



North Dakota House of Representatives

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Representative Steve Vetter

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COMMITTEES:
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03/07/2023

Chairman and Tax & Finance Committee

My name is Steven Vetter representing district 18.

I along with the support of the Appraiser Association introduced this bill to solve the ongoing problem for underserved rural areas with limited data access. This bill seeks to provide data and therefore allow real estate professionals to better serve these areas. HB 1225 is simple and inexpensive bill that will have a significant impact on underserved rural areas that currently have very limited property data. It gives everyone in the state readily available property information so this benefits all ND citizens as they also have readily available property tax information to compare your house to other similar houses.

The bill appropriates money to set up tax assessor web sites with property information for all counties with current sites on some level. The bill requires the tax assessor sites to at minimum have these options:

- Integrate with a computer-assisted mass appraisal system.
- Use a consistent format to display property and property tax information for all properties.
- Include any available pictures or sketches associated with each property.
- Provide access to property tax estimates based on data from a computer- assisted mass appraisal system.
- Have options to keep exempt and confidential information from being publicly accessible.
- Allow users to perform basic and advanced searches of property and property tax information, including search options for comparable sales and by property classification for residential, commercial, and agriculture properties.

Let me 'show you' what the bill does. The best way to explain the bill is if your to follow along with by going to northdakotaassessors.com (Go through the site and explain.) 28 white 5 blue 30 yellow 1 grey Show differences in County sites.

I have a quote of what it would cost to implement the objective of the bill. The quote comes from the most prominent company used by the majority of counties already in North Dakota. We can do all this with a rounding error of state's money. The bill has \$130,000 of one-time funding that sets up tax assessor websites to the counties that currently don't have one. The individual cost is \$5000.

As a result this bill is really about 3 things:

Serving the underserved counties while eliminating the "hidden tax" of buying a house in a small town ,
 Making our government more efficient by giving our assessors a computer assisted mass appraisal system for the whole state and providing search engines to our citizens for property information while keeping certain information exempt and confidential.

The underserved counties: there are many areas in this state that simply cannot get a timely appraisal for selling their home or property. In order to sell a home that has financing, an appraisal must occur. With the absence of appraisers in these areas creates a huge problem, as a seller can expect to wait months.

But in the event that an appraiser is available, it will typically be at an elevated rate. This problem is two-fold, as the value of the home tends to be lower in an underserved area, and the appraiser is being forced to charge a substantially higher rate due to both their travel, and lost time from learning about the area in question and the lack of data. It is not unusual to see an appraiser charge double or even 2.5 times their normal rate, and as a result it is not uncommon to see 1200\$+ appraisal prices in underserved areas. By way of comparison, in the major cities an appraisal is roughly 600\$/home. This means, that when combined with the lower value of the homes on average, an appraisal in a city will be .25% of the value of an average home, while an appraisal in a underserved area is generally expected to be roughly 1%-1.5% of the value of an average home. This creates a hidden tax on rural communities every single time a property is sold, which makes realizing the capital gains from a house that much more difficult. In this body, we fight to lower property taxes constantly, and yet if this bill fails, we will be continuing a hidden tax due to the government failing to provide adequate information.

This bill isn't just about appraisers and the public who use their services, it benefits so many more.

This benefits the lending industry and the real estate profession with better access to data.

And benefits to the consumers of their products.

Benefit to the County Assessors to have better operating software and it promotes efficiencies by using a statewide computer assisted mass appraisal system.

Benefit to the Tax department with real time data with more accuracy for better tax revenue.

Benefit to the State with real time data with more accuracy and better statewide data. How do we tackle the issue of property tax reform without accurate real time data?

Why would we not want more accurate reported information for our state decision makers?

But most of all, this bill benefits the individual citizen. Every ND citizen should the same access to property information regardless of where in the state that they live.

It is no coincidence that areas which are underserved also don't have very good data?

One of the jobs of government is to make this information available to citizens. This bill does that. This bill will have a significant impact on the rural and underserved areas in our state. I would humbly ask for a Do Pass recommendation. I will stand for questions.

