

Community Planning & Development Services

December 5, 2011

Re: Proposed TIF #70-Hwy16

TIF Committee:

As requested in your invitation, we are taking this opportunity to make our concerns known relative to the referenced TIF #70.

We'd like it to be clear up front that we are not philosophically opposed to the proper use of TIF's. In fact, you may recall that our group created a TIF for the cleanup and redevelopment of the old Black Hills Packing Plant. We would like to point out what we see as significant differences in these two TIF's.

First in the case of the Black Hills Packing Plant TIF, the majority of the TIF district was either already developed, publicly owned or under our ownership. In this case, while our property is included in the proposed TIF district, it is undeveloped and we have never been consulted. We frankly do not see a benefit for anyone on the major intersection of Hwy 16 and Catron Blvd, yet the properties are included. To the contrary, it appears to us that by placing us in the district, our property has effectively been precluded from imitating a future TIF request for a period that could be as high as 20 years.

Second, the Black Hills Packing Plant project was a redevelopment of property surrounded by previously developed ground all within the city. It was the classic case of redevelopment and infill. What we see in the proposed TIF#70 is on the other hand a classic case of "leap frog" development. It not only stretched city utility corridors, but eliminates what would be seen as orderly planned growth. How can anyone justify the use of city dollars for this purpose when we have an acknowledged glut of office and general commercial properties on the market, vacant and currently paying taxes?

Again, we have no opposition to the use of TIF's in the right location and for the right reasons. It simply appears to us that this proposal flies in the face of both the intended use of TIF's and sound planned municipal growth. If the TIF as it is currently proposed is approved, we would ask that our property be removed from the district.

Thank you in advance for your consideration

Pat Tlustos-member Hwy 16 LLC

Mike Tennyson-member Hwy 16 LLC

12/4/11

Community Planning and Development Services
Tax Increment Finance Project Review Committee
300 Sixth Street
Rapid City, South Dakota 57701

Dear Ladies and Gentlemen;

As owners of land located adjacent to the Tax Increment District, we feel we must comment on the request regarding Project Plan Tax Increment District #70 - Highway 16.

We are adamantly against designating this area as a TIF District due to the fact that it does not meet the requirements of the Tax Increment Financing in Rapid City. (see attached TIF checklist for the City of Rapid City)

We have owned the land located at 8561 Dreamscape Road for over 15 years. We also built a home at 8581 Dreamscape Road approximately six years ago. (See attached map and legal description listed at the end of this letter)

We are very familiar with the area included in the proposed TIF District. It does not meet the mandatory criteria or the discretionary criteria required for a Tax Increment Financing District set forth by the City of Rapid City.

It is not 'blighted'.

This area has no structures or buildings that are detrimental to the public health, safety, morals or welfare.

This area does not substantially impair or arrest the sound growth of the City of Rapid City.

This area WILL develop without a TIF. As Rapid City finds the need to develop to the south, this area will support beautiful residential and commercial uses without the need to ask for tax-payer assistance. It is because of the present development in this area that this area will not need 'assistance' to develop as the community's needs grow.

We feel the proposed TIF District is far to large an area.

Allowing this area to be designated as a TIF District would cause a "leap frog" type of development. Rapid City has addressed this development issue in the past and seemed to understand the detrimental effects "leap frog" development has on growing communities. The City has adopted Smart Growth policies that could pertain to this area.

We would like to see these policies implemented and upheld.

Please take our concerns into consideration when addressing the petition for the Project Plan for the Tax Increment District #70.

Respectfully Submitted,

Kerry Papendick
Lew Papendick

owners of 8581 Dreamscape Road
use: private home
legal: 1N 07E sec 26 W1/2 SE1/4
1N 07E sec 35 Highview sub Tract 7
1N 07E sec 35 Highview sub Tract 12

owners of 8561 Dreamscape Road
use: Highview Ranch Quarter Horses, Inc.
legal: 1N 07E sec 35 Highview sub Tract 5R
1N 07E sec 35 Highview sub Tract 16-18.

CHECKLIST

TAX INCREMENT FINANCING IN RAPID CITY A Guide for Applicants

Purpose of TIF. The City of Rapid City recognizes the following purposes for the use of Tax Increment Financing:

- | | Applies |
|---|--------------------------|
| 1. To encourage the redevelopment of deteriorated, or otherwise blighted real property in Rapid City through the investment of public funds; | <input type="checkbox"/> |
| 2. To stimulate economic development in the community by assisting projects that promote the long term economic vitality of the community; | <input type="checkbox"/> |
| 3. To stimulate increased private investment in areas that would have otherwise remained undeveloped or under-developed and which will, in the long term, provide a significant source of additional tax revenues to all taxing entities; | <input type="checkbox"/> |
| 4. To stimulate the construction of safe and affordable housing units for low and moderate income residents and workers in the community; and, | <input type="checkbox"/> |
| 5. To facilitate the reconstruction, maintenance and completion of the City's existing infrastructure network to support the existing growth and guide of the future growth of the community. | <input type="checkbox"/> |

Uses of TIF. Tax Increment Financing may be used for the following purposes in Rapid City:

- | | Applies |
|--|--------------------------|
| 1. Oversizing costs for sewer, water and streets required by the City of Rapid City; | <input type="checkbox"/> |
| 2. Extension of off-site sewer, water, street and public improvements to the development site; | <input type="checkbox"/> |
| 3. Oversizing costs for storm drainage detention and transmission facilities to accommodate storm water runoff beyond that generated by the development; | <input type="checkbox"/> |
| 4. Reconstruction of existing streets, water, sewer, sidewalks or other public infrastructure; | <input type="checkbox"/> |
| 5. Regional lift stations, pump stations or other public facilities to be owned by the City of Rapid City; | <input type="checkbox"/> |
| 6. Public playgrounds, parks and recreational improvements to be owned by the City of Rapid City; | <input type="checkbox"/> |
| 7. Demolition costs for the removal of existing structures or infrastructure; | <input type="checkbox"/> |
| 8. Interest and financing fees; | <input type="checkbox"/> |
| 9. Imputed administrative fees due to the City; | <input type="checkbox"/> |
| 10. Removal and replacement of contaminated soils; | <input type="checkbox"/> |
| 11. Professional service fees limited to engineering, design, survey and construction management associated with the allowable project costs; and, | <input type="checkbox"/> |
| 12. Costs, at the discretion of the governing body, which are found to be necessary or convenient to the creation of the Tax Incremental District or the implementation of the Project Plan. | <input type="checkbox"/> |

Criteria for Evaluation. Projects applying for assistance through TIF must qualify by meeting certain criteria. Some criteria are mandatory and must be met in order for the Committee to consider the project for assistance. Others are discretionary, and enable the Committee to determine the benefits of the project. The project application must demonstrate how the project meets the required criteria.

