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 ademantly 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 stuctures 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

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

Applies

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- 1. To encourage the redevelopment of deteriorated, or otherwise blighted real property in Rapid City through the investment of public funds;
- 2. To stimulate economic development in the community by assisting projects that promote the long term economic vitality of the community;
- 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;
- To stimulate the construction of safe and affordable housing units for low and moderate income residents and workers in the community; and,
- 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.

<u>Uses of TIF.</u> 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;	
2.	Extension of off-site sewer, water, street and public improvements to the development site;	
3.	Oversizing costs for storm drainage detention and transmission facilities to accommodate storm water runoff beyond that generated by the development;	
4.	Reconstruction of existing streets, water, sewer, sidewalks or other public infrastructure;	
5.	Regional lift stations, pump stations or other public facilities to be owned by the City of Rapid City;	
6.	Public playgrounds, parks and recreational improvements to be owned by the City of Rapid City;	
7.	Demolition costs for the removal of existing structures or infrastructure;	
8.	Interest and financing fees;	
9.	Imputed administrative fees due to the City;	П
10.	Removal and replacement of contaminated soils;	
11.	Professional service fees limited to engineering, design, survey and construction management associated with the allowable project costs; and,	
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.

<u>Criteria for Evaluation</u>. 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.

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:

A. An area in which the structures, buildings,or improvements are conductive 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,

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,

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.

- 2. The project must comply with the adopted Comprehensive Plan and all other appropriate plans and regulations.
- 3. The use of TIF for the project will not result in the net loss of preexisting tax revenues to the City and other taxing jurisdictions.

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

- 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.
- The project will eliminate actual or potential hazard to the public. Hazards may include condemned or unsafe buildings, sites, or structures.
- The project will not provide direct or indirect assistance to retail or service businesses competing with existing businesses in the Rapid City trade area.
- 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.
- 5. The project will result in additional redevelopment in the following Tax Increment Financing Target Areas:

A. Downtown District (see Appendix A for description)

 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

Applies	
Applies	

and complies with the following requirements:

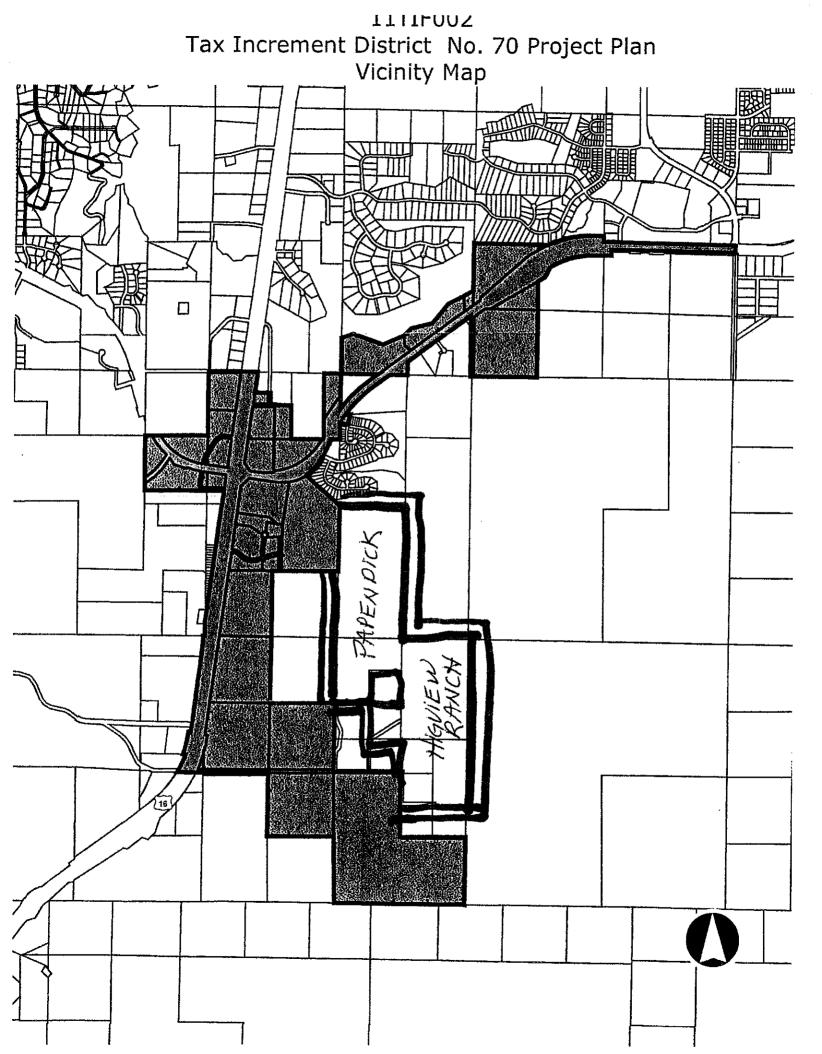
A. Affordable housing projects must target residents at or below eighty percent (80%) of median income with rents at thirty percent (30%) of the tenants income or the Fair Market Rent (FMR) for the Section 8 Program whichever is greater. A minimum of 51% of the dwelling units of the proposed development 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.