Organization	FirstName	LastName	Vanguard Website	Parcel Count	Yearly Service
Adams County	Katie	Roseland	Yes	Not Live Yet	\$2,200
Bowman County	Jodi	Freier	Yes	2,418	\$1,375
Burleigh County	Allan	Vietmeier	Yes	10,900	\$2,750
Cass County	Paul	Fracassi	Yes	19,443	\$3,300
Cavalier County	Stephanie	Bata	Yes	13,224	\$3,300
Dickinson City of	Joe	Hirschfeld	Yes	10,391	\$1,925
Divide County	Mark	Overbo	Yes	7,920	\$2,000
Dunn County	Nicole	Carlson	Yes	2,777	\$962.50
Emmons County	Denise	Nieuwsma	Yes	9,843	\$2,200
Foster County	Karen	Evans	Yes	4,924	\$1,100
Grand Forks City of	Paul	Houdek	Yes	17,188	\$4,400
Grand Forks County	Amber	Gudajtes	Yes	5,425	\$962.50
Hettinger County	Cathy	Ebert	Yes	2,040	\$1,375
McIntosh County	Hope	Schnieder	Yes	8,617	\$2,200
McKenzie County	Katie	Paulson	Yes	6,580	\$2,000
McLean County	Todd	Schreiner	Yes	18,842	\$5,500
Mercer County	Cyndi	Zueger	Yes	10,495	\$2,750
Minot City	Ryan	Kamrowski	Yes	17,872	\$4,400
Mountrail County	Lori	Hanson	Yes	1,624	\$1,237
Oliver County	Patricia	Koapke	Yes	1,119	\$1,100
Pierce County	Kelsey	Siegler	Yes	2,483	\$1,100
Renville County	Diana	Krause	Yes	2,182	\$1,200
Sargent County	LaJuana	Anderson Hayes	Yes	7,794	\$2,200
Sioux County	Heather	Kippen	Yes	Not Live Yet	
Stark County	Natalie	Wandler	Yes	10,953	\$2,475
Steele County	Amy	Czapiewski	Yes	5,812	\$2,475
Valley City	Tina	Current	Yes	2,823	\$962.50
Ward County	Noreen	Barton	Yes	22,619	\$5,500
Watford City	Rita	Olson	Yes	2,371	\$750
West Fargo	Nick	Lee	Yes	13,149	\$4,125
Williams County	Darcy	Anderson	Yes	34,678	\$4,400
TOTAL					\$72,225

Organization	FirstName	LastName	Vanguard Website	Parcel Count	Setup Cost	Yearly Service	Total
Barnes County	Stacie	Hansen Leier	No	3,487	\$5,000	\$1,375	\$6,375
Billings County	Stacey	Swanson	No	2,148	\$5,000	\$1,375	\$6,375
Bismarck City	Allison	Jensen	No	27,969	\$5,000	\$8,250	\$13,250
Bottineau County	Ashley	Pedie	No	7,309	\$5,000	\$2,750	\$7,750
Burke County	Brandy	Zepp	No	8,052	\$5,000	\$2,750	\$7,750
Cooperstown	Farrah	Saxberg	No	5,433	\$5,000	\$1,375	\$6,375
Devils Lake City	Rob	Johnson	No	3,516	\$5,000	\$1,375	\$6,375
Dickey County	Don	Flaherty	No	9,371	\$5,000	\$2,750	\$7,750
Golden Valley County	Patricia	Davis	No	1,437	\$5,000	\$1,375	\$6,375
Grant County	Jackie	Steinmetz	No	9,622	\$5,000	\$2,750	\$7,750
LaMoure County	Denice	Porter	No	9,892	\$5,000	\$2,750	\$7,750
Logan County	Trisha	Laine	No	1,243	\$5,000	\$1,375	\$6,375
Mandan City	Kimberly	Markley	No	9,354	\$5,000	\$2,750	\$7,750
McHenry County	Kristine	Brummond	No	14,629	\$5,000	\$4,125	\$9,125
Morton County	Donald	LaFleur	No	14,955	\$5,000	\$4,125	\$9,125
New Rockford City of	Kristy	O'Connor	No	5,279	\$5,000	\$1,375	\$6,375
Pembina County	Mikka	Willits	No	13,000	\$5,000	\$4,125	\$9,125
Ramsey County	Beth	Black	No	15,352	\$5,000	\$4,125	\$9,125
Ransom County	Kristie	Reinke	No	10,245	\$5,000	\$2,750	\$7,750
Rolette County	Wendy	Belgarde	No	9,205	\$5,000	\$2,750	\$7,750
Sheridan County	Tanya	Mueller	No	6,858	\$5,000	\$2,750	\$7,750
Slope County	Joan	Lorge	No	3,532	\$5,000	\$1,375	\$6,375
Towner County	Sheri	Leas	No	8,087	\$5,000	\$2,750	\$7,750
Trail County	Kayla	Knudson	No	10,606	\$5,000	\$2,750	\$7,750
Walsh County	Ed	Sevigny	No	15,814	\$5,000	\$4,125	\$9,125
Wells County	Jana	Mogren	No	12,051	\$5,000	\$4,125	\$9,125
Bottineau City of	Ashley	Pedie	Not Available	Remote Only			
Killdeer City of	Debra	Harsche	Not Available	Remote Only			
Roland Township	Addie	Berg	Not Available	Remote Only			
TOTAL					\$130,000	\$74,250	\$204,250