adjust assessments. For those jurisdictions that fall out of tolerance, the State Board has the authority and usually orders the level of assessments to be brought to a minimum of 93% and maximum of 100%. The City of Grand Forks is in compliance with State guidelines for 2025 on overall values.

# PROFESSIONAL STANDARDS

## STATISTICAL MEASURES

We adhere to standards set by the International Association of Assessing Officers (IAAO), that measure the accuracy and equity of an assessment. The statistical measures include median sales ratio, coefficient of dispersion (COD), and price-related differential (PRD).

**Median sales ratio** is the middle ratio in a sorted (low to high) array of sales ratios. It is a measure of central tendency as it is less influenced by outliers, or extreme ratios. This is used by the State Board of Equalization when equalizing residential and commercial property assessments.

**Coefficient of Dispersion (COD)** is the most generally useful measure of variability. This measures the average percentage deviation of the ratios from the median ratio or how far from the median point most of the property falls. The tighter the range the better and more equalized your property valuations are.

**Price-related Differential (PRD)** measure vertical equity, of the level of equality in the assessment of low-valued and high-valued properties. It is a measurement of the relationship between the ratios of high-valued and low-valued properties to determine if the value of the property has any influence on the assessment ratio. When low-valued properties are over appraised relative to high-valued properties, this is called regression. When low-valued properties are appraised under appraised relative to high-valued properties, this is called progression. If the PRD is 1.00, there is no bias in the assessment between low-valued properties as compared to high-valued properties. If PRD is greater than 1.00, then low-valued properties are over appraised relative to high-valued properties. Conversely, if the PRD is lower than 1.00, the opposite is true. IAAO Standards indicate that the PRD should be between .98 and 1.03.

The City of Grand Forks statistics as shown below are within professional standards as set by the IAAO. These standards are for statistical measures and consist of the following:

	<b>PURPOSE</b>	<b>GOVERNING BODY</b>	<b>ACCEPTABLE RANGE</b>	<b>GRAND FORKS</b>
<b>Median Sales Ratio</b>	Appraisal Level	ND State Board of Equalization	90% - 100%	<b>94.33%R / 94.98%C</b>
<b>COD</b>	Horizontal Equity	IAAO	5.00 - 15.00	<b>6.09R / 6.74C</b>
<b>PRD</b>	Vertical Equity	IAAO	.98 - 1.03	<b>1.00R / 1.01C</b>

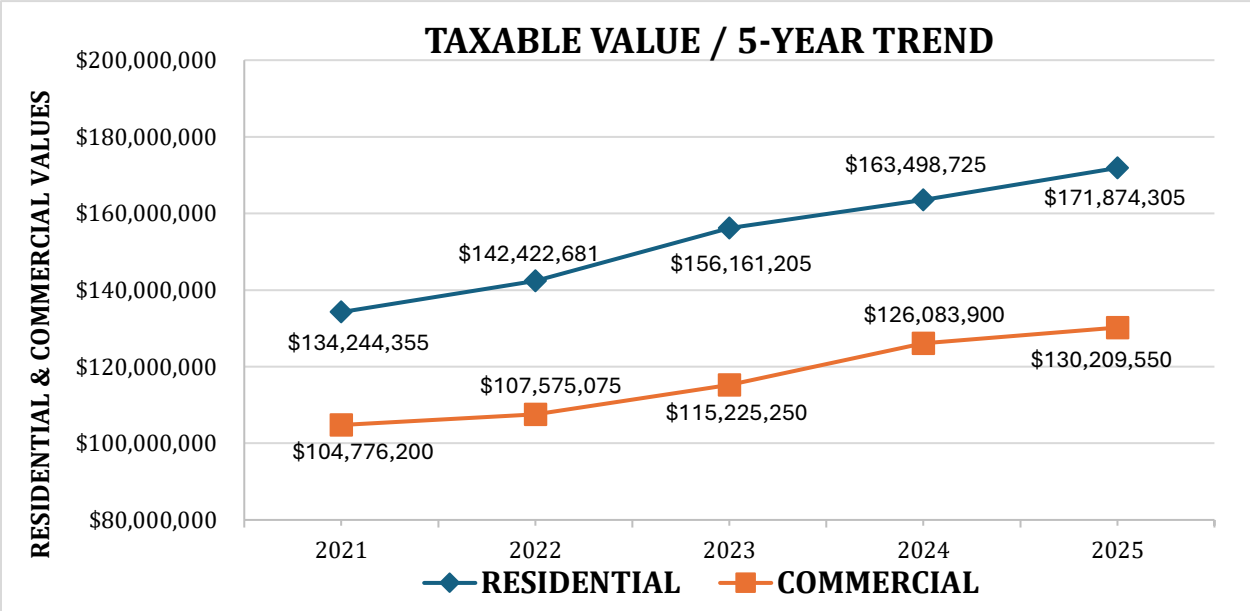
# GRAND FORKS TAXABLE VALUATION

The taxable valuation is the amount that is considered the tax base for the City of Grand Forks. This accounts for the removal of exempt property values and represents the net taxable value of all property in the city, subject to property taxation. The taxable valuation multiplied by the mill levy will determine the total revenue to be received from property taxes.

The Increment is used for The Beacon project. It is calculated by using 80% of the difference in taxable value from the established base value and the value as of February 1<sup>st</sup> of every year. It should be noted, the mill rate is still applied to this increment value and paid by the property owner. These proceeds on the incremental value are then to be used to fund the anticipated TIF Bond. In addition, the mill rate is applied to the remaining 20% of the increment value and the base value. The property owner pays such an amount, and these proceeds are distributed to the various taxing entities. In summary, from the property owner perspective, the property tax amount is unchanged, but the TIF causes a re-allocation of the proceeds.

## GRAND FORKS TOTAL TAXABLE VALUE / 5-YEAR TREND

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
AGRIGULTURAL	\$48,960	\$70,790	\$95,500	\$93,100	\$75,150
COMMERCIAL	\$104,776,200	\$107,575,075	\$115,225,250	\$126,028,550	\$130,209,550
RESIDENTIAL	\$134,244,355	\$142,422,681	\$156,161,205	\$163,569,960	\$171,874,305
DISABLED VET CREDIT	-\$1,638,589	-\$2,168,278	-\$2,482,311	-\$2,757,576	-\$2,757,576
SENIOR CITIZEN CREDIT	-\$1,654,390	-\$1,899,159	-\$6,332,714	-\$6,807,717	-\$6,807,717
PUBLIC UTILITES	\$4,564,402	\$5,034,748	\$5,807,482	\$5,991,449	\$5,991,449
INCREMENT	\$0	\$0	-\$164,452	-\$1,227,692	-\$1,114,376
<b>TOTAL TAXABLE VALUE</b>	<b>\$240,340,938</b>	<b>\$251,035,857</b>	<b>\$268,309,960</b>	<b>\$284,890,074</b>	<b>\$297,470,785</b>

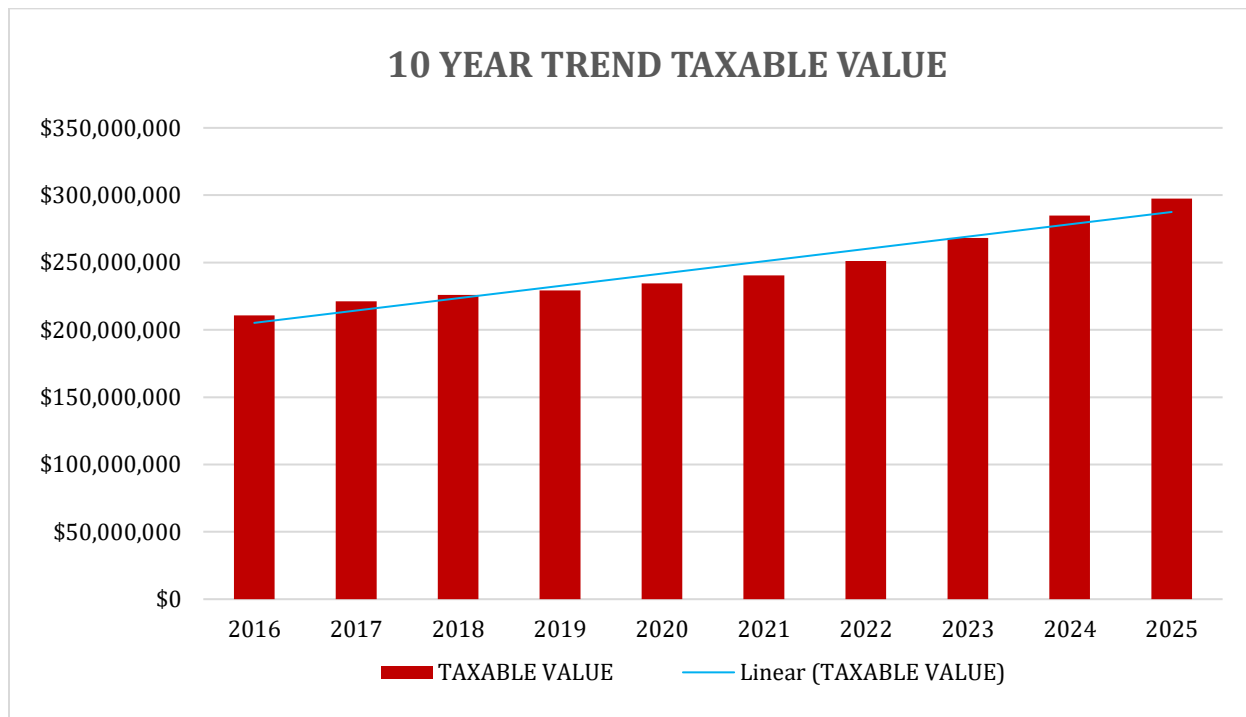


# GRAND FORKS TAXABLE VALUATION

The following is the recent history of the changes in taxable valuation, or tax base, of the City of Grand Forks along with the current projected amounts for 2024.