- | | Applies |
|--|--------------------------|
| 1. The project must be located within a proposed district in which a minimum of twenty-five percent (25%) of the area of the District is determined to be "blighted" and the improvements are likely to enhance the value of substantially all of the other real property in the district. For the purposes of TIF, a "blighted area" is defined as: | <input type="checkbox"/> |
| A. An area in which the structures, buildings, or improvements are conducive to ill health, the transmission of disease, infant mortality, juvenile delinquency, or crime, and which is detrimental to the public health, safety, morals, or welfare; or, | <input type="checkbox"/> |
| B. An area that substantially impairs or arrests the sound growth of the municipality, retards the provision of adequate housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, or morals, or welfare as a result of substandard, unsafe or deteriorating development; or, | <input type="checkbox"/> |
| C. An open area which because of the need for infill development and cost effective use of existing utilities and services, obsolete platting, diversity of ownership, deterioration of structures or site improvements, or otherwise is determined to be blighted, substantially impairs or arrests the sound growth of the community. | <input type="checkbox"/> |
| 2. The project must comply with the adopted Comprehensive Plan and all other appropriate plans and regulations. | <input type="checkbox"/> |
| 3. The use of TIF for the project will not result in the net loss of pre-existing tax revenues to the City and other taxing jurisdictions. | <input type="checkbox"/> |

In addition, a project must meet two of the following six criteria:

- | | Applies |
|--|--------------------------|
| 1. The project must demonstrate that it is not economically feasible without the use of TIF. In addition, if the project has site alternatives, the proposal must demonstrate that it would not occur in Rapid City without TIF. | <input type="checkbox"/> |
| 2. The project will eliminate actual or potential hazard to the public. Hazards may include condemned or unsafe buildings, sites, or structures. | <input type="checkbox"/> |
| 3. The project will not provide direct or indirect assistance to retail or service businesses competing with existing businesses in the Rapid City trade area. | <input type="checkbox"/> |
| 4. The project will bring new or expanded employment opportunities as demonstrated by proposed wage scales, employee benefits and mixture of full and part-time employees. | <input type="checkbox"/> |
| 5. The project will result in additional redevelopment in the following Tax Increment Financing Target Areas: | <input type="checkbox"/> |
| A. Downtown District (see Appendix A for description) | <input type="checkbox"/> |
| 6. The project will result in the construction of affordable housing units defined as housing where the occupant is paying no more than thirty percent (30%) of gross income for housing costs including utilities | <input type="checkbox"/> |

and complies with the following requirements:

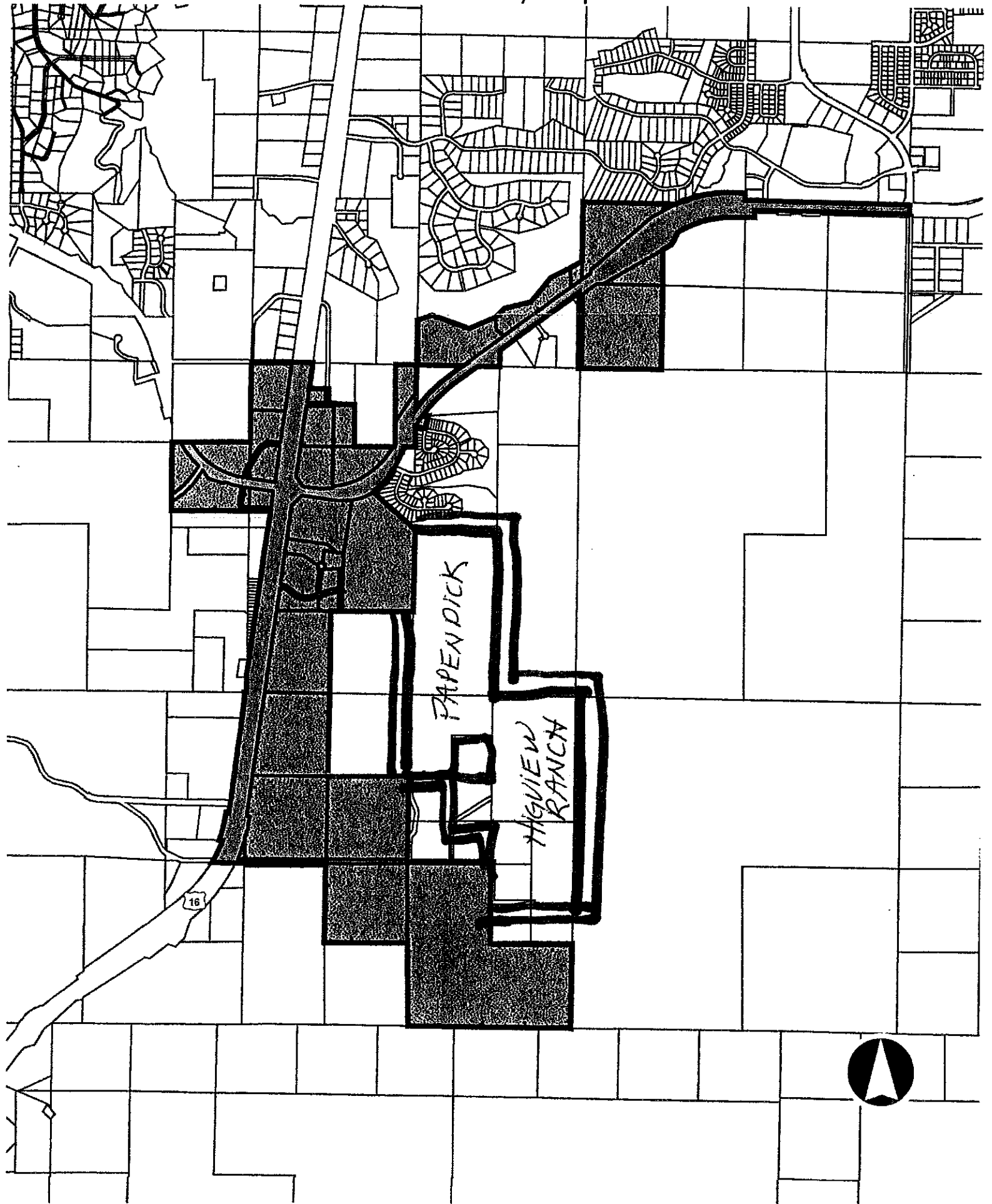
- A. Affordable housing projects must target residents at or below eighty percent (80%) of median income with rents at thirty percent (30%) of the tenants income or the Fair Market Rent (FMR) for the Section 8 Program whichever is greater. A minimum of 51% of the dwelling units of the proposed development shall be occupied by households meeting this income guideline;
- B. Affordable housing is required to remain affordable as defined above for ten (10) years. If affordability is less than ten (10) years, repayment of prorata share of increment benefit will be due and payable to the City.

