

## Staff Report for 2024 State Board of Equalization

**File No.:** 2024-REPORT-RANSOM-COMMERCIAL TOLERANCE

**Prepared By:** Property Tax Division

**County or City:** RANSOM COUNTY

**Appellant:**

**Type of Appeal:** TOLERANCE LEVEL

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**Appeal Issue:** The sales ratio study indicates a commercial sales ratio of 101%.

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**Analysis:** Ransom County's commercial value indicates a sales ratio of 101%. This sales ratio is above the State Board of Equalization's 2024 acceptable tolerance range of 90% - 100%.

Property Tax Division staff investigated Ransom County's commercial sales information from 2019 - 2023, with a focus on 2023 sales. During the investigation it was determined that the historical average sales ratio has been 97% and the primary cause of the high sales ratio is the commercial value within the City of Enderlin.

Commercial valuations must be decreased to bring the commercial sales ratio within tolerance. Tailoring the adjustments to the primary cause of the countywide high sales ratio best accomplishes equalization in Ransom County. A decrease of 8% to the City of Enderlin will allow Ransom County to achieve the historical average sales ratio of 97%.

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**Summary of Findings:** Ransom County's sales ratio study indicates a commercial sales ratio of 101%. Commercial valuations must be decreased to bring the sales ratio within tolerance. A decrease of 8% to commercial property in the City of Enderlin will achieve the County historical average of 97%

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**Proposal for Board Review:** Direct Ransom County to decrease commercial property located in the City of Enderlin by 8% to an approximate value of \$43,852,260. The result of this decrease will be an overall decrease of 3% to an approximate cumulative county commercial assessment of \$103,214,160.

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