

2024  
City of Williston  
Property Assessment Report

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**Assessor's Office**

City Board of Equalization  
April 11, 2024  
6:00 P.M.

## Introduction

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The Williams County Assessor's Office has prepared this 2024 Assessment Report of the City of Williston. This report includes specific information regarding the 2024 assessment as well as general information about the assessment process.

North Dakota statutes establish specific requirements for the assessment of property. The law requires that all real property be valued at True and Full Value, which is defined as the market value as of the February 1<sup>st</sup> assessment date.

The estimated market values established through the 2024 assessment are based upon actual real estate market trends of Williston properties taking place from January 1, 2023, through December 31, 2023. From these trends, our mass appraisal system is used to determine individual property values.

## Sales Analysis Section

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### *Sales Analysis Overview*

The assessment function is governed by North Dakota State Statute. The starting point of the assessment of real property is True and Full Value. For property classified as residential or commercial, True and Full Value means its market value or the price a property would bring if it were offered for sale in the open market for a reasonable length of time and purchased by a willing buyer from a willing seller, both parties being prudent and having reasonable knowledge of the property and neither being under undue pressure to complete the transaction.

Assessors are historians and measure the market based on sales which have occurred before the assessment date. Assessors do not create the value or predict what the market will do; rather, we follow the patterns set by the real estate market. For example, the sales that occurred between January 1, 2023, and December 31, 2023 are used to establish the 2024 assessed values. Therefore, the True and Full Value which is put on residences and businesses each February is the assessment that is used for the entire tax year. Values may have decreased or increased by the time the taxpayers receive their tax statements in December.

Information on the sales of real estate is of paramount importance to the assessors in a market-based property tax system. The sales that occur within this January 1<sup>st</sup> to December 31<sup>st</sup> time period, each year, are closely scrutinized by the Assessor's Office. Evidence suggesting a forced sale, foreclosure, a sale to a relative, or anything other than an arm's-length transaction requires the sales to be discarded from the sales study. This is important, because the real estate sales information constitutes the database for the statistical comparisons necessary to make the property assessment.

The assessor's office is charged with setting estimated market values for tax purposes at actual market value. The relationship between sales prices to estimated market value is called the sales ratio. North Dakota State statute requires (for all classes of property) a median ratio of 90-100%. We make every effort to ensure that each class of property in Williston meets this target as consistently as possible. In this way, we ensure an equitable distribution of the property tax burden for all Williston city taxpayers.

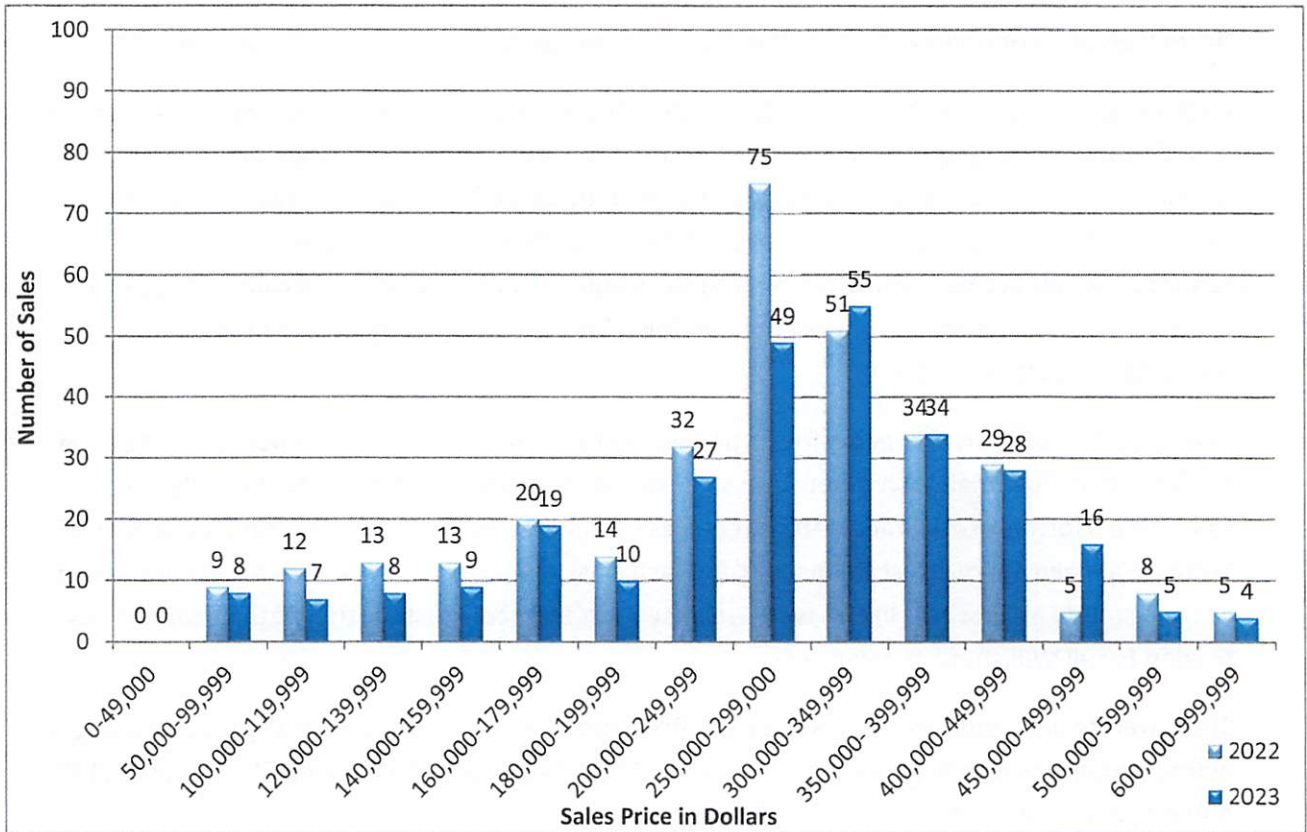
State Statute also requires the Assessor's Office send a notice of increase to all property owners whose property value increased 10% and \$3,000 over last year's assessment. There were 1,130 notices sent for 2024, compared to 1,417 in 2023.

## 2024 Residential Sales Study Statistics

The sales statistics presented in this report (number of sales, average sale price, sales prices) are based on data collected from usable sales that occurred between January 1st and December 31st, 2023.

Sales prices increased over the year with the average sale price being \$299,335 during 2023 (up \$13,416 from last year) with a slight decrease in the number of sales occurring. There were 280 useable residential sales in 2023 (compared with 320 in 2022). These 2023 sales are what the 2024 assessments are based upon. The sales have been assembled into a ratio study which is attached within the report. Residential properties in Williston sold, on average, 12% higher than they were valued.

### SALES PRICE STRATIFICATION



The overall Sales Ratio for residential properties was 89.18%. As we are required by the State Board of Equalization to be between 90 and 100% of market value, an increase was needed. To determine where changes were needed, sales were analyzed by age, class, style, and story. Adjustments were made based on this analysis.

**MAP AREA RATIO STRATIFICATION**

MAP AREA	RATIO	RATIO AFTER ADJUSTMENTS
Old Pre 1920	81.77	89.24
Old 1920-1949	92.7	93.68
Mid Avg 1-Sty	89.33	94.63
Mid Avg Multi Sty	95.98	95.7
Mid Avg Split	92.55	94.93
Mid Good	91.33	94.09
New Economy	86.33	93.93
New Avg 1-Sty	87.52	94.32
New Avg Multi Sty	86.82	92.89
New Avg Split	88.30	94.33
New Good	89.01	94.51
MH on Real Estate	89.46	93.74
Twin Home	92.92	95.25
T-House Mid	85.53	93.73
T-House New	94.08	94.61
Condo Mid	90.10	94.15
Condo New	92.61	94.54
<b>OVERALL RATIO</b>	<b>89.18%</b>	<b>94.15%</b>

*\*Areas with less than 4 sales were not individually adjusted.*

Residential True and Full Value increased almost \$12,760,000. \$11,241,620 in valuation was added to the tax roll from new construction.

## 2024 Commercial Sales Study Statistics

The State Tax Department requires a sales study of at least 30 sales. 36 usable commercial sales occurred during 2023. All the required usable data for Williston has been assembled into a ratio study which is attached within the report.

The overall commercial ratio is 80.1%. As we are required by the State Board of Equalization to be between 90 and 100% of market value, an increase was needed.

Commercial True and Full Value increased \$9,339,120. Over \$9,300,000 of new construction was added to the commercial valuation of the city.

## Income Approach

The Income Approach to Valuation was applied to apartment buildings across the city. Questionnaires regarding income and expenses were sent out. We analyzed the information received from the 83 returned questionnaires (out of 191 sent out) and created our model. Apartment complex values increased on average 41%

### AVERAGE APARTMENT RATES

STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM
\$693	\$916	\$937	\$1,274	\$1,230

Large Complexes (over 18 units)

STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM
\$450	\$400	\$500	\$675

Small Complexes (17 units and under)

*\*A sliding scale within the unit style was created to account for condition & amenities of the apartment building.*

## Recommendations

### Residential

I would recommend residential property be left, as a class, at the level presented. In reviewing the Ratio Adjustment Worksheet below, residential property is assessed at 94.16% of market and would need an increase of 6.20% to reach the statutory level of 100%. The State Board of Equalization allows a 10% tolerance level.

	<b>RESIDENTIAL</b>	
	<b>2023</b>	<b>2024</b>
TRUE & FULL VALUE	\$1,603,744,410	\$ 1,709,473,430
SUPPLEMENTARY ABSTRACT INCREASES		\$14,075,450
DECREASES	\$1,315,960	
ADJUSTED T&F VALUES (Line 1 - L 2 or 3)	\$1,602,428,450	\$1,695,397,980
2023 T&F/SALES RATIO	89.18%	
INDICATED MARKET VALUE (2023 Line 4 / Line 5)	\$1,800,481,404	
2024 T&F/MARKET VALUE RATIO (2024 Line 4 / Line 6)		94.16%
MARKET VALUE MINUS 2024 T&F (Line 6 - 2023 Line 4)		\$105,083,424
INDICATED CHANGE NEEDED TO REACH 100% VALUE (Line 8 / 2024 Line 4)		6.20%

**Commercial**

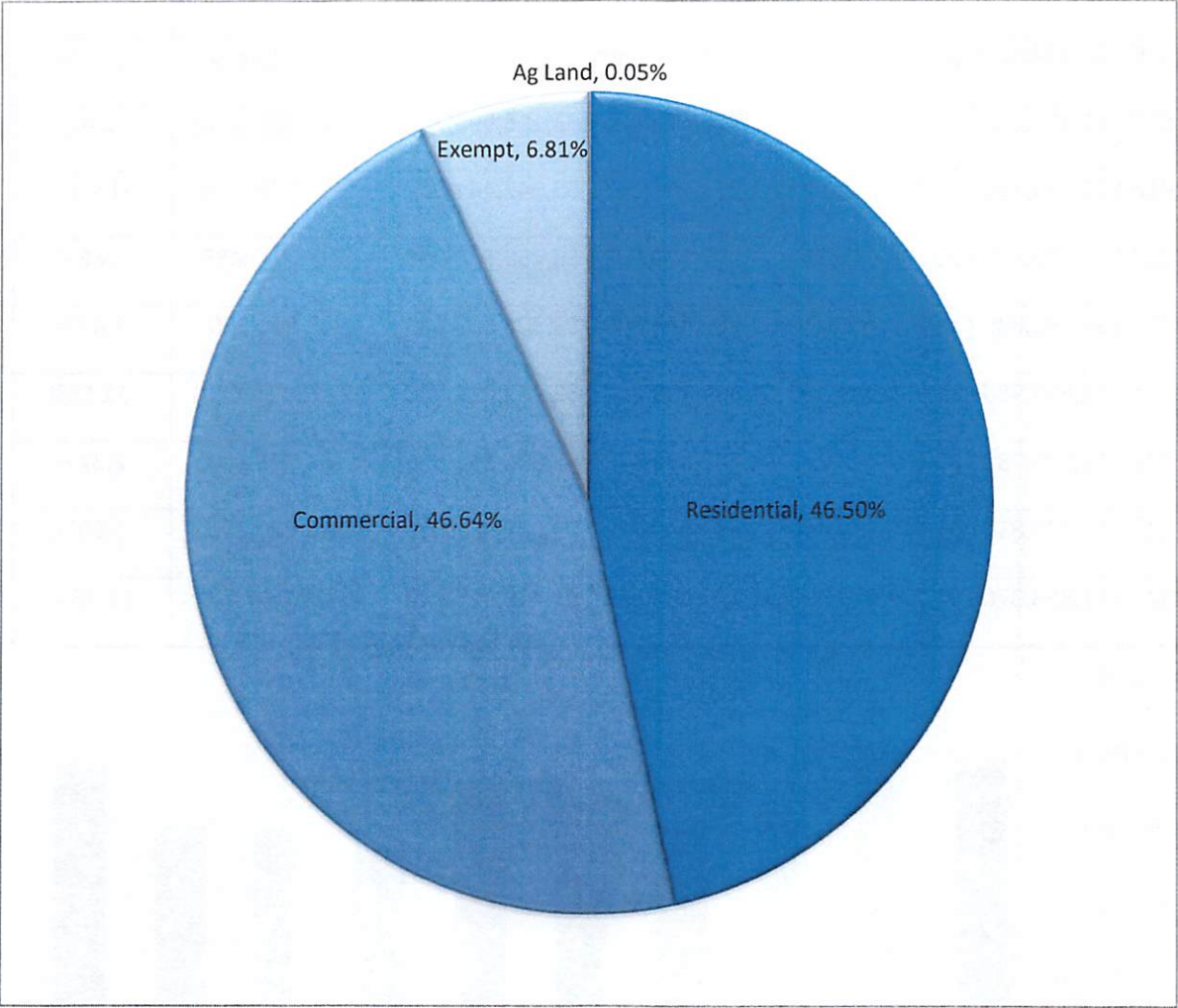
I would recommend commercial property be left, as a class, at the level presented. In reviewing the Ratio Adjustment Worksheet below, commercial property is assessed at 92.11% of market and would need an increase of 8.57% to reach the statutory level of 100%. The State Board of Equalization allows a 10% tolerance level.