<u>Discretionary Criteria</u>. 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.

1.	The project will generate at least one full-time job for each \$10,000 in	
2.	principal value of the TIF; or would create a minimum of 50 new jobs. All TIF proceeds are used for the construction of public improvements.	
3.	The project involves the rehabilitation of a building listed on or eligible for listing on the National Register of Historic Places.	
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.	
5.	The building or site that is to be redeveloped itself displays conditions of blight as established by the provisions of SDCL 11-9.	
6.	The project involves the start-up of an entirely new business or business operation within the City of Rapid City.	
7.	The project involves the expansion of an existing business located within Rapid City.	
8.	The project site has displayed a recent pattern of declining real property assessments, as measured by the Pennington County Director of Equalization.	
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.)	
10.	The developer agrees to waive the five-year tax abatement.	

Applies



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

			FERMINGIO		FROFER	IT RECOR	DCARD				
Parcel ID: 37-35-100-006	Active	Tax Ye	ear: 2011	Ref#: R301	202	Map#:	0060876	Run D	ate: 1/16/2012 9:3	3:45 AM Page	1 of 2
OWNER NAME AND MAILING ADDRES	S						SALES INFO	RMATION		States front in the	
HAGG BROTHERS 601 W BLVD RAPID CITY, SD 57701		Date 12/21/2006 12/21/2006	Type Land only Land only	Sale Am \$1,801		Src Seller Seller	Validi Chan Relate	ged after	Inst.Type Warranty Deed Quit Claim	Instrument # 06-4537 06-4536	
Additional Owners		12/21/2006	Land only		\$0	Seller	Relate	ed	Quit Claim	06-4535	
No.							BUILDING	PERMITS	erella de la compañía		
PROPERTY SITUS ADDRESS		Number	Issue Dat	te An	nount S	tatus	Туре	Description			
GENERAL PROPERTY/INFORMATION					and definitions		INSPECTION	HISTORY			
Primary ABS Code: AG-D -		Date	Code				Reason		Appraiser	Contact-Code	
Living Units:							Reason		Applaisei	Contact-Code	
Zoning:											
Neighborhood 400.0 - 400.0 - Ag Prope	arties		PECEN	T APPEAL H	ISTODY	(101-5-10-12) - 10			A COROCALEN		(Sang (2010)
Tax Unit Group: 4DRR-	51165	Year Level	second and a second	Case #	Status					T VALUE HISTORY	
Exemptions:				RC-STIP-	Resolve	Action Closed			Year 2011	Total Assessed \$14,100	
									2010	\$12,900	
PROPERTY FACTORS									2009	\$11,000	
Topography:		IN	IPROVEMENT	COSTISUMM	ARY				APPRAISED VAL	UES	
14:11:41		Residential				\$0		Land	Building	Total	Method
Utilities:		Commercial				\$0	Current	\$14,100	\$0	\$14,100	COST
Access:		Other Improve	ments			\$0	Prior	\$12,900	\$0	\$12,900	COST
Location:		Manufactured	Homes			\$0	Cost	\$14,100	Market		
Parking Type:		Total Impts				\$0	Income		MRA	Override	
Parking Quantity:						MA	RKET LAND	INFORMATION			
LEGAL DESCRIPTION		Method	Туре	AC/SF/Ur	nits	Inf1 Fac	t1 Inf2	Fact2 Model	Flat Value	Unit Pr Ovr Va	lue Est.
S35, T1N, R07E, Black Hills Meridian, UNPLAT											

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

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Calc Land Area 0

GIS SF

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Total 14,100

	ABSTRA	CT 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

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i.

PENNINGTON COUNTY PROPERTY RECORD CARD

Parcel ID: 37-35-100-000	3		Activ	'e	Та	ax Year:	2011	Ref#: R301202	2 1	Map#: 0060	876	Run Date:	1/16/2012 9:33:45	i AM	Pag	ge 2 o	f 2	
					CINNEL XANGUMAND		Cashi a dia Kashi ina Am						COMP	ONENT	ſS			
Occupancy	MSCI R	ank C	ity Yi	r Blt	Area	Perim	Hgt	Dimensions	Stories	Phys	%Comp	Code	Units	Pct	Size	Oth R	Rank	Year
			A	GRICUL	TURA	LLAND	$\sim Ch_{\rm const}$									11.4.4 (D) (21)		STRAIN SCOT

Ag	Ag	Мар	Тор	Map System		Ag		
Туре	Acres	Symbol	Land	Rating	Area	Map S	Prop	Value
Сгор	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

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

COMMENTS

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PENNINGTON COUNTY PROPERTY RECORD CARD