## 10 YEAR GRAND FORKS TAXABLE VALUE HISTORY

YEAR	TAXABLE VALUATION	% CHANGE
2016	\$210,658,918	8.68%
2017	\$221,320,080	5.06%
2018	\$225,896,656	2.07%
2019	\$229,262,279	1.49%
2020	\$234,547,829	2.31%
2021	\$240,340,938	2.47%
2022	\$251,035,847	4.45%
2023	\$268,309,960	6.88%
2024	\$284,890,074	6.18%
2025	\$297,470,785	4.42%



# GRAND FORKS CITY COMPARISON OF TAXABLE VALUE

The table below illustrates the 2024 final values used to establish the mill rate. The 2024 Disabled Veterans & Senior Citizen Tax Credits used are from Assessing's tracking documentation as credit totals were not given at mill rate time. The Public Utilities are assessed by the State Board of Equalization, which meets in August of each year. The Total Estimated Increase in 2025 Taxable Value is 4.30% or \$12,476,395. This amount is a 0.99% increase from all changes excluding Revaluation. The Revaluation increase is 3.31%.

## 2024 - 2025 COMPARISON OF TAXABLE VALUES

CLASS OF PROPERTY	2024 TAXABLE VALUE	INCREASE/ DECREASE	% CHANGE	2025 TAXABLE VALUE
AGRICULTURAL LAND ( 715.28 Ac.)	\$93,100	-\$17,950	-19.28%	\$75,150
COMMERCIAL REAL ESTATE	\$126,028,550	\$4,181,000	3.32%	\$130,209,550
RESIDENTIAL REAL ESTATE	\$163,569,960	\$8,304,345	5.08%	\$171,874,305
<b>SUB-TOTALS</b>	<b>\$289,691,610</b>	<b>\$12,467,395</b>	<b>4.30%</b>	<b>\$302,159,005</b>
<b>PUBLIC UTILITES</b>	\$5,991,449	\$0	0.00%	\$5,991,449
INCREMENT	-\$1,227,692	\$113,316	-9.23%	-\$1,114,376
<b>TOTALS</b>	<b>\$294,455,367</b>	<b>\$12,580,711</b>	<b>4.27%</b>	<b>\$307,036,078</b>
DISABLED VETERAN CREDITS	-\$2,757,576	\$0	0.00%	-\$2,757,576
SENIOR CITIZEN TAX CREDIT	-\$6,807,717	\$0	0.00%	-\$6,807,717
<b>TOTALS</b>	<b>\$284,890,074</b>	<b>\$12,580,711</b>	<b>4.42%</b>	<b>\$297,470,785</b>

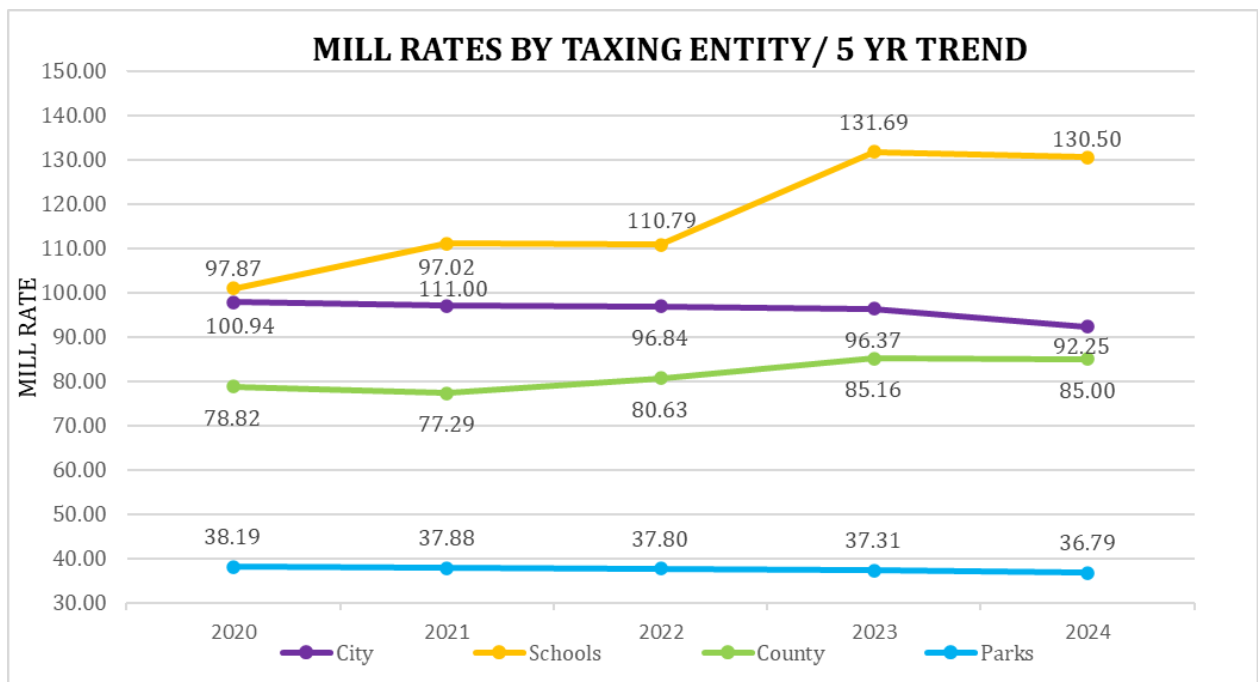
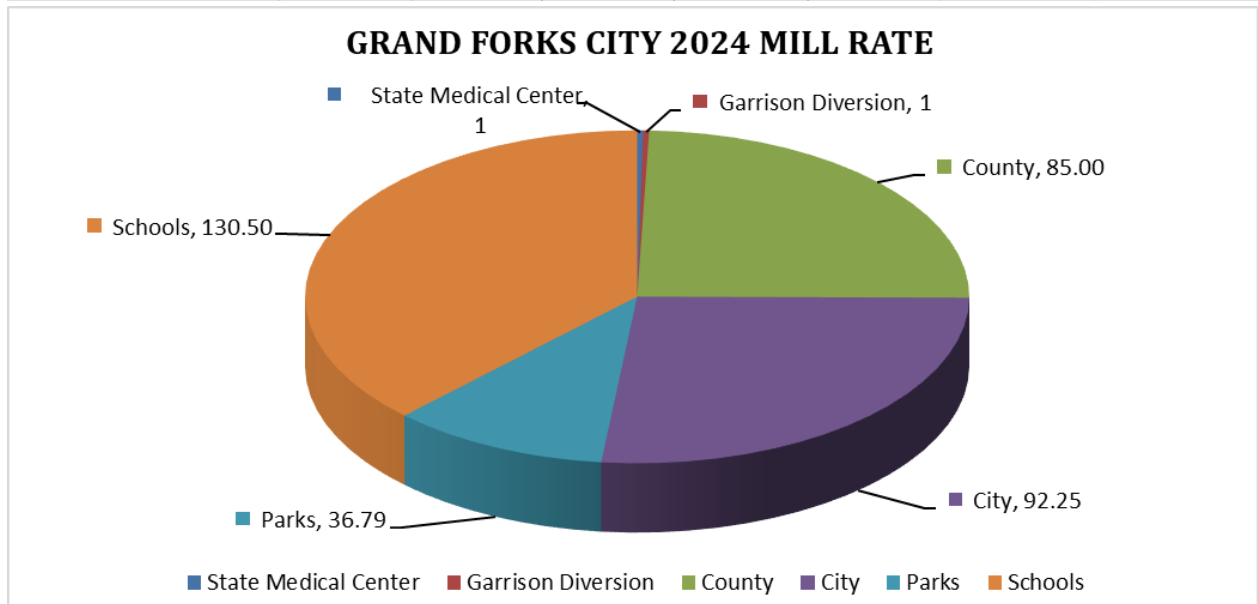
2024 values were final values used to establish the mill rate.