Discretionary Criteria. In addition, the project should meet several of the following criteria. The project will be evaluated relative to the criteria outlined below. The extent to which a project meets these criteria will be used in evaluation of the project including the length of time a district may run.

- | | Applies |
|--|--------------------------|
| 1. The project will generate at least one full-time job for each \$10,000 in principal value of the TIF; or would create a minimum of 50 new jobs. | <input type="checkbox"/> |
| 2. All TIF proceeds are used for the construction of public improvements. | <input type="checkbox"/> |
| 3. The project involves the rehabilitation of a building listed on or eligible for listing on the National Register of Historic Places. | <input type="checkbox"/> |
| 4. The project will directly benefit low and moderate income people, as defined by the U.S. Department of Housing and Urban Development as applied to the Community Development Block Grant Program. A project will meet this criterion if at least 51% of the jobs created will be held by or available to low and moderate income people. | <input type="checkbox"/> |
| 5. The building or site that is to be redeveloped itself displays conditions of blight as established by the provisions of SDCL 11-9. | <input type="checkbox"/> |
| 6. The project involves the start-up of an entirely new business or business operation within the City of Rapid City. | <input type="checkbox"/> |
| 7. The project involves the expansion of an existing business located within Rapid City. | <input type="checkbox"/> |
| 8. The project site has displayed a recent pattern of declining real property assessments, as measured by the Pennington County Director of Equalization. | <input type="checkbox"/> |
| 9. The project costs are limited to those specific costs associated with a site that exceed the typical or average construction costs (i.e. excessive fill, relocation costs, additional foundation requirements associated with unusual soil conditions, extension of sewer or water mains, on-site or off-site vehicular circulation improvements, etc.) | <input type="checkbox"/> |
| 10. The developer agrees to waive the five-year tax abatement. | <input type="checkbox"/> |

1111F002

Tax Increment District No. 70 Project Plan Vicinity Map



11TI003

From: Dan Michael [mailto:dmichael@actionmec.com]

Sent: Monday, January 16, 2012 2:59 PM

To: Davis Dave; Wright Jerry; Roberts John; Brown Gary; Doyle Charity; Petersen Bonny; Mason Jordan; ritche.nordstrom@rcgov.org; Laurenti Steve; Sasso Ron

Cc: Kooiker Sam

Subject: TIFs & Property Taxes???

Members of the Council & Mayor,

I have attached property tax assessments for 15 properties with the 2011 taxes owed for you to look at and maybe question how an individual can purchase a piece of property in 2006 for \$1,801,948.00 and pay ag taxes of \$163.36 in 2011 and this property owner is applying for a TIF of 3.3 million dollars, and across the highway the property owner is paying \$14,908.98 2011, taxes or the property owner NW across the highway is paying \$15,573.04, 2011 taxes.

Now, as you look at the other properties that I have attached, my reason is 2 fold,

1. As a taxpayer in Rapid City, I do not feel my taxes should subsidizing someone who makes 1.8 million dollar investment and pays \$163.36 in taxes in 2011.
2. With respect to the TIF, I would support the use of the TIF if the property owner was paying his fair share of taxes on commercial property.

Have a good day.

Dan Michael

Action Mechanical, Inc.

dmichael@actionmec.com

605-348-5212 phone

605-348-6984 fax

431-1235 cell

PENNINGTON COUNTY PROPERTY RECORD CARD

Parcel ID: 37-35-100-006

Active

Tax Year: 2011

Ref#: R301202

Map#: 0060876

Run Date: 1/16/2012 9:33:45 AM

Page 1 of 2

OWNER NAME AND MAILING ADDRESS

HAGG BROTHERS
601 W BLVD
RAPID CITY, SD 57701

Additional Owners
No.

PROPERTY SITUS ADDRESS

GENERAL PROPERTY INFORMATION

Primary ABS Code: AG-D -

Living Units:

Zoning:

Neighborhood 400.0 - 400.0 - Ag Properties

Tax Unit Group: 4D- -RR-

Exemptions:

PROPERTY FACTORS

Topography:

Utilities:

Access:

Location:

Parking Type:

Parking Quantity:

LEGAL DESCRIPTION

S35, T1N, R07E, Black Hills Meridian, UNPLATTED,
SW1/4NW1/4 LESS ROW & LESS LOT H1 & LOT
H2

SALES INFORMATION

Date	Type	Sale Amount	Src	Validity	Inst.Type	Instrument #
12/21/2006	Land only	\$1,801,948	Seller	Changed after	Warranty Deed	06-4537
12/21/2006	Land only	\$0	Seller	Related	Quit Claim	06-4536
12/21/2006	Land only	\$0	Seller	Related	Quit Claim	06-4535

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Description
--------	------------	--------	--------	------	-------------

INSPECTION HISTORY

Date	Code	Reason	Appraiser	Contact-Code
------	------	--------	-----------	--------------

RECENT APPEAL HISTORY

Year	Level	Case #	Status	Action
2010	RAPID CITY	RC-STIP-	Resolve	Closed

ASSESSMENT VALUE HISTORY

Year	Total Assessed
2011	\$14,100
2010	\$12,900
2009	\$11,000

IMPROVEMENT COST SUMMARY

Residential	\$0
Commercial	\$0
Other Improvements	\$0
Manufactured Homes	\$0
Total Impts	\$0

APPRAISED VALUES

	Land	Building	Total	Method
Current	\$14,100	\$0	\$14,100	COST
Prior	\$12,900	\$0	\$12,900	COST
Cost	\$14,100	Market		
Income		MRA	Override	

MARKET LAND INFORMATION

Method	Type	AC/SF/Units	Inf1	Fact1	Inf2	Fact2	Model	Flat Value	Unit Pr Ovr	Value Est.
--------	------	-------------	------	-------	------	-------	-------	------------	-------------	------------

