

# Application for Tax Exemption for Newly Built Residences

I hereby make application for this tax exemption for the years \_\_\_\_ and \_\_\_\_ on the property described below. (Exclusive of the land on which it is situated or any special assessments). I certify the request is in compliance with resolutions authorizing this two-year exemption on new single family, condominium and townhouse residential property as approved by Ransom County, Lisbon City, Enderlin City, Fort Ransom City, Elliott City, Sheldon City under NDCC 57-02-08 (35).

NAME OF APPLICANT \_\_\_\_\_

Home Phone: \_\_\_\_\_ Day Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_

STATUS OF APPLICANT: BUILDER {} FIRST OWNER AFTER BUILDER {}

NAME OF BUILDER (IF NOT APPLICANT): \_\_\_\_\_

ADDRESS OF PROPERTY TO BE EXEMPT: \_\_\_\_\_

LEGAL DESCRIPTION OF PROPERTY: \_\_\_\_\_

BUILDING PERMIT NUMBER: \_\_\_\_\_ DATE PERMIT ISSUED: \_\_\_\_\_

DATE CONSTRUCTION STARTED: \_\_\_\_\_ COMPLETED: \_\_\_\_\_ OCCUPIED: \_\_\_\_\_

EXEMPTION CLAIMED: SINGLE FAMILY {} CONDOMINIUM {} TOWNHOUSE {}

COST OR VALUE OF IMPROVEMENTS (STRUCTURE ONLY): \$ \_\_\_\_\_

APPRAISERS ESTIMATED MARKET VALUE (IF APPRAISED): \$ \_\_\_\_\_

**I hereby certify that there are no delinquent taxes or un-paid special assessments on the above described property. (Guidelines for consideration when applying for this exemption are located on the reverse side of this form).**

SIGNATURE OF APPLICANT: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE OF ASSESSOR: \_\_\_\_\_ DATE: \_\_\_\_\_

FOR OFFICE USE ONLY {} Application Approved {} Application Denied

Reason: \_\_\_\_\_

County Treasurer's confirmation on taxes: {} Delinquent Taxes {} No Delinquent Taxes

Year Exemption commences: \_\_\_\_\_ Yr. Exemption Expires: \_\_\_\_\_ Yr. on Tax Roll: \_\_\_\_\_

Tax Director Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Return Completed Application To: Ransom County Tax Equalization Director  
PO Box 830  
Lisbon, ND 58054-0830

# **GUIDELINES**

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## **Single Family Residences, Condominiums and Townhouses owned by Individuals**

All new single family residential property, exclusive of the land on which it is situated or any special assessments, may be exempt from real estate taxes for the year in which construction began and the next two (2) taxable years if all the following conditions have been met:

1. There are no delinquent taxes or special assessments.
2. Provides for exemption of up to \$75,000 True and Full value (150,000 True and Full value within Lisbon City Limits effective date April 6, 2015) when occupied for the first time. Will remain exempt during construction.
3. Only effective for application dated after August 1, 2009.
4. Applicant must apply for the exemption prior to the time construction is started or within the first 90 days of occupancy (180 days in Enderlin City limits).  
Exemption will not be honored if the application is not returned within the first 90/180 days of occupancy.
5. Exemption is not transferable to second owner.

## **Single Family Residences, Condominiums and Townhouses owned by Builders**

All new single family residential property, exclusive of the land on which it is situated or any special assessments, may be exempt from real estate taxes for the year in which construction began and the next two (2) taxable years if all the following conditions have been met:

1. There are no delinquent taxes or special assessments.
2. Property must remain owned by the first builder.
3. Property must remain unoccupied.
4. A builder is eligible for no more than five (5) properties in a taxable year in each jurisdiction.
5. Provides for exemption of up to \$75,000 True and Full value and 150,000 in Lisbon City Limits effective date April 6, 2015
6. Only effective for applications dated after August 1, 2009.
7. Applicant must apply for the exemption prior to the time construction is started.
8. Exemption is not transferable to second owner.

### **NOTE:**

This resolution may be rescinded or amended at any time, and the governing body may limit or impose conditions including limitations on the time during which an exemption is allowed.



*for the good of all counties!*

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## Understanding Property Taxes

This page is intended to help you understand property taxes in general. For specific questions regarding your property values or taxes, please contact your County Auditor or Tax Director. Contact information for all county officials can be found on our interactive map at [www.ndaco.org/counties](http://www.ndaco.org/counties).

There are three "moving parts" involved in determining your property taxes:

1. MILLS
2. TAXABLE VALUES
3. TAXING ENTITIES (or TAXING AUTHORITIES)

We hope the following questions and answers will help you understand what these terms mean and how each one affects your property tax bill.

### MILLS

**Question:** What is a mill?

**Answer:** A "mill" is simply 1/1000th of anything:

- 1/1000th of one meter is a millimeter
- 1/1000th of one gram is a milligram

**Question:** Why not just use percentages?

**Answer:** Actually, a mill IS a percentage. It is one tenth of 1 percent, or .1%.

- Percent means "per 100." Mills are "per 1000."
- Multiply X .01 to get percent. Multiply X .001 to get mill

**Question:** How much is a mill worth?

**Answer:** It depends...

As stated above, a mill is 1/1000th of something. On your property tax bill, that "something" is your TAXABLE VALUE. To answer the question, "How much is a mill worth?" you simply take 1/1000 (or .001) times your taxable value.

