

On April 7, 2026, a Board of Equalization Meeting was held in the City Council Chambers, City Hall (10 3rd Ave SW). Mayor Jantzer called the meeting to order at 5:30 pm.

ROLL CALL

Members Present: Mike Blessum, Rob Fuller, Mike Hayes, Mark Jantzer, Lisa Olson, Scott Samuelson

Members Absent: Paul Pitner

PLEDGE OF ALLEGIANCE

Mayor Mark Jantzer led the City Council in the Pledge of Allegiance.

REVIEW OF ANNUAL REPORT, ASSESSMENT PROCESS, AND ASSESSMENT TOTALS

CITY ASSESSOR'S ANNUAL REPORT

The Assessor's Annual Report was presented to the council. The report presented to the City Council informs us that NDCC-57-02-11 requires that assessments reflect actual market value to include new construction, annexations, and properties coming on the tax roll from a prior exemption.

The city's residential assessments were 11.7% below the selling price last year and commercial properties were 11.4% below the selling price last year. The average commercial valuation increased by about 4.69% and the average residential valuation increased by roughly 5.54%. The 2026 True and Full Value as of February 1st, 2026, is estimated to be approximately \$5,737,394,000, or about a 5.2% increase from last year.

There were 715 residential sales that were qualified to be used in the 2025 state board residential sales ratio study. There were 97 commercial properties that were used in the 2025 state board commercial sales ratio study that would have included all types of commercial properties.

There was a 26% decrease in the Homestead Credit in 2026 primarily due to applications being submitted late. 745 properties paid zero dollars in property tax while benefiting from the Homestead and/or the Disabled Veteran tax credits and/or Primary Residence Credit.

PROPERTY OWNER APPEALS AND ACTION BY BOARD

SUBMITTED APPEALS

MINOT STATE UNIVERSITY DEVELOPMENT FOUNDATION APPLICATIONS FOR PROPERTY TAX EXEMPTION

The City Assessor's office performed an audit of the properties and tax exemption of the MSU Development Foundation properties. MSU Development Foundation representatives discussed their views on NDCC 57-02-08 subsection 16.

The motion to approve the tax exemption for all the properties presented by the MSU Development Foundation under section NDCC 57-02-08 subsection 16 was initiated by City Council Member Olson, seconded by City Council Member Blessum and carried by the following roll call vote: ayes: Mike Blessum, Rob Fuller, Mike Hayes, Mark Jantzer, Lisa Olson, Scott Samuelson; nays: None.

STONEBRIDGE VILLA AND TOWNHOMES

The motion to move the Board of Equalization to deny the appeal and approve the 2026 Assessment Total Value of \$11,793,000.00 was initiated by City Council Member Olson, seconded by City Council Member Fuller and carried by the following roll call vote: ayes: Mike Blessum, Rob Fuller, Mike Hayes, Mark Jantzer, Lisa Olson, Scott Samuelson; nays: None.

1402 4TH AVE NW; MICHAEL WARD

The City Assessor discussed the 2026 Assessment value of \$310,000. Michael Ward believes the property has a large portion of the land which is unable to be built upon and would like to see an assessed value of \$100,000.00.

The motion to move the Board of Equalization to deny the appeal and approve the 2026 Assessment Total Value of \$310,000 was initiated by City Council Member Blessum, seconded by City Council Member Fuller and carried by the following roll call vote: ayes: Mike Blessum, Rob Fuller, Mike Hayes, Mark Jantzer, Lisa Olson, Scott Samuelson; nays: None.

3420 15TH ST SE; ANDERSON, CASEY & STEPHANIE

The City Assessor discussed the assessment value of the property. The property owner did not submit any documentation supporting a lower value for the property.

The motion to move the Board of Equalization to deny the appeal and approve the 2026 Assessment Total Value of \$404,000.00 was initiated by City Council Member Olson, seconded by City Council Member Hayes and carried by the following roll call vote: ayes: Mike Blessum, Rob Fuller, Mike Hayes, Mark Jantzer, Lisa Olson, Scott Samuelson; nays: None.

2317 19TH ST SW; BOURGO, JESSE

The City Assessor presented his 2026 assessment value for 2317 19th St SW. Jesse Bourgo discussed how his tax valuation has raised over \$179,000 in the past 7 years.

The motion to move the Board of Equalization to deny the appeal and approve the 2026 Assessment Total Value of \$352,000.00 was initiated by City Council Member Blessum, seconded by City Council Member Olson and carried by the following roll call vote: ayes: Mike Blessum, Rob Fuller, Mike Hayes, Mark Jantzer, Lisa Olson, Scott Samuelson; nays: None.

2400 10TH ST SW; DAKOTA SQUARE MALL CMBS, LLC

The motion to move the Board of Equalization to deny the appeal and approve the 2026 Assessment Total Value of \$61,923,000.00 was initiated by City Council Member Fuller, seconded by City Council Member Blessum and carried by the following roll call vote: ayes: Mike Blessum, Rob Fuller, Mike Hayes, Mark Jantzer, Lisa Olson, Scott Samuelson; nays: None.

OPEN TO THE PUBLIC APPEALS

There was no open to the public appeals.

ACTION ITEMS

RESOLUTION EQUALIZING THE 2026 ASSESSMENTS

The motion for the Board of Equalization to adopt the resolution equalizing assessments for 2026 based on the actions recorded at the meeting was initiated by City Council Member Fuller, seconded by City Council Member Blessum and carried by the following roll call vote: ayes: Mike Blessum, Rob Fuller, Mike Hayes, Mark Jantzer, Lisa Olson, Scott Samuelson; nays: None.

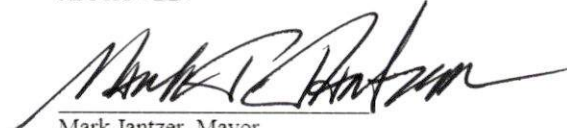
ADJOURNMENT SINE DIE

The motion to adjourn the meeting at 8:32 pm was initiated by City Council Member Fuller, seconded by City Council Member Blessum and carried by the following roll call vote: ayes: Mike Blessum, Rob Fuller, Mike Hayes, Mark Jantzer, Lisa Olson, Scott Samuelson; nays: None.

ATTEST:


Mikayla McWilliams, City Clerk

APPROVED:


Mark Jantzer, Mayor