Calc Land Area 0 GIS SF

Total 14,100

ABSTRACT SUMMARY

	Land	Buildings	Growth
Agricultural	\$14,100	\$0	\$0
NA-Z	\$0	\$0	\$0
Non Ag	\$0	\$0	\$0
Owner Occ	\$0	\$0	\$0

2011 TAXES...\$163.36

PENNINGTON COUNTY PROPERTY RECORD CARD

Parcel ID: 37-35-100-006

Active

Tax Year: 2011

Ref#: R301202

Map#: 0060876

Run Date: 1/16/2012 9:33:45 AM

Page 2 of 2

OTHER BUILDINGS AND YARD IMPROVEMENTS

Occupancy	MSCI	Rank	Qty	Yr Blt	Area	Perim	Hgt	Dimensions	Stories	Phys	%Comp
-----------	------	------	-----	--------	------	-------	-----	------------	---------	------	-------

COMPONENTS

Code	Units	Pct	Size	Oth	Rank	Year
------	-------	-----	------	-----	------	------

AGRICULTURAL LAND

Ag Type	Ag Acres	Map Symbol	Top Land	Map System Rating	Area	Adjustments		Ag Value
						Map S	Prop	
Crop	34.46	SeB-	532.0	0.7285	1.000	1.000	1.000	13,360
Pasture	3.88	ZnD-	475.0	0.4131	1.000	1.000	1.000	761

AGRICULTURAL LAND SUMMARY

Category	Acres	Value
Total Ag	38.34	14,100
Cropland	34.46	13,360
Pasture	3.88	761

COMMENTS

PENNINGTON COUNTY PROPERTY RECORD CARD

Parcel ID: 37-27-400-013

Active

Tax Year: 2011

Ref#: R27981

Map#: 0060099

Run Date: 1/16/2012 9:24:44 AM

Page 1 of 1

OWNER NAME AND MAILING ADDRESS

GODFREY, DANIEL C
PO BOX 799
RAPID CITY, SD 57709

Additional Owners
No.

PROPERTY SITUS ADDRESS

S HIGHWAY 16

GENERAL PROPERTY INFORMATION

Primary ABS Code: NA-C -
Living Units:
Zoning:
Neighborhood 65.4 - 65.4 - Enchanted Hills
Tax Unit Group: 4D-WF- -
Exemptions:

PROPERTY FACTORS

Topography:
Utilities:
Access:
Location:
Parking Type:
Parking Quantity:

LEGAL DESCRIPTION

Godfrey Addn, JUDICIAL LOT B OF LOT 2

SALES INFORMATION

Date	Type	Sale Amount	Src	Validity	Inst.Type	Instrument #
------	------	-------------	-----	----------	-----------	--------------

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Description
--------	------------	--------	--------	------	-------------

INSPECTION HISTORY

Date	Code	Reason	Appraiser	Contact-Code
------	------	--------	-----------	--------------

RECENT APPEAL HISTORY

Year	Level	Case #	Status	Action
------	-------	--------	--------	--------

ASSESSMENT VALUE HISTORY

Year	Total Assessed
2011	\$789,700
2010	\$789,700
2009	\$789,700

IMPROVEMENT COST SUMMARY

Residential
Commercial
Other Improvements
Manufactured Homes
Total Impts

APPRAISED VALUES

	Land	Building	Total	Method
Current	\$789,700	\$0	\$789,700	COST
Prior	\$789,700	\$0	\$789,700	COST
Cost	\$789,700	Market		
Income		MRA	Override	

MARKET LAND INFORMATION

Method	Type	AC/SF/Units	Inf1	Fact1	Inf2	Fact2	Model	Flat Value	Unit Pr Ovr	Value Est.
Site								789,700		789,700

Calc Land Area	56.410	GIS SF	Total	789,700
----------------	--------	--------	-------	---------

ABSTRACT SUMMARY

	Land	Buildings	Growth
Agricultural			
NA-Z			
Non Ag	\$789,700		
Owner Occ			

TAXES 2011...\$14,908.98

PENNINGTON COUNTY PROPERTY RECORD CARD

Parcel ID: 37-22-400-009

Active

Tax Year: 2011

Ref#: R27347

Map#: 0011117

Run Date: 1/16/2012 9:25:40 AM

Page 1 of 3

OWNER NAME AND MAILING ADDRESS

OLSEN DEVELOPMENT COMPANY INC
5264 HAYLOFT LN
RAPID CITY, SD 57703

Additional Owners
No.

PROPERTY SITUS ADDRESS

2000 GOLDEN EAGLE DR

GENERAL PROPERTY INFORMATION

Primary ABS Code: NA-D1 -
Living Units: 1
Zoning:
Neighborhood 65.4 - 65.4 - Enchanted Hills
Tax Unit Group: 4D- -RC-
Exemptions:

PROPERTY FACTORS

Topography: Above Street - 2
Utilities: Public Sewer - 4
Access: Semi Improved Road - 2
Location:
Parking Type:
Parking Quantity:

LEGAL DESCRIPTION

S22, T1N, R07E, Black Hills Meridian, UNPLATTED
S495' OF NE1/4SE1/4 LESS LOT 1; SE1/4SE1/4

SALES INFORMATION

Date	Type	Sale Amount	Src	Validity	Inst.Type	Instrument #
09/28/2007	Land and	\$1,215,000	Seller	Not open	Warranty Deed	07-3488

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Description
960946	09/11/1996	\$1,600	Closed		SFD ADD

INSPECTION HISTORY

Date	Code	Reason	Appraiser	Contact-Code
07/25/2003	Interview and Measure		D/P	Owner - 1
12/04/1996	Measure only, no one home		DHP	0
06/24/1990	Interview and Measure		2LS	Tenant - 2

RECENT APPEAL HISTORY

Year	Level	Case #	Status	Action
------	-------	--------	--------	--------

ASSESSMENT VALUE HISTORY

Year	Total Assessed
2011	\$786,500
2010	\$789,300
2009	\$788,800

IMPROVEMENT COST SUMMARY

Residential	\$28,400
Commercial	\$0
Other Improvements	\$2,100
Manufactured Homes	\$0
Total Impts	\$30,500

APPRAISED VALUES

	Land	Building	Total	Method
Current	\$756,000	\$30,500	\$786,500	COST
Prior	\$756,000	\$33,300	\$789,300	COST
Cost	\$786,500	Market	\$788,200	
Income		MRA	\$793,192	Override