	<b>COMMERCIAL</b>	
	<b>2023</b>	<b>2024</b>
TRUE & FULL VALUE	\$ 1,483,276,871	\$ 1,714,598,640
SUPPLEMENTARY ABSTRACT INCREASES		\$ 11,936,970
DECREASES	\$2,597,850	
ADJUSTED T&F VALUES (Line 1 - L 2 or 3)	\$1,480,679,021	\$1,702,661,670
2023 T&F/SALES RATIO	80.10%	
INDICATED MARKET VALUE (2023 Line 4 / Line 5)	\$1,848,538,104	
2024 T&F/MARKET VALUE RATIO (2024 Line 4 / Line 6)		92.11%
MARKET VALUE MINUS 2024 T&F (Line 6 - 2024 Line 4)		\$145,876,434
INDICATED CHANGE NEEDED TO REACH 100% VALUE (Line 8 / 2024 Line 4)		8.57%

# 2024 Assessment Summary

## TRUE & FULL VALUES

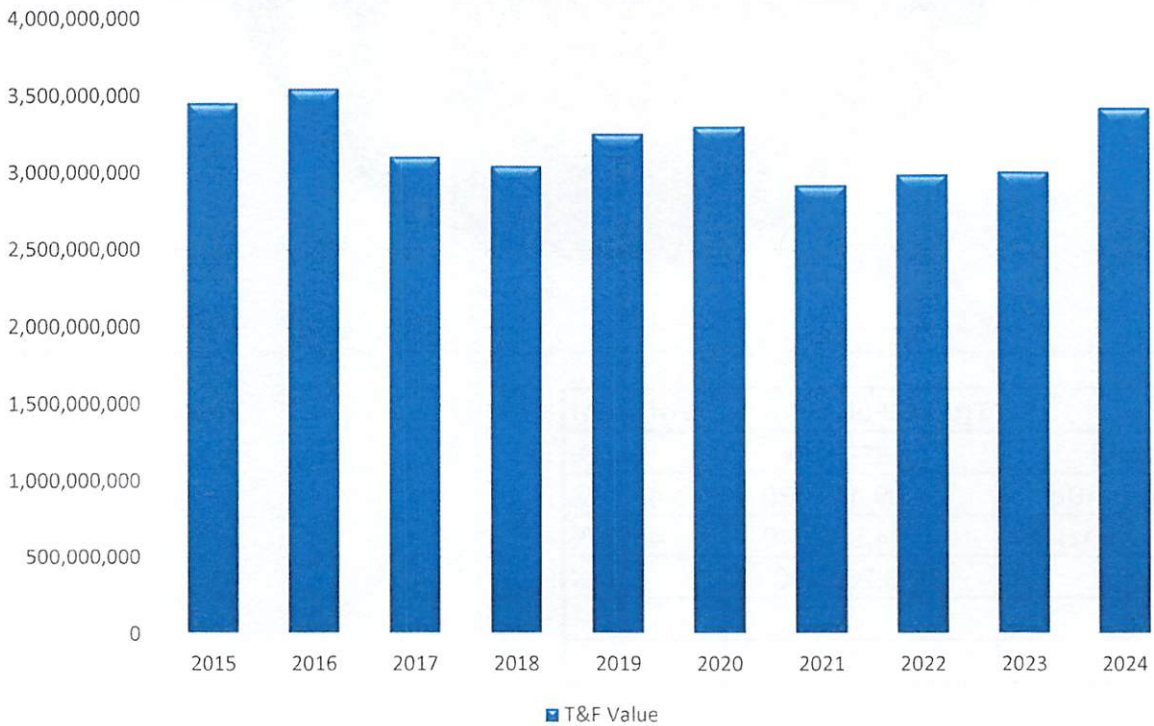
Total Values for each of the classes of property in Williston



	True & Full	% of Total
Ag Land	\$1,853,870	0.05%
Residential	1,709,473,430	46.50%
Commercial	1,714,598,640	46.64%
Exempt	\$250,263,190	6.81%
<b>Total</b>	<b>\$ 3,676,189,130</b>	

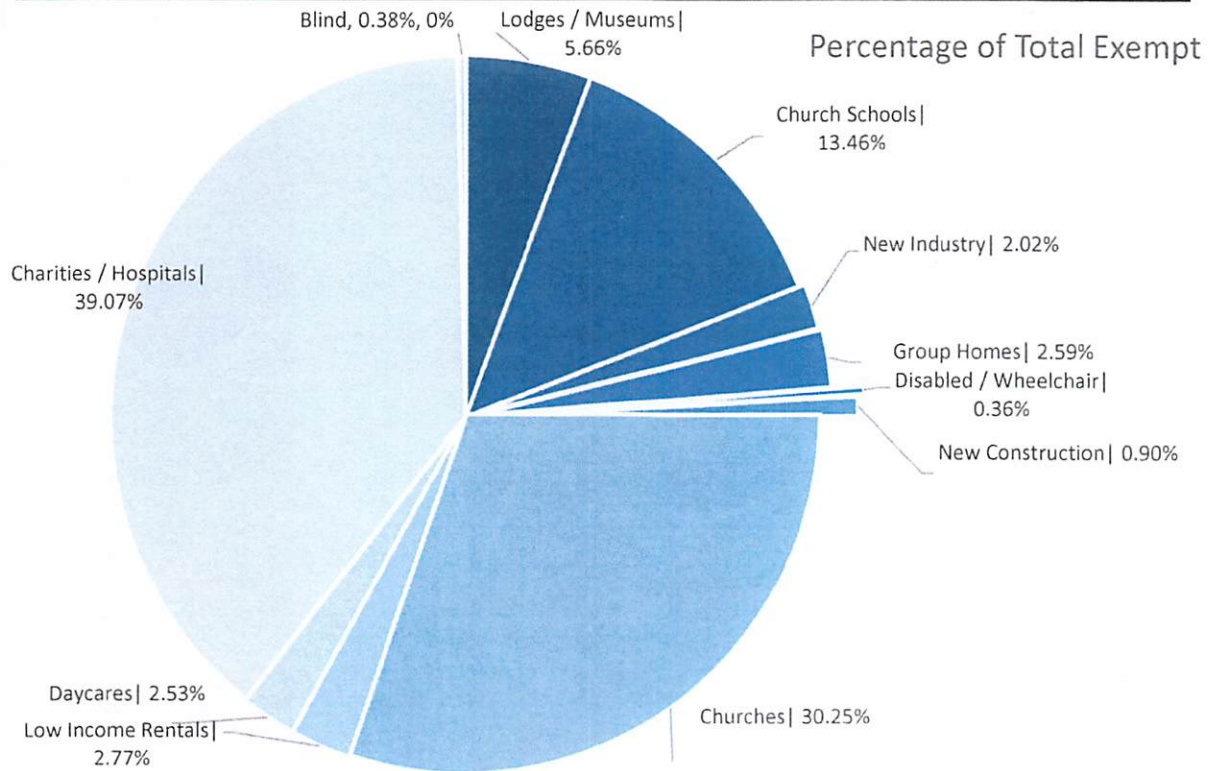
**2015-2024 REAL PROPERTY TRUE & FULL VALUE HISTORY**

TOTAL TRUE & FULL VALUE - REAL PROPERTY ONLY						
Year	Ag Land	Res	Com	T&F Value	Change	% Change
2015	\$1,171,092	\$1,328,581,110	\$2,123,284,883	\$3,453,037,085		
2016	\$1,134,690	\$1,385,035,400	\$2,161,287,850	\$3,547,457,940	\$94,420,855	2.73%
2017	\$1,388,630	\$1,179,122,500	\$1,926,479,650	\$3,106,990,780	(\$440,467,160)	-12.42%
2018	\$1,534,750	\$1,191,825,600	\$1,854,083,667	\$3,047,444,017	(\$59,546,763)	-1.92%
2019	\$1,475,862	\$1,298,440,600	\$1,956,720,008	\$3,256,636,500	\$209,192,483	6.86%
2020	\$1,561,840	\$1,417,486,450	\$1,882,486,300	\$3,304,507,690	\$47,871,190	1.47%
2021	\$1,607,980	\$1,431,929,230	\$1,489,238,810	\$2,922,776,020	(\$381,731,670)	-11.55%
2022	\$1,739,730	\$1,502,418,270	\$1,486,393,520	\$2,990,551,520	\$67,775,500	2.32%
2023	\$1,785,810	\$1,615,338,420	\$1,537,649,742	\$3,008,551,520	\$18,000,000	0.60%
2024	\$1,853,870	\$1,709,473,430	\$1,714,598,640	\$3,425,925,940	\$417,374,420	12.18%



**SUMMARY OF PRIVILEGED EXEMPTIONS**

Exemption Classification	NDCC Code Number	2024		Percentage of Total Exempt
		Count	T&F Value	
Church Schools	NDCC # 57-02-08(6)	3	\$33,695,570	13.46%
Churches	NDCC # 57-02-08(7),(9)	47	\$75,708,090	30.25%
Charities / Hospitals	NDCC # 57-02-08(8)	16	\$97,781,690	39.07%
Lodges / Museums/ Clubs	NDCC # 57-02-08(11)	12	\$14,161,820	5.66%
Low Income Rentals	NDCC # 57-02-08(43)	6	\$6,933,540	2.77%
Daycares	NDCC # 57-02-08(36)	14	\$6,327,140	2.53%
Group Homes	NDCC # 57-02-08(31)	7	\$6,484,810	2.59%
<b>Total Organizations</b>		<b>105</b>	<b>\$275,229,640</b>	<b>96.34%</b>
Disabled / Wheelchair	NDCC # 57-02-08(20)	9	\$900,000	0.36%
Blind	NDCC # 57-02-08(22)	6	\$960,000	0.38%
<b>Total Blind/Disabled</b>		<b>15</b>	<b>\$1,860,000</b>	<b>0.74%</b>
New Industry	NDCC # 40-57.1-03;03P;04.1	4	\$5,060,530	2.02%
New Construction - Owner	NDCC # 57-02-08(35)	15	\$2,250,000	0.90%
<b>Total New Construction</b>		<b>19</b>	<b>\$3,840,190</b>	<b>2.92%</b>
<b>TOTAL PRIVILEGED EXEMPTIONS</b>		<b>139</b>	<b>\$250,263,190</b>	<b>100.00%</b>



2023-2024 MOBILE HOME COURT OCCUPANCY

<u>COURT</u>	<u># AVAILABLE</u>	<u>2023</u>	<u>2024</u>
Cimarron Heights	335	159	148
FM Parkway	175	105	93
Glenn Villa	104	70	58
Sand Creek Estates	208	113	148
Elm Estates	126	73	61
Springbrook Meadows	183	126	126
<b><u>TOTALS</u></b>	<b>1154</b>	<b>646</b>	<b>634</b>

\*As of 3/20/24

## Property Tax Basics

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The makeup of the property tax system is simple. It contains only three primary elements: budget, valuation and tax. The amount of tax to be collected is calculated by dividing the budget by the taxable valuation.

- BUDGET
  - Taxing authorities (school, city, county, etc.) approve budgets annually for the services they provide.
- VALUATION
  - Buyers and sellers in the market create value.
  - Assessors study market transaction and estimate value.
- TAXATION
  - Approved budgets are divided by the total taxable value and tax rates (mill levies) are set.

### *Tax Bill Estimate*

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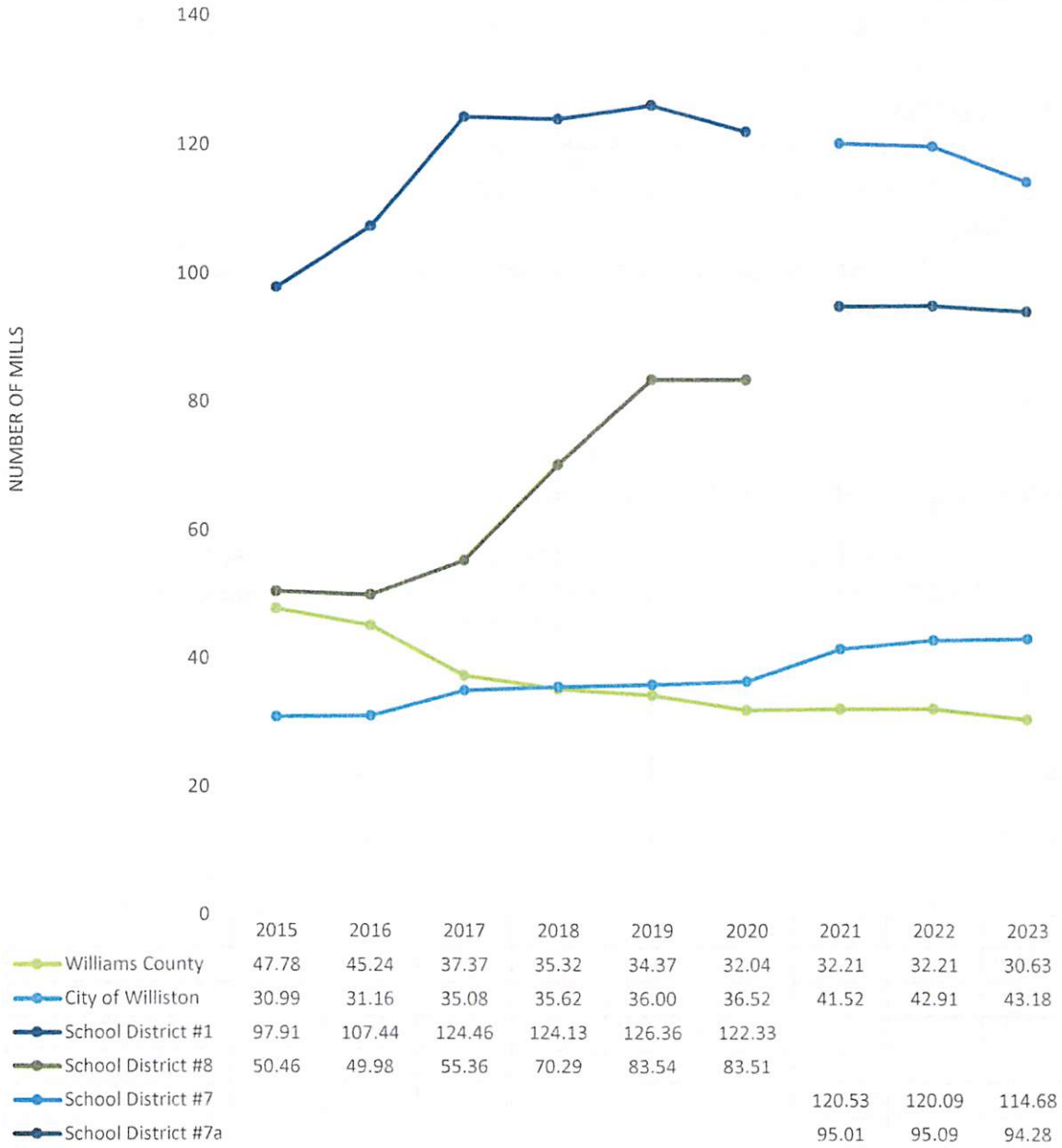
Based on True & Full Value of \$225,000 Residential

