

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
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INSPECTION HISTORY

Date	Code	Reason	Appraiser	Contact-Code
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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.
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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

11TI003

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

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OTHER BUILDINGS AND YARD IMPROVEMENTS

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

Ag Type	Ag Acres	Map Symbol	Top Land	Map System Rating	Area	Adjustments Map S	Prop	Ag Value
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

COMPONENTS

Code	Units	Pct	Size	Oth	Rank	Year
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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

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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 #
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BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Description
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INSPECTION HISTORY

Date	Code	Reason	Appraiser	Contact-Code
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RECENT APPEAL HISTORY

Year	Level	Case #	Status	Action
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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

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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
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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

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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

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,
NW1/4NW1/4 LESS ROW; & LESS LOT H1

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
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INSPECTION HISTORY

Date	Code	Reason	Appraiser	Contact-Code
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RECENT APPEAL HISTORY

Year	Level	Case #	Status	Action
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ASSESSMENT VALUE HISTORY

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

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

MARKET LAND INFORMATION

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

11TI003

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

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OTHER BUILDINGS AND YARD IMPROVEMENTS

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

Ag Type	Ag Acres	Map Symbol	Top Land	Map System Rating	Area	Adjustments Map S	Prop	Ag Value
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

COMPONENTS

Code	Units	Pct	Size	Oth	Rank	Year
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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 - Aq 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
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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
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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.
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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

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DWELLING INFORMATION

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

Abs Code: NA-D1

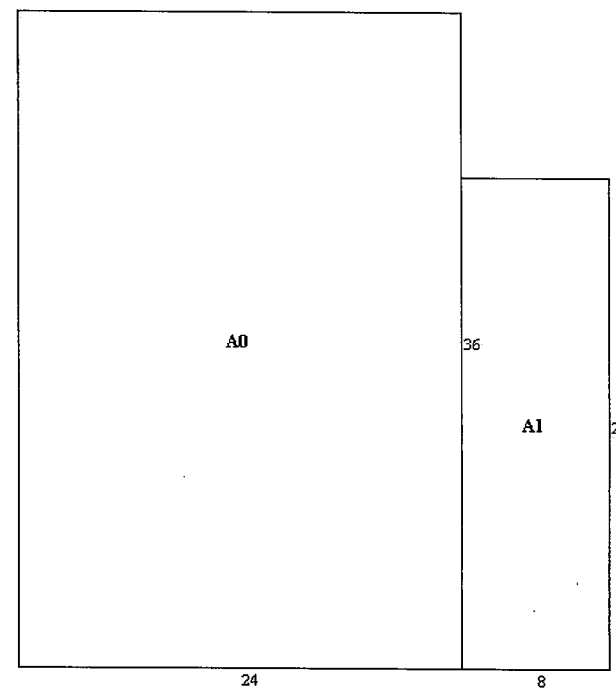
Remodel:

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
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PENNINGTON COUNTY PROPERTY RECORD CARD

Parcel ID: 37-26-352-001

Active

Tax Year: 2011

Ref#: R27962

Map#: 0011148

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OTHER BUILDINGS AND YARD IMPROVEMENTS

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

Ag Type	Ag Acres	Map Symbol	Top Land	Map System Rating	Area	Adjustments Map S	Prop	Ag Value
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

COMPONENTS

Code	Units	Pct	Size	Oth	Rank	Year
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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

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OWNER NAME AND MAILING ADDRESS

PANKRATZ, DUANE C
44130 279TH ST
FREEMAN, SD 57029

Additional Owners
No.

PROPERTY SITUS ADDRESS

GENERAL PROPERTY INFORMATION

Primary ABS Code: NA-DC -

Living Units: 1

Zoning:

Neighborhood 220.0 - 220.0 - Along

Tax Unit Group: 4D- -RC-

Exemptions:

PROPERTY FACTORS

Topography:

Utilities:

Access:

Location:

Parking Type:

Parking Quantity:

LEGAL DESCRIPTION

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

SALES INFORMATION

Date	Type	Sale Amount	Src	Validity	Inst.Type	Instrument #
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BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Description
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INSPECTION HISTORY

Date	Code	Reason	Appraiser	Contact-Code
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RECENT APPEAL HISTORY

Year	Level	Case #	Status	Action
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ASSESSMENT VALUE HISTORY

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

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	

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
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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

GENERAL PROPERTY INFORMATION

Primary ABS Code: NA-DC -

Living Units:

Zoning:

Neighborhood 220.0 - 220.0 - Along

Tax Unit Group: 4D- -RC-

Exemptions:

PROPERTY FACTORS

Topography:

Utilities:

Access:

Location:

Parking Type:

Parking Quantity:

LEGAL DESCRIPTION

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

SALES INFORMATION

Date	Type	Sale Amount	Src	Validity	Inst.Type	Instrument #
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BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Description
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INSPECTION HISTORY

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

RECENT APPEAL HISTORY

Year	Level	Case #	Status	Action
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ASSESSMENT VALUE HISTORY

Year	Total Assessed
2011	\$1,742,300
2010	\$1,742,300

IMPROVEMENT COST SUMMARY

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

APPRAISED VALUES

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

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
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Total	1,742,300
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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

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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 - 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,
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 #
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BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Description
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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.
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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

11TI003

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

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OTHER BUILDINGS AND YARD IMPROVEMENTS

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

Ag Type	Ag Acres	Map Symbol	Top Land	Map System Rating	Area	Adjustments Map S	Prop	Ag Value
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

COMPONENTS

Code	Units	Pct	Size	Oth	Rank	Year
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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

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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
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RECENT APPEAL HISTORY

Year	Level	Case #	Status	Action
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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.
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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

11TI003

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

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OTHER BUILDINGS AND YARD IMPROVEMENTS

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

Ag Type	Ag Acres	Map Symbol	Top Land	Map System Rating	Area	Adjustments Map S	Prop	Ag 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

COMPONENTS

Code	Units	Pct	Size	Oth	Rank	Year
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AGRICULTURAL LAND SUMMARY

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

COMMENTS