## 2024 - 2025 REASONS FOR TAXABLE VALUE CHANGES

REASON FOR CHANGE	AGRICULTURAL	COMMERCIAL			RESIDENTIAL			GRAND TOTAL
	LAND	LAND	IMPROVEMENTS	NET TOTAL	LAND	IMPROVEMENTS	NET TOTAL	
ANNEXATION	\$1,300	\$85,550	\$0	\$85,550	\$8,730	\$13,860	\$22,590	\$109,440
DEMOLITION	\$0	\$0	-\$92,600	-\$92,600	\$0	-\$27,225	-\$27,225	-\$119,825
EXEMPT TO TAXABLE	\$0	\$28,500	\$967,050	\$995,550	\$8,010	\$930,375	\$938,385	\$1,933,935
NEW CONSTRUCTION	\$0	\$0	\$10,936,900	\$10,936,900	\$0	\$1,974,870	\$1,974,870	\$12,911,770
TAXABLE TO EXEMPT	\$0	-\$153,700	-\$10,869,800	-\$11,023,500	-\$5,490	-\$884,070	-\$889,560	-\$11,913,060
RECLASSIFICATION	-\$19,250	-\$189,650	-\$201,300	-\$390,950	\$188,010	\$181,170	\$369,180	-\$41,020
REVALUATION	\$0	\$1,124,000	\$2,546,050	\$3,670,050	\$764,595	\$5,151,510	\$5,916,105	\$9,586,155
<b>TOTALS</b>	<b>-\$17,950</b>	<b>\$894,700</b>	<b>\$3,286,300</b>	<b>\$4,181,000</b>	<b>\$963,855</b>	<b>\$7,340,490</b>	<b>\$8,304,345</b>	<b>\$12,467,395</b>

# 5-YEAR MILL RATE COMPARISON FOR GRAND FORKS

						<b>% Change</b>	<b>% Change</b>
<b>POLITICAL ENTITY</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>'23 to '24</b>	<b>20 to '24</b>
State Medical Center	1	1	1	1	1	0	0
Garrison Diversion	1	1	1	1	1	0	0
County	78.82	77.29	80.63	85.16	85.00	-0.19%	7.84%
City	97.87	97.02	96.84	96.37	92.25	-4.28%	-5.74%
Parks	38.19	37.88	37.80	37.31	36.79	-1.40%	-3.67%
Schools	100.94	111.00	110.79	131.69	130.50	-0.90%	29.28%
<b>Total</b>	<b>317.82</b>	<b>325.19</b>	<b>328.06</b>	<b>352.53</b>	<b>346.54</b>	<b>-1.70%</b>	<b>9.04%</b>



# PROPERTY TAX COMPARISON

## 2016-2025

### BASED ON THE MEDIAN RESIDENTIAL VALUES

For 2016 Tax Year, the City of Grand Forks median house value was \$185,600.

	<u>Mills</u>	<u>Tax Dollar</u>	<u>%</u>
State Med Ctr & Garrison Diversion	2	\$14.70	0.59%
City of Grand Forks	98.80	\$726.15	29.02%
Grand Forks School District	*97.36	\$715.57	28.60%
Grand Forks Park District	40.28	\$296.05	11.83%
<u>Grand Forks County</u>	<u>101.98</u>	<u>\$749.53</u>	<u>29.96%</u>
<b>Totals</b>	<b>340.42</b>	<b>\$2,502.00</b>	<b>100.00</b>

\*Legislative Tax Relief of 12% was applied.

For 2025 Tax Year, the City of Grand Forks median house value was \$249,000.

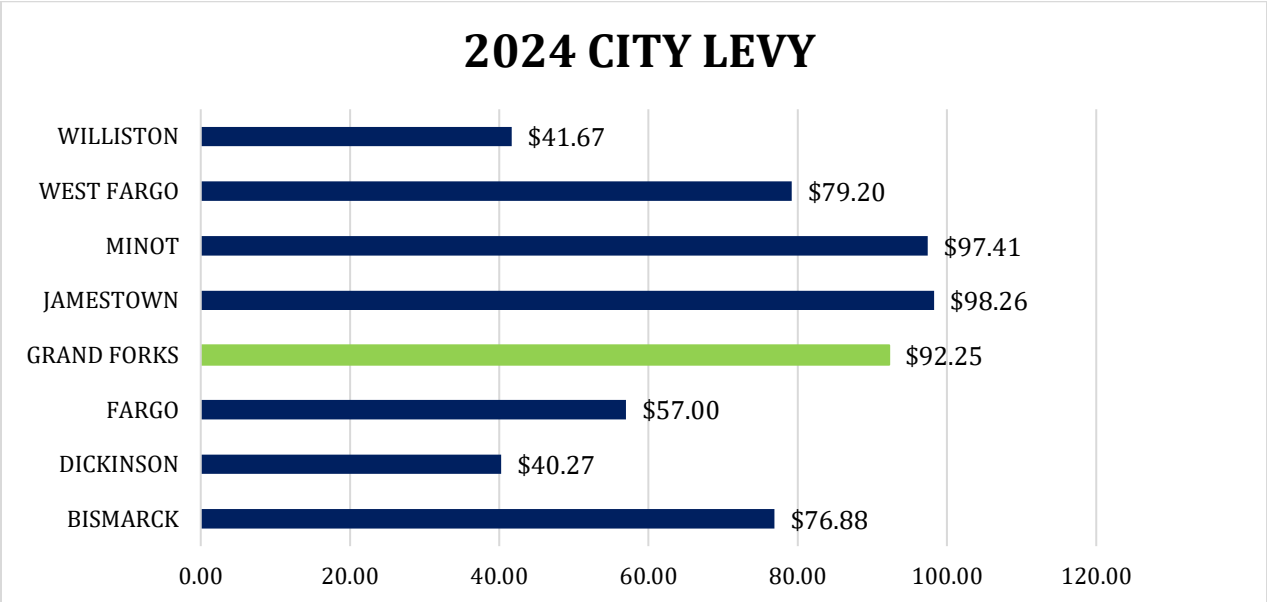
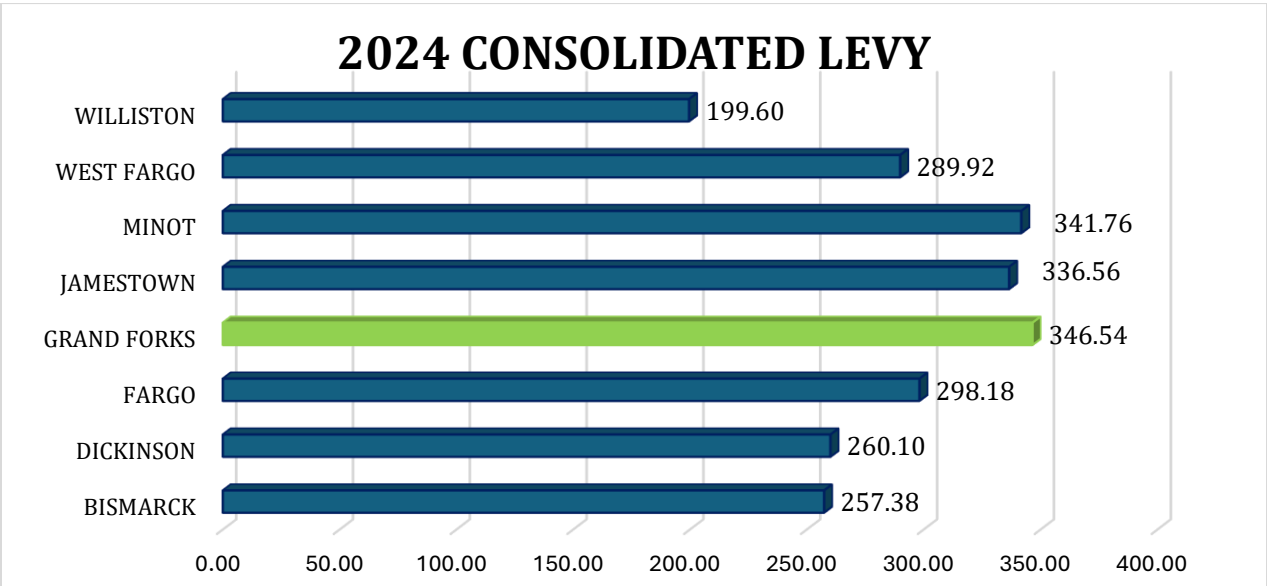
	<u>Mills</u>	<u>Tax Dollar</u>	<u>%</u>
State Med Ctr & Garrison Diversion	2	\$22.41	0.58%
City of Grand Forks	92.25	\$1,033.66	26.62%
Grand Forks School District	130.50	\$1,462.25	37.66%
Grand Forks Park District	36.79	\$412.23	10.62%
<u>Grand Forks County</u>	<u>85.00</u>	<u>\$952.42</u>	<u>24.53%</u>
<b>Totals</b>	<b>346.54</b>	<b>\$3,882.98</b>	<b>100.00</b>

- Median True & Full Value has increased 34.16% since 2016.
- Mill Levy has increased by 1.80%.
- Based on the median home values, property tax dollars to all taxing entities have increased by 55.20% due in part to the 12% Legislative Tax Relief.
- Tax Dollars shown do not include the 5% discount for early payment.