MARKET LAND INFORMATION

Method	Type	AC/SF/Units	Inf1	Fact1	Inf2	Fact2	Model	Flat Value	Unit Pr Ovr	Value Est.
Site								756,000		756,000

Calc Land Area 54.000 GIS SF

Total 756,000

ABSTRACT SUMMARY

	Land	Buildings	Growth
Agricultural	\$0	\$0	\$0
NA-Z	\$0	\$0	\$0
Non Ag	\$756,000	\$30,500	\$0
Owner Occ	\$0	\$0	\$0

2011 TAXES...\$15,573.04

PENNINGTON COUNTY PROPERTY RECORD CARD

Parcel ID: 37-35-100-004

Active

Tax Year: 2011

Ref#: R301200

Map#: 0060872

Run Date: 1/16/2012 9:36:35 AM

Page 1 of 2

OWNER NAME AND MAILING ADDRESS
 ORTHOPEDIC LAND COMPANY LLC
 %CASEY PETERSON & ASSOCIATES, LTD
 PO BOX 8127
 RAPID CITY, SD 57709

Additional Owners
 No.

PROPERTY SITUS ADDRESS

SALES INFORMATION

Date	Type	Sale Amount	Src	Validity	Inst.Type	Instrument #
02/01/2007	Land only	\$1,502,297	Other	Changed after	Warranty Deed	07-300
12/21/2006	Land only	\$0	Seller	Related	Quit Claim	06-4536
12/21/2006	Land only	\$0	Seller	Related	Quit Claim	06-4535

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Description
--------	------------	--------	--------	------	-------------

GENERAL PROPERTY INFORMATION

Primary ABS Code: AG-D -
 Living Units:
 Zoning:
 Neighborhood 400.0 - 400.0 - Ag Properties
 Tax Unit Group: 4D- -RR-
 Exemptions:

INSPECTION HISTORY

Date	Code	Reason	Appraiser	Contact-Code
------	------	--------	-----------	--------------

RECENT APPEAL HISTORY

Year	Level	Case #	Status	Action
------	-------	--------	--------	--------

ASSESSMENT VALUE HISTORY

Year	Total Assessed
2011	\$8,600
2010	\$8,200
2009	\$7,200

PROPERTY FACTORS

Topography:
 Utilities:
 Access:
 Location:
 Parking Type:
 Parking Quantity:

IMPROVEMENT COST SUMMARY

Residential	\$0
Commercial	\$0
Other Improvements	\$0
Manufactured Homes	\$0
Total Impts	\$0

APPRAISED VALUES

	Land	Building	Total	Method
Current	\$8,600	\$0	\$8,600	COST
Prior	\$8,200	\$0	\$8,200	COST
Cost	\$8,600	Market		
Income		MRA	Override	

LEGAL DESCRIPTION
 S35, T1N, R07E, Black Hills Meridian, UNPLATTED,
 NW1/4NW1/4 LESS ROW; & LESS LOT H1

MARKET LAND INFORMATION

Method	Type	AC/SF/Units	Inf1	Fact1	Inf2	Fact2	Model	Flat Value	Unit Pr Ovr	Value Est.
--------	------	-------------	------	-------	------	-------	-------	------------	-------------	------------

Calc Land Area 0 GIS SF

Total 8,600

ABSTRACT SUMMARY

	Land	Buildings	Growth
Agricultural	\$8,600	\$0	\$0
NA-Z	\$0	\$0	\$0
Non Ag	\$0	\$0	\$0
Owner Occ	\$0	\$0	\$0

2011 TAXES...\$99.64

PENNINGTON COUNTY PROPERTY RECORD CARD

Parcel ID: 37-35-100-004

Active

Tax Year: 2011

Ref#: R301200

Map#: 0060872

Run Date: 1/16/2012 9:36:35 AM

Page 2 of 2

OTHER BUILDINGS AND YARD IMPROVEMENTS

Occupancy	MSCI	Rank	Qty	Yr Blt	Area	Perim	Hgt	Dimensions	Stories	Phys	%Comp
-----------	------	------	-----	--------	------	-------	-----	------------	---------	------	-------

COMPONENTS

Code	Units	Pct	Size	Oth	Rank	Year
------	-------	-----	------	-----	------	------

AGRICULTURAL LAND

Ag Type	Ag Acres	Map Symbol	Top Land	Map System Rating	Area	Adjustments		Ag Value
						Map S	Prop	
Pasture	0.27	CdF-	475.0	0.0851	1.000	1.000	1.000	11
Crop	10.14	SeB-	532.0	0.7285	1.000	1.000	1.000	3,931
Pasture	23.70	ZnD-	475.0	0.4131	1.000	1.000	1.000	4,650

AGRICULTURAL LAND SUMMARY

Category	Acres	Value
Total Ag	34.11	8,600
Cropland	10.14	3,931
Pasture	23.97	4,661

COMMENTS

PENNINGTON COUNTY PROPERTY RECORD CARD

Parcel ID: 37-26-352-001

Active

Tax Year: 2011

Ref#: R27962

Map#: 0011148

Run Date: 1/16/2012 9:37:51 AM

Page 1 of 3

OWNER NAME AND MAILING ADDRESS

ORTHOPEDIC LAND COMPANY LLC
 %CASEY PETERSON & ASSOCIATES, LTD
 PO BOX 8127
 RAPID CITY, SD 57709

Additional Owners
 No.

PROPERTY SITUS ADDRESS

7800 S HIGHWAY 16

GENERAL PROPERTY INFORMATION

Primary ABS Code: AG-D1 -
 Living Units: 1
 Zoning:
 Neighborhood 400.0 - 400.0 - Ag Properties
 Tax Unit Group: 4D- -RR-
 Exemptions:

PROPERTY FACTORS

Topography: Below Street - 3
 Utilities: Public Sewer - 4
 Access:
 Location:
 Parking Type:
 Parking Quantity:

LEGAL DESCRIPTION

S26, T1N, R07E, Black Hills Meridian, UNPLATTED
 LOT B OF SW1/4SW1/4 LESS RTY

SALES INFORMATION

Date	Type	Sale Amount	Src	Validity	Inst.Type	Instrument #
04/01/2002	Land and	\$0	Agent	Related		02-01490
12/01/1999	Land and	\$908,500	Seller	Multiple		99-04404

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Description
--------	------------	--------	--------	------	-------------

