What is the Sargent County Tax Department talking about?

"Property Taxation" North Dakota Century Code- Title 57 =Taxation; Chapter 57-02 general property assessment; 57-02-08 property Exempt from taxation; Subsection 57-02-08(15) Exemption of Farm Buildings

"Tax Districts" the entities that draw taxpayer dollars for their budgets of operations. The 24 townships; 7 incorporated communities; 8 fire districts; and 6 school districts that are located within the county borders. Also the following Airport authorities in Gwinner & Milnor; Other budgets in whole or part located within the county are Emergency Medical Services (ambulance/1st responders); Extension service; General county; Health district; Historical Society; Human Services; Job Development authority; Red River Joint Board; Road; I & S (Go bonds/Road); Senior Citizens; Soil Conservation District; veterans service officer; water resource districts; weed control; and state taxes. There may be other budgets within a taxing district as well ex: cemetary or park boards. If you want to know exactly the amount of mills or dollars for a certain district please contact the district or the county for additional information.

"A legal description" a statement that contains a designation by which a piece of land is identified. These statements, or descriptions, may be in several different formats. Some may refer to systems using benchmark locations that reference points by latitude and longitude; some may describe a parcel of land by reference to courses (or bearings) and distances to established landmarks; and some may use several forms of mapping systems.

"Property Records or Cards" The tax director/assessor are required to keep an individual property record for each parcel of taxable property. These records may be electronic or paper form and must contain certain information. The information that is required to be retained on the records needs to provide documentation of data that affects property valuation and to provide consistency throughout the jurisdiction whether the jurisdiction is a township, city, or county. "True and Full Value" the value determined by considering the earning and productive capacity, if any, the market value, if any, and all other matters that affect the actual value of the property to be assessed. NDCC 57-02-01 (15)

"An Appraisal" In the simplest terms, an appraisal is an opinion of value. When that opinion is formed by a trained and qualified appraiser, it is based on a systematic process of defining and planning a solution to the appraisal problem, gathering and analyzing all necessary information, applying the approaches to value, and reconciling all of that analysis and data into the opinion of value. This opinion can be stated in the form of a single value or a value range. In arriving at a value opinion, an appraiser will consider several methods of appraisal application that approach the concept of property value from different perspectives. These methods are referred to as the "approaches to value" and are the cost approach, market approach and income approach.

"Fair Market Value" the most probable price expressed in terms of money that a property would bring if exposed for sale in the open market between an owner willing to sell and a purchaser desiring to buy.

"Arm's length Transaction" a sale between a willing seller and a willing buyer both of whom are knowledgeable concerning all the uses to which a property is adapted and for which it is capable of being used.

"Agricultural Value" the capitalized average annual gross return NDCC 57-02-27.2

"Assessed Value" 50% of the true and full value set

"Taxable Value" percentage of assessed value. Taxable value of residential is 9% of the assessed value. Taxable value of commercial; agricultural; centrally assessed and railroads is 10% of the assessed value.

Example: True and full value $50,000.00 x 50% = $25,000.00 assessed value x 9% (residential) = $2,250.00 taxable value or $25,000.00 x 10% (commercial, centrally assessed, agricultural, or railroad) = $2,500.00 taxable value.

"**Mill levy**" the "tax rate" that is applied to the assessed value of a property. One **mill** is one dollar per $1,000 dollars of assessed value. It consists of a local portion which is used to fund area services and a statewide portion which is used to fund public schools.

"Determining the mill levy" it is determined each year by dividing the total amount of dollars needed by each political subdivision (city, county, schools, etc.) from the property tax by the total taxable value of the political subdivision. This, in effect, ends up being the percentage of taxable value that is levied or assessed in property tax annually.

Levy in Dollars divided by total taxable value = the mill rate per taxing district

"Determining an individual's annual property tax" multiply the taxable value by that year's mill levy. (Move the decimal three places to the left on the mill levy.) Mill Rate x taxable value = the estimated property tax due. EX: $2,500.00 taxable value x .35688 (mill rate listed as 356.88) = $892.20 estimated property tax due.

"Neighborhood" Environment of a property that has a direct and immediate impact on its value. A group of complimentary land uses.

"Classes of Neighborhoods" also known as classification districts. There are typically four: Residential; Commercial; industrial; and Agricultural/rural

"Residential Property" all property, or portions of property, used by an individual or group of individuals as a dwelling, including property upon which a mobile home is located. This does not include hotel and motels. Nor structures providing living accommodations for four or more separate family units. Nor a tract of land upon which four or more mobile homes are located. NDCC 57-02-01(12)

"Commercial/Industrial Property" all property or portions of property that are not included in the classes of property defined in subsecitons 1, 4, 11, and 12. NDCC 57-02-01(5)

"Agricultural/Rural Property" a platted or unplatted tract of land used for cropland and or grazing land. Property platted on or after March 30, 1981 are not agricultural property when certain conditions apply. NDCC 57-02-01(1)

"Centrally assessed property" all property which is assessed by the state board of equalization . NDCC 57-02-01(4)

"Railroad Property" operating property including franchises, of each railroad operated in this state including electric or other street or interurban railway. NDCC 57-02-01(11)

"Mass Appraisal" is the process of valuing the worth of a universe of properties as of a given date in uniform order, utilizing a common reference for data and statistical testing.

"Sales Ratio" compares the sale price of a property that has sold with the assessed value of that property on the assessor books.

"Sales Ratio Data" data of comparison for the sales to assessment ratios for all property sold are arrayed in a list from lowest to highest. The median ratio is selected to measure the performance of the assessor in valuing similar properties generally.

"Farm" tract contains a minimum of ten acres of agricultural land. A Tract normally used for farming or ranching activities.

“Farmer” an individual whom devotes the major portion of one’s time to farming and/or ranching. Individual and spouse, if married, that have not received more than 50% of annual net income from nonfarm income during each of the three proceeding years. Individual and spouse, if married, do not have non-farm income exceeding $40,000.00 each year for the three preceding calendar years.

“Beginning Farmer” individual who began occupancy and operation of a farm within the last three years, spends majority of time at farming activities, and has not had farm income for the last three years.

“Retired Farmer” individual, who retired from farming due to age or illness and at time of retirement owned and occupied the residence as a farmer and who presently lives in the residence.