# MAJOR ND CITY MILL RATE COMPARISON

## 2024 MILL RATE COMPARISON

CITY	TAXABLE VALUATION	CITY POPULATION	ST/CNTY LEVY	SCHOOL LEVY	CITY LEVY	PARK LEVY	OTHER LEVY	TOTAL LEVY
WILLISTON	\$123,256,796	27,706	30.52	124.57	41.67	0.00	2.84	199.60
WEST FARGO	\$272,557,343	40,901	50.62	129.42	79.20	28.63	2.05	289.92
MINOT	\$244,798,565	47,373	61.56	136.35	97.41	46.44	0.00	341.76
JAMESTOWN	\$58,872,925	15,691	69.58	102.00	118.38	46.60	0.00	336.56
GRAND FORKS	\$289,691,610	58,921	87.00	130.50	92.25	36.79	0.00	346.54
FARGO	\$844,452,931	133,188	47.00	154.13	57.00	35.58	4.47	298.18
DICKINSON	\$140,461,879	25,679	51.62	146.79	40.27	19.42	2.00	260.10
BISMARCK	\$525,043,420	75,541	40.62	107.19	76.88	32.68	0.00	257.38



## PROPERTY CLASS TRUE & FULL VALUE

The analysis below is preliminary as it does not reflect changes due to properties becoming taxable or exempt by year end. The 2024 values were the final values used to establish the mill rate. The 2025 Total Estimated increase in True & Full Value is 4.35% or \$267,802,000. The increase for all changes in value excluding Revaluation is 1.02%. The Revaluation increase is 3.31%.

### 2024-2025 CHANGES IN TRUE & FULL VALUE OF REAL ESTATE

<b>2024 - 2025 COMPARISON OF TRUE &amp; FULL VALUES</b>				
	<b>2024 TRUE &amp;</b>	<b>INCREASE/</b>		<b>2025 TRUE &amp;</b>
<b>CLASS OF PROPERTY</b>	<b>FULL VALUE</b>	<b>DECREASE</b>	<b>% CHANGE</b>	<b>FULL VALUE</b>
AGRICULTURAL LAND (Ac.)	\$1,862,000	-\$359,000	-19.28%	<b>\$1,503,000</b>
COMMERCIAL LAND	\$637,645,000	\$17,894,000	2.81%	\$655,539
COMMERCIAL BUILDINGS	\$1,882,926,000	\$65,726,000	3.49%	\$1,948,652,000
<b>SUB TOTAL</b>	<b>\$2,520,571,000</b>	<b>\$83,620,000</b>	<b>3.32%</b>	<b>\$2,604,191,000</b>
RESIDENTIAL LAND	\$687,085,000	\$21,419,000	3.12%	\$708,504,000
RESIDENTIAL BUILDINGS	\$2,947,803,000	\$163,122,000	5.53%	\$3,110,925,000
<b>SUB TOTAL</b>	<b>\$3,634,888,000</b>	<b>\$184,541,000</b>	<b>5.08%</b>	<b>\$3,819,429,000</b>
<b>TOTALS</b>	<b>\$6,157,321,000</b>	<b>\$267,802,000</b>	<b>4.35%</b>	<b>\$6,425,123,000</b>

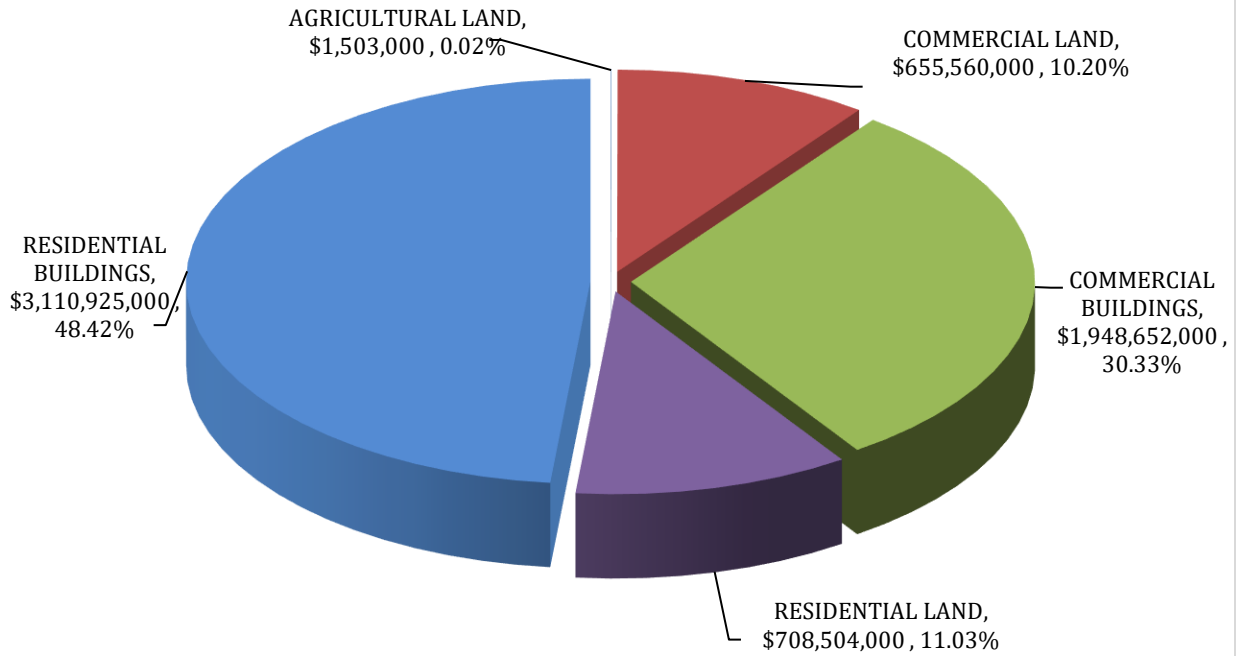
Note: This analysis is preliminary as it does not reflect changes due to properties becoming taxable or exempt by year end.

### 2024 – 2025 CHANGES IN TRUE & FULL VALUE OF REAL ESTATE

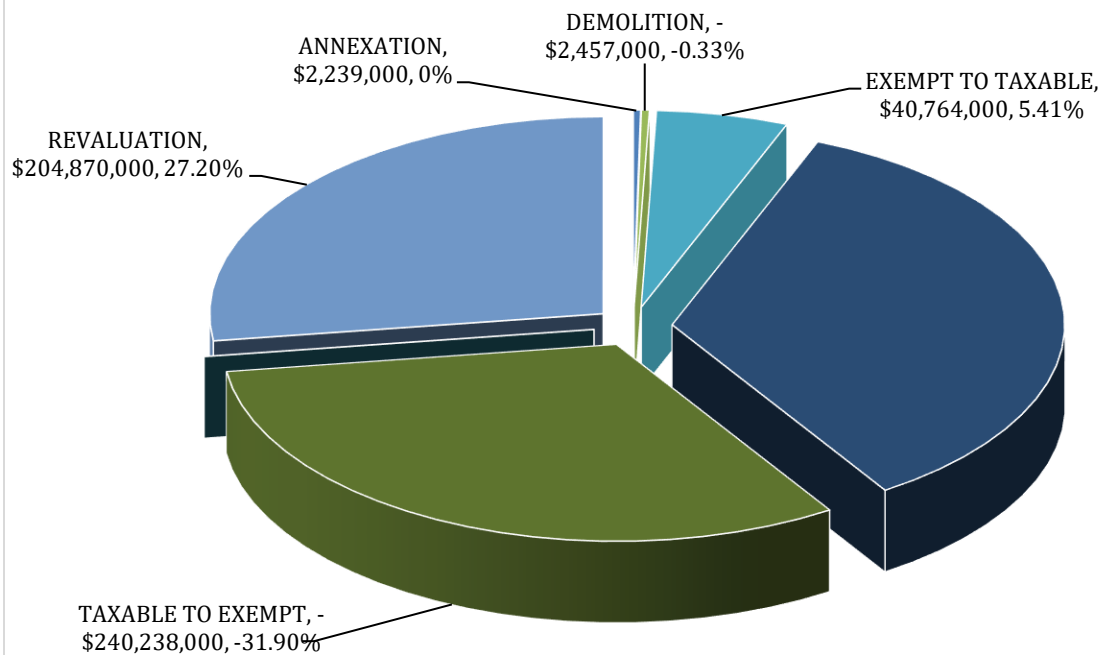
REASON FOR CHANGE	AGRICULTURAL	COMMERCIAL			RESIDENTIAL			TOTAL
	LAND	LAND	IMPROVEMENTS	NET TOTAL	LAND	IMPROVEMENTS	NET TOTAL	
ANNEXATION	\$26,000	\$1,711,000	\$0	\$1,711,000	\$194,000	\$308,000	\$502,000	\$2,239,000
DEMOLITION	\$0	\$0	-\$1,852,000	-\$1,852,000	\$0	-\$605,000	-\$605,000	-\$2,457,000
EXEMPT TO TAXABLE	\$0	\$570,000	\$19,341,000	\$19,911,000	\$178,000	\$20,675,000	\$20,853,000	\$40,764,000
NEW CONSTRUCTION	\$0	\$0	\$218,738,000	\$218,738,000	\$0	\$43,886,000	\$43,886,000	\$262,624,000
TAXABLE TO EXEMPT	\$0	-\$3,074,000	-\$217,396,000	-\$220,470,000	-\$122,000	-\$19,646,000	-\$19,768,000	-\$240,238,000
RECLASSIFICATION	-\$385,000	-\$3,793,000	-\$4,026,000	-\$7,819,000	\$4,178,000	\$4,026,000	\$8,204,000	\$0
REVALUATION	\$0	\$22,480,000	\$50,921,000	\$73,401,000	\$16,991,000	\$114,478,000	\$131,469,000	\$204,870,000
<b>TOTALS</b>	<b>-\$359,000</b>	<b>\$17,894,000</b>	<b>\$65,726,000</b>	<b>\$83,620,000</b>	<b>\$21,419,000</b>	<b>\$163,122,000</b>	<b>\$184,541,000</b>	<b>\$267,802,000</b>

