**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

Parcel ID: 37-35-100-006 Active 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

Tax Year: 2011

Date

Year

2010

Ref#: R301202

Map#: 0060876

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

Page 1 of 2

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

Code Reason

Appraiser

Contact-Code

The Section Control of the Control o

RECENT APPEAL HISTORY ASSESSMENT VALUE HISTORY Level Case # Status Action Year **Total Assessed** RAPID CITY RC-STIP-Resolve Closed 2011 \$14,100

2010 \$12,900 2009 \$11,000

IMPROVEMENT COST SUMMARY APPRAISED VALUES Residential \$0 Land Building Total Method Commercial \$0 Current \$14,100 \$0 \$14,100 COST Other Improvements \$0 Prior \$12,900 \$0 \$12,900 COST Manufactured Homes \$0

Cost \$14,100 Market Total Impts

\$0 Income MRA Override

MARKET LAND INFORMATION

GIS SF

Method Type AC/SF/Units Inf1 Fact1 Inf2 Fact2 Model

Calc Land Area 0

Total 14,100

Unit Pr Ovr

Value Est.

ABSTRACT SUMMARY Land **Buildings** Growth Agricultural \$14,100 \$0 \$0 NA-Z \$0 \$0 \$0 Non Aq \$0 \$0 \$0 Owner Occ \$0 \$0 \$0

Flat Value

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

Page 2 of 2

Oth Rank Year

		OTHE	RBUILDI	NGS AND YAR	D IMPROV	/EMENTS		Rose Trans			
Occupancy	MSCI	Rank Qty	Yr Bit	Area Perin	n Hgt	Dime	nsions	Stories	Phys	%Comp	Code
			AGRICU	JLTURAL LANI	Ď.	# 7.44 G	100				
Ag Type	Ag Acres	Map Symbol	Top Land	Map Sy Rating	•	Area	Adjustment Map S	s Prop	Ag Value		Cat
Crop	34.46	SeB-	532.0	0.7285		1.000	1,000	1.000	13,360		Tota
Pasture	3.88	ZnD-	475.0	0.4131		1.000	1 000	1 000	761		Cro

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

COMPONENTS

Pct Size

Units

COMMENTS

LEGAL DESCRIPTION

Godfrey Addn, JUDICIAL LOT B OF LOT 2

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 SALES INFORMATION GODFREY, DANIEL C Date Type Sale Amount Src Validity Inst.Type Instrument# PO BOX 799 RAPID CITY, SD 57709 Additional Owners No. BUILDING PERMITS Number Issue Date Amount Status Type Description PROPERTY SITUS ADDRESS S HIGHWAY 16 GENERAL PROPERTY INFORMATION INSPECTION HISTORY Date Code Primary ABS Code: NA-C -Reason Appraiser Contact-Code Living Units: Zoning: Neighborhood 65.4 - 65.4 - Enchanted Hills RECENT APPEAL HISTORY ASSESSMENT VALUE HISTORY Tax Unit Group: 4D-WF- -Year Level Case # **Status** Action Year Total Assessed Exemptions: 2011 \$789,700 2010 \$789,700 2009 \$789,700 PROPERTY FACTORS IMPROVEMENT COST SUMMARY APPRAISED VALUES Topography: Residential Land **Building** Total Method **Utilities:** Commercial Current \$789,700 \$0 \$789,700 COST Other Improvements Prior Access: \$789,700 \$0 \$789,700 COST **Manufactured Homes** Cost \$789,700 Market Location: **Total Impts** Income MRA Override Parking Type: Parking Quantity:

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

Parcel ID: 37-22-400-009

Active Tax Year: 2011

09/28/2007

Date

Ref#: R27347

Sale Amount

\$1,215,000

Map#: 0011117

Src

Seller

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

Inst.Type

Appraiser

D/P

DHP

Warranty Deed

Page 1 of 3

Instrument #

07-3488

Contact-Code

Owner - 1

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:

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

Number Issue Date 960946 09/11/1996

Type

Land and

Amount Status \$1.600 Closed Type

Reason

Description

Validity

Not open

SFD ADD

BUILDING PERMITS

SALES INFORMATION

INSPECTION HISTORY

Date 07/25/2003 12/04/1996

Level

Year

Code Interview and Measure Measure only, no one home

06/24/1990 Interview and Measure

IMPROVEMENT COST SUMMARY

RECENT APPEAL HISTORY

Case # Status

Action

\$30.500

2LS Tenant - 2 ASSESSMENT VALUE HISTORY

Year Total Assessed 2011 2010

Building

\$30,500

2009 \$788.800 APPRAISED VALUES

Residential \$28,400 Commercial \$0

Other Improvements \$2,100 Manufactured Homes \$0 Current \$756,000 Prior \$756,000 Cost \$786,500