$\$225,000 \text{ True \& Full Value} \times 50\% = \text{Assessed Value } (\$112,500)$   
 $\times 9\% \text{ for Residential } (\$10,125) \text{ or } \times 10\% \text{ for Commercial/Ag} = \text{Taxable Value}$   
 $\times \text{Mills} = \text{Tax Bill}$

<u>Entity</u>	<u>Mills</u>	<u>Tax Dollars</u>	<u>%</u>
State Levy	1.00	\$10.12	0.52%
Williams County	30.63	\$310.13	15.81%
City of Williston	43.18	\$437.20	22.29%
School District #7	114.68	\$1,161.14	59.21%
<u>Miscellaneous</u>	<u>4.21</u>	<u>\$42.62</u>	<u>2.17%</u>
2023 Consolidated Mill Levy	193.70	\$1,961.21	100%

**2015-2023 MILL LEVY HISTORY**

Mill Levy history of the major taxing entities in the City of Williston



**MAJOR NORTH DAKOTA CITY MILL COMPARISON**

<b>CITY</b>	<b>2023 Total Mill Levy</b>	<b>2023 City Mill Levy</b>	<b>Est. Tax \$125,000 Residential</b>	<b>Effective Tax Rate Residential</b>	<b>Est. Tax \$125,000 Commercial</b>	<b>Effective Tax Rate Commercial</b>
<i>Williston</i>	193.70	43.18	\$1,090	0.87%	\$1,211	0.97%
<i>Dickinson</i>	232.71	42.55	\$1,309	1.05%	\$1,454	1.16%
<i>Bismarck</i>	259.90	77.91	\$1,462	1.17%	\$1,624	1.30%
<i>Mandan</i>	281.02	63.85	\$1,581	1.26%	\$1,756	1.41%
<i>West Fargo</i>	290.43	79.75	\$1,634	1.31%	\$1,815	1.45%
<i>Fargo (School Dist #1)</i>	296.60	57.00	\$1,668	1.33%	\$1,854	1.48%
<i>Valley City</i>	335.20	76.95	\$1,886	1.51%	\$2,095	1.68%
<i>Devils Lake</i>	335.77	91.11	\$1,889	1.51%	\$2,099	1.68%
<i>Jamestown</i>	337.17	118.41	\$1,897	1.52%	\$2,107	1.69%
<i>Grand Forks</i>	352.53	96.37	\$1,983	1.59%	\$2,203	1.76%
<i>Wahpeton</i>	354.35	84.09	\$1,993	1.59%	\$2,215	1.77%
<i>Minot</i>	365.40	119.93	\$2,055	1.64%	\$2,284	1.83%

<b>City</b>	<b>Population</b>	<b>2023 Taxable Value</b>
<i>Fargo (School District #1)</i>	131,444	\$800,115,958
<i>Bismarck</i>	74,445	\$495,784,950
<i>Grand Forks</i>	59,166	\$277,120,261
<i>Minot</i>	48,377	\$235,672,185
<i>West Fargo</i>	40,538	\$256,044,339
<i>Williston</i>	29,749	\$148,085,191
<i>Dickinson</i>	25,679	\$133,244,581
<i>Mandan</i>	24,654	\$124,190,171
<i>Jamestown</i>	15,754	\$56,290,551
<i>Wahpeton</i>	8,014	\$25,209,370
<i>Devils Lake</i>	7,161	\$23,186,906
<i>Valley City</i>	6,563	\$22,469,981

# Comments and Protests Received Prior to Equalization

## CITY OF WILLISTON LOCAL BOARD OF EQUALIZATION April 11, 2024

1. Owner: CASS OIL CO  
Account Number: 01-094-00-00-01-027  
Legal Description: CITY OF WILLISTON | CHANDLER FIELD SUB | L5R REARR L 3R B 1  
Property Address: 118 CHANDLER BLVD  
2024 T&F: Land: \$134,100 Imp: \$2,232,930 Total: \$2,367,030  
Protesters Value: \$1,245,548  
Owners Reason: NOT STATED  
Recommendation: NO CHANGE TO ASSESSMENT
  
2. Owner: CASS OIL CO  
Account Number: 01-309-00-00-01-010  
Legal Description: CITY OF WILLISTON | HOLIDAY-WRIGHT COMMERCIAL SUB | L 1 B 1  
Property Address: 113 58<sup>TH</sup> ST W  
2024 T&F: Land: \$558,000 Imp: \$2,537,230 Total: \$3,095,230  
Protesters Value: \$1,988,304  
Owners Reason: NOT STATED  
Recommendation: NO CHANGE TO ASSESSMENT
  
3. Owner: THOMAS PETROLEUM LLC  
Account Number: 01-584-00-31-95-500  
Legal Description: CITY OF WILLISTON | SCHMITZ-ROSS ADD AMEND | E 107.78' X 363' B 1  
Property Address: 2005-2021 E DAKOTA PKWY  
2024 T&F: Land: \$254,830 Imp: \$450,650.... Total: \$705,480  
Protesters Value: \$540,000  
Owners Reason: FEELS THE COMPS ARE TOO SMALL TO BE ACCURATE  
Recommendation: NO CHANGE TO ASSESSMENT
  
4. Owner: NORTHGATE ICG LLC  
Account Number: 01-457-00-00-02-020  
Legal Description: CITY OF WILLISTON | NORTH GATE SUB | L 2 B 2  
Property Address: 621 42<sup>ND</sup> ST E  
2024 T&F: Land: \$5,109,600 Imp: \$20,456,610 Total: \$25,566,210  
Protesters Value: \$21,500,00  
Owners Reason: Purchase price of parcel  
Recommendation: No change to valuation
  
5. Owner: BIP 40, LLC  
Account Number: 01-025-00-00-07-020  
Legal Description: CITY OF WILLISTON | BAKKEN INDUSTRIAL PARK SUB | L2R REARR OF L1 B7  
Property Address: 947 Energy St  
2024 T&F: Land: \$2,375,100 Imp: \$3,192,980 Total: \$5,568,080  
Protesters Value: \$1,000,000  
Owners Reason: Negative cashflow  
Recommendation: No change to valuation

6. Owner: NOKOTA RIDGE LLC  
 Account Number: 01-458-00-27-26-700  
 Legal Description: CITY OF WILLISTON | NOKOTA RIDGE ADD | LOT 1R REARR OF L1 B1 B1  
 Property Address: 2205 28<sup>th</sup> St W  
 2024 T&F: Land: \$140,480 Imp: \$1,168,710 Total: \$ 1,309,190  
 Protesters Value: \$698,521  
 Owners Reason: They believe their gross rent potential may have been overstated.  
 Recommendation: No change to value
7. Owner:  
 Account Number:  
 Legal Description:  
 Property Address:  
 2024 T&F: Land: \$ . Imp: \$ ..... Total: \$  
 Protesters Value: \$ .....  
 Owners Reason: .....  
 Recommendation: .....

**Finding**

I move that a finding be made that the comments and protests as noted in the minutes have been reviewed by the City of Williston Board of Equalization.

**Motion**

I move that the recommendations of the assessor’s office regarding the protests be followed except where noted in the minutes.

# Corrections And Changes Needed During Equalization

## CITY OF WILLISTON LOCAL BOARD OF EQUALIZATION April 11, 2024

1. **Owner:** CHI HOUSING INITIATIVES LLC  
**Account Number:** 01-052-00-05-23-250  
**Legal Description:** CITY OF WILLISTON | BRUEGGER'S 2ND ADD | L2R B 24  
**Property Address:** 301 2<sup>ND</sup> AVE E  
**2024 T&F:** Land: \$23,400 Imp: \$2,594,240 Total: \$2,617,640

**Recommended T&F:** Land: \$23,400  
Imp – Taxable: \$491,830  
Total T&F: \$515,230

**Change Reason:** EXEMPTION WAS NOT CALCULATED CORRECTLY
2. **Owner:** COMMUNITY ACTION PARTNERSHIP  
**Account Number:** 01-496-00-67-63-500  
**Legal Description:** CITY OF WILLISTON | PHEASANT RUN 1ST ADD | L 3 B 13  
**Property Address:** 2304-2316 29<sup>TH</sup> ST W  
**2024 T&F:** Land: \$0 Imp: \$0 Total: \$0

**Recommended T&F:** Land: \$55,540  
Imp – Taxable: \$129,470  
Total T&F: \$185,010

**Change Reason:** ENTITY WISHES TO WITHDRAW THEIR APPLICATION FOR THE PILOT
3. **Owner:** GUGLICH, STEVEN A  
**Account Number:** 01-056-00-06-19-000  
**Legal Description:** CITY OF WILLISTON | BRUEGGER'S 3RD ADD | L 1 B 31  
**Property Address:** 721 4<sup>TH</sup> AVE E  
**2024 T&F:** Land: \$49,000 Imp: \$244,860 Total: \$293,860

**Recommended T&F:** Land: \$49,000  
Imp – Taxable: \$240,290  
Total T&F: \$289,290

**Change Reason:** PROPERTY CHARACTERISTIC CORRECTION
4. **Owner:** OSTGULEN, JAMES E  
**Account Number:** 01-104-00-09-01-000  
**Legal Description:** CITY OF WILLISTON | COLLEGE HILL ADD | N 20' L 16 & ALL L 17 B 3  
**Property Address:** 1914 4<sup>TH</sup> AVE E  
**2024 T&F:** Land: \$70,000 Imp: \$324,550 Total: \$394,550

**Recommended T&F:** Land: \$70,000  
Imp – Taxable: \$310,000  
Total T&F: \$380,000

**Change Reason:** PROPERTY CHARACTERISTIC CORRECTION

5. **Owner:** MILLER, RONALD C  
**Account Number:** 01-154-00-71-43-000  
**Legal Description:** CITY OF WILLISTON | EMMANUEL SUB | UNIT #7 VILLAGE AT THE KNOLL  
SECOND AMENDED B 1, 1/9 COMMON ELEMENTS  
**Property Address:** 1005 22<sup>nd</sup> ST E  
**2024 T&F:** Land: \$128,940      Imp: \$400,770      Total: \$529,710  
  
**Recommended T&F:** Land: \$128,940  
Imp - Taxable: \$397,550  
Total T&F: \$526,490  
**Change Reason:** PROPERTY CHARACTERISTIC CORRECTION
  
6. **Owner:** ALDRICH, SUZANNA (CFD)  
**Account Number:** 01-056-00-06-07-500  
**Legal Description:** CITY OF WILLISTON | BRUEGGER'S 3RD ADD | L 3 B 29  
**Property Address:** 513 4<sup>TH</sup> AVE E  
**2024 T&F:** Land: \$49,000      Imp: \$350,540      Total: \$399,540  
  
**Recommended T&F:** Land: \$49,000  
Imp - Taxable: \$186,230  
Total T&F: \$235,230  
**Change Reason:** PROPERTY CHARACTERISTIC CORRECTION
  
7. **Owner:** BLUNT, CASEY  
**Account Number:** 01-744-00-44-26-000  
**Legal Description:** CITY OF WILLISTON | WESTLAWN ADD | L 6 B 1  
**Property Address:** 416 6<sup>th</sup> AVE W  
**2024 T&F:** Land: \$38,500      Imp: \$149,320      Total: \$187,820  
  
**Recommended T&F:** Land: \$38,500  
Imp - Taxable: \$95,000  
Total T&F: \$133,500  
**Change Reason:** PROPERTY CHARACTERISTIC CORRECTION
  
8. **Owner:** SEPTON, LYNN M  
**Account Number:** 01-104-00-09-01-500  
**Legal Description:** CITY OF WILLISTON | COLLEGE HILL ADD | L 18 B 3  
**Property Address:** 1918 4<sup>TH</sup> AVE E  
**2024 T&F:** Land: \$64,550      Imp: \$370,670      Total: \$435,220  
  
**Recommended T&F:** Land: \$64,550  
Imp - Taxable: \$341,590  
Total T&F: \$406,140  
**Change Reason:** PROPERTY CHARACTERISTIC CORRECTION
  
9. **Owner:** BURKLE, KYLE J  
**Account Number:** 01-001-00-00-18-800  
**Legal Description:** CITY OF WILLISTON | ORIGINAL TOWNSITE | L 19 B 10  
**Property Address:** 216 MAIN ST  
**2024 T&F:** Land: \$28,000      Imp: \$481,590      Total: \$509,590  
**Recommended T&F:** Land: \$28,000  
Imp - Taxable: \$263,880  
Total T&F: \$291,880  
**Change Reason:** CHARACTERISTIC CORRECTION

10. Owner: EVOLVE THERAPY & WELLNESS PLLC  
Account Number: 01-001-00-00-41-550  
Legal Description: CITY OF WILLISTON | ORIGINAL TOWNSITE | N 5' OF L 16 + L17-21 B 19  
Property Address: 12 1<sup>ST</sup> AVE W  
2024 T&F: Land: \$63,580 Imp: \$560,220 Total: \$623,800
- Recommended T&F: Land: \$63,580  
Imp – Taxable: \$371,300  
Total T&F: \$434,880
- Change Reason: CHARACTERISTIC CORRECTIONS
11. Owner: FIRST LUTHERAN CHURCH OF WILLISTON, NORTH DAKTOA  
Account Number: 01-056-00-06-36-000  
Legal Description: CITY OF WILLISTON | BRUEGGER'S 3RD ADD | L 1 B 34  
Property Address: 823 1<sup>ST</sup> AVE E  
2024 T&F: Land: \$49,000 Imp: \$186,170 Total: \$235,170
- Recommended T&F: Land: \$49,000  
Imp – Taxable: \$166,870  
Total T&F: \$215,870
- Change Reason: QUALITY CHANGE
12. Owner: BRADLEY, PETER W  
Account Number: 01-186-00-71-12-900  
Legal Description: CITY OF WILLISTON | FOX GLEN SUB DIV | L 9R,10R REARR OF LOTS B 8  
Property Address: 1911 21<sup>ST</sup> AVE W  
2024 T&F: Land: \$77,540 Imp: \$214,690 Total: \$292,230
- Recommended T&F: Land: \$28,690  
Imp – Taxable: \$ 227,030  
Total T&F: \$255,720
- Change Reason: LAND CORRECTION AND PROPERTY CHARATERISTIC UPDATES
13. Owner: BRADLEY, PETER W  
Account Number: 01-186-00-71-12-800  
Legal Description: CITY OF WILLISTON | FOX GLEN SUB DIV | L 8R, REARR OF LOTS B 8  
Property Address:  
2024 T&F: Land: \$44,060 Imp: \$0 Total: \$44,060
- Recommended T&F: Land: \$33,040  
Imp – Taxable: \$0  
Total T&F: \$33,040
- Change Reason: LAND CORRECTION
14. Owner: SCHNAIBLE PROPERTIES LLP  
Account Number: 01-338-00-19-82-500  
Legal Description: CITY OF WILLISTON | JOHNSON'S REARR | L 1 B 1  
Property Address: 402 26<sup>th</sup> St W  
2024 T&F: Land: \$225,500 Imp: \$134,480 Total: \$359,980
- Recommended T&F: Land: \$225,500  
Imp – Taxable: \$121,100  
Total T&F: \$346,600
- Change Reason: corrected sf of building

