



William Gion &lt;gionappraisal@gmail.com&gt;

## SB 2152 Hearing - Senate Agriculture & Veterans Affairs

2 messages

William Gion &lt;gionappraisal@gmail.com&gt;

Sun, Jan 19, 2025 at 1:11 PM

To: lluick@ndlegis.gov, jmyrdal@ndlegis.gov, rlemm@ndlegis.gov, rmarcellais@ndlegis.gov, markweber@ndlegis.gov, kweston@ndlegis.gov

Bcc: "Rummel, Dean" <drummel@ndlegis.gov>, clairecory@ndlegis.gov, "Vetter, Steve M." <smvetter@nd.gov>, Wade Becker <wade@boulderappraisal.com>, Dean Rylander <deanrylander@gatecity.bank>, Barry Wilfahrt <Barry@gochamber.org>

God's Good Day Honorable Chairman Senator Luick and the Distinguished Members of the Senate Agriculture and Veterans Affairs Committee.

Thank you for your dedicated service as a Legislator for our Great State of ND!

***This email is requesting your support of SB - 2152 with a Recommendation of "Do Pass".***

I would also like to thank Senator Rummel, Senator Cory and Representative Vetter for co-sponsoring this important legislative bill.

Please allow me to introduce myself so as to enlighten you on where I am coming from and why I am asking for your support of SB - 2152:

- **My name is Bill Gion** and my wife (of 42 years) and I have been longtime residents of the Regent Community in Hettinger County, ND.
- I was raised on our 4th Generation Family Farm (where we presently live) - so basically I am a farm boy at heart.
- We are blessed with four married children and five beautiful grandchildren...all living in ND - (the Good Stuff in Life for sure)!
- I have been a Certified ND Real Estate Appraiser for decades, primarily appraising farm & ranch properties in SW-ND. (*Attached is a summary of my appraisal experience & qualifications*). .
- In addition to appraising, I have extensive past experience in farming, ranching, banking (finance) and oil field safety.
- I am community minded, and thus, I have previously served on our local school board (18 years), presently on our Township Board (7 years), and have been a longtime member of the Regent Lions & St. Henry's K of C (4th Degree).

**First, I wish to talk to you as a citizen and concerned constituent of ND:**

- My wife and I are blessed to have all our four married children and their spouses gainfully employed and living in ND! We see the challenges this generation faces with the rising costs from housing to raising a family. ***Obtaining the American Dream is more challenging than ever!***
- ***Because land (real estate) is in strong demand and prices are increasingly higher, smaller tracts of land are being offered for sale (some developmental) to attract as many qualified buyers as possible and obtain the best price for the sellers...which I totally understand and respect.***

***This is where SB 2152 comes in - a simple act makes a big impact!***

- ***This bill enhances the likelihood of sustaining ND residents as potential buyers (many times the next generation) and sellers can be better informed while pursuing their goals.***
- ***By requiring full disclosure of these tract sales < 80 acres, the public (both buyers and sellers) can more readily access relevant market data to make informed decisions.***
- ***Also, those serving the public can provide more timely and credible services.*** In a previous legislative session, ND became a disclosure state, subject to a handful of qualifying exemptions. This single step moved our rural appraisal profession forward by leaps & bounds and made my appraisal practice efficient enough that I took on the responsibility of training an apprentice appraiser...who has since become fully accredited and licensed as a Certified General Real Estate Appraiser in ND.
- ***I firmly believe the most challenging & critical part of rural appraising is efficient access to reliable comparable sales data. This data allows us to deliver timely and credible appraisals to our clients, in a more efficient manner, and maintain public trust.***

- ***This is where SB - 2152 again comes into play. Passing this bill would provide readily available access to credible information on these tracts < 80.0 acres and benefit Appraisers and ND citizens.***

***I feel strongly about supporting a "Do Pass" for SB-2152, so I am planning to drive to Bismarck and personally testify in support of SB-2152, at your scheduled hearing next Thursday morning, January 23, 2025, at the Fort Union Room at the Capitol in Bismarck, ND. If needed beforehand, feel free to contact me via email, text or phone call if needed.***

Hopefully, I will see you all in person at the hearing next Thursday.


Again thanks for your time and consideration as well as your dedicated service to the State of ND and its wonderful people!

Respectfully submitted,  
William "Bill" Gion

William D. Gion  
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***"We Value, What You Value"***

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 **2025 Experience & Qualification.pdf**  
122K

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**William Gion** <[gionappraisal@gmail.com](mailto:gionappraisal@gmail.com)>  
To: [smvetter@ndlegis.gov](mailto:smvetter@ndlegis.gov)

Sun, Jan 19, 2025 at 1:15 PM


Hello Steve...I had the wrong email address on the first try!  
Stay Blessed - including safe & warm!  
Bill

William D. Gion  
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ND State-Certified General Appraiser  
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