MARKET LAND INFORMATION

Income

\$33,300 Market

MRA

\$788,200 \$793,192

Override

\$786,500

\$789,300

Total

\$786,500

\$789,300

Method Site

Total Impts

Type AC/SF/Units Inf1 Fact1 Inf2 Fact2 Model

Land

Flat Value 756,000 Unit Pr Ovr

Value Est. 756,000

Method

COST

COST

Calc Land Area

54.000

GIS SF

Total

756,000

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

2011 TAXES....\$15,573.04

Sale Amount

\$1,502,297

\$0

\$0

Parcel ID: 37-35-100-004

Active Tax Year: 2011

Date

02/01/2007

12/21/2006

12/21/2006

Date

Year

Number

Ref#: R301200

Type

Code

Land only

Land only

Land only

Issue Date

Map#: 0060872

Src

Other

Seller

Seller

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

Inst.Type

Quit Claim

Quit Claim

Appraiser

Warranty Deed

Page 1 of 2

Instrument #

07-300

06-4536

06-4535

Contact-Code

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

Amount Status Type

Reason

Description

INSPECTION HISTORY

BUILDING PERMITS

Changed after

SALES INFORMATION

Validity

Related

Related

GENERAL PROPERTY INFORMATION

Primary ABS Code: AG-D -

Living Units:

Zoning:

400.0 - 400.0 - Ag Properties Neighborhood

Tax Unit Group: 4D- -RR-

Exemptions:

RECENT APPEAL HISTORY

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:

LEGAL DESCRIPTION

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

			2	.009	\$7,200	
IMPROVEMENT COST SUMMARY			land Veliconia	APPRAISED VALUES		
Residential	\$0		Land	Building	Total	Method
Commercial	\$0	Current	\$8,600	\$0	\$8,600	COST
Other Improvements	\$0	Prior	\$8,200	\$0	\$8,200	COST
Manufactured Homes	\$0	Cost	\$8,600	Market		
Total Impts	\$0	Income		MRA	Override	

MARKET LAND INFORMATION

Fact2

Method Type AC/SF/Units Inf1 Fact1 Inf2

Model

Flat Value

Unit Pr Ovr

Value Est.

Calc Land Area

0

GIS SF

Total

8,600

	ABSTRACT S	UMMARY	
	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

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

Oth Rank Year

		OTHE	R BUILDIN	GS AND YARD IMPRO	VEMENTS						co	MPONEN	TS
Occupancy	MSCI	Rank Qty	Yr Blt	Area Perim Hgt	Dimensi	ions Sto	ries	Phys	%Comp	Code	Unit	s Pct	Size
10.00	100		AGRICIII	TURAL LAND	TENERAL WILLIAM								
Disagnitude and the latest to the second											AGRICUL	IURALL	AND SUM
Ag Type	Ag Acres	Map Symbol	Тор	Map System		justments Man S F	Prop	Ag Value		Category	AGRICUL	ir tankili sa ara basay	AND SUM res
		•		STATE OF THE PROPERTY OF THE P		Map S F	<b>Prop</b> 1,000	Ag Value 11		Category Total Ag	AGRICUL	Ac	AND SUM res 1.11
Туре	Acres	Symbol	Top Land	Map System Rating	Area	Map S F 1.000		Value			AGRICUL	<b>A</b> c 34	res

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

COMMENTS

Parcel ID: 37-26-352-001

Active

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

PROPERTY SITUS ADDRESS

7800 S HIGHWAY 16

GENERAL PROPERTY INFORMATION

Primary ABS Code: AG-D1 -

Living Units:

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 04/01/2002 12/01/1999

Number

Type Land and Land and

Tax Year: 2011

Sale Amount Src \$0 Agent \$908,500 Seller

Amount

Validity Related Multiple Inst.Type

Instrument # 02-01490 99-04404

BUILDING PERMITS

Status Type Description

INSPECTION HISTORY

Date 07/27/2003 06/26/1990

Level

Year

Code

Issue Date

Interview and Measure Measure only, no one home

Case #

Reason

Appraiser D/P

Contact-Code Agent - 3

0

ASSESSMENT VALUE HISTORY

2LS

RECENT APPEAL HISTORY **Status** 

Year 2011 2010 2009

Total Assessed \$42,600 \$44,500

\$43,700

IMPROVEMENT COST SUMMARY APPRAISED VALUES Residential \$37,000 Land Building Total Method Commercial \$0 Current \$5,600 \$37,000 \$42,600 COST Other Improvements \$0 Prior \$5,500 \$39,000 \$44,500 COST

Manufactured Homes \$0 Cost \$42,600 Market

Action

Total Impts \$37,000 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

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

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: Year Bit: 2.00-Fair 1964

Abs Code:

NA-D1

Remodel:

Total Living Area:

864

RESIDENTIAL SECTIONS

BUILDING DESCRIPTION

Style:

Ranch

Foundation:

Concrete - 2

Bedrooms: Full Bath:

Half Bath:

Garage Cap:

Gene Hensley

A0 Al 24 8

Bldg Value:

37,000

SKETCHIVECTORS

A1R24CU27X8, A0CU36X24

RESIDEN	TIAL COMPONENTS				RESIDE	NTIAL COMPONENT	S		
Code	Units	Pct	Ex Fr Sk	Year	Code	Units	Pct	Ex Fr Sk	Year
105-Frame, Siding		100	Υ			00	. ••	LATT OR	1 Cui
208-Composition Shingle		100	Y		•				
601-Plumbing Fixtures (#)	5		Y						
602-Plumbing Rough-ins (#)	1		Ý						
309-Forced Air Furnace		100	· Y						
402-Automatic Floor Cover Allowance			Ý						
915-Enclosed Wood Deck (SF), Solid Wall	216		•						
622-Raised Subfloor (% or SF)	864		Υ						

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 COMPONENTS Occupancy MSCI Rank Qty Yr Blt Area Perim Hgt Dimensions Phys %Comp Stories Code Units Pct Size Oth Rank Year AGRICULTURAL LAND AGRICULTURAL LAND SUMMARY Ag Type Мар Αg Map System Top Adjustments Ag Acres Symbol Rating Land Area Map S Prop 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 Category Acres Value Total Ag 29.12 5,600 Cropland 1.60 620

Pasture

27.52

COMMENTS

5,012

Parcel ID: 21-33-200-004 Active Tax Year: 2011 Ref#: R302445 Map#: 0061898 Run Date: 1/16/2012 9:29:57 AM OWNER NAME AND MAILING ADDRESS SALES INFORMATION PANKRATZ, DUANE C Date Type Sale Amount Src Validity Inst.Type 44130 279TH ST FREEMAN, SD 57029

No.

PROPERTY SITUS ADDRESS

GENERAL PROPERTY INFORMATION

Primary ABS Code: NA-DC -

Living Units:

Zonina:

Neighborhood

**Additional Owners** 

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 LAGRAND SUB LESS LOTS H2, H3 & LESS ROW

BUILDING PERMITS

Number Issue Date Status Amount Type Description

INSPECTION HISTORY

Date Code Reason Appraiser Contact-Code

RECENT APPEAL HISTORY ASSESSMENT VALUE HISTORY

Year Level Case # Status Action Year **Total Assessed** 2011 \$2,835,000 2010 \$2,044,500 2009 \$2,044,500

IMPROVEMENT COST SUMMARY APPRAISED VALUES Residential \$0 Land Building Total Method Commercial \$0 Current \$2,835,000 \$0 \$2.835,000 COST Other Improvements \$0 Prior \$2,044,500 \$0 \$2,044,500 COST Manufactured Homes \$0 Cost \$2,835,000 Market

Total Impts \$0 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

Total 2,835,000

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

Page 1 of 1

Instrument #

2011 TAXES...\$56,134.22

Parcel ID: 21-33-400-004

Active

Tax Year: 2011

Type

Ref#: R303677

Sale Amount

Map#: 0062948

Src

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

Number

Date

Date

**Issue Date** 

Status

Amount

Validity

Type

Reason

SALES INFORMATION

INSPECTION HISTORY

Description

BUILDING PERMITS

Inst.Type

Instrument#

GENERAL PROPERTY INFORMATION Primary ABS Code: NA-DC -

Living Units:

Zoning:

Neighborhood

220.0 - 220.0 - Along

Tax Unit Group:

4D- -RC-

Exemptions:

Level

Case #

Status

Action

Appraiser

APPRAISED VALUES

Building

\$0

\$0

Contact-Code

RECENT APPEAL HISTORY Year

Code

Year 2011 Total Assessed \$1,742,300

ASSESSMENT VALUE HISTORY

2010

\$1,742,300

Total

\$1,742,300

\$1,742,300

Unit Pr Ovr

15,000.00

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

IMPROVEMENT COST SUMMARY Residential

Commercial Other improvements

Type

Manufactured Homes **Total Impts** 

\$0 \$0 \$0

AC/SF/Units

116.15

\$0 Cost \$0 Income

Inf1

MARKET LAND INFORMATION Fact1 Inf2

Current

Prior

Fact2

Model

Land

\$1,742,300

\$1,742,300

\$1,742,300

Flat Value

Market

MRA

Override

Value Est. 1,742,250

Method

COST

COST

Calc Land Area

Method

Acre

116,150

GIS SF

Total

1,742,300

	ABSTRACTS	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

Parcel ID: 21-34-300-009

Active 7

Date

Tax Year: 2011

Type

Ref#: R300369

Sale Amount

Map#: 0060182

Src

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

Inst.Type

Page 1 of 2

Instrument#

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

BUILDING PERMITS

BUILDING PERWITS

SALES INFORMATION

Validity

Number Issue Date Amount Status Type Description

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

INSPECTION HISTORY

Date 03/03/2011 Code

Interview Only, no inspection

Reason Local Brd - Office Appraiser

Contact-Code Owner - 1

GordonW

RECENT APPEAL HISTORY

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

Action Closed **Year** 2011

Flat Value

2010

2009

Total Assessed \$12,200 \$12,100

\$60,500

Override

Value Est.