15. Owner: REIGER FAMILY TRUST, MARTIN & SYLVIA  
Account Number: 01-698-00-00-00-037  
Legal Description: CITY OF WILLISTON | VOHS DAPPLEGREY SUB | L4R REARR OF L 3  
Property Address: 3305 13<sup>TH</sup> AVE E  
2024 T&F: Land: \$307,230 Imp: \$649,020 Total: \$956,250
- Recommended T&F: Land: \$307,230  
Imp - Taxable: \$582,570  
Total T&F: \$889,800
- Change Reason: CHARACTERISTIC CORRECTIONS
16. Owner: ND 26TH STREET APARTMENTS LLC  
Account Number: 01-269-00-00-06-180  
Legal Description: CITY OF WILLISTON | HARVEST HILLS SUB | L 18R B 6  
Property Address: 3330 29<sup>th</sup> St W  
2024 T&F: Land: \$277,700 Imp: \$1,656,850 Total: \$1,934,550
- Recommended T&F: Land: \$277,700  
Imp - Taxable: \$1,501,140  
Total T&F: \$1,778,840
- Change Reason: CHANGE IN QUALITY
17. Owner: ND PHOENIX RIDGE APARTMENTS LLC  
Account Number: 01-408-00-56-22-500  
Legal Description: CITY OF WILLISTON | LEWISON ADD AMEND |L 8 & S 5' ADJ VAC WALKWAY |B5  
Property Address:  
2024 T&F: Land: \$147,750 Imp: \$685,460 Total: \$833,210
- Recommended T&F: Land: \$147,750  
Imp - Taxable: \$645,280  
Total T&F: \$793,030
- Change Reason: Correction of quality
18. Owner: ND PHOENIX RIDGE APARTMENTS LLC  
Account Number: 01-408-00-56-23-000  
Legal Description: CITY OF WILLISTON | LEWISON ADD AMEND|L 9 & N 5' ADJ VAC WALKWAY B 5  
Property Address: 2317 11<sup>th</sup> Ave W  
2024 T&F: Land: \$25,9140 Imp: \$1,407,270 Total: \$1,666,410
- Recommended T&F: Land: \$259,140  
Imp - Taxable: \$1,326,920  
Total T&F: \$1,586,060
- Change Reason: Correction of quality
19. Owner:  
Account Number:  
Legal Description:  
Property Address:  
2024 T&F: Land: \$0 Imp: \$0 Total: \$0
- Recommended T&F: Land: \$0  
Imp - Taxable: \$0  
Total T&F: \$0
- Change Reason:

**Finding**

I move that a finding be made that the corrections and changes as noted in the minutes have been reviewed by the City of Williston Board of Equalization.

**Motion**

I move that the recommendations of the Assessor's Office regarding the corrections be followed except where noted in the minutes.

**2024**  
**City of Williston**  
**Summary of Privileged Exemptions**

Exemption Classification	NDCC Code Number	2024		Percentage of Total Exempt
		Count	T&F Value	
Church Schools	NDCC # 57-02-08(6)	3	\$ 33,695,570	13.46%
Churches	NDCC # 57-02-08(7),(9)	47	\$ 75,708,090	30.25%
Charities / Hospitals	NDCC # 57-02-08(8)	16	\$ 97,781,690	39.07%
Lodges / Museums/ Clubs	NDCC # 57-02-08(11)	12	\$ 14,161,820	5.66%
Low Income Rentals	NDCC # 57-02-08(43)	6	\$ 6,933,540	2.77%
Daycares	NDCC # 57-02-08(36)	14	\$ 6,327,140	2.53%
Group Homes	NDCC # 57-02-08(31)	7	\$ 6,484,810	2.59%
<b>Total Organizations</b>		<b>105</b>	<b>\$275,229,640</b>	<b>96.34%</b>
Disabled / Wheelchair	NDCC # 57-02-08(20)	9	\$900,000	0.36%
Blind	NDCC # 57-02-08(22)	6	\$960,000	0.38%
<b>Total Blind/Disabled</b>		<b>15</b>	<b>\$1,860,000</b>	<b>0.74%</b>
New Industry	NDCC # 40-57.1-03;03P;04.1	4	\$5,060,530	2.02%
New Construction - Owner	NDCC # 57-02-08(35)	15	\$2,250,000	0.90%
<b>Total New Construction</b>		<b>19</b>	<b>\$7,310,530</b>	<b>2.92%</b>
<b>TOTAL PRIVILEGED EXEMPTIONS</b>		<b>139</b>	<b>\$250,263,190</b>	<b>100.00%</b>

**2024**  
**City of Williston**  
**Summary of Homestead Credit Percentages**

<b>% of Credit</b>	<b># of Applicants</b>	<b>Taxable Value of Credit</b>
50 %	62	\$255,582
<u>100 %</u>	<u>170</u>	<u>\$1,258,114</u>
<b>Total</b>	<b>232</b>	<b>\$1,513,696</b>

**Taxable Value of Maximum Reduction**

50% = \$4,500: Taxable; \$100,000: True & Full

100% = \$9,000: Taxable; \$200,000: True & Full

**2024**  
**City of Williston**  
**Summary of Veteran's Credit Percentages**

<b>% of Credit</b>	<b># of Applicants</b>	<b>Taxable Value of Credit</b>
50%	7	\$28,266
60%	15	\$70,970
70%	10	\$52,576
80%	12	\$75,831
90%	7	\$50,007
100 %	35	\$278,885
<b>Total</b>	<b>86</b>	<b>\$556,535</b>

**Maximum Reduction of Taxable Value**

50% = \$3,375

60% = \$4,050

70% = \$4,725

80% = \$5,400

90% = \$6,075

100% = \$6,750

**2024  
City of Williston  
Commissioner Properties**

OWNER	LEGAL DESCRIPTION	T&F		ACCOUNT NUMBER
		2023	2024	
Klug, Howard	L 19 B 1 VETERANS REARR	\$290,990	\$312,010	01-688-00-40-29-000
Bekkedahl, Brad	L 12 B 1 SORENSON ADD	\$237,770	\$254,780	01-628-00-33-75-500
Cymbaluk, Tate & Jody	L 4 & S 31' OF L 3 B 1 LEONHARDY 4TH ADD	\$573,950	\$621,250	01-400-00-25-06-000
Piesik, Deanette & Ron	L 10 & 11 B 1 DUBLIN ESTATES SUB	\$570,680	\$598,800	01-142-00-09-96-900
Bervig, James & Denise	S 32' L 5 & N 55' L 6 B 4 VOLNEY 3RD REAR	\$403,950	\$431,450	01-712-00-41-81-000

**2024  
Williams County  
Office Employee Properties**

OWNER	LEGAL DESCRIPTION	T&F		ACCOUNT NUMBER
		2023	2024	
Anderson, Darcy and Gordon	L 6 & S 7' of L 7 B 3 West Hill REARR B 3	\$338,630	\$362,090	01-740-00-44-09-500
Craigen, Ashley & Derris	L 8 B 2 Marmon 2nd ADD	\$190,940	\$191,750	01-424-00-26-18-500
Evans, Shelby and Shannon	L 6 B 4 Ironwood Estates SUB	\$345,630	\$368,190	40-155-00-40-04-030
Gutierrez, Kristi and Derek	L 1 B 6 Granite Peak SUB	\$245,560	\$250,950	01-249-00-14-83-630
Vaagene, Dana & Garth D.	L 7 B 2 Heavenly Hills SUB	\$198,400	\$254,320	08-154-97-05-02-035

**2024  
City of Williston  
Findings & Motions**

**FINDING #1:**

I move that a finding be made that all classifications of property have been reviewed and find them proper as assessed or corrected as noted in the minutes.

**FINDING #2:**

I move that a finding be made that all Veteran's Credit applications, Homestead Credit applications, and exemption applications have been reviewed by the City of Williston Board of Equalization and find them proper as presented or corrected as noted in the minutes.

**FINDING #3:**

I move that a finding be made that the valuation of properties owned by employees of the Williams County Tax Equalization Office have been reviewed by the City of Williston Board of Equalization and find them proper as presented or corrected as noted in the minutes.

**FINDING #4:**

I move that a finding be made that the overall Assessment Roll for the City of Williston for 2024 has been reviewed and find it proper as assessed or corrected as noted in the minutes.

**MOTION #1:**

I move, based on the preceding findings and a thorough review of the Assessment Rolls and Statistical Reports, the City of Williston Board of Equalization declare the City of Williston Assessments for 2024 Equalized as assessed or corrected as noted in the minutes.

# Appendix

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*2024 Residential Sales Ratio*

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# Williams County Valuation & Equalization

Sales Ratio Group Array Value Source ( VS ): A=Appraised, B=Board, S=St.Equalized

Mon, April 1, 2024 10:41 AM

Page 1

Study Name PDFs 1  
 Study Date 01/01/2023-12/31/2023 Time Adj. None  
 Table Basis Historical (VOS) NUTC 000

Sale #	PDF	PN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
1	1	01-578-00-00-07-060	R-PRE 1920	4309 1ST AVE W	D	000	905521		\$0	\$0	\$34,900	5/5/2023	\$130,000	26.85
2	1	01-744-00-44-39-800	R-PRE 1920	1011 5TH AVE W	D	000	905367		\$0	\$0	\$78,560	4/10/2023	\$180,000	43.64
3	1	01-784-00-46-54-500	R-PRE 1920	914 W BROADWAY	D	000	903671		\$0	\$0	\$74,660	2/28/2023	\$169,000	44.18
4	1	01-748-00-45-26-500	R-PRE 1920	510 9TH AVE W	D	000	910131		\$0	\$0	\$155,670	9/8/2023	\$340,000	45.79
5	1	01-744-00-44-35-000	R-PRE 1920	815 5TH AVE W	D	000	911343		\$0	\$0	\$114,060	11/6/2023	\$215,000	53.05
6	1	01-774-00-00-02-080	R-MH on Real Estate	804 35TH ST E	D	000	904081		\$0	\$0	\$138,880	2/24/2023	\$240,000	57.87
7	1	01-001-00-00-47-600	R-PRE 1920	415 WASHINGTON AVE	D	000	908800		\$0	\$0	\$107,350	8/9/2023	\$175,000	61.34
8	1	01-628-00-33-76-000	R-Mid Avg 1 Sty	424 12TH AVE W	D	000	907198		\$0	\$0	\$168,550	6/22/2023	\$265,000	63.60
9	1	01-400-00-25-08-000	R-Mid Good	212 E HIGHLAND DR	D	000	909209		\$0	\$0	\$265,530	8/22/2023	\$409,000	64.92
10	1	01-636-00-35-22-000	R-Mid Avg 1 Sty	816 14TH AVE W	D	000	909032		\$0	\$0	\$177,750	8/4/2023	\$271,000	65.59
11	1	01-540-00-29-31-500	R-PRE 1920	815 4TH AVE W	D	000	910807		\$0	\$0	\$148,390	10/10/2023	\$224,000	66.25
12	1	01-042-00-02-75-200	R-New Good	315 23RD TERRACE E	D	000	910216		\$0	\$0	\$485,100	9/14/2023	\$730,000	66.45
13	1	01-326-00-19-81-000	R-T House-New	1541 19TH AVE W	D	000	903604		\$0	\$0	\$105,370	2/24/2023	\$158,000	66.69
14	1	01-008-00-01-51-000	R-Mid Avg 1 Sty	715 19TH ST W	D	000	911154		\$0	\$0	\$223,570	10/31/2023	\$332,000	67.34
15	1	01-284-00-17-68-500	R-Mid Avg 1 Sty	1224 7TH AVE W	D	000	910332		\$0	\$0	\$212,490	9/25/2023	\$315,000	67.46
16	1	01-008-00-01-70-500	R-Mid Avg 1 Sty	1924 9TH AVE W	D	000	908355		\$0	\$0	\$196,010	7/28/2023	\$290,000	67.59
17	1	01-052-00-04-97-000	R-PRE 1920	513 2ND AVE E	D	000	907578		\$0	\$0	\$309,330	7/7/2023	\$455,000	67.98
18	1	01-620-00-33-13-000	R-Mid Avg 1 Sty	401 10TH AVE W	D	000	908674		\$0	\$0	\$183,360	7/25/2023	\$265,000	69.19
19	1	01-336-00-69-18-500	R-New Avg 1 Sty	2310 18TH CIR W	D	000	904686		\$0	\$0	\$323,120	4/6/2023	\$465,000	69.49
20	1	01-748-00-45-06-000	R-Mid Avg 1 Sty	803 8TH AVE W	D	000	909988		\$0	\$0	\$219,240	9/15/2023	\$315,000	69.60
21	1	01-316-00-18-87-500	R-Mid Avg Split F/L	917 6TH AVE E	D	000	910370		\$0	\$0	\$231,670	9/27/2023	\$329,900	70.22
22	1	01-254-00-00-03-330	R-T House-New	2713 29TH ST W	D	000	908682		\$0	\$0	\$219,850	8/4/2023	\$310,000	70.92
23	1	01-636-00-35-22-000	R-Mid Avg 1 Sty	816 14TH AVE W	D	000	902894		\$0	\$0	\$177,750	1/30/2023	\$249,900	71.13
24	1	01-672-00-38-72-300	R-Condo-Mid	613 11TH ST E	D	000	902615		\$0	\$0	\$172,120	1/16/2023	\$240,000	71.72
25	1	01-088-00-60-04-200	R-Condo-Mid	2401 N MAIN CT	D	000	909496		\$0	\$0	\$148,580	8/31/2023	\$207,000	71.78
26	1	01-270-00-00-12-010	R-New Avg 1 Sty	1802 36TH AVE W	D	000	907169		\$0	\$0	\$443,020	6/7/2023	\$615,000	72.04
27	1	01-730-00-00-04-040	R-MH on Real Estate	217 38TH ST E	D	000	906762		\$0	\$0	\$252,750	6/8/2023	\$350,000	72.21
28	1	01-260-00-15-47-000	R-OLD 1949-1920	1230 MAIN ST	D	000	908896		\$0	\$0	\$219,280	8/14/2023	\$303,000	72.37
29	1	01-396-00-24-85-000	R-Mid Avg 1 Sty	204 E HIGHLAND DR	D	000	907494		\$0	\$0	\$265,800	6/29/2023	\$367,000	72.43
30	1	01-336-00-69-33-500	R-New Avg 1 Sty	1737 25TH ST W	D	000	909235		\$0	\$0	\$286,480	8/9/2023	\$395,000	72.53
31	1	01-704-00-40-72-000	R-Mid Avg Multi Sty	1424 MAIN ST	D	000	907574		\$0	\$0	\$240,350	7/7/2023	\$330,000	72.83
32	1	01-656-00-37-27-000	R-Mid Avg 1 Sty	1204 UNIVERSITY AVE	D	000	907537		\$0	\$0	\$222,400	6/29/2023	\$305,000	72.92
33	1	01-542-00-00-00-060	R-T House-New	524 UNIVERSITY AVE	D	000	907296		\$0	\$0	\$196,290	7/17/2023	\$269,000	72.97