INSPECTION HISTORY

Date	Code	Reason	Appraiser	Contact-Code
07/27/2003	Interview and Measure		D/P	Agent - 3
06/26/1990	Measure only, no one home		2LS	0

RECENT APPEAL HISTORY

Year	Level	Case #	Status	Action
------	-------	--------	--------	--------

ASSESSMENT VALUE HISTORY

Year	Total Assessed
2011	\$42,600
2010	\$44,500
2009	\$43,700

IMPROVEMENT COST SUMMARY

Residential	\$37,000
Commercial	\$0
Other Improvements	\$0
Manufactured Homes	\$0
Total Impts	\$37,000

APPRAISED VALUES

	Land	Building	Total	Method
Current	\$5,600	\$37,000	\$42,600	COST
Prior	\$5,500	\$39,000	\$44,500	COST
Cost	\$42,600	Market		
Income		MRA	Override	

MARKET LAND INFORMATION

Method	Type	AC/SF/Units	Inf1	Fact1	Inf2	Fact2	Model	Flat Value	Unit Pr Ovr	Value Est.
--------	------	-------------	------	-------	------	-------	-------	------------	-------------	------------

Calc Land Area 0 GIS SF Total 5,600

ABSTRACT SUMMARY

	Land	Buildings	Growth
Agricultural	\$5,600	\$0	\$0
NA-Z	\$0	\$0	\$0
Non Ag	\$0	\$37,000	\$0
Owner Occ	\$0	\$0	\$0

2011 TAXES...\$741.30

PENNINGTON COUNTY PROPERTY RECORD CARD

Parcel ID: 37-26-352-001

Active

Tax Year: 2011

Ref#: R27962

Map#: 0011148

Run Date: 1/16/2012 9:37:51 AM

Page 2 of 3

DWELLING INFORMATION

Res Type: 1-Single-family Residence
 Quality: 2.00-Fair
 Year Blt: 1964

Abs Code: NA-D1

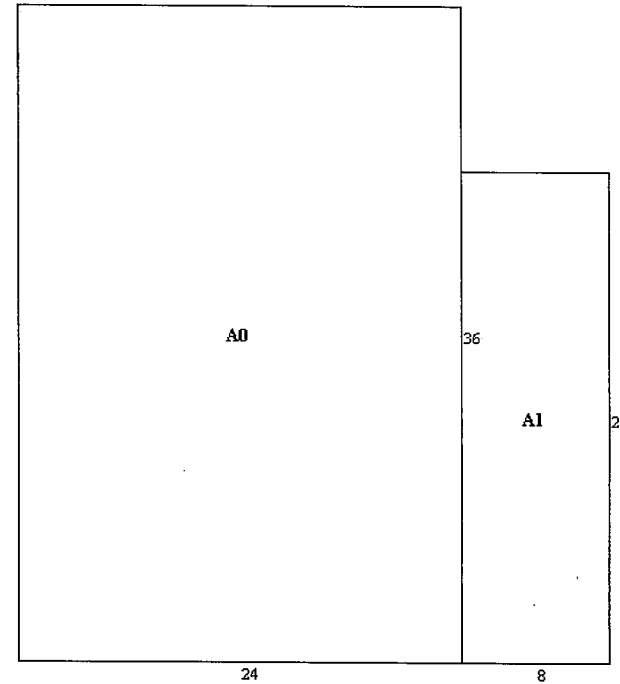
Remodel:

Total Living Area: 864

RESIDENTIAL SECTIONS

BUILDING DESCRIPTION

Style: Ranch
 Foundation: Concrete - 2
 Bedrooms: 1
 Full Bath: 1
 Half Bath:
 Garage Cap:



Bldg Value: 37,000

SKETCH VECTORS

A1R24CU27X8, A0CU36X24

RESIDENTIAL COMPONENTS

Code	Units	Pct	Ex	Fr	Sk	Year
105-Frame, Siding		100			Y	
208-Composition Shingle		100			Y	
601-Plumbing Fixtures (#)	5				Y	
602-Plumbing Rough-ins (#)	1				Y	
309-Forced Air Furnace		100			Y	
402-Automatic Floor Cover Allowance					Y	
915-Enclosed Wood Deck (SF), Solid Wall	216					
622-Raised Subfloor (% or SF)	864				Y	

RESIDENTIAL COMPONENTS

Code	Units	Pct	Ex	Fr	Sk	Year
------	-------	-----	----	----	----	------

PENNINGTON COUNTY PROPERTY RECORD CARD

Parcel ID: 37-26-352-001

Active

Tax Year: 2011

Ref#: R27962

Map#: 0011148

Run Date: 1/16/2012 9:37:51 AM

Page 3 of 3

OTHER BUILDINGS AND YARD IMPROVEMENTS

Occupancy	MSCI	Rank	Qty	Yr Blt	Area	Perim	Hgt	Dimensions	Stories	Phys	%Comp
-----------	------	------	-----	--------	------	-------	-----	------------	---------	------	-------

COMPONENTS

Code	Units	Pct	Size	Oth	Rank	Year
------	-------	-----	------	-----	------	------

AGRICULTURAL LAND

Ag Type	Ag Acres	Map Symbol	Top Land	Map System Rating	Area	Adjustments		Ag Value
						Map S	Prop	
Pasture	2.49	CdF-	475.0	0.0851	1.000	1.000	1.000	101
Crop	1.60	SeB-	532.0	0.7285	1.000	1.000	1.000	620
Pasture	25.03	ZnD-	475.0	0.4131	1.000	1.000	1.000	4,911

AGRICULTURAL LAND SUMMARY

Category	Acres	Value
Total Ag	29.12	5,600
Cropland	1.60	620
Pasture	27.52	5,012

COMMENTS

PENNINGTON COUNTY PROPERTY RECORD CARD

Parcel ID: 21-33-200-004

Active

Tax Year: 2011

Ref#: R302445

Map#: 0061898

Run Date: 1/16/2012 9:29:57 AM

Page 1 of 1

OWNER NAME AND MAILING ADDRESS
 PANKRATZ, DUANE C
 44130 279TH ST
 FREEMAN, SD 57029

Additional Owners
 No.