# GRAND FORKS CITY TRUE AND FULL VALUES

## TRUE AND FULL VALUES BY PROPERTY CLASS

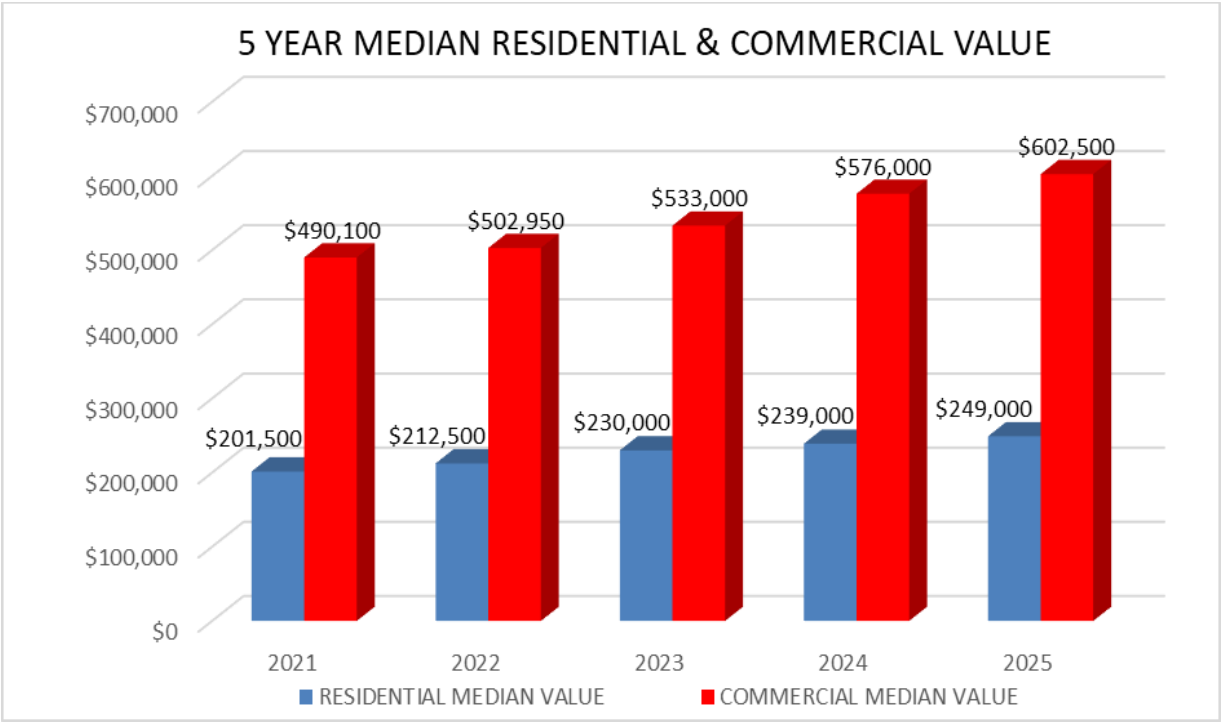


## TRUE & FULL VALUE CHANGES IN REAL ESTATE



# MEDIAN & AVERAGE RESIDENTIAL & COMMERCIAL VALUES

IMPROVED PROPERTIES COUNT FOR THE CITY OF GRAND FORKS						
YEAR	RESIDENTIAL			COMMERCIAL		
	MEDIAN VALUE	AVERAGE VALUE	PROPERTY COUNT	MEDIAN VALUE	AVERAGE VALUE	PROPERTY COUNT
2016	\$185,600	\$206,986	12,777	\$403,300	\$1,257,378	1,705
2017	\$192,300	\$215,415	12,866	\$412,950	\$1,271,410	1,728
2018	\$194,200	\$218,533	12,985	\$445,000	\$1,285,723	1,739
2019	\$195,900	\$221,330	13,091	\$458,750	\$1,275,432	1,732
2020	\$197,800	\$223,595	13,233	\$476,250	\$1,297,427	1,748
2021	\$201,500	\$227,112	13,343	\$490,100	\$1,329,615	1,762
2022	\$212,500	\$238,381	13,499	\$502,950	\$1,302,332	1,771
2023	\$230,000	\$259,048	13,588	\$533,000	\$1,401,975	1,815
2024	\$239,000	\$269,220	13,654	\$576,000	\$1,512,433	1,812
2025	\$249,000	\$280,396	13,813	\$602,500	\$1,567,952	1,882
<b>'16 TO '24 % CHANGE</b>	<b>34.16%</b>	<b>35.47%</b>	<b>8.11%</b>	<b>49.39%</b>	<b>24.70%</b>	<b>10.38%</b>



# AVERAGE RESIDENTIAL SALE PRICE

The average residential sales price shown below is representative of detached single-family properties that have sold during the calendar year indicated.