\* denotes sale is part of multiparcel sale

# Williams County Valuation & Equalization

Sales Ratio Group Array Value Source ( VS ): A=Appraised, B=Board, S=St.Equalized

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Page

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Study Name PDFs 1  
 Study Date 01/01/2023-12/31/2023 Time Adj. None  
 Table Basis Historical (VOS) NUTC 000

Sale #	PDF	PN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
34	1	01-658-00-00-02-020	R-MH on Real Estate	5306 SUNSET BLVD	D	000	907965		\$0	\$0	\$184,700	1/31/2023	\$252,500	73.15
35	1	01-107-00-00-01-010	R-Mid Avg 1 Sty	5508 16TH AVE W	D	000	909918		\$0	\$0	\$217,090	9/15/2023	\$295,000	73.59
36	1	01-084-00-08-44-500	R-Mid Avg 1 Sty	1211 1ST AVE W	D	000	910745		\$0	\$0	\$217,150	10/13/2023	\$295,000	73.61
37	1	01-196-00-11-60-000	R-Mid Avg 1 Sty	612 17TH ST W	D	000	908502		\$0	\$0	\$240,170	7/31/2023	\$321,000	74.82
38	1	01-048-00-03-37-000	R-PRE 1920	810 2ND AVE W	D	000	906777		\$0	\$0	\$200,280	6/9/2023	\$267,000	75.01
39	1	01-784-00-46-50-500	R-Mid Avg 1 Sty	311 9TH AVE W	D	000	909690		\$0	\$0	\$208,750	9/8/2023	\$278,000	75.09
40	1	01-420-00-25-78-500	R-OLD 1949-1920	718 3RD AVE W	D	000	912722		\$0	\$0	\$169,690	12/22/2023	\$225,000	75.42
41	1	01-284-00-17-64-500	R-Mid Avg 1 Sty	1217 6TH AVE W	D	000	903732		\$0	\$0	\$231,790	3/1/2023	\$305,000	76.00
42	1	01-744-00-44-31-800	R-OLD 1949-1920	622 6TH AVE W	O	000	910228		\$0	\$0	\$176,850	9/26/2023	\$232,500	76.06
43	1	01-186-00-71-02-500	R-New Avg 1 Sty	1922 17TH CT W	D	000	908494		\$0	\$0	\$335,200	7/31/2023	\$440,000	76.18
44	1	01-186-00-71-07-610	R-Fox Economy House	1906 19TH AVE W	D	000	906764		\$0	\$0	\$179,900	6/9/2023	\$235,000	76.55
45	1	01-774-00-00-01-050	R-Mid Avg Split F/L	807 35TH ST E	D	000	905522		\$0	\$0	\$291,680	5/5/2023	\$380,000	76.76
46	1	01-524-00-29-04-500	R-Mid Avg 1 Sty	411 17TH ST W	D	000	911193		\$0	\$0	\$273,040	11/1/2023	\$355,000	76.91
47	1	01-104-00-08-84-500	R-Mid Good	321 ROSE LANE	D	000	908363		\$0	\$0	\$347,720	7/28/2023	\$451,500	77.01
48	1	01-644-00-35-82-000	R-Mid Avg 1 Sty	401 17TH AVE W	D	000	908050		\$0	\$0	\$248,110	5/19/2023	\$320,000	77.53
49	1	01-186-00-71-02-600	R-New Avg 1 Sty	1914 17TH CT W	D	000	912102		\$0	\$0	\$329,590	11/11/2023	\$425,000	77.55
50	1	01-160-00-62-03-000	R-New Avg 1 Sty	1531 20TH AVE W	D	000	908779		\$0	\$0	\$349,200	8/4/2023	\$450,000	77.60
51	1	01-105-00-01-01-090	R-Condo-Mid	15 20TH ST W UNIT 9	D	000	908922		\$0	\$0	\$147,590	8/15/2023	\$190,000	77.68
52	1	01-278-00-16-55-500	R-New Avg 1 Sty	2610 BRADFORD CT	D	000	903293		\$0	\$0	\$272,390	2/10/2023	\$350,000	77.83
53	1	01-736-00-44-02-000	R-New Economy	621 9TH AVE W	D	000	905801		\$0	\$0	\$210,960	5/11/2023	\$270,000	78.13
54	1	01-658-00-00-02-010	R-New Avg 1 Sty	5220 SUNSET BLVD	D	000	904567		\$0	\$0	\$351,850	3/31/2023	\$450,000	78.19
55	1	01-256-00-14-95-500	R-PRE 1920	2001 UNIVERSITY AVE	D	000	911992		\$0	\$0	\$219,460	11/2/2023	\$279,900	78.41
56	1	01-773-00-00-02-010	R-MH on Real Estate	1445 50TH ST W	D	000	906150		\$0	\$0	\$212,310	5/17/2023	\$269,000	78.93
57	1	01-269-00-00-30-040	R-Twin Home	3219 LONG BRANCH AVE	D	000	906518		\$0	\$0	\$248,870	5/11/2023	\$315,000	79.01
58	1	01-056-00-06-05-500	R-PRE 1920	422 3RD AVE E	D	000	912059		\$0	\$0	\$224,060	11/27/2023	\$283,250	79.10
59	1	01-269-00-00-30-160	R-Twin Home	3413 LONG BRANCH AVE	D	000	906654		\$0	\$0	\$250,660	6/29/2023	\$315,000	79.57
60	1	01-269-00-00-12-024	R-Condo-New	3514 32ND ST W	D	000	902865		\$0	\$0	\$274,460	5/3/2023	\$344,900	79.58
61	1	01-269-00-00-30-240	R-Twin Home	3605 LONG BRANCH AVE	D	000	910374		\$0	\$0	\$250,890	9/5/2023	\$315,000	79.65
62	1	01-732-00-43-72-500	R-New Avg Split F/L	705 25TH ST E	D	000	904880		\$0	\$0	\$314,880	4/13/2023	\$395,000	79.72
63	1	01-644-00-36-11-500	R-Mid Avg 1 Sty	925 16TH AVE W	D	000	908908		\$0	\$0	\$237,750	8/14/2023	\$297,500	79.92
64	1	01-400-00-25-09-500	R-Mid Good	1203 HILLCOURT	D	000	903934		\$0	\$0	\$255,850	2/8/2023	\$320,000	79.95
65	1	01-496-00-67-35-500	R-T House-Mid	2803 PHEASANT RUN PK	D	000	909475		\$0	\$0	\$101,720	8/30/2023	\$127,000	80.09
66	1	01-270-00-00-12-030	R-New Avg 1 Sty	1818 36TH AVE W	D	000	912188		\$0	\$0	\$483,960	11/22/2023	\$600,000	80.66

\* denotes sale is part of multiparcel sale

# Williams County Valuation & Equalization

Sales Ratio Group Array Value Source ( VS ): A=Appraised, B=Board, S=St.Equalized

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Study Name PDFs 1  
 Study Date 01/01/2023-12/31/2023 Time Adj. None  
 Table Basis Historical (VOS) NUTC 000

Sale #	PDF	PN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
67	1	01-498-00-67-42-500	R-T House-Mid	2816 22ND AVE W	D	000	910369		\$0	\$0	\$113,170	9/27/2023	\$140,000	80.84
68	1	01-268-00-16-40-100	R-OLD 1949-1920	1317 MAIN ST	D	000	911013		\$0	\$0	\$184,470	10/16/2023	\$228,000	80.91
69	1	01-052-00-05-02-500	R-PRE 1920	605 2ND AVE E	D	000	910824		\$0	\$0	\$304,630	10/17/2023	\$375,000	81.23
70	1	01-316-00-18-91-500	R-Mid Avg Split F/L	916 UNIVERSITY AVE	D	000	909056		\$0	\$0	\$235,300	8/11/2023	\$288,500	81.56
71	1	01-467-00-00-02-040	R-New Avg 1 Sty	212 CRABAPPLE DRIVE	D	000	905378		\$0	\$0	\$332,250	4/28/2023	\$406,000	81.83
72	1	01-748-00-45-36-500	R-Mid Avg 1 Sty	821 5TH ST W	D	000	910131		\$0	\$0	\$278,430	9/8/2023	\$340,000	81.89
73	1	01-269-00-00-30-170	R-Twin Home	3501 LONG BRANCH AVE	D	000	910232		\$0	\$0	\$266,200	9/5/2023	\$325,000	81.91
74	1	01-269-00-00-24-260	R-New Avg 1 Sty	3341 34TH ST W	D	000	911149		\$0	\$0	\$280,530	10/31/2023	\$341,500	82.15
75	1	01-776-00-46-08-600	R-PRE 1920	802 W BROADWAY	D	000	910299		\$0	\$0	\$106,180	9/29/2023	\$129,000	82.31
76	1	01-220-00-12-80-100	R-OLD 1949-1920	1505 4TH AVE W	D	000	908360		\$0	\$0	\$187,030	7/26/2023	\$227,000	82.39
77	1	01-712-00-41-76-500	R-Mid Avg Split F/L	107 18TH ST E	D	000	906189		\$0	\$0	\$314,770	5/23/2023	\$382,000	82.40
78	1	01-269-00-00-24-090	R-New Avg 1 Sty	3334 33RD ST W	D	000	904151		\$0	\$0	\$263,670	3/15/2023	\$320,000	82.40
79	1	01-636-00-34-90-000	R-Mid Avg 1 Sty	617 14TH AVE W	D	000	908919		\$0	\$0	\$234,880	8/9/2023	\$285,000	82.42
80	1	01-676-00-39-42-000	R-Mid Avg 1 Sty	2113 9TH AVE E	D	000	903734		\$0	\$0	\$379,930	3/1/2023	\$460,000	82.59
81	1	01-544-00-29-73-000	R-PRE 1920	1007 9TH AVE W	D	000	910123		\$0	\$0	\$74,370	9/25/2023	\$89,900	82.73
82	1	01-196-00-11-57-500	R-Mid Avg 1 Sty	712 17TH ST W	D	000	902968		\$0	\$0	\$269,040	1/25/2023	\$325,000	82.78
83	1	01-748-00-44-66-600	R-Mid Avg 1 Sty	515 7TH AVE W	D	000	906955		\$0	\$0	\$265,000	6/14/2023	\$320,000	82.81
84	1	01-384-00-23-63-000	R-PRE 1920	317 4TH ST W	D	000	905685		\$0	\$0	\$115,350	5/10/2023	\$139,000	82.99
85	1	01-662-00-38-09-800	R-New Avg Split F/L	2013 24TH ST W	D	000	907022		\$0	\$0	\$337,320	5/8/2023	\$405,000	83.29
86	1	01-269-00-00-26-110	R-New Economy	3402 35TH ST W	D	000	911859		\$0	\$0	\$285,320	10/25/2023	\$342,000	83.43
87	1	01-072-00-08-24-500	R-Mid Avg 1 Sty	821 UNIVERSITY AVE	D	000	907791		\$0	\$0	\$263,210	7/12/2023	\$315,000	83.56
88	1	01-272-00-59-08-000	R-New Avg 1 Sty	2106 12TH AVE W	D	000	912003		\$0	\$0	\$314,600	11/30/2023	\$375,000	83.89
89	1	01-052-00-04-91-500	R-PRE 1920	513 3RD AVE E	D	000	902493		\$0	\$0	\$222,800	5/3/2023	\$265,500	83.92
90	1	01-284-00-17-40-500	R-Mid Avg Split F/L	723 14TH ST W	D	000	910321		\$0	\$0	\$302,200	9/29/2023	\$360,000	83.94
91	1	01-269-00-00-08-090	R-New Avg 1 Sty	3319 WHEAT RIDGE ST	D	000	910603		\$0	\$0	\$372,870	10/2/2023	\$444,000	83.98
92	1	01-408-00-56-07-500	R-New Avg Split F/L	2509 12TH AVE W	D	000	903904		\$0	\$0	\$344,380	3/3/2023	\$410,000	84.00
93	1	01-339-00-00-03-050	R-New Avg Multi Sty	2205 13TH AVE E	D	000	907426		\$0	\$0	\$300,950	6/30/2023	\$358,000	84.06
94	1	01-420-00-25-81-500	R-OLD 1949-1920	711 3RD AVE W	D	000	903093		\$0	\$0	\$225,300	5/3/2023	\$268,000	84.07
95	1	01-269-00-00-26-280	R-New Economy	3327 36TH ST W	D	000	907484		\$0	\$0	\$282,540	6/30/2023	\$336,000	84.09
96	1	01-072-00-08-25-400	R-Mid Avg 1 Sty	416 9TH ST E	D	000	904426		\$0	\$0	\$281,050	1/31/2023	\$334,000	84.15
97	1	01-269-00-00-23-327	R-Condo-New	3514 33RD AVE W, UNIT	D	000	911191		\$0	\$0	\$159,280	10/16/2023	\$189,000	84.26
98	1	01-492-00-60-85-600	R-T House-Mid	1822 30TH ST W	D	000	905079		\$0	\$0	\$101,220	4/18/2023	\$120,000	84.35
99	1	01-228-00-13-38-500	R-Mid Avg Split F/L	2116 3RD AVE E	D	000	904867		\$0	\$0	\$351,980	4/10/2023	\$416,000	84.61