		I LINING I		ERTT REU	JRD GARD				
Parcel ID: 37-27-400-013 Act	tive Ta	ix Year: 2011	Ref#: R27981	Мар	p#: 0060099	Run	Date: 1/16/2012 9:	:24:44 AM Pag	e 1 of 1
OWNER NAME AND MAILING ADDRESS					SALES INF				
GODFREY, DANIEL C PO BOX 799	Date	Type	Sale Amount	Sr	c Valio	dity	Inst.Type	Instrument	: #
RAPID CITY, SD 57709								nioti dillori	
Additional Owners									
No.					BUILDING	PERMITS			
	Number	Issue D	ate Amount	Status	Туре	Description	1		
PROPERTY SITUS ADDRESS					Type	Description	•		
S HIGHWAY 16									
GENERAL PROPERTY INFORMATION				and the set of	INSPECTIO	N HISTORY			
	Date	Code			Reason	MTIISTOKY	A	A	
Primary ABS Code: NA-C - Living Units:	Dute	obue			Reason		Appraiser	Contact-Code	
Zoning:									
Neighborhood 65.4 - 65.4 - Enchanted Hills		PECE	NT APPEAL HISTOR	V					
Tax Unit Group: 4D-WF	Year L	evel					Restanting the second strategy with the	NT VALUE HISTORY	
Exemptions:			Case # Statu	us Actio	on		Year 2011	Total Assesse \$789,70	
							2010	\$789,70	0
PROPERTY FACTORS			T COST SUMMARY		1.7.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1		2009	\$789,70	0
Topography:	Residentia		I COST SUMMARY				APPRAISED VA		
Utilities:						Land	Building	Total	Method
ountes.	Commerc				Current	\$789,700	\$0	\$789,700	COST
Access:		rovements			Prior	\$789,700	\$0	\$789,700	COST
Location:		red Homes			Cost	\$789,700	Market		
Parking Type:	Total Impt	S			Income		MRA	Overric	le
Parking Quantity:				· · · · · · · · · · · · · · · · · · ·	ARKET LAND	INFORMATION			
LEGAL DESCRIPTION	Method	Туре	AC/SF/Units	Inf1 F	act1 Inf2	Fact2 Mode	el Flat Value	Unit Pr Ovr	/alue Est.
Godfrey Addn, JUDICIAL LOT B OF LOT 2	Site						789,700		789,700

Calc Land Area 56.410 GIS SF

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Total 789,700

	ABSTRACT SU	MMARY	
	Land	Buildings	Growth
Agricultural			
NA-Z			
Non Ag	\$789,700		
Owner Occ			
	<u>¢44.000.00</u>		

TAXES 2011...\$14,908.98

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PENNINGTON COUNTY PROPERTY RECORD CARD

				F	ENNINGIO	N COUNT	Y PROPE		CORD	CARD							
Parcel ID: 37-2	2-400-009	Active	-	Tax Yea	r: 2011	Ref#: R2	7347	N	/lap#: 0	011117		Run [Date: 1/16/20	012 9:	:25:40 AM	Page	1 of 3
OUSEN DEVELOPME 5264 HAYLOFT LN RAPID CITY, SD 577			Date 09/28/20	007	Type Land and		Amount 215,000		Si Src Seller	ALES INFO Valio Not o	dity	N	Inst.Type Warranty De	eed		nstrument # 07-3488	¢
Additional Owners No.										BUILDING	PERMITS						
PROPERT 2000 GOLDEN EAG	Y SITUS ADDRESS LE DR		Number 960946		lssue Dat 09/11/199		Amount \$1,600	Status Closed		Туре		cription ADD					
, CENERAL DR	PERTY INFORMATION								IN	SPECTIO	NHISTOR	Ŷ					
Primary ABS Code: Living Units: Zoning:			Date 07/25/20 12/04/19 06/24/19)03)96	Code Interview and Measure onl Interview and	y, no one h	nome			Reason	MINISTOR	dan ta'li Qoverni	Appraiser D/P DHP 2LS		Conta Owne 0 Tenar		
Neighborhood	65.4 - 65.4 - Enchanted Hi	lls			RECEN	T APPEAL	. HISTORY	1					ASSES	SSME	NT VALUE I		
Tax Unit Group: Exemptions:	4DRC-		Year	Level		Case #	Statu	is Ad	tion	*******			Year 2011 2010 2009		Tota	1 Assessed \$786,500 \$789,300 \$788,800	
A CALIFORNIA CONTRACTOR OF A CALIFORNIA CONTRACT	RITYFACTORS			IMP	ROVEMENT	COSTSUN	MARY						APPRAISE		ULIES		
Topography:	Above Street - 2		Residen	itial				\$28,40	0			Land		lding		Total	Method
Utilities:	Public Sewer - 4		Comme	rcial				\$	0 C	Current	\$75	56,000	\$30	0,500	\$	786,500	COST
Access:	Semi Improved Road - 2		Other In	nprovem	ents			\$2,10	0 P	Prior	\$75	56,000	\$33	3,300	\$	789,300	COST
Location:			Manufao Total Im		omes			\$		Cost	\$78	36,500	Market		\$788,200		
Parking Type:			Total III	ipts				\$30,50		ncome			MRA		\$793,192	Override	•
Parking Quantity:	DESCRIPTION		Method	٦	Vpe	AC/SF	/Units	Inf1	Fact1	ET LAND	INFORM/ Fact2	ATION Model	l Flat Va	lue	Unit Pr C	Dvr Va	alue Est.
	k Hills Meridian, UNPLATT		Site							۲			756,0	000			756,000