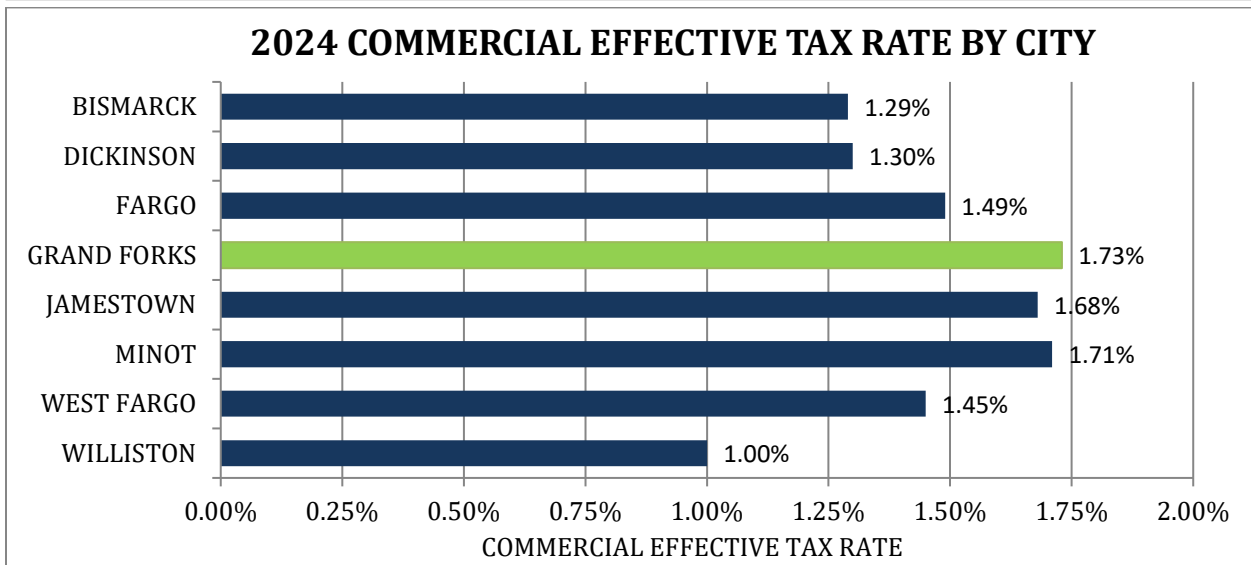
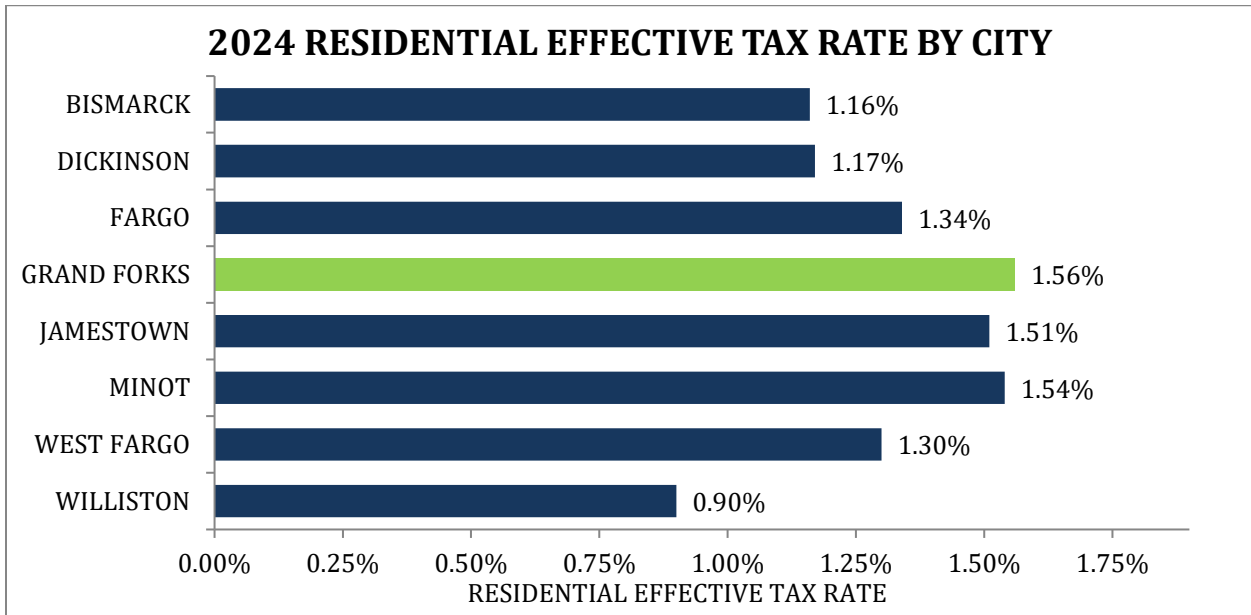
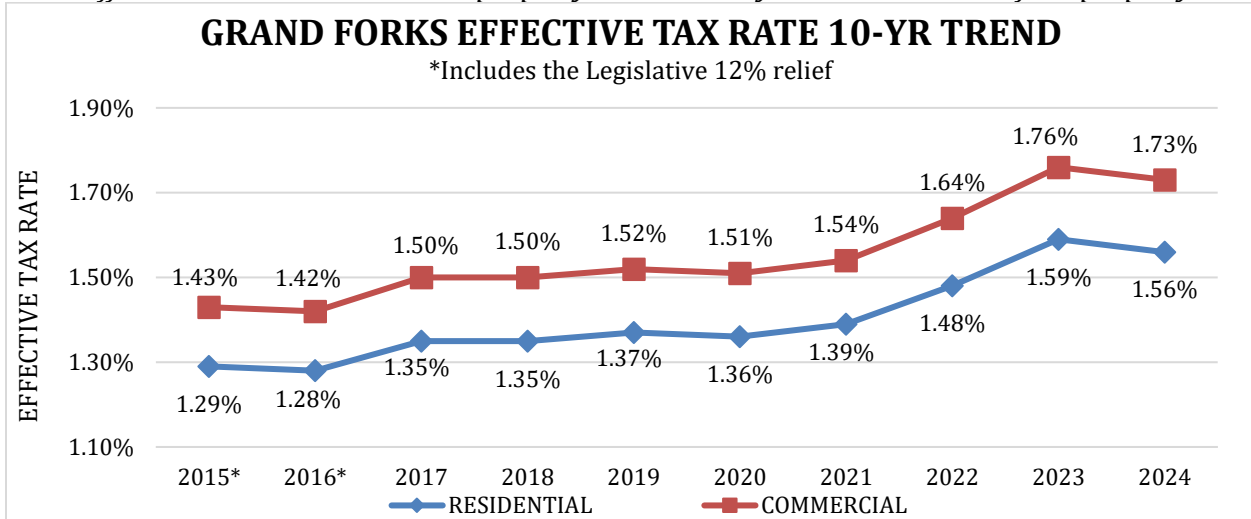
5-YEAR TREND AVERAGE SALE PRICE

<u>YEAR</u>	<u>SALE PRICE</u>	<u>%CHANGE</u>
2020	\$272,729	10.29%
2021	\$300,994	10.36%
2022	\$315,298	4.75%
2023	\$320,504	1.65%
2024	\$309,346	-3.48%



# EFFECTIVE TAX RATES

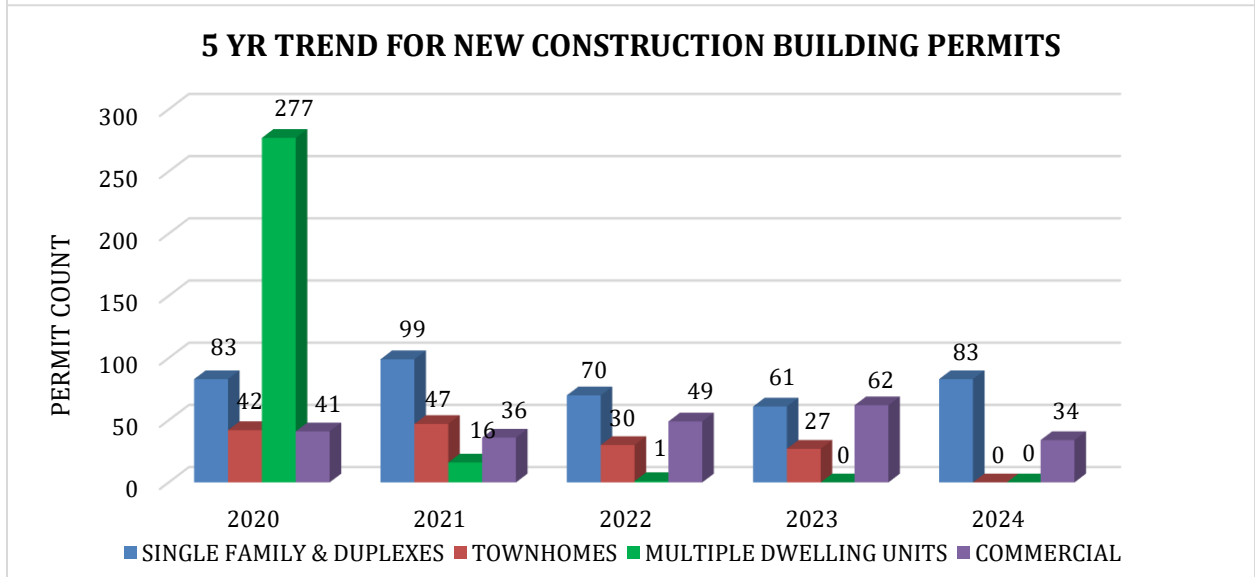
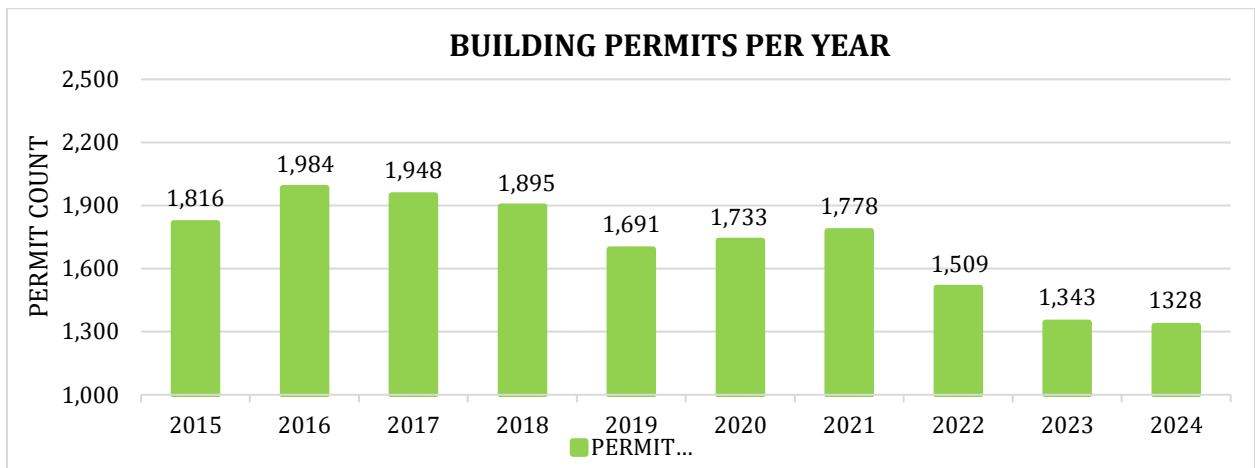
The effective tax rate is the annual property tax divided by the market value of the property.



