

City of Tea  
Local Review Board Meeting  
March 16, 2015

In compliance with SDCL 10-11-13, the City Council of Tea and Tea Area School District, acting as the Local Review Board, met March 16, 2015 at City Hall. Mayor John Lawler called the meeting to order at 7:01 with the following present: City Councilmembers Joe Weis, Chuck Ortmeier, Larry Rieck, Todd Boots and Sidney Munson; School Board Member John Herr and Dawn Murphy, Clerk of the Local Review Board.

The following appeals were received and action taken:

**Property Owner:** Jimmie & Shirley Glirbas **Address:** 416 W. 3<sup>rd</sup> St.  
**Legal Description:** Tea-Hammerstroms Sub Div-Lot 7, Block 1  
**Parcel #:** 240.45.01.007 **2015 Value:** Building \$72,900 Land \$21,494 Total: 94,394  
**Action:** MOTION by Boots, seconded by Rieck to lower the building value to the 2014 value as recommended by the Lincoln County Director of Equalization, \$52,840 and keep the land value the same for a total value of \$74,334. All members voted AYE.

**Property Owner:** Michael & Susan Dykes **Address:** 310 E. Kevin Dr.  
**Legal Description:** Tea-Zelmer 1<sup>st</sup> Addition, Lot 2, Block 5  
**Parcel #:** 240.70.05.002 **2015 Value:** Building \$133,560 