S495' OF NE1/4SE1/4 LESS LOT 1; SE1/4SE1/4

Calc Land Area 54.000

GIS SF

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Total 756,000

	ABSTRACT S	UMMARY	
	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

			PENNINGT	ON COUNTY PR	ROPERTY	RECORD	CARD						
Parcel ID: 37-35-100-004	Active	Та	ax Year: 2011	Ref#: R30120	00	Map#:	0060872		Run Date	e: 1/16/2012 9	:36:35 AM	Page	1 of 2
OWNER NAME AND MAILING ADDRES	S					<u>ڊ</u>	SALES INFO	ORMATION					
ORTHOPEDIC LAND COMPANY LLC %CASEY PETERSON & ASSOCIATES, LTD PO BOX 8127 RAPID CITY, SD 57709		Date 02/01/2007 12/21/2006 12/21/2006	6 Land only	Sale Amo \$1,502,2		Src Other Seller Seller	Valid Chan Relat Relat	nged after ted	W Qi	st.Type /arranty Deed uit Claim uit Claim	Instr 07-30 06-45 06-45	536	
Additional Owners							BUILDING	PERMITS		11 A.1 A.1 11 A.1 11 A.1			
No. PROPERTY SITUS ADDRESS	Charles C	Number	Issue I	Date Amo	unt Statu	IS	Түре	Descr	ription				
GENERAL PROPERTY INFORMATION		$ a_{1} \leq A_{2} \leq \varepsilon$				1	NSPECTION	NHISTORY					
Primary ABS Code: AG-D -	PO2244 STR	Date	Code			an ain in fairte le	Reason		December 1994 (2015)	praiser	Contact-C	, oqo	
Living Units:										praiser	Contact-C	Jule	
Zoning:													
Neighborhood 400.0 - 400.0 - Ag Prope	erties		RECI	ENT APPEAL HIS	TORY		and the second			ASSESSME	NT VALUE HIST	OBY	
Tax Unit Group: 4DRR-		Year L	.evel			Action	Here and the second		Yea	Contraction of the second second second second	Total As		
Exemptions:									201	1	Total As	\$8,600	
									201 200			\$8,200 \$7,200	
PROPERTY FACTORS			IMPROVEMEN	T COST SUMMAR	<u>88</u>	<u> </u>		1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1		APPRAISED VA	11158	φ1,200	
Topography:		Residentia	ai			\$0			and.	Building		otal	Method
Utilities:		Commerci	ial				Current		.600	sunding \$0		600	COST
Access:		Other Imp	rovements				Prior		,200	\$0 \$0		200	COST
		Manufactu	ured Homes				Cost		,200	Market	φο,	200	
Location:		Total Impt	-			• -	Income	φ0,	,000				
Parking Type:		New York			h teachtraine			INFORMAT		MRA		Override	
Parking Quantity:	Press Multimeter Constant	Method	Type				A CONTRACTOR OF A CONTRACTOR						
LEGAL DESCRIPTION		Methou	Туре	AC/SF/Unit	s Inf1	Fact1	l Inf2	Fact2	Model	Flat Value	Unit Pr Ovr	Va	lue Est.

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

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Calc Land Area 0 GIS SF

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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	Т	ax Year:	2011	Ref#: R301200	D N	lap#: 00608	372	Run Date	: 1/16/2012 9:36:	35 AM	Page	e 2 of 2	
	(DTHER BU	ILDINGS A	ND YARD	IMPROV	EMENTS					col	PONEN	TO		
Occupancy	MSCI Rank			Perim	Hgt	Dimensions	Stories	Phys	%Comp	Code	Units	da Tala de La Carcadique	Size	Oth Ran	k Year

			AGRICULT	URAL LAND				
Ад Туре	Ag Acres	Map Symbol	Top Land	Map System Rating	Area	Adjustment Map S	s Prop	Ag Value
Pasture	0.27	CdF-	475.0	0.0851	1.000	1.000	1.000	11
Сгор	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

AGR	ICULTURAL LAND SUM	MARY
Category	Acres	Value
Total Ag	34.11	8,600
Cropland	10.14	3,931
Pasture	23.97	4,661

COMMENTS

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PENNINGTON COUNTY PROPERTY RECORD CARD