ASSESSMENT VALUE HISTORY

IMPROVEMENT COST SUMMARY APPRAISED VALUES Residential \$0 Land Building Total Method Commercial \$0 Current \$12,200 \$0 \$12,200 COST Other Improvements \$0 Prior \$12,100 \$0 \$12,100 COST

 Manufactured Homes
 \$0
 Cost
 \$12,200
 Market

 Total Impts
 \$0
 Income
 MRA

MARKET LAND INFORMATION

Method Type AC/SF/Units Inf1 Fact1 Inf2 Fact2 Model

GIS SF

Calc Land Area 0

Total 12,200

Unit Pr Ovr

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

Parcel ID: 21-34-300-009

Active

Tax Year: 2011

Ref#: R300369

Map#: 0060182

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

Code

COMPONENTS

Units

Page 2 of 2

Oth Rank Year

		OT	HER	3UILDI	NGS AI	ND YARD IN	IPROV	<b>EMENTS</b>				
Occupancy	MSCI	Rank	Qty Y	r Blt	Area	Perim	Hgt	Dime	nsions	Stories	Phys	%Comp
			Α	GRICL	JLTUR <i>A</i>	AL LAND	7.25			W. McGalle	2 Alban 1	
Ag Type	Ag Acres	Map Symbo	oi	Top Land		Map Syste Rating	m	Area	Adjustment Map S	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	

AGRI	CULTURAL LAND SUM	MARY
Category	Acres	Value
Total Ag	68.56	12,200
Cropland	0.00	0
Pasture	68.56	12,249

Pct Size

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 SALES INFORMATION G & G INVESTMENTS LLP Date Type Sale Amount Src Validity Inst.Type Instrument# 3307 FLINT DR DR 05/01/1999 Land only \$136,000 Seller Valid sale 99-01528 RAPID CITY, SD 57702-5011 05/01/1999 Land only \$136,000 Other Agent 00-00731 **Additional Owners** No. BUILDING PERMITS Number Issue Date Amount Status Type Description PROPERTY SITUS ADDRESS 081829 10/29/2008 \$2,100,000 Closed RESERVOIR 081572 09/18/2008 \$15,000 Closed **GRADING & EROSION** INSPECTION HISTORY GENERAL PROPERTY INFORMATION Date Code Reason Primary ABS Code: AG-D -Appraiser Contact-Code Living Units: Zoning: Neighborhood 400.0 - 400.0 - Ag Properties RECENT APPEAL HISTORY ASSESSMENT VALUE HISTORY Tax Unit Group: 4D- -RR-Year Level Case # Status Action Year Total Assessed Exemptions: 2011 \$22,500 2010 \$22,200 2009 \$19,900 PROPERTY FACTORS IMPROVEMENT COST SUMMARY APPRAISED VALUES Topography: Residential \$0 Land Building Total Method **Utilities:** Commercial \$0 Current \$22,500 \$0 \$22,500 COST Other Improvements Access: \$0 Prior \$22,200 \$0 \$22,200 COST Manufactured Homes \$0 Cost \$22,500 Market Location: **Total Impts** \$0 Income MRA Override Parking Type: MARKET LAND INFORMATION Parking Quantity: Method Type AC/SF/Units Inf1 LEGAL DESCRIPTION Fact1 Inf2 Fact2 Model Flat Value Unit Pr Ovr Value Est. 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 2

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

Pasture

Pasture

## PENNINGTON COUNTY PROPERTY RECORD CARD

1.000

1.000

1.000

1.000

Parcel ID: 21-34-300-006

Active

475.0

475.0

ScE-

ZnD-

35.62

11.89

Tax Year: 2011

Ref#: R11191

1.000

1.000

Map#: 0051955

7,094

2,333

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

Code

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Oth Rank Year

		. т	IER BUILDI	NGS AN	ID YARD I	MPROV	'EMENTS			42.00	
Occupancy	MSCI	Rank C	ty Yr Blt	Area	Perim	Hgt	Dimer	nsions	Stories	Phys	%Comp
			AGRICI	JLTURA	L LAND						
Ag	. Ag	Map	Тор		Map Syste	em	-	Adjustment	s	Ag	
Type	Acres	Symbo	l 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	

0.4193

0.4131

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

Pct Size

COMPONENTS

Units

COMMENTS