PROPERTY SITUS ADDRESS

SALES INFORMATION						
Date	Type	Sale Amount	Src	Validity	Inst.Type	Instrument #

BUILDING PERMITS						
Number	Issue Date	Amount	Status	Type	Description	

GENERAL PROPERTY INFORMATION

Primary ABS Code: NA-DC -
 Living Units: 1
 Zoning:
 Neighborhood 220.0 - 220.0 - Along
 Tax Unit Group: 4D- -RC-
 Exemptions:

INSPECTION HISTORY				
Date	Code	Reason	Appraiser	Contact-Code

RECENT APPEAL HISTORY				
Year	Level	Case #	Status	Action

ASSESSMENT VALUE HISTORY	
Year	Total Assessed
2011	\$2,835,000
2010	\$2,044,500
2009	\$2,044,500

PROPERTY FACTORS

Topography:
 Utilities:
 Access:
 Location:
 Parking Type:
 Parking Quantity:

IMPROVEMENT COST SUMMARY	
Residential	\$0
Commercial	\$0
Other Improvements	\$0
Manufactured Homes	\$0
Total Impts	\$0

APPRAISED VALUES				
	Land	Building	Total	Method
Current	\$2,835,000	\$0	\$2,835,000	COST
Prior	\$2,044,500	\$0	\$2,044,500	COST
Cost	\$2,835,000	Market		
Income		MRA	Override	

LEGAL DESCRIPTION
 S33, T2N, R08E, Black Hills Meridian, UNPLATTED,
 NE1/4 LESS LAGRANDB SUB LESS LOTS H2, H3 &
 LESS ROW

MARKET LAND INFORMATION										
Method	Type	AC/SF/Units	Inf1	Fact1	Inf2	Fact2	Model	Flat Value	Unit Pr Ovr	Value Est.
Acre		136.3							20,800.00	2,835,040

Calc Land Area 136.300 GIS SF Total 2,835,000

ABSTRACT SUMMARY			
	Land	Buildings	Growth
Agricultural	\$0	\$0	\$0
NA-Z	\$0	\$0	\$0
Non Ag	\$2,835,000	\$0	\$0
Owner Occ	\$0	\$0	\$0

2011 TAXES...\$56,134.22

PENNINGTON COUNTY PROPERTY RECORD CARD

Parcel ID: 21-33-400-004

Active

Tax Year: 2011

Ref#: R303677

Map#: 0062948

Run Date: 1/16/2012 9:31:14 AM

Page 1 of 1

OWNER NAME AND MAILING ADDRESS
 PANKRATZ, DUANE C
 44130 279TH ST
 FREEMAN, SD 57029

Additional Owners
 No.

PROPERTY SITUS ADDRESS

SALES INFORMATION						
Date	Type	Sale Amount	Src	Validity	Inst.Type	Instrument #

BUILDING PERMITS					
Number	Issue Date	Amount	Status	Type	Description

GENERAL PROPERTY INFORMATION

Primary ABS Code: NA-DC -
 Living Units:
 Zoning:
 Neighborhood 220.0 - 220.0 - Along
 Tax Unit Group: 4D- -RC-
 Exemptions:

INSPECTION HISTORY				
Date	Code	Reason	Appraiser	Contact-Code

RECENT APPEAL HISTORY				
Year	Level	Case #	Status	Action

ASSESSMENT VALUE HISTORY	
Year	Total Assessed
2011	\$1,742,300
2010	\$1,742,300

PROPERTY FACTORS

Topography:
 Utilities:
 Access:
 Location:
 Parking Type:
 Parking Quantity:

IMPROVEMENT COST SUMMARY	
Residential	\$0
Commercial	\$0
Other Improvements	\$0
Manufactured Homes	\$0
Total Impts	\$0

APPRAISED VALUES			
	Land	Building	Total
Current	\$1,742,300	\$0	\$1,742,300
Prior	\$1,742,300	\$0	\$1,742,300
Cost	\$1,742,300	Market	
Income		MRA	Override

LEGAL DESCRIPTION
 S33, T2N, R08E, Black Hills Meridian, N1/2SE1/4
 LESS LTO H1 & H2 & LESS ROW; SW1/4SE1/4

MARKET LAND INFORMATION										
Method	Type	AC/SF/Units	Inf1	Fact1	Inf2	Fact2	Model	Flat Value	Unit Pr Ovr	Value Est.
Acre		116.15							15,000.00	1,742,250

Calc Land Area 116.150 GIS SF Total 1,742,300

ABSTRACT SUMMARY			
	Land	Buildings	Growth
Agricultural	\$0	\$0	\$0
NA-Z	\$0	\$0	\$0
Non Ag	\$1,742,300	\$0	\$0
Owner Occ	\$0	\$0	\$0

2011 TAXES...\$34,498.30

PENNINGTON COUNTY PROPERTY RECORD CARD

Parcel ID: 21-34-300-009

Active

Tax Year: 2011

Ref#: R300369

Map#: 0060182

Run Date: 1/16/2012 9:31:51 AM

Page 1 of 2

OWNER NAME AND MAILING ADDRESS

G & G INVESTMENTS LLP, G I
3307 FLINT DR DR
RAPID CITY, SD 57702-5011

Additional Owners
No.

PROPERTY SITUS ADDRESS

GENERAL PROPERTY INFORMATION

Primary ABS Code: AG-D -
Living Units: 1
Zoning:
Neighborhood 400.0 - 400.0 - Ag Properties
Tax Unit Group: 4D- -RR-
Exemptions:

PROPERTY FACTORS

Topography:
Utilities:
Access:
Location:
Parking Type:
Parking Quantity:

LEGAL DESCRIPTION

S34, T2N, R08E, Black Hills Meridian, Unplatted,
S1/2SW1/4 LESS LOT 1R OF NEFF'S SUB #3,
LESS LOTS H1, H3 & ROW

SALES INFORMATION

Date	Type	Sale Amount	Src	Validity	Inst.Type	Instrument #
------	------	-------------	-----	----------	-----------	--------------

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Description
--------	------------	--------	--------	------	-------------

INSPECTION HISTORY

Date	Code	Reason	Appraiser	Contact-Code
03/03/2011	Interview Only, no inspection	Local Brd - Office	GordonW	Owner - 1

RECENT APPEAL HISTORY

Year	Level	Case #	Status	Action
2011	RAPID CITY	RC-STIP-	Resolve	Closed

ASSESSMENT VALUE HISTORY

Year	Total Assessed
2011	\$12,200
2010	\$12,100
2009	\$60,500

IMPROVEMENT COST SUMMARY

Residential	\$0
Commercial	\$0
Other Improvements	\$0
Manufactured Homes	\$0
Total Impts	\$0