T				RD CARD				
Tax Yea	r: 2011	Ref#: R27962	Мара	#: 0011148	Run D	Date: 1/16/2012 9:3	37:51 AM Page	1 of 3
				SALES INFO	RMATION			
9 ate 4/01/2002 2/01/1999	Type Land and Land and	Sale Amount \$0 \$908,500		t Relate	d	Inst.Type	Instrument # 02-01490 99-04404	
				BUILDING	PERMITS			
lumber	Issue Date	e Amount	Status	Туре	Description			
				INSPECTION	HISTORY			
Date	Code			Reason			Contact-Code	
6/26/1990							••	
						210	U	
	RECENT	APPEAL HISTORY		and Marcel		ASSESSMEN	T VALUE HISTORY	
'ear Level	C	ase # Statu	s Action)	*360	Year	Total Assessed	
							\$42,600	
IMP	ROVEMENTC	OSTSUMMARY				APPRAISED VAL		
Residential							-0L0	
esidential			\$37.000		Land	Building	Total	Method
Commercial			\$37,000 \$0	Current	Land \$5,600	Building	Total	Method
	ents		\$37,000 \$0 \$0	Current Prior	\$5,600	\$37,000	\$42,600	COST
Commercial			\$0 \$0	Prior	\$5,600 \$5,500	\$37,000 \$39,000		
Commercial Other Improvem Nanufactured He			\$0 \$0 \$0	Prior Cost	\$5,600	\$37,000 \$39,000 Market	\$42,600 \$44,500	COST
Commercial Other Improvem			\$0 \$0 \$0 \$37,000	Prior Cost Income	\$5,600 \$5,500 \$42,600	\$37,000 \$39,000 Market MRA	\$42,600	COST
Commercial Other Improvem Nanufactured He Total Impts		AC/SF/Units	\$0 \$0 \$37,000 M ,	Prior Cost Income	\$5,600 \$5,500	\$37,000 \$39,000 Market MRA	\$42,600 \$44,500 Override	COST
	2/01/2002 2/01/1999 umber Date 7/27/2003 5/26/1990 Sar Level	2/01/2002 Land and 2/01/1999 Land and 2/01/1999 Land and 2/01/1999 Land and 2/01/1999 Land and 2/27/2003 Interview and 2/27/2003 Interview and 2/26/1990 Measure only RECENT car Level C	W01/2002 Land and \$0 W01/2002 Land and \$0 W01/1999 Land and \$908,500 Wmber Issue Date Amount Date Code V271/2003 Interview and Measure S/26/1990 Measure only, no one home RECENT APPEAL HISTORY ear Level Case #	W01/2002 Land and \$0 Agen W01/1999 Land and \$908,500 Selle Wmber Issue Date Amount Status Date Code Code Interview and Measure %/26/1990 Measure only, no one home Status Action RECENT APPEAL HISTORY ear Level Case # Status Action	W01/2002 Land and \$0 Agent Relate W01/1999 Land and \$908,500 Seller Multip BUILDING F umber Issue Date Amount Status Type INSPECTION Date Code Reason V/27/2003 Interview and Measure Reason S/26/1990 Measure only, no one home RECENT APPEAL HISTORY Ear Level Case #	W01/2002 Land and \$0 Agent Related W01/1999 Land and \$908,500 Seller Multiple BUILDING PERMITS INSPECTION HISTORY Date Code Reason W271/2003 Interview and Measure Reason W271/2003 Interview and Measure Recent W26/1990 Measure only, no one home Recent APPEAL HISTORY Ear Level Case # Status Action	W01/2002 Land and \$0 Agent Related W01/2002 Land and \$908,500 Seller Multiple BUILDING PERMITS umber Issue Date Amount Status Type Description Date Code Reason Appraiser 1/27/2003 Interview and Measure D/P 2LS Measure only, no one home Recent Appeal HISTORY Assessmen RECENT APPEAL HISTORY Assessmen Par Level Case # Status	Date Code Reason Appraiser Contact-Code 1/27/2003 Interview and Measure 2LS 0 1/26/1990 Measure only, no one home 2LS 0 RECENT APPEAL HISTORY Date Case # Status Action Year Total Assessed 2011 \$42,600 2010 \$44,500 2010 \$44,500 2009 \$43,700

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

Calc Land Area 0

GIS SF

Total 5,600

.

	ABSTRACT S	UMMARY	
	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

			PENNINGT	ON COUNTY PROPER	RTY RECORD CARD				•
Parcel ID: 37-2	26-352-001	Active	Tax Year: 2011	Ref#: R27962	Map#: 0011148	Run Date:	1/16/2012 9:37:51	AM Pag	e 2 of 3
DWELLU Res Type: Quality: Year Blt:	NG/INFORMATION 1-Single-family Residen 2.00-Fair 1964	ice							
Abs Code: Remodel:	NA-D1								
Total Living Area:	864 INTIAL SECTIONS			nerciųi Property					
BUILDI Style: Foundation: Bedrooms: Full Bath: Half Bath:	NG DESCRIPTION Ranch Concrete - 2 1 1		Ge	or SALE ne Hensley 41-4300 MAX REALTORS		AO		36 Al	
Garage Cap:								AI	27
								1	