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Study Name PDFs 1  
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 Table Basis Historical (VOS) NUTC 000

Sale #	PDF	PN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
100	1	01-268-00-16-44-500	R-Mid Avg Multi Sty	1220 1ST AVE W	D	000	906698		\$0	\$0	\$194,350	6/8/2023	\$229,600	84.65
101	1	01-204-00-12-05-000	R-Mid Avg 1 Sty	1510 9TH AVE W	D	000	909578		\$0	\$0	\$254,250	9/1/2023	\$300,000	84.75
102	1	01-662-00-38-05-000	R-New Avg Split F/L	1906 TIMBERS ST	D	000	907205		\$0	\$0	\$351,840	6/21/2023	\$415,000	84.78
103	1	01-661-00-00-01-050	R-New Avg Multi Sty	808 70TH ST E	D	000	906457		\$0	\$0	\$650,840	6/28/2023	\$765,000	85.08
104	1	01-280-00-17-08-500	R-Mid Avg 1 Sty	519 W HIGHLAND DR	D	000	902195		\$0	\$0	\$208,810	1/3/2023	\$244,900	85.26
105	1	01-748-00-45-17-500	R-Mid Avg Split F/L	611 8TH AVE W	D	000	908486		\$0	\$0	\$273,090	8/2/2023	\$319,900	85.37
106	1	01-748-00-45-06-500	R-OLD 1949-1920	801 8TH AVE W	D	000	907262		\$0	\$0	\$240,230	6/14/2023	\$281,150	85.45
107	1	01-249-00-14-83-805	R-New Avg 1 Sty	2314 27TH AVE W	D	000	903939		\$0	\$0	\$316,090	3/8/2023	\$369,900	85.45
108	1	01-032-00-02-10-500	R-PRE 1920	407 3RD AVE W	D	000	908844		\$0	\$0	\$294,060	8/11/2023	\$343,000	85.73
109	1	01-336-00-69-15-500	R-Mid Avg 1 Sty	2331 17TH CIRCLE W	D	000	906864		\$0	\$0	\$373,370	7/5/2023	\$435,000	85.83
110	1	01-724-00-43-38-000	R-Mid Avg 1 Sty	2012 7TH AVE E	D	000	907806		\$0	\$0	\$317,870	7/14/2023	\$370,000	85.91
111	1	01-661-00-00-02-160	R-New Avg Multi Sty	603 WYATT ST	D	000	906993		\$0	\$0	\$421,200	6/15/2023	\$490,000	85.96
112	1	01-380-00-23-14-500	R-Mid Avg 1 Sty	1208 13TH AVE W	D	000	904076		\$0	\$0	\$231,170	3/9/2023	\$268,900	85.97
113	1	01-552-00-30-39-000	R-Mid Avg 1 Sty	2407 7TH AVE E	D	000	906927		\$0	\$0	\$191,110	6/14/2023	\$222,000	86.09
114	1	01-748-00-44-70-000	R-PRE 1920	522 8TH AVE W	D	000	911347		\$0	\$0	\$73,500	10/17/2023	\$85,000	86.47
115	1	01-576-00-70-86-000	R-T House-Mid	1823 31ST ST W	D	000	906429		\$0	\$0	\$99,730	5/31/2023	\$115,000	86.72
116	1	01-269-00-00-22-013	R-New Avg 1 Sty	3602 32ND ST W	D	000	904644		\$0	\$0	\$328,790	4/3/2023	\$379,000	86.75
117	1	01-105-00-01-01-120	R-Condo-Mid	15 20TH ST W UNIT 12	D	000	906776		\$0	\$0	\$147,590	6/9/2023	\$170,000	86.82
118	1	01-280-00-16-90-100	R-Mid Avg 1 Sty	1101 4TH AVE W	D	000	907796		\$0	\$0	\$222,390	7/13/2023	\$256,000	86.87
119	1	01-744-00-44-45-800	R-Mid Economy	809 6TH AVE W	D	000	908744		\$0	\$0	\$261,140	8/7/2023	\$300,000	87.05
120	1	01-451-00-00-06-080	R-New Avg 1 Sty	2721 44TH AVE W	D	000	904197		\$0	\$0	\$480,110	3/17/2023	\$549,000	87.45
121	1	01-170-00-00-13-030	R-New Avg 1 Sty	3104 28TH AVE W	D	000	906020		\$0	\$0	\$455,130	5/18/2023	\$520,000	87.52
122	1	01-170-00-00-13-030	R-New Avg 1 Sty	3104 28TH AVE W	D	000	905853		\$0	\$0	\$455,130	5/15/2023	\$520,000	87.52
123	1	01-043-00-02-79-520	R-New Avg Multi Sty	2105 18TH AVE W	D	000	910330		\$0	\$0	\$390,200	9/29/2023	\$445,000	87.69
124	1	01-356-00-20-23-000	R-Mid Avg 1 Sty	1010 SIOUX ST	D	000	906866		\$0	\$0	\$272,740	6/5/2023	\$310,000	87.98
125	1	01-072-00-08-30-000	R-OLD 1949-1920	822 2ND AVE E	D	000	906452		\$0	\$0	\$434,880	6/29/2023	\$494,000	88.03
126	1	01-636-00-35-45-000	R-Mid Avg 1 Sty	605 15TH AVE W	D	000	903074		\$0	\$0	\$238,010	2/2/2023	\$270,000	88.15
127	1	01-644-00-35-81-200	R-Mid Avg 1 Sty	406 17TH AVE W	D	000	908746		\$0	\$0	\$357,180	8/1/2023	\$405,000	88.19
128	1	01-124-00-48-64-500	R-Mid Avg Split F/L	1318 23RD ST W	D	000	906870		\$0	\$0	\$313,180	6/9/2023	\$355,000	88.22
129	1	01-269-00-00-20-130	R-New Avg Split F/L	3615 32ND ST W	D	000	903605		\$0	\$0	\$370,850	2/24/2023	\$420,000	88.30
130	1	01-269-00-00-18-080	R-New Avg 1 Sty	3729 WHEAT RIDGE ST	D	000	909335		\$0	\$0	\$433,090	8/22/2023	\$489,900	88.40
131	1	01-269-00-00-26-060	R-New Economy	3322 35TH ST W	D	000	908151		\$0	\$0	\$298,460	7/11/2023	\$337,000	88.56
132	1	01-776-00-46-04-800	R-PRE 1920	723 4TH ST W	D	000	904289		\$0	\$0	\$75,280	3/21/2023	\$85,000	88.56

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 Table Basis Historical (VOS) NUTC 000

Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
133	1	01-661-00-00-04-020	R-New Avg Multi Sty	6902 UNIVERSITY AVE N	D	000	909333		\$0	\$0	\$433,870	8/24/2023	\$489,750	88.59
134	1	01-269-00-00-20-074	R-New Avg 1 Sty	3726 ROCKY WAGON ST	D	000	908031		\$0	\$0	\$354,700	7/19/2023	\$400,000	88.68
135	1	01-269-00-00-23-210	R-Twin Home	3327 33RD ST W	D	000	907506		\$0	\$0	\$243,920	6/22/2023	\$275,000	88.70
136	1	01-249-00-14-83-565	R-Twin Home	2720 23RD ST W	D	000	903562		\$0	\$0	\$240,060	5/3/2023	\$270,000	88.91
137	1	01-269-00-00-23-316	R-Condo-New	3602 33RD AVE W, UNIT	D	000	905532		\$0	\$0	\$155,590	5/5/2023	\$175,000	88.91
138	1	01-370-00-00-05-160	R-Mid Avg 1 Sty	160 65TH ST E	D	000	909176		\$0	\$0	\$386,980	8/14/2023	\$435,000	88.96
139	1	01-142-00-09-95-900	R-New Good	2008 DUBLIN LANE	D	000	904963		\$0	\$0	\$422,820	4/14/2023	\$475,000	89.01
140	1	01-269-00-00-23-329	R-Condo-New	3514 33RD AVE W, UNIT	D	000	903076		\$0	\$0	\$155,810	1/19/2023	\$175,000	89.03 <Median
141	1	01-269-00-00-19-100	R-New Avg Split F/L	3713 ROCKY WAGON ST	D	000	904035		\$0	\$0	\$370,680	2/7/2023	\$414,999	89.32
142	1	01-644-00-35-91-500	R-Mid Avg 1 Sty	1722 6TH ST W	D	000	911025		\$0	\$0	\$276,040	10/25/2023	\$309,000	89.33
143	1	01-105-00-01-01-140	R-Condo-Mid	1918 1ST AVE W UNIT 1	D	000	907503		\$0	\$0	\$147,590	6/29/2023	\$165,000	89.45
144	1	01-572-00-62-51-100	R-MH on Real Estate	1806 31ST ST W	D	000	909256		\$0	\$0	\$187,860	8/22/2023	\$210,000	89.46
145	1	01-600-00-32-54-500	R-OLD 1949-1920	1913 1ST AVE E	D	000	910540		\$0	\$0	\$201,440	10/6/2023	\$225,000	89.53
146	1	01-104-00-09-34-000	R-Mid Good	1716 ROSE LANE	D	000	907455		\$0	\$0	\$394,010	6/29/2023	\$440,000	89.55
147	1	01-088-00-60-10-100	R-Condo-Mid	2216 N MAIN CT	D	000	903574		\$0	\$0	\$172,880	2/24/2023	\$192,900	89.62
148	1	01-154-00-71-41-000	R-Condo-Mid	2212 9TH AVE E	D	000	910065		\$0	\$0	\$430,380	8/7/2023	\$480,000	89.66
149	1	01-748-00-45-08-000	R-Mid Avg 1 Sty	812 9TH AVE W	D	000	909078		\$0	\$0	\$309,310	8/18/2023	\$345,000	89.66
150	1	01-662-00-37-97-400	R-New Avg 1 Sty	2409 24TH ST W	D	000	907266		\$0	\$0	\$331,440	6/14/2023	\$369,000	89.82
151	1	01-196-00-11-60-500	R-Mid Avg 1 Sty	608 17TH ST W	D	000	905146		\$0	\$0	\$287,730	4/18/2023	\$320,000	89.92
152	1	01-740-00-44-08-000	R-Mid Avg 1 Sty	509 9TH AVE W	D	000	904256		\$0	\$0	\$269,810	3/21/2023	\$300,000	89.94
153	1	01-492-00-60-86-400	R-T House-Mid	1838 30TH ST W	D	000	4009536		\$0	\$0	\$101,220	9/29/2023	\$112,500	89.97
154	1	01-284-00-17-46-500	R-Mid Avg 1 Sty	716 13TH ST W	D	000	910327		\$0	\$0	\$283,580	9/29/2023	\$315,000	90.03
155	1	01-776-00-46-07-600	R-Mid Avg 1 Sty	304 9TH AVE W	D	000	903245		\$0	\$0	\$211,690	2/3/2023	\$235,000	90.08
156	1	01-269-00-00-08-110	R-New Avg 1 Sty	3307 WHEAT RIDGE ST	D	000	912001		\$0	\$0	\$400,850	11/27/2023	\$445,000	90.08
157	1	01-628-00-33-79-500	R-Mid Avg 1 Sty	415 12TH AVE W	D	000	908155		\$0	\$0	\$185,100	7/11/2023	\$205,000	90.29
158	1	01-572-00-62-55-000	R-MH on Real Estate	1822 32ND ST W	C	000	912710		\$0	\$0	\$90,340	7/7/2023	\$100,000	90.34
159	1	01-269-00-00-23-170	R-Twin Home	3319 33RD ST W	D	000	910515		\$0	\$0	\$243,920	9/29/2023	\$270,000	90.34
160	1	01-798-54-01-01-120	R-Mid Avg 1 Sty	4224 2ND AVE W	D	000	911080		\$0	\$0	\$185,520	10/10/2023	\$205,000	90.50
161	1	01-576-00-70-83-500	R-T House-Mid	1813 31ST ST W	D	000	905884		\$0	\$0	\$99,470	5/12/2023	\$109,900	90.51
162	1	01-773-00-00-01-060	R-MH on Real Estate	1515 50TH ST W	D	000	907733		\$0	\$0	\$124,060	7/6/2023	\$137,000	90.55
163	1	01-105-00-01-01-160	R-Condo-Mid	1918 1ST AVE W UNIT 1	D	000	911112		\$0	\$0	\$147,590	10/30/2023	\$163,000	90.55
164	1	01-662-00-37-91-800	R-New Avg 1 Sty	2006 25TH ST W	D	000	908451		\$0	\$0	\$333,430	7/20/2023	\$368,000	90.61
165	1	01-636-00-35-19-500	R-Mid Avg 1 Sty	720 14TH AVE W	D	000	909211		\$0	\$0	\$180,540	8/21/2023	\$199,000	90.72