APPRAISED VALUES

	Land	Building	Total	Method
Current	\$12,200	\$0	\$12,200	COST
Prior	\$12,100	\$0	\$12,100	COST
Cost	\$12,200	Market		
Income		MRA	Override	

MARKET LAND INFORMATION

Method	Type	AC/SF/Units	Inf1	Fact1	Inf2	Fact2	Model	Flat Value	Unit Pr Ovr	Value Est.
--------	------	-------------	------	-------	------	-------	-------	------------	-------------	------------

Calc Land Area 0 GIS SF

Total 12,200

ABSTRACT SUMMARY

	Land	Buildings	Growth
Agricultural	\$12,200	\$0	\$0
NA-Z	\$0	\$0	\$0
Non Ag	\$0	\$0	\$0
Owner Occ	\$0	\$0	\$0

2011 TAXES...\$141.32

PENNINGTON COUNTY PROPERTY RECORD CARD

Parcel ID: 21-34-300-009

Active

Tax Year: 2011

Ref#: R300369

Map#: 0060182

Run Date: 1/16/2012 9:31:51 AM

Page 2 of 2

OTHER BUILDINGS AND YARD IMPROVEMENTS

Occupancy	MSCI	Rank	Qty	Yr Blt	Area	Perim	Hgt	Dimensions	Stories	Phys	%Comp
-----------	------	------	-----	--------	------	-------	-----	------------	---------	------	-------

COMPONENTS

Code	Units	Pct	Size	Oth	Rank	Year
------	-------	-----	------	-----	------	------

AGRICULTURAL LAND

Ag Type	Ag Acres	Map Symbol	Top Land	Map System Rating	Adjustments			Ag Value
					Area	Map S	Prop	
Pasture	26.67	NdE-	475.0	0.3156	1.000	1.000	1.000	3,998
Pasture	0.99	NuC-	475.0	0.4818	1.000	1.000	1.000	227
Pasture	40.90	ZnD-	475.0	0.4131	1.000	1.000	1.000	8,025

AGRICULTURAL LAND SUMMARY

Category	Acres	Value
Total Ag	68.56	12,200
Cropland	0.00	0
Pasture	68.56	12,249

COMMENTS

PENNINGTON COUNTY PROPERTY RECORD CARD

Parcel ID: 21-34-300-006

Active

Tax Year: 2011

Ref#: R11191

Map#: 0051955

Run Date: 1/16/2012 9:32:39 AM

Page 1 of 2

OWNER NAME AND MAILING ADDRESS

G & G INVESTMENTS LLP
3307 FLINT DR DR
RAPID CITY, SD 57702-5011

Additional Owners
No.

PROPERTY SITUS ADDRESS

GENERAL PROPERTY INFORMATION

Primary ABS Code: AG-D -

Living Units:

Zoning:

Neighborhood 400.0 - 400.0 - Aq Properties

Tax Unit Group: 4D- -RR-

Exemptions:

PROPERTY FACTORS

Topography:

Utilities:

Access:

Location:

Parking Type:

Parking Quantity:

LEGAL DESCRIPTION

S34, T2N, R08E, Black Hills Meridian, Unplatted,
SW1/4NW1/4 LESS LOTS H1, H2 & LESS
ROW;N1/2SW1/4 LESS LOTS H1, H2 & LESS ROW

SALES INFORMATION

Date	Type	Sale Amount	Src	Validity	Inst.Type	Instrument #
05/01/1999	Land only	\$136,000	Seller	Valid sale		99-01528
05/01/1999	Land only	\$136,000	Agent	Other		00-00731

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Description
081829	10/29/2008	\$2,100,000	Closed		RESERVOIR
081572	09/18/2008	\$15,000	Closed		GRADING & EROSION

INSPECTION HISTORY

Date	Code	Reason	Appraiser	Contact-Code
------	------	--------	-----------	--------------

RECENT APPEAL HISTORY

Year	Level	Case #	Status	Action
------	-------	--------	--------	--------

ASSESSMENT VALUE HISTORY

Year	Total Assessed
2011	\$22,500
2010	\$22,200
2009	\$19,900

IMPROVEMENT COST SUMMARY

Residential	\$0
Commercial	\$0
Other Improvements	\$0
Manufactured Homes	\$0
Total Impts	\$0

APPRAISED VALUES

	Land	Building	Total	Method
Current	\$22,500	\$0	\$22,500	COST
Prior	\$22,200	\$0	\$22,200	COST
Cost	\$22,500	Market		
Income		MRA	Override	

MARKET LAND INFORMATION

Method	Type	AC/SF/Units	Inf1	Fact1	Inf2	Fact2	Model	Flat Value	Unit Pr Ovr	Value Est.
--------	------	-------------	------	-------	------	-------	-------	------------	-------------	------------

Calc Land Area 0 GIS SF

Total 22,500

ABSTRACT SUMMARY

	Land	Buildings	Growth
Agricultural	\$22,500	\$0	\$0
NA-Z	\$0	\$0	\$0
Non Ag	\$0	\$0	\$0
Owner Occ	\$0	\$0	\$0

2011 TAXES...\$260.22

PENNINGTON COUNTY PROPERTY RECORD CARD

Parcel ID: 21-34-300-006

Active

Tax Year: 2011

Ref#: R11191

Map#: 0051955

Run Date: 1/16/2012 9:32:39 AM

Page 2 of 2

OTHER BUILDINGS AND YARD IMPROVEMENTS

Occupancy	MSCI	Rank	Qty	Yr Blt	Area	Perim	Hgt	Dimensions	Stories	Phys	%Comp
-----------	------	------	-----	--------	------	-------	-----	------------	---------	------	-------

COMPONENTS

Code	Units	Pct	Size	Oth	Rank	Year
------	-------	-----	------	-----	------	------

AGRICULTURAL LAND

Ag Type	Ag Acres	Map Symbol	Top Land	Map System Rating	Adjustments			Ag Value
					Area	Map S	Prop	
Pasture	23.46	NdE-	475.0	0.3156	1.000	1.000	1.000	3,517
Pasture	41.59	NuC-	475.0	0.4818	1.000	1.000	1.000	9,517
Pasture	35.62	ScE-	475.0	0.4193	1.000	1.000	1.000	7,094
Pasture	11.89	ZnD-	475.0	0.4131	1.000	1.000	1.000	2,333

AGRICULTURAL LAND SUMMARY

Category	Acres	Value
Total Ag	112.56	22,500
Cropland	0.00	0
Pasture	112.56	22,461

COMMENTS