-

Bldg Value:

37,000



24

8

	TIALCOMPONENTS				RESIDEN	TIAL COMPONENT	S		
Code	Units	Pct	Ex Fr Sk	Year	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						

PENNINGTON COUNTY PROPERTY RECORD CARD

								SOUD CAU	U						
Parcel ID: 37-26-35	2-001	A	ctive	Tax Year: 20)11 Ref#	R27962	N	ap#: 00111	48	Run Date: 1	/16/2012 9:37:51	AM	Pag	e 3 of 3	
		OTHE	RBUILDING	S AND YARD IN	IPROVEMENTS)					COMP	ONENT	S		
Occupancy	MSCI	Rank Qty	Yr Blt 🛛 🖌	rea Perim	Hat Dime	nsions	Stories	Phys	%Comp	Code	Units	Pct	Size	Oth Rank	Year
			AGRICUL	TURAL LAND							AGRICULTU	RAL LAN	ND SUM	MARY	
Ag	Ag	Мар	Тор	Map Syster	m					Experience of the second s		A149010000000000000000000000000000000000	CHARTER CONTRACTOR		
Тиро				mup oyoter	11	Adiustment	8	Aa							
Туре	Acres	Symbol	Land	Rating	Area	Adjustment Map S	s Prop	Ag Value							
Pasture	Acres 2.49	Symbol CdF-						Value							
		-	Land	Rating	Area	Map S	Prop								

asses all all a	the start of	SHAPSIF	
		UNIMENTS	

Acres

29.12

1.60

27.52

Value

5,600

620

5,012

Category

Total Ag

Cropland

Pasture

PENNINGTON COUNTY PROPERTY RECORD CARD

		PENNINGTO	N COUNTY PROPI	ERTY RECC	ORD CARD				
Parcel ID: 21-33-200-004 Ac	tive Tax	Year: 2011	Ref#: R302445	Мар	#: 0061898	Run Da	ate: 1/16/2012 9:	29:57 AM Pa	ge 1 of 1
OWNER NAME AND MAILING ADDRESS PANKRATZ, DUANE C 44130 279TH ST FREEMAN, SD 57029	Date	Түре	Sale Amount	Src	SALES INFO		Inst.Type	Instrume	nt #
Additional Owners No. PROPERTY SITUS ADDRESS	Number	issue Da	te Amount	Status	BUILDING Type	PERMITS Description			
GENERAL PROPERTY INFORMATION Primary ABS Code: NA-DC - Living Units: 1	Date	Code		Max	INSPECTIO Reason		Appraiser	Contact-Code	
Zoning: Neighborhood 220.0 - 220.0 - Alona		RECEN	IT APPEAL HISTOR	Variation and the second			ACCECOMEN	T VALUE HISTORY	
Tax Unit Group: 4DRC-	Year Le	on 1 of the state of the state of the	Case # Statu		n .		ASSESSMEN 'ear	Total Assess	
Exemptions:						2 2	011 010	\$2,835,0 \$2,044,5	000 500
PROPERTY FACTORS				South State of State State State State		2	:009	\$2,044,5	500
Topography:	Residential	IMPROVEMENT	COST SUMMARY	**			APPRAISED VA		
Utilities:	Commercia	1		\$0 ©0	0	Land	Building	Total	Method
	Other Impro			\$0 \$0	Current Prior	\$2,835,000 \$2,044,500	\$0	\$2,835,000	COST
Access:	Manufactur			\$0 \$0	Cost	\$2,835,000	\$0 Market	\$2,044,500	COST
Location:	Total Impts			φ0 \$0	Income	φ2,033,000	MRA	0	
Parking Type:						INFORMATION		Over	lide
Parking Quantity:	Method	Туре	AC/SF/Units		act1 Inf2	Fact2 Model	Flat Value	Unit Pr Ovr	Value Est.
	Acre	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	136.3			i actz inouei	i lat value	20,800.00	2,835,040
S33, T2N, R08E, Black Hills Meridian, UNPLATTED, NE1/4 LESS LAGRAND SUB LESS LOTS H2, H3 & LESS ROW			100.0				`	20,000.00	<u>کرونی، ۵۹</u> ۵

GIS SF

Calc Land Area

136.300

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

i.