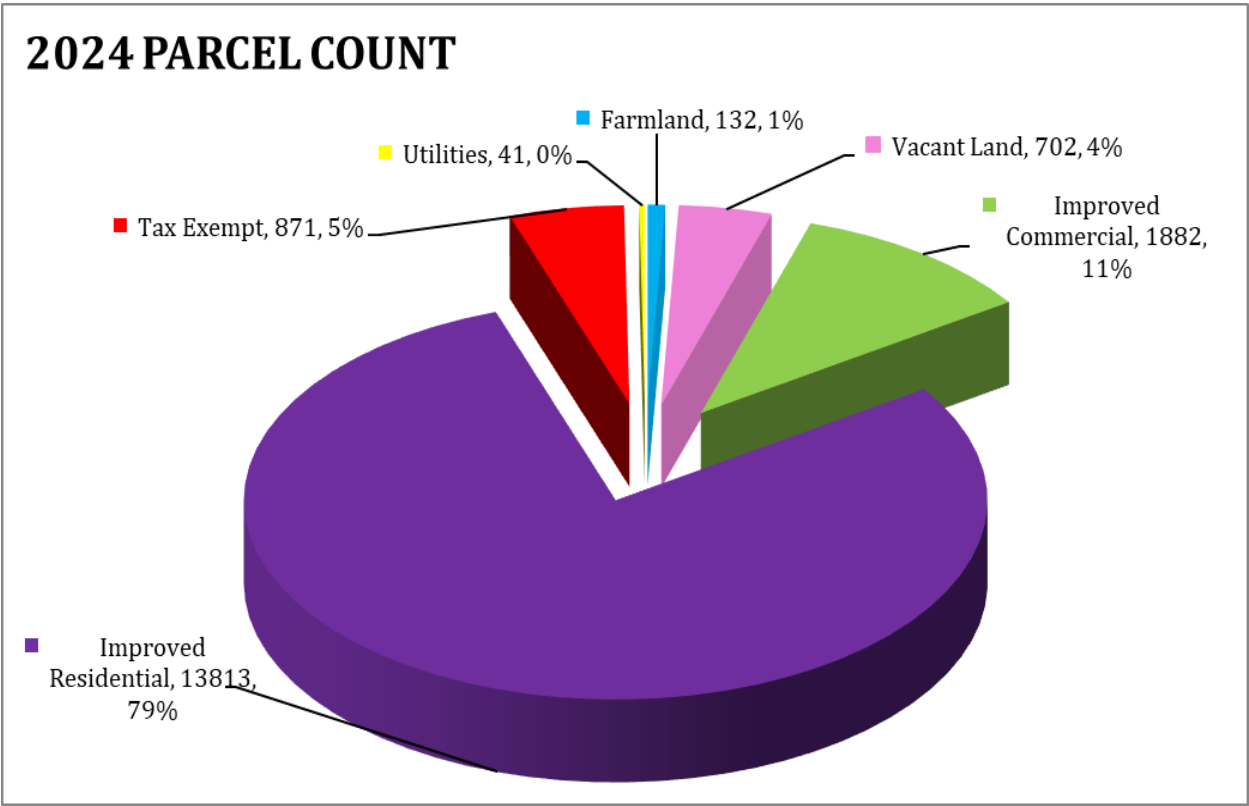
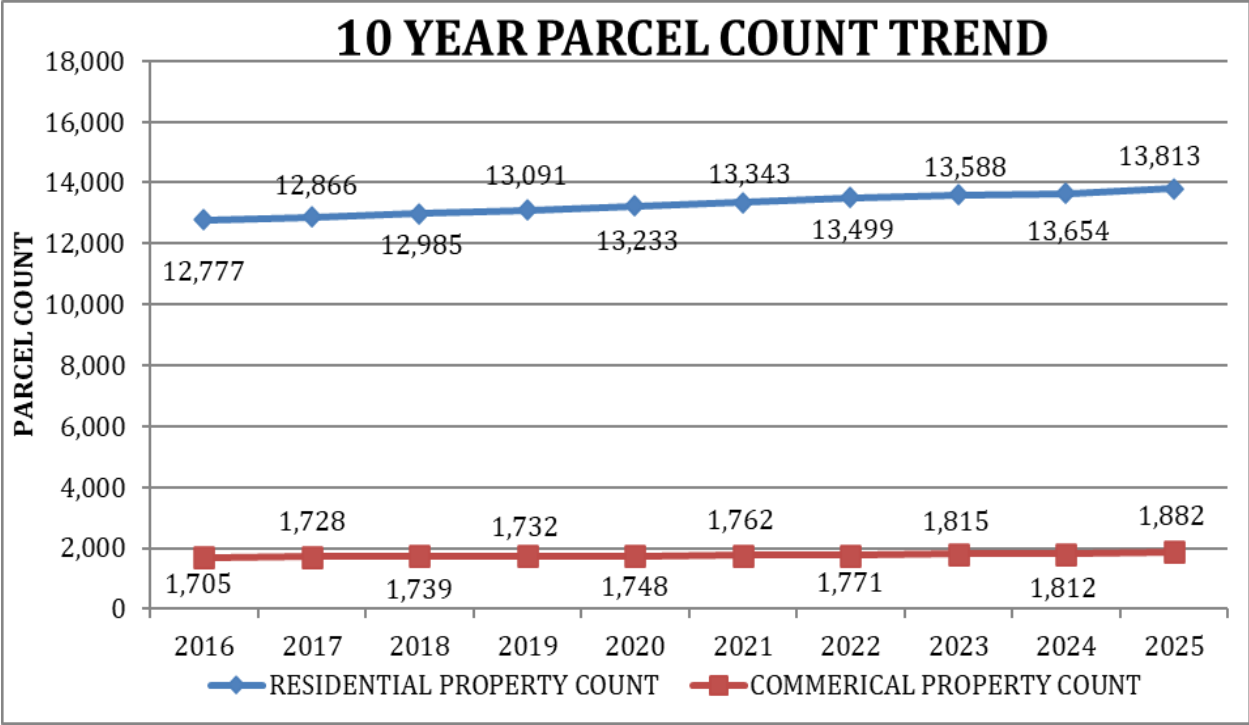
# BUILDING PERMITS

Building permit data is a courtesy of the Grand Forks Building Inspections Department. The Assessing Department reviews all building permits issued within the City of Grand Forks to determine how the improvement may affect the market value of the property. This review also assists the assessors in making a determination as to whether the improvement could qualify for a remodeling exemption.

<u>YEAR</u>	<u>TOTAL PERMIT VALUE</u>	<u>PERMIT COUNT</u>
2015	\$203,309,401	1,816
2016	\$140,940,924	1,984
2017	\$133,766,938	1,948
2018	\$156,473,039	1,895
2019	\$329,061,146	1,691
2020	\$256,295,102	1,733
2021	\$168,089,376	1,778
2022	\$436,945,701	1,509
2023	\$278,471,475	1,343
2024	\$409,864,276	1,328



# GRAND FORKS CITY PARCEL COUNT



## DISCRETIONARY EXEMPTIONS

Assessors must determine the value of certain property so the County Auditor may consider the valuation in the calculation of the mill rates. Exempt property that must be valued for purposes of calculating the mill rate is limited to property exempt by local discretion and property exempt by charitable status.

### **Properties exempt by local discretion:**

- NDCC 40-57.1-03      **New buildings/structures of new or expanding businesses.** This provides incentives in the form of property tax exemptions, payments in lieu of taxes (PILOT), or a combination of both to a qualifying business. New and existing buildings, structures and improvements owned or leased by a qualifying project may receive property tax incentives. The incentives do not include exemptions to the land.
- NDCC 40-57.1-04.1      **New business in existing building** and new business in existing building leased from governmental agency.
- NDCC 40-57.1-04.3      **New building built by development corporation** to attract new business.
- NDCC 57-02-08(35)      **New single-family residences, townhomes & condominiums** occupied for the first time. The city or governing body must pass a resolution stating that the exemption will be allowed. This applies to the first two years following the year in which construction is completed, the residence is owned and occupied for the first time, and other conditions are met. The maximum exemption allowed is \$150,000 true and full value and the land is taxable.
- NDCC 57-02-08(36)      **All or part of nonresidential buildings used to provide daycare.**
- NDCC 57-02-08(42)      **New single-family residence if the property remains owned by the builder,** is unoccupied and other conditions are met (2-years maximum).
- NDCC 57-02.2-03      **Improvements/remodeling to residential and commercial buildings.** City resolution may allow up to a five-year exemption of improvements for renovation, remodeling, alteration, or additions. A residential building must be at least 25 years old. There is no age requirement for commercial buildings. Requires application and approval by governing body.

