

**CITY OF DICKINSON**

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**OFFICE OF CITY ASSESSOR**

**Joe J Hirschfeld**

**\*\*MEMO\*\***

DATE: 09/12/2023

TO: Dickinson City Commission  
Dustin Dassinger – City Administrator  
Linda Carlson – Deputy City Administrator

FROM: Joe Hirschfeld – Dickinson City Assessor

SUBJECT: Assessing Report

Information does not always flow to the Assessing Department in a manner that is preferable and easily used. As we approach the finality of the 2023 budgetary season, as well as finalize the commercial revaluation, I wanted to highlight the amount of reliance placed upon the information generated by the Assessing department beyond that for property tax purposes.

There will be an abatement hearing on September 19, 2023, regarding a property that transferred from taxable to exempt and back to taxable. The current property owner states that they relied upon the taxable valuation when completing that transaction, and the change back to taxable status and a corresponding change in value is inequitable.

Other affected properties are churches that become coffee houses, shop buildings that become churches, oil field campuses that become teaching centers, and school bus barns that transfer to private entities. Unfortunately, since exempt properties are not taxable, they have historically been given the lowest priority for parcel maintenance. This may not seem like much of an issue when considering the likes of DSU, Dickinson Public Schools, or CHI Hospital; however, even St. Joseph's Hospital is now a private building.

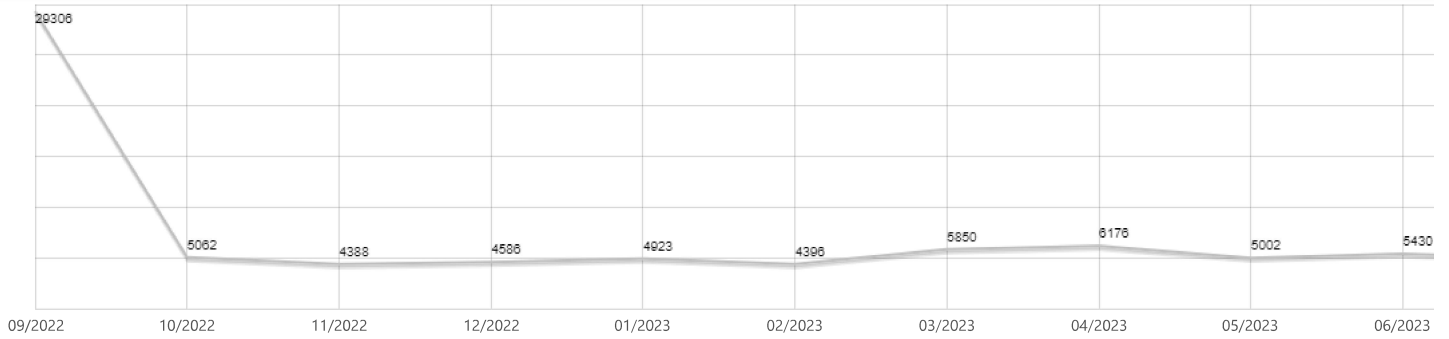
One downside to a low priority and lack of a value placed upon these exempt entities would be in the event of a natural disaster.

Per Kevin Ternes, past Assessor for the City of Minot and Bob Ehler, President of Vanguard Appraisals, Inc., FEMA and insurance companies often use public records to indicate the value of structures that sustained a large amount of loss. For Dickinson, that means many of our largest parcels have zero data available to share, putting these owners at risk of being under-served.

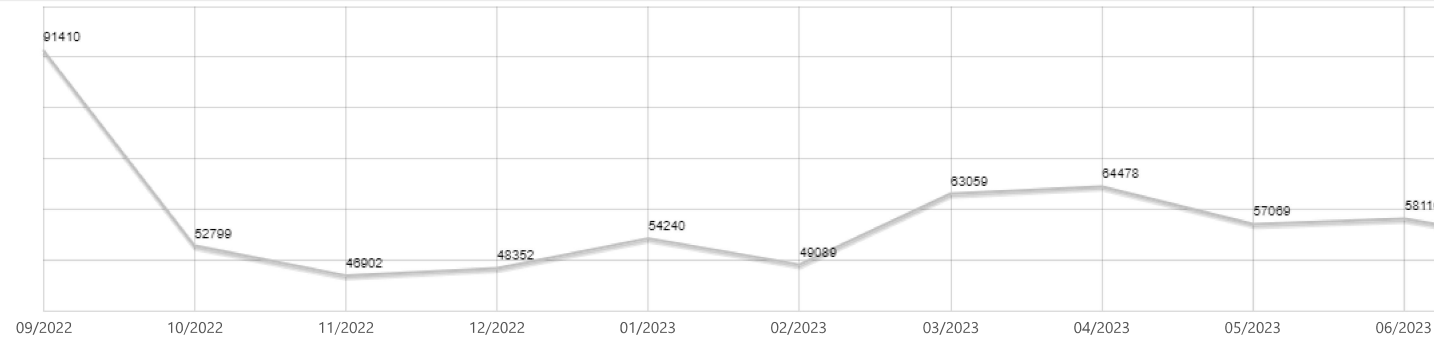
Some of the City of Dickinson Assessment offices' largest users of data are title companies, banks/lenders, Realtors, appraisers, and insurance companies. The data that is provided by web entities such as Zillow also come from annual downloads of Assessment data. The Assessors web page, hosted by Vanguard Appraisals, gets 4,500 to 6,000 unique hits monthly (see attached usage stats). As a reference, there are 10,500 city parcels. While there is talk again about doing away with property taxes, please be cognizant of the demand for Assessment data beyond that used for Ad Volorem Taxation, and while this data could be compiled privately, the cost would be a much higher amount. Maybe not on the scale of requiring people to hire their own firefighters or supply their own utilities, but the Assessment office is a benefit to the community.