PENNINGTON COUNTY PROPERTY RECORD CARD

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		FERMINGTO	N COUNTI EROFI		JKD CAKD				
Parcel ID: 21-33-400-004 Activ	ve Tax	Year: 2011	Ref#: R303677	Мар	#: 0062948	Run D	ate: 1/16/2012 9:	31:14 AM Page	e 1 of 1
OWNER NAME AND MAILING ADDRESS					SALES INF	ORMATION	The Margan Property of Street, 19		
PANKRATZ, DUANE C 44130 279TH ST FREEMAN, SD 57029	Date	Түре	Sale Amount	Sro	LP:2006bach2001110096c5651102562		Inst.Type	Instrument	#
Additional Owners No.		e Maria Panata da Araga. Maria			BUILDING	PERMITS			
PROPERTY SITUS ADDRESS	Number	Issue Da	te Amount	Status	Туре	Description			
GENERAL PROPERTY INFORMATION				n I An an an Anna An	INSPECTIO	NHISTORY			
Primary ABS Code: NA-DC -	Date	Code			Reason		Appraiser	Contact-Code	
Living Units:									
Zoning:									
Neighborhood 220.0 - 220.0 - Along		RECEN	IT APPEAL HISTOR	(12	ASSESSMEN	NT VALUE HISTORY	
Tax Unit Group: 4DRC-	Year Le	vel	Case # Statu	us Actio	'n		Year	Total Assesse	d
Exemptions:							2011	\$1,742,30	
							2010	\$1,742,30	U
PROPERTY FACTORS		IMPROVEMENT	COST SUMMARY				APPRAISED VA	LUES	
Topography:	Residential		- ////////////////////////////////////	\$0	Excelose and the second	Land	Building	Total	Method
Utilities:	Commercia	I		\$0	Current	\$1,742,300	=s \$0	\$1,742,300	COST
Access:	Other Impro	ovements		\$0	Prior	\$1,742,300	\$0	\$1,742,300	COST
	Manufactur	ed Homes		\$0	Cost	\$1,742,300	Market	\$1,1 1 <u>2</u> ,000	
Location:	Total Impts			\$0	Income	+	MRA	Overrig	I 0
Parking Type:						INFORMATION		Gvenic	
Parking Quantity:	Method	Туре	AC/SF/Units		act1 Inf2	Fact2 Model	Flat Value	Unit Pr Ovr \	/alue Est.
	Acre		116.15		~~~ mi z	i adiz mouer	i lat value		
S33, T2N, R08E, Black Hills Meridian, N1/2SE1/4 LESS LTO H1 & H2 & LESS ROW; SW1/4SE1/4			110.10					15,000.00	1,742,250

Calc Land Area 116.150 GIS SF

Total 1,742,300

	ABSTRACT S	UMMARY	
	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

		FEININING		PROPERI	IT RECOR	DCARD				
Parcel ID: 21-34-300-009 Act	ve Tax	Year: 2011	Ref#: R30	0369	Map#	0060182	Run	Date: 1/16/2012 9:	31:51 AM Pag	e 1 of 2
OWNER NAME AND MAILING ADDRESS						SALES INF	ORMATION			
G & G INVESTMENTS LLP, G I 3307 FLINT DR DR RAPID CITY, SD 57702-5011	Date	Туре	Sale A	mount	Src	Valio	dity	Inst.Type	Instrument	t#
Additional Owners				and the second second						
No.						BUILDING	PERMITS			
PROPERTY SITUS ADDRESS	Number	lssue	Date A	mount St	tatus	Туре	Description			
GENERAL PROPERTY INFORMATION						INSPECTIO	N'HISTORY			
	Date	Code				Reason	uniter of the	Appraiser	Contact-Code	
Primary ABS Code: AG-D - Living Units: 1	03/03/2011		Only, no inspec	stion		Local Brd -	Office	GordonW	Owner - 1	
Zoning:										
Neighborhood 400.0 - 400.0 - Ag Properties		PEC	ENT APPEAL				F			
Tax Unit Group: 4DRR-	Year Lev								NT VALUE HISTORY	
Exemptions:			Case # RC-STIP-	Status Resolve	Action Closed			Year 2011	Total Assesse \$12,20	
					ciccou			2010	\$12,10	
PROPERTY FACTORS					and the second second			2009	\$60,50	00
Topography:	Excite and the second second second	IMPROVEME	NT COST SUMI	MARY				APPRAISED VA	LUES	
	Residential				\$0		Land	Building	Total	Method
Utilities:	Commercial				\$0	Current	\$12,200	\$0	\$12,200	COST
Access:	Other Impro	vements			\$0	Prior	\$12,100	\$0	\$12,100	COST
Location:	Manufacture	ed Homes			\$0	Cost	\$12,200	Market		
Parking Type:	Total Impts				\$0	Income		MRA	Overrie	de
Parking Quantity:					MA	RKET LAND	INFORMATION			
LEGAL DESCRIPTION	Method	Type	AC/SF/L	Jnits I	Inf1 Fac	t1 Inf2	Fact2 Mode	I Flat Value	Unit Pr Ovr	Value Est.
S34, T2N, R08E, Black Hills Meridian, Unplatted,										

S34, 12N, R08E, Black Hills Meridian, Unplatted, S1/2SW1/4 LESS LOT 1R OF NEFF'S SUB #3, LESS LOTS H1, H3 & ROW

Calc Land Area 0

GIS SF

Total 12,200

,	Total	12,200	
	ABSTRACT SUN	MARY	
	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

Pasture

i.