**THE VALUE OF A MILL IS 1/1000th OF YOUR TAXABLE VALUE**

### TAXABLE VALUE

Taxable value is calculated by multiplying the "True and Full" value of your property times...

- 4.5% for residential property
- 5% for agricultural and commercial property

For example, a home that is worth \$200,000.00 has a taxable value of \$9,000.

$$\$200,000 \times 4.5\% = \$9,000$$

Remember, the value of one mill is 1/1000th of the taxable value, so in this case, one mill is \$9.

(Another term you may hear related to property taxes is "Assessed Value" which is simply ½ of your True and Full value.)

### TAXING ENTITIES

When you pay your property tax bill, you are actually paying taxes to several different TAXING ENTITIES or AUTHORITIES. These are your various forms of local government, including your county, city, township, school board, park board and any other entity that is authorized to levy property taxes.

The example below is not intended to be typical, but demonstrates the point in round figures:

TAXING ENTITY	MILLS
School District	115
County	60
City	40
Township	10
Park District	15
Water District	5

TAXING ENTITY	MILLS
Library Board	1
Rural Fire/Ambulance	3
UND Medical School*	1
<b>TOTAL</b>	<b>250</b>

You probably wouldn't want to get each a separate tax bill from each of those entities, so you get one property tax bill from your county, and the county distributes your payment to each of the other entities. These different entities are governed by different elected officials. Not everyone in the county lives in the same city (or in a city at all), nor do they all live in the same school district or park district. North Dakotans value their right to elect their representatives to the school board, county commission, city commission, etc.

### PUTTING IT ALL TOGETHER

To combine our two examples above, the NUMBER of mills (250) times the VALUE of each mill (\$9) is the total tax. So it would be  $250 \times \$9 = \$2,250$ .

In summary, as it relates to property taxes, a mill is one-tenth of one percent of your taxable value, and your taxable value is either 4.5% (residential) or 5% of your true and full value, also known as "market value."

*\*The UND Medical School receives one mill from every property tax payer. This is the only property tax assessed by the state.*

North Dakota Association of Counties | P.O. Box 877 | 1661 Capitol Way | Bismarck, ND 58502-0877 | (701) 328-7300

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# Application for Tax Exemption for Remodeled Residences

I hereby make application for this tax exemption for the years \_\_\_\_ and \_\_\_\_ on the property described below. (Exclusive of the land on which it is situated or any special assessments). I certify the request is in compliance with resolutions authorizing this two-year exemption.

NAME OF APPLICANT \_\_\_\_\_

Home Phone: \_\_\_\_\_ Day Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_

STATUS OF APPLICANT: BUILDER {\_\_} FIRST OWNER AFTER BUILDER {\_\_}

NAME OF BUILDER (IF NOT APPLICANT): \_\_\_\_\_

ADDRESS OF PROPERTY TO BE EXEMPT: \_\_\_\_\_

LEGAL DESCRIPTION OF PROPERTY: \_\_\_\_\_

BUILDING PERMIT NUMBER: \_\_\_\_\_ DATE PERMIT ISSUED: \_\_\_\_\_

DATE CONSTRUCTION STARTED: \_\_\_\_\_ COMPLETED: \_\_\_\_\_ OCCUPIED: \_\_\_\_\_

EXEMPTION CLAIMED: SINGLE FAMILY {\_\_} CONDOMINIUM {\_\_} TOWNHOUSE {\_\_}

COST OR VALUE OF IMPROVEMENTS (STRUCTURE ONLY): \$ \_\_\_\_\_

APPRAISERS ESTIMATED MARKET VALUE (IF APPRAISED): \$ \_\_\_\_\_

**I hereby certify that there are no delinquent taxes or un-paid special assessments on the above described property. (Guidelines for consideration when applying for this exemption are located on the reverse side of this form).**

SIGNATURE OF APPLICANT: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE OF ASSESSOR: \_\_\_\_\_ DATE: \_\_\_\_\_

FOR OFFICE USE ONLY {\_\_} Application Approved {\_\_} Application Denied

Reason: \_\_\_\_\_

County Treasurer's confirmation on taxes: {\_\_} Delinquent Taxes {\_\_} No Delinquent Taxes

Year Exemption commences: \_\_\_\_\_ Yr. Exemption Expires: \_\_\_\_\_ Yr. on Tax Roll: \_\_\_\_\_

Tax Director Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Return Completed Application To: Ransom County Tax Equalization Director  
PO Box 830  
Lisbon, ND 58054-0830

# **GUIDELINES**

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## **Single Family Residences, Condominiums and Townhouses owned by Individuals**

1. Remodel project must exceed \$90,000 to be eligible
2. Exemption does not pass to new owner
3. Exemption covers 2 taxable years
4. Structure being remodeled must be 25 years old or older
5. Land is not eligible for exemption
6. All taxes and specials must be current
7. Specials are not exempt

### **NOTE:**

This resolution may be rescinded or amended at any time, and the governing body may limit or impose conditions including limitations on the time during which an exemption is allowed.