### **Property exempts for charitable status:**

- NDCC 57-02-08(08)      **Buildings owned by charitable organizations and used for the charitable purpose for which it was organized.**

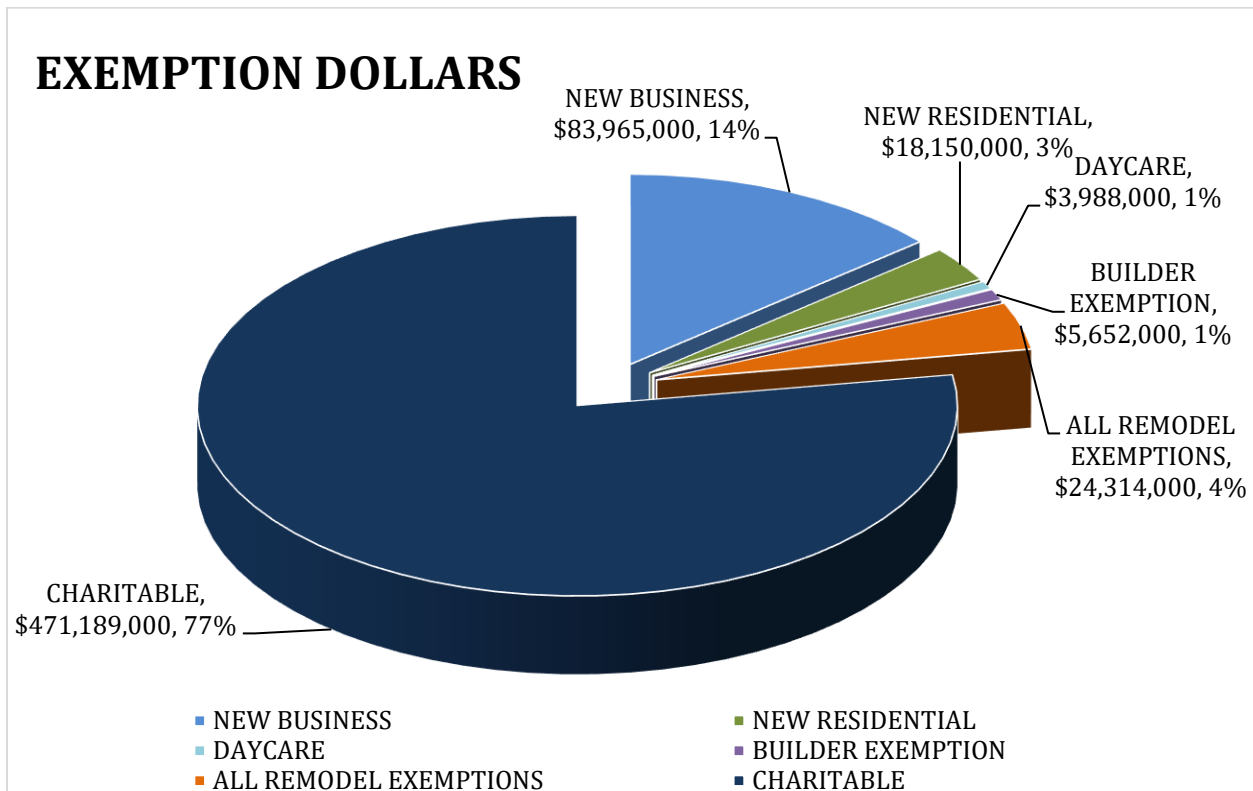
# EXEMPTIONS IN TRUE & FULL VALUE

## 5- YEAR SUMMARY OF EXEMPTIONS IN TRUE & FULL VALUE

The following table represents the Exemptions as required by N.D.C.C. 57-15-01.1

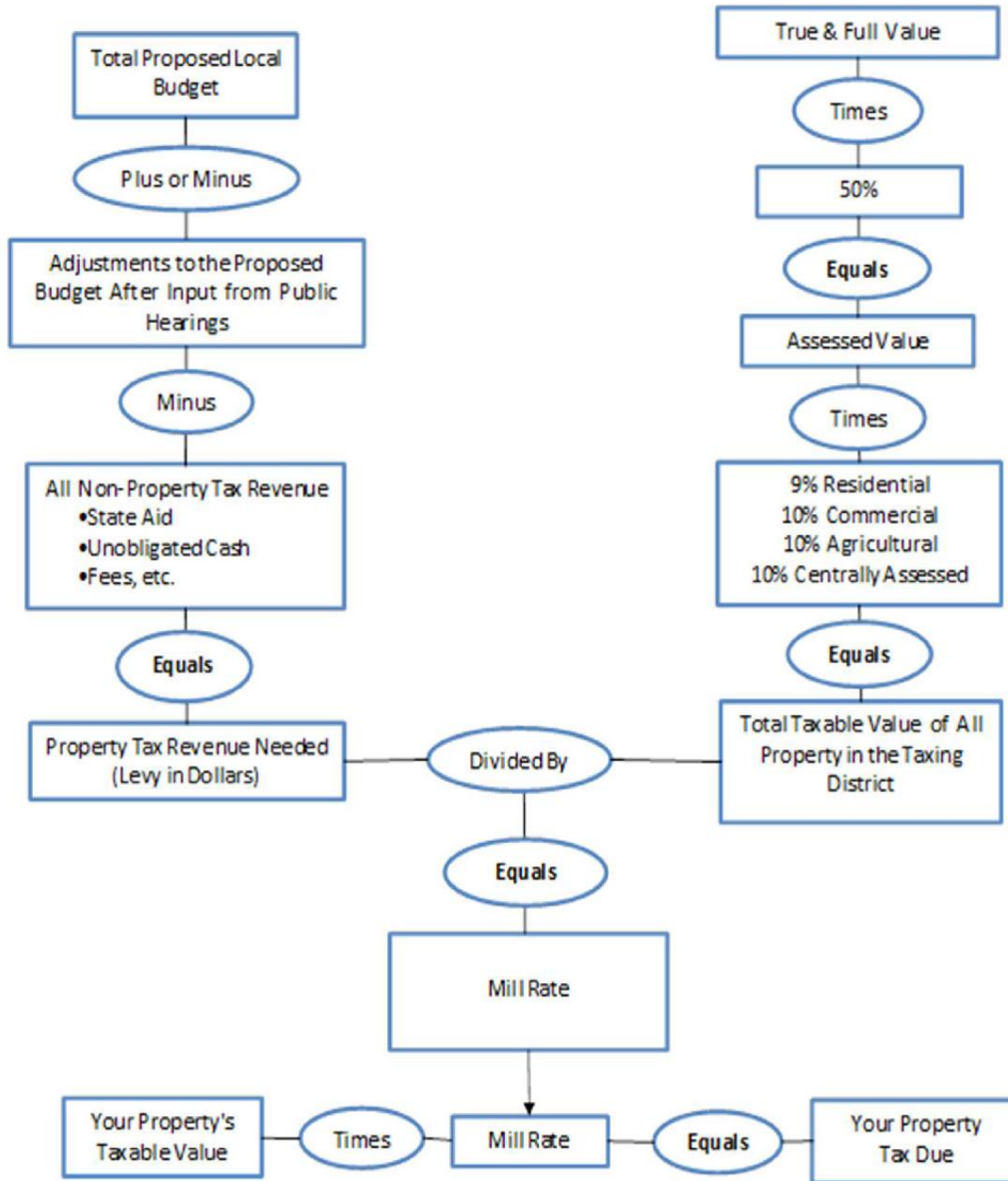
<u>EXEMPTIONS</u>	<u>NDCC EXEMPTION</u>					
	<u>AUTHORITY</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
NEW BUSINESS	40-57.1-03	\$44,132,400	\$67,298,900	\$48,328,000	\$44,965,000	\$83,965,000
NEW RESIDENTIAL	57-02-08(35)	\$28,800,000	\$30,337,500	\$27,750,000	\$21,625,000	\$18,150,000
DAYCARE	57-02-08(36)	\$2,770,500	\$3,646,800	\$3,513,000	\$3,735,000	\$3,988,000
BUILDER EXEMPTION	57-02-08(42)	\$4,907,000	\$6,999,500	\$9,769,000	\$6,175,000	\$5,652,000
ALL REMODEL EXEMPTIONS	57-02.2-03	\$17,604,200	\$17,867,300	\$21,204,000	\$22,720,000	\$24,314,000
CHARITABLE	57-02-08(8)	\$240,696,100	\$243,242,900	\$250,335,000	\$327,839,000	\$471,189,000
<b>TOTAL</b>		<b>\$338,910,200</b>	<b>\$369,392,900</b>	<b>\$360,899,000</b>	<b>\$427,059,000</b>	<b>\$607,258,000</b>

### 2025 EXEMPTION DOLLARS BY ENTITY



\*This page revised as of 4/22/2025.

## 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)*