40.90 ZnD-

475.0

0.4131

PENNINGTON COUNTY PROPERTY RECORD CARD

									-					
Parcel ID: 21-34-30	00-009		Active	Tax Year:	2011 R e	ef#: R300369	N	lap#: 00601	82	Run Date: 1/	16/2012 9:31:51 AI	M Pa	ge 2 of 2	
Occupancy	MSCI		HER BUILD Qty Yr Blt	NGS AND YARD Area Perim		NTS mensions	Stories	Phys	%Comp	Code	COMPON Units I	IENTS Pct Size	Oth Rank	Year
			AGRICI	ULTURAL LAND							AGRICULTURA	LAND SU	MMARY	
Ag Type	Ag Acres		Top I Land	Map Syst Rating	em Are	Adjustmer a Map S	nts Prop	Ag Value		Category		Acres	Value	
Pasture	26.67	NdE-	475.0	0.3156	1.00		1.000	3,998		Total Ag		68.56	12,200	
Pasture	0.99	NuC-	475.0	0.4818	1.00	1.000	1.000	227		Cropland		0.00	0	

1.000

1.000

8,025

1.000

COMMENTS

68.56

12,249

Pasture

PENNINGTON COUNTY PROPERTY RECORD CARD

			PENNINGTO	N COUNTY PROPI	ERIY RECO	RD CARD				
Parcel ID: 21-34-300-006	Active	Tax Ye	ar: 2011	Ref#: R11191	Мар	#: 0051955	Run Dat	:e: 1/16/2012 9:	32:39 AM Page	1 of 2
OWNER NAME AND MAILING ADDRESS	2999 (S. 1997) 2017					SALES INFO	RMATION			
G & G INVESTMENTS LLP 3307 FLINT DR DR RAPID CITY, SD 57702-5011		Date 05/01/1999 05/01/1999	Type Land only Land only	Sale Amount \$136,000 \$136,000	Src Seller Agen	r Valid s		nst.Type	Instrument # 99-01528 00-00731	411-18-51-19-52-59-59-59-59-59-59-59-5 £
Additional Owners										
No.						BUILDING P	ERMITS			
PROPERTY SITUS ADDRESS		Number 081829 081572	Issue Dat 10/29/200 09/18/200	8 \$2,100,000	Status Closed Closed	Туре	Description RESERVOIR GRADING & EF	ROSION		na senitukina dan se
GENERAL PROPERTY INFORMATION						INSPECTION	HISTORY			
Primary ABS Code: AG-D -		Date	Code			Reason		opraiser	Contact-Code	
Living Units:						Redoon		praiser	Contact-Code	
Zoning:										
Neighborhood 400.0 - 400.0 - Ag Properti	29		RECEN	TAPPEAL HISTOR	v			ACCECCHE	NT VALUE HISTORY	
Tax Unit Group: 4DRR-	00	Year Level		Case # Stati	A CONTRACTOR OF A CONTRACTOR					hard-S. S.
Exemptions:			·	Case # Slall	us Action		20	ear 11	Total Assessed \$22,500	
							20	10	\$22,200	
PROPERTY FACTORS							20	09	\$19,900	
Topography:			PROVEMENT	COST SUMMARY				APPRAISED VA	LUES	
Utilities:		Residential			\$0		Land	Building	Total	Method
otilities:		Commercial			\$0	Current	\$22,500	\$0	\$22,500	COST
Access:		Other Improve			\$0	Prior	\$22,200	\$0	\$22,200	COST
Location:		Manufactured 1	Homes		\$0	Cost	\$22,500	Market		
Parking Type:		Total Impts			\$0	Income		MRA	Override	:
Parking Quantity:					M	ARKET LAND II	NFORMATION			
LEGAL DESCRIPTION		Method	Туре	AC/SF/Units	Inf1 Fa	ct1 Inf2	Fact2 Model	Flat Value	Unit Pr Ovr Va	alue Est.
S34, T2N, R08E, Black Hills Meridian, Unplatted,	a sa									

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

Calc Land Area 0

GIS SF

Total 22,500

	ABSTRACT S	UMMARY	
	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

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PENNINGTON COUNTY PROPERTY RECORD CARD

Parcel ID: 21-34-300-006	Active	Tax Year: 2011	Ref#: R11191	Map#: 0051955	5 Run Date:	1/16/2012 9:32:39 AM	Page 2 of 2
Occupancy MSC		NGS AND YARD IMPROV Area Perim Hgt		tories Phys	%Comp Code	COMPONEN Units Pct	TS Size Oth Rank Year

Ag	Ag	Мар	Тор	Map System		Adjustment	S	Ag
Туре	Acres	Symbol	Land	Rating	Area	Map S	Prop	Value
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

AGRI	CULTURAL LAND SUM	MARY
Category	Acres	Value
Total Ag	112.56	22,500
Cropland	0.00	0
Pasture	112.56	22,461

COMMENTS