Sincerely,

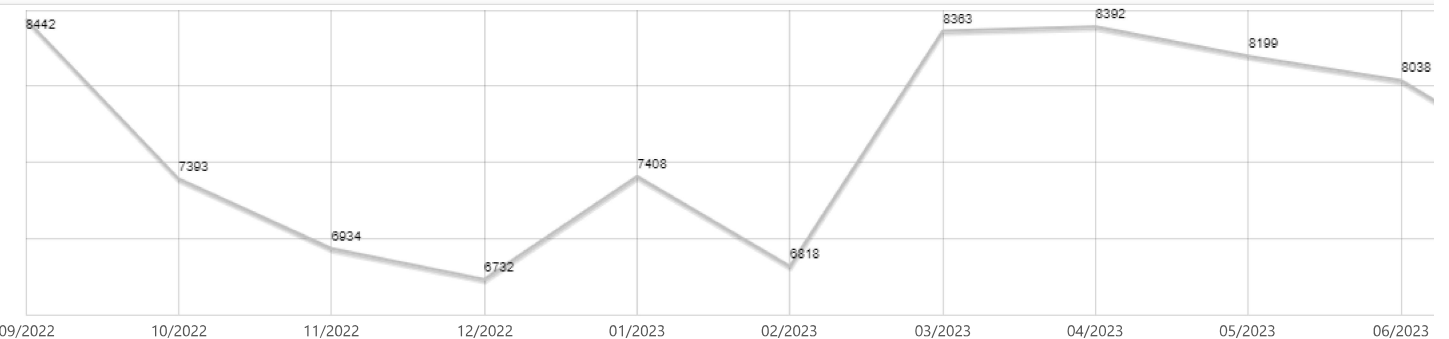
Joe Hirschfeld  
City Assessor



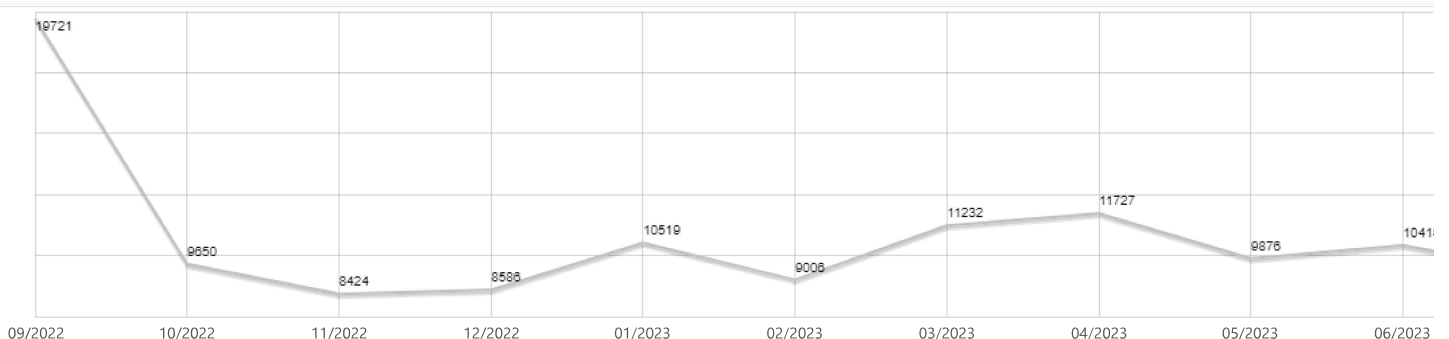
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