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Sale #	PDF	FN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
166	1	01-410-00-56-52-000	R-New Avg Split F/L	2502 12TH AVE W	D	000	910455		\$0	\$0	\$344,760	9/28/2023	\$380,000	90.73
167	1	01-596-00-32-19-000	R-Mid Avg 1 Sty	1527 10TH AVE W	D	000	912728		\$0	\$0	\$291,120	12/20/2023	\$320,000	90.98
168	1	01-064-00-07-94-500	R-Mid Good	608 4TH AVE E	D	000	909990		\$0	\$0	\$347,040	9/11/2023	\$380,000	91.33
169	1	01-269-00-00-29-054	R-T House-New	3508 LONG BRANCH AVE	D	000	908680		\$0	\$0	\$168,400	8/7/2023	\$184,000	91.52
170	1	01-156-00-52-03-500	R-New Avg 1 Sty	1613 BISON DR	D	000	905412		\$0	\$0	\$414,360	4/28/2023	\$452,400	91.59
171	1	01-269-00-00-23-332	R-Condo-New	3514 33RD AVE W, UNIT	D	000	912801		\$0	\$0	\$155,810	12/28/2023	\$169,000	92.20
172	1	01-269-00-00-23-080	R-Twin Home	3301 33RD ST W	D	000	902406		\$0	\$0	\$249,160	5/3/2023	\$270,000	92.28
173	1	01-392-00-24-56-000	R-Mid Avg 1 Sty	1112 1ST AVE E	D	000	907074		\$0	\$0	\$191,070	6/1/2023	\$207,000	92.30
174	1	01-269-00-00-12-023	R-Condo-New	3508 32ND ST W	D	000	904040		\$0	\$0	\$275,130	3/7/2023	\$298,000	92.33
175	1	01-144-00-10-01-000	R-Mid Avg Split F/L	2414 UNIVERSITY AVE	D	000	912798		\$0	\$0	\$294,620	12/26/2023	\$319,000	92.36
176	1	01-269-00-00-16-035	R-Twin Home	3119 LONG BRANCH AVE	D	000	907958		\$0	\$0	\$300,780	7/14/2023	\$325,000	92.55
177	1	01-384-00-23-62-000	R-OLD 1949-1920	309 4TH ST W	D	000	904010		\$0	\$0	\$245,650	2/20/2023	\$265,000	92.70
178	1	01-024-00-51-06-500	R-Mid Avg Split F/L	2505 UNIVERSITY AVE	D	000	911451		\$0	\$0	\$302,290	11/10/2023	\$326,000	92.73
179	1	01-048-00-03-10-000	R-New Avg 1 Sty	607 1ST AVE E	D	000	902772		\$0	\$0	\$413,100	1/24/2023	\$445,000	92.83
180	1	01-269-00-00-23-160	R-Twin Home	3317 33RD ST W	D	000	902279		\$0	\$0	\$246,060	5/3/2023	\$265,000	92.85
181	1	01-269-00-00-23-306	R-Condo-New	3600 33RD AVE W, UNIT	D	000	912006		\$0	\$0	\$155,590	11/22/2023	\$167,500	92.89
182	1	01-704-00-40-79-000	R-Mid Avg 1 Sty	1401 1ST AVE E	D	000	905255		\$0	\$0	\$268,620	4/25/2023	\$289,000	92.95
183	1	01-249-00-14-83-685	R-Twin Home	2721 23RD ST W	D	000	904641		\$0	\$0	\$236,220	3/29/2023	\$254,000	93.00
184	1	01-208-00-12-22-000	R-Mid Avg Multi Sty	808 14TH ST W	D	000	911999		\$0	\$0	\$279,330	11/28/2023	\$299,900	93.14
185	1	01-572-00-62-61-501	R-Condo-Mid	3202 17TH AVE W UNIT 5	D	000	908417		\$0	\$0	\$145,620	7/26/2023	\$155,900	93.41
186	1	01-269-00-00-26-190	R-New Economy	3425 36TH ST W	D	000	908008		\$0	\$0	\$316,970	7/17/2023	\$339,000	93.50
187	1	01-272-00-59-01-500	R-New Avg 1 Sty	1101 KNOLL ST	D	000	908371		\$0	\$0	\$426,570	7/21/2023	\$454,900	93.77
188	1	01-748-00-45-04-500	R-PRE 1920	817 8TH AVE W	D	000	903578		\$0	\$0	\$121,940	5/3/2023	\$130,000	93.80
189	1	01-269-00-00-29-062	R-T House-New	3608 LONG BRANCH AVE	D	000	905343		\$0	\$0	\$168,400	4/21/2023	\$179,000	94.08
190	1	01-269-00-00-29-061	R-T House-New	3606 LONG BRANCH AVE	D	000	904761		\$0	\$0	\$168,400	3/30/2023	\$179,000	94.08
191	1	01-644-00-35-80-500	R-Mid Avg 1 Sty	502 17TH AVE W	D	000	905410		\$0	\$0	\$249,530	4/26/2023	\$265,000	94.16
192	1	01-451-00-00-07-090	R-New Avg 1 Sty	3127 44TH AVE W	D	000	902652		\$0	\$0	\$522,540	1/19/2023	\$554,600	94.22
193	1	01-269-00-00-29-066	R-T House-New	3917 37TH ST W	D	000	906450		\$0	\$0	\$171,130	5/12/2023	\$181,000	94.55
194	1	01-420-00-25-76-500	R-OLD 1949-1920	216 7TH ST W	D	000	905468		\$0	\$0	\$169,280	4/11/2023	\$179,000	94.57
195	1	01-269-00-00-29-059	R-T House-New	3602 LONG BRANCH AVE	D	000	902412		\$0	\$0	\$168,400	1/9/2023	\$178,000	94.61
196	1	01-196-00-11-61-000	R-Mid Avg 1 Sty	604 17TH ST W	O	000	911397		\$0	\$0	\$292,570	11/6/2023	\$309,000	94.68
197	1	01-088-00-60-09-400	R-Condo-Mid	2312 N MAIN CT	D	000	911683		\$0	\$0	\$172,560	11/8/2023	\$182,050	94.79
198	1	01-451-00-00-06-110	R-New Avg 1 Sty	2815 44TH AVE W	D	000	912197		\$0	\$0	\$527,350	12/6/2023	\$556,000	94.85

\* denotes sale is part of multiparcel sale

# Williams County Valuation & Equalization

Sales Ratio Group Array Value Source (VS): A=Appraised, B=Board, S=St.Equalized

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Study Name PDFs 1  
 Study Date 01/01/2023-12/31/2023 Time Adj. None  
 Table Basis Historical (VOS) NUTC 000

Sale #	PDF	PN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
199	1	01-269-00-00-23-328	R-Condo-New	3514 33RD AVE W, UNIT	D	000	911222		\$0	\$0	\$159,260	10/16/2023	\$167,500	95.08
200	1	01-249-00-14-83-450	R-New Avg 1 Sty	2818 24TH ST W	D	000	904335		\$0	\$0	\$309,780	3/24/2023	\$325,000	95.32
201	1	01-269-00-00-29-067	R-T House-New	3915 37TH ST W	D	000	905948		\$0	\$0	\$171,130	5/3/2023	\$179,000	95.60
202	1	01-254-00-00-03-130	R-Twin Home	2806 28TH ST W	D	000	909027		\$0	\$0	\$296,510	8/14/2023	\$310,000	95.65
203	1	01-644-00-36-18-500	R-Mid Avg 1 Sty	1520 10TH ST W	D	000	912068		\$0	\$0	\$316,100	11/21/2023	\$330,000	95.79
204	1	01-644-00-36-05-000	R-Mid Avg 1 Sty	1602 10TH ST W	D	000	910600		\$0	\$0	\$371,750	10/9/2023	\$387,500	95.94
205	1	01-268-00-16-46-000	R-OLD 1949-1920	1310 1ST AVE W	D	000	903844		\$0	\$0	\$202,000	3/2/2023	\$210,000	96.19
206	1	01-284-00-17-87-600	R-Mid Good	720 11TH ST W	D	000	906242		\$0	\$0	\$466,960	5/24/2023	\$485,000	96.28
207	1	01-249-00-14-83-245	R-New Avg Multi Sty	2801 CHOKECHERRY ST	D	000	902650		\$0	\$0	\$371,310	1/20/2023	\$385,000	96.44
208	1	01-269-00-00-23-326	R-Condo-New	3514 33RD AVE W, UNIT	D	000	907454		\$0	\$0	\$159,260	6/27/2023	\$165,000	96.52
209	1	01-105-00-01-01-020	R-Condo-Mid	15 20TH ST W UNIT 2	D	000	906590		\$0	\$0	\$147,590	5/3/2023	\$152,000	97.10
210	1	01-269-00-00-29-058	R-T House-New	3600 LONG BRANCH AVE	D	000	903850		\$0	\$0	\$173,850	2/8/2023	\$179,000	97.12
211	1	01-104-00-08-87-500	R-Mid Avg 1 Sty	328 ROSE LANE	D	000	906556		\$0	\$0	\$307,590	5/26/2023	\$316,500	97.18
212	1	01-424-00-26-32-500	R-OLD 1949-1920	415 8TH ST W	D	000	903015		\$0	\$0	\$209,000	5/3/2023	\$215,000	97.21
213	1	01-072-00-08-21-600	R-Mid Avg 1 Sty	415 7TH ST E	D	000	906523		\$0	\$0	\$253,470	6/2/2023	\$260,000	97.49
214	1	01-523-00-71-54-300	R-New Good	2004 16TH CT W	D	000	903912		\$0	\$0	\$395,710	3/6/2023	\$405,000	97.71
215	1	01-572-00-62-61-105	R-Condo-Mid	3202 17TH AVE W UNIT 1	D	000	902890		\$0	\$0	\$145,620	5/3/2023	\$149,000	97.73
216	1	01-572-00-62-61-107	R-Condo-Mid	3202 17TH AVE W UNIT 1	D	000	902890		\$0	\$0	\$145,620	1/19/2023	\$149,000	97.73
217	1	01-688-00-40-25-000	R-Mid Avg 1 Sty	1515 MAIN ST	D	000	910589		\$0	\$0	\$171,350	10/10/2023	\$175,310	97.74
218	1	01-861-00-00-03-030	R-New Avg 1 Sty	702 WYATT ST	D	000	903321		\$0	\$0	\$386,520	1/27/2023	\$395,000	97.85
219	1	01-043-00-02-79-580	R-New Avg Split F/L	2006 19TH AVE W	D	000	908504		\$0	\$0	\$397,480	8/2/2023	\$405,000	98.14
220	1	01-254-00-00-02-270	R-Twin Home	2720 27TH ST W	D	000	906108		\$0	\$0	\$308,300	5/12/2023	\$314,000	98.18
221	1	01-024-00-51-04-500	R-Mid Avg Split F/L	2405 UNIVERSITY AVE	D	000	904254		\$0	\$0	\$273,140	3/20/2023	\$278,000	98.25
222	1	01-636-00-35-28-500	R-Mid Avg 1 Sty	908 13TH AVE W	D	000	912685		\$0	\$0	\$260,530	12/21/2023	\$265,000	98.31
223	1	01-254-00-00-02-250	R-Twin Home	2714 27TH ST W	D	000	904505		\$0	\$0	\$266,230	2/16/2023	\$269,900	98.64
224	1	01-400-00-25-11-500	R-Mid Avg 1 Sty	306 HILLCOURT	D	000	904961		\$0	\$0	\$408,790	4/14/2023	\$414,000	98.74
225	1	01-408-00-56-25-500	R-Mid Avg Multi Sty	2222 13TH AVE W	D	000	905407		\$0	\$0	\$384,360	4/28/2023	\$389,000	98.81
226	1	01-576-00-70-88-600	R-New Economy	1835 31ST ST W	D	000	905590		\$0	\$0	\$257,350	5/4/2023	\$260,000	98.98
227	1	01-256-00-15-03-500	R-Mid Avg Split F/L	2023 4TH AVE E	D	000	904613		\$0	\$0	\$386,940	3/30/2023	\$390,000	99.22
228	1	01-254-00-00-03-250	R-Twin Home	2710 28TH ST W	D	000	910185		\$0	\$0	\$268,160	8/10/2023	\$270,000	99.32
229	1	01-254-00-00-03-170	R-Twin Home	2732 28TH ST W	D	000	903565		\$0	\$0	\$270,350	5/3/2023	\$272,000	99.39
230	1	01-186-00-71-09-900	R-New Avg Split F/L	1921 20TH AVE W	D	000	906068		\$0	\$0	\$420,170	5/19/2023	\$422,000	99.57
231	1	01-137-00-00-00-090	R-MH on Real Estate	3207 9TH AVE E	D	000	904080		\$0	\$0	\$190,310	3/6/2023	\$191,000	99.64

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# Williams County Valuation & Equalization

Sales Ratio Group Array Value Source (VS): A=Appraised, B=Board, S=St.Equalized

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Study Name PDFs 1  
 Study Date 01/01/2023-12/31/2023 Time Adj. None  
 Table Basis Historical (VOS) NUTC 000

Sale #	PDF	PN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
232	1	01-284-00-17-59-000	R-Mid Avg 1 Sty	1208 8TH AVE W	D	000	903906		\$0	\$0	\$313,670	3/2/2023	\$314,000	99.89
233	1	01-540-00-29-22-500	R-OLD 1949-1920	1002 5TH AVE W	D	000	911077		\$0	\$0	\$204,230	10/30/2023	\$204,000	100.11
234	1	01-254-00-00-02-160	R-Twin Home	2715 28TH ST W	D	000	903798		\$0	\$0	\$312,390	2/18/2023	\$312,000	100.12
235	1	01-752-00-45-67-500	R-Mid Avg Split F/L	1302 10TH AVE W	D	000	912218		\$0	\$0	\$345,680	11/30/2023	\$345,000	100.20
236	1	01-640-00-35-55-500	R-Mid Avg 1 Sty	513 13TH AVE W	D	000	909287		\$0	\$0	\$238,790	8/10/2023	\$238,000	100.33
237	1	01-308-00-18-70-500	R-Mid Avg 1 Sty	1309 JACKSON PLACE	O	000	905148		\$0	\$0	\$444,370	4/6/2023	\$440,000	100.99
238	1	01-248-00-14-80-500	R-Mid Avg 1 Sty	618 11TH ST E	D	000	911804		\$0	\$0	\$320,250	10/30/2023	\$315,000	101.67
239	1	01-269-00-00-07-070	R-New Avg 1 Sty	3328 30TH ST W	D	000	908273		\$0	\$0	\$435,830	7/26/2023	\$427,000	102.07
240	1	01-249-00-14-83-430	R-New Avg 1 Sty	2802 24TH ST W	D	000	904398		\$0	\$0	\$349,360	3/13/2023	\$339,000	103.06
241	1	01-104-00-09-33-500	R-Mid Avg 1 Sty	1712 ROSE LANE	D	000	908634		\$0	\$0	\$399,030	8/4/2023	\$387,000	103.11
242	1	01-272-00-59-18-500	R-Mid Good	1314 22ND ST W	D	000	908365		\$0	\$0	\$464,810	7/28/2023	\$450,000	103.29
243	1	01-084-00-08-43-500	R-Mid Avg 1 Sty	102 HIGHLAND DR W	O	000	907068		\$0	\$0	\$260,620	6/16/2023	\$250,000	104.25
244	1	01-254-00-00-03-150	R-Twin Home	2802 28TH ST W	D	000	912351		\$0	\$0	\$273,400	12/12/2023	\$262,000	104.35
245	1	01-269-00-00-23-301	R-Condo-New	3600 33RD AVE W, UNIT	D	000	909494		\$0	\$0	\$159,040	9/1/2023	\$150,000	106.03
246	1	01-269-00-00-23-303	R-Condo-New	3600 33RD AVE W, UNIT	D	000	907980		\$0	\$0	\$159,040	7/11/2023	\$150,000	106.03
247	1	01-256-00-14-90-100	R-Mid Avg 1 Sty	427 21ST ST E	D	000	906155		\$0	\$0	\$451,170	5/10/2023	\$423,000	106.66
248	1	01-662-00-37-91-200	R-New Avg 1 Sty	2102 25TH ST W	D	000	911083		\$0	\$0	\$449,530	10/16/2023	\$420,000	107.03
249	1	01-420-00-25-63-000	R-Mid Avg 1 Sty	210 5TH ST W	D	000	912825		\$0	\$0	\$321,350	12/28/2023	\$300,000	107.12
250	1	01-056-00-06-25-000	R-OLD 1949-1920	721 3RD AVE E	D	000	907145		\$0	\$0	\$413,430	6/20/2023	\$385,000	107.38
251	1	01-508-00-28-93-000	R-Mid Avg 1 Sty	2018 6TH AVE E	O	000	903576		\$0	\$0	\$409,080	2/24/2023	\$380,000	107.65
252	1	01-048-00-03-09-500	R-PRE 1920	611 1ST AVE E	D	000	904565		\$0	\$0	\$286,180	3/28/2023	\$264,500	108.20
253	1	01-773-00-00-02-135	R-Mid Avg Multi Sty	1444 49TH ST W	D	000	904195		\$0	\$0	\$313,840	3/9/2023	\$290,000	108.22
254	1	01-254-00-00-12-010	R-Twin Home	2701 30TH ST W	D	000	902685		\$0	\$0	\$320,830	1/19/2023	\$295,000	108.76
255	1	01-636-00-34-79-000	R-Mid Avg 1 Sty	1014 15TH AVE W	D	000	910011		\$0	\$0	\$217,650	9/6/2023	\$200,000	108.82
256	1	01-596-00-32-01-500	R-Mid Avg 1 Sty	1011 18TH ST W	D	000	910318		\$0	\$0	\$433,160	9/29/2023	\$395,000	109.66
257	1	01-024-00-51-00-100	R-Mid Avg Split F/L	427 22ND ST E	D	000	903243		\$0	\$0	\$384,180	2/8/2023	\$350,000	109.77
258	1	01-048-00-03-27-000	R-PRE 1920	719 1ST AVE W	D	000	905525		\$0	\$0	\$201,040	5/3/2023	\$183,000	109.86
259	1	01-254-00-00-03-220	R-Twin Home	2718 28TH ST W	D	000	907203		\$0	\$0	\$280,230	6/15/2023	\$255,000	109.89
260	1	01-676-00-39-28-000	R-Mid Avg Multi Sty	2120 6TH AVE E	O	000	911858		\$0	\$0	\$189,560	11/17/2023	\$171,250	110.69
261	1	01-584-00-31-96-900	R-Condo-Mid	2108 E DAKOTA PKWY U	D	000	906063		\$0	\$0	\$155,730	4/28/2023	\$139,900	111.32
262	1	01-212-00-12-48-000	R-Mid Good	719 15TH ST W	D	000	903894		\$0	\$0	\$402,220	2/21/2023	\$360,000	111.73
263	1	01-048-00-03-52-500	R-Mid Avg 1 Sty	903 MAIN ST	D	000	906195		\$0	\$0	\$415,640	5/24/2023	\$369,000	112.64
264	1	01-744-00-44-50-400	R-Mid Avg Split F/L	615 6TH AVE W	D	000	905797		\$0	\$0	\$282,010	5/12/2023	\$250,000	112.80

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# Williams County Valuation & Equalization

Sales Ratio Group Array Value Source (VS): A=Appraised, B=Board, S=St.Equalized

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Study Name PDFs 1  
 Study Date 01/01/2023-12/31/2023 Time Adj. None  
 Table Basis Historical (VOS) NUTC 000

Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
265	1	01-269-00-00-23-304	R-Condo-New	3600 33RD AVE W, UNIT	D	000	907983		\$0	\$0	\$159,040	7/11/2023	\$140,000	113.60
266	1	01-636-00-35-07-000	R-Mid Avg 1 Sty	903 13TH AVE W	D	000	903794		\$0	\$0	\$249,530	3/3/2023	\$217,000	114.99
267	1	01-284-00-17-79-000	R-Mid Avg 1 Sty	1225 PARK PLACE	D	000	911107		\$0	\$0	\$470,230	10/31/2023	\$400,000	117.56
268	1	01-784-00-46-60-500	R-OLD 1949-1920	1014 W BROADWAY	D	000	905639		\$0	\$0	\$120,400	5/4/2023	\$102,000	118.04
269	1	01-776-00-46-05-800	R-PRE 1920	706 W BROADWAY	D	000	903801		\$0	\$0	\$93,280	5/3/2023	\$77,250	120.75
270	1	01-228-00-13-33-500	R-Mid Avg Split F/L	2111 3RD AVE E	D	000	903728		\$0	\$0	\$296,700	2/17/2023	\$245,000	121.10
271	1	01-730-00-00-01-010	R-MH on Real Estate	4116 3RD AVE E	D	000	911044		\$0	\$0	\$91,350	10/27/2023	\$73,000	125.14
272	1	01-784-00-46-80-000	R-OLD 1949-1920	912 2ND ST W	D	000	908024		\$0	\$0	\$136,220	7/12/2023	\$107,500	126.72
273	1	01-408-00-56-03-500	R-Mid Avg Split F/L	2406 13TH AVE W	D	000	908584		\$0	\$0	\$513,270	7/25/2023	\$390,000	131.61
274	1	01-476-00-27-87-500	R-Mid Avg Split F/L	312 13TH ST W	D	000	906808		\$0	\$0	\$370,820	6/2/2023	\$280,000	132.44
275	1	01-744-00-44-44-800	R-PRE 1920	914 7TH AVE W	D	000	911015		\$0	\$0	\$119,430	10/23/2023	\$90,000	132.70
276	1	01-212-00-12-41-500	R-Mid Good	1401 6TH AVE W	D	000	905588		\$0	\$0	\$612,770	5/5/2023	\$380,000	161.26
277	1	01-540-00-29-27-000	R-OLD 1949-1920	907 4TH AVE W	D	000	907582		\$0	\$0	\$130,900	7/7/2023	\$75,000	174.53
278	1	01-368-00-22-15-000	R-OLD 1949-1920	821 3RD AVE W	D	000	912153		\$0	\$0	\$163,890	11/22/2023	\$80,000	204.86
279	1	01-640-00-35-66-500	R-Mid Avg 1 Sty	402 15TH AVE W	D	000	910256		\$0	\$0	\$226,300	9/28/2023	\$100,000	226.30
									\$0	\$0	\$74,207,210		\$83,518,909	

Building Residual \$83,518,909  
Indicated Map Factor N/A

\* denotes sale is part of multiparcel sale

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*2024 Commercial Sales Ratio*

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# Williams County Valuation & Equalization

Sales Ratio Group Array Value Source ( VS ): A=Appraised, B=Board, S=St.Equalized

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 Study Date 01/01/2023-12/31/2023 Time Adj. None  
 Table Basis Historical (VOS) NUTC 000

Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
1	1	01-322-00-19-50-500	C-Motels	3705 4TH AVE W	O	000	902475		\$0	\$0	\$1,747,580	5/4/2023	\$5,350,000	32.67
2	1	01-001-00-00-39-200	C-Downtown Williston	23 MAIN ST	D	000	912187		\$0	\$0	\$158,830	12/1/2023	\$375,000	42.35
3	1	01-268-00-16-49-500	C-Apartments	1219 1ST AVE W	D	000	910980		\$0	\$0	\$132,690	10/20/2023	\$279,900	47.41
4	1	01-636-00-34-70-100	C-Apartments	1002 14TH AVE W	D	000	906458		\$0	\$0	\$166,930	5/31/2023	\$325,000	51.36
5	1	01-616-00-32-62-000	C-Williston City	503 2ND ST W	D	000	905633		\$0	\$0	\$267,340	5/4/2023	\$505,000	52.94
6	1	01-132-00-09-90-100	C-Apartments	421 UNIVERSITY AVE	D	000	905406		\$0	\$0	\$141,350	4/27/2023	\$266,000	53.14
7	1	01-249-00-14-83-722	C-Apartments	2209 27TH AVE W	D	000	909958		\$0	\$0	\$1,083,300	9/15/2023	\$2,000,000	54.16
8	1	01-048-00-02-96-500	C-Apartments	508 2ND AVE W	D	000	909425		\$0	\$0	\$143,020	8/16/2023	\$247,000	57.90
9	1	01-656-00-37-20-100	C-Apartments	1215 6TH AVE E	D	000	903370		\$0	\$0	\$158,680	2/10/2023	\$273,700	57.98
10	1	01-112-00-64-70-100	C-Motels	1525 9TH AVE NW	D	000	903802		\$0	\$0	\$694,540	2/28/2023	\$1,125,000	61.74
11	1	01-677-00-00-04-000	C-Apartments	215& 223 32ND ST E	D	000	909964		\$0	\$0	\$4,449,400	9/15/2023	\$7,100,000	62.67
12	1	01-132-00-09-90-500	C-Apartments	407 UNIVERSITY AVE	O	000	911856		\$0	\$0	\$178,910	11/13/2023	\$285,000	62.78
13	1	01-636-00-34-72-000	C-Apartments	1007 13TH AVE W	D	000	903908		\$0	\$0	\$173,820	3/6/2023	\$260,000	66.85
14	1	01-662-00-37-92-300	C-Apartments	2301 25TH ST W	D	000	909971		\$0	\$0	\$1,195,310	10/11/2023	\$1,700,000	70.31
15	1	01-269-00-00-16-120	C-Apartments	3001 HARVEST HILLS DR	D	000	909967		\$0	\$0	\$6,043,960	9/15/2023	\$8,000,000	75.55
16	1	01-457-00-00-02-020	C-Apartments	621 42ND ST EAST	D	000	903331		\$0	\$0	\$16,922,170	2/15/2023	\$21,600,000	78.34
17	1	01-001-00-00-39-000	C-Downtown Williston	25 MAIN ST	D	000	912065		\$0	\$0	\$82,320	12/1/2023	\$105,000	78.40
18	1	01-320-00-19-34-300	C-Williston Metal Buildi	1005 8TH ST E	D	000	910842		\$0	\$0	\$138,720	10/13/2023	\$175,000	79.27 <Median
19	1	01-004-00-01-19-500	C-Williston Metal Buildi	1909 2ND AVE W	D	000	902249		\$0	\$0	\$1,160,860	1/3/2023	\$1,450,000	80.06 <Median
20	1	01-039-00-00-10-005	C-Williston Metal Buildi	1926 44TH ST W	D	000	905879		\$0	\$0	\$248,290	5/15/2023	\$310,000	80.09
21	1	01-776-00-46-17-600	C-Williston City	521 2ND ST W	D	000	903582		\$0	\$0	\$340,630	2/24/2023	\$425,000	80.15
22	1	01-720-00-42-92-500	C-Williston Metal Buildi	731 E BROADWAY	D	000	908204		\$0	\$0	\$350,130	7/21/2023	\$425,000	82.38
23	1	01-001-00-00-18-600	C-Downtown Williston	214 MAIN ST	D	000	905421		\$0	\$0	\$363,530	5/1/2023	\$425,000	85.54
24	1	01-001-00-00-39-400	C-Downtown Williston	21 MAIN ST	D	000	912064		\$0	\$0	\$191,670	12/1/2023	\$220,000	87.12
25	1	01-444-00-26-70-500	C-Williston Metal Buildi	2716 2ND AVE W	D	000	912571		\$0	\$0	\$221,590	12/21/2023	\$250,000	88.64
26	1	01-797-54-01-21-030	C-Williston Metal Buildi	4624 4TH ST W	O	000	909474		\$0	\$0	\$359,090	8/28/2023	\$375,000	95.76
27	1	01-056-00-06-36-000	C-Apartments	823 1ST AVE E	D	000	911777		\$0	\$0	\$158,680	11/22/2023	\$150,000	105.79
28	1	01-182-00-00-01-030	C-Restaurants	1319 9TH AVE NW	D	000	911688		\$0	\$0	\$1,528,730	11/15/2023	\$1,370,000	111.59
29	1	01-658-00-00-04-010	C-Williston Metal Buildi	4807 SUNSET BLVD	D	000	910454		\$0	\$0	\$3,714,430	9/12/2023	\$3,100,000	119.82
30	1	01-798-54-01-21-086	C-Williston Metal Buildi	4402 DAKOTA PKWY W	O	000	909686		\$0	\$0	\$757,950	8/31/2023	\$625,000	121.27
31	1	01-584-00-31-95-100	C-Apartments	2010/2014 10TH AVE E	D	000	910230		\$0	\$0	\$1,760,040	9/25/2023	\$1,400,000	125.72
32	1	01-570-00-00-01-053	C-Williston Metal Buildi	2308 #3 50TH ST W	D	000	910587		\$0	\$0	\$288,010	10/11/2023	\$190,000	151.58
33	1	01-570-00-00-01-051	C-Williston Metal Buildi	2308 #1 50TH ST WEST	D	000	910319		\$0	\$0	\$287,560	9/27/2023	\$185,000	155.44

\* denotes sale is part of multiparcel sale

# Williams County Valuation & Equalization

Sales Ratio Group Array Value Source ( VS ): A=Appraised, B=Board, S=St.Equalized

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Study Name PDFs 1  
 Study Date 01/01/2023-12/31/2023 Time Adj. None  
 Table Basis Historical (VOS) NUTC 000

Sale #	PDF	FIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
34	1	01-408-00-56-18-000	C-Motels	1001 24TH ST W	O	000	906360		\$0	\$0	\$1,715,600	5/30/2023	\$1,000,000	171.56
35	1	01-082-00-00-01-030	C-Office Buildings	10315 CAMP DR	D	000	908678		\$0	\$0	\$6,475,860	8/3/2023	\$3,400,000	190.47
36	1	01-860-00-66-92-400	C-Williston Metal Buildi	24 R AVE	D	000	906227		\$0	\$0	\$779,220	6/16/2023	\$350,000	222.63
									\$0	\$0	\$54,580,740		\$65,621,600	
									Building Residual		\$65,621,600			
									Indicated Map Factor		N/A			

\* denotes sale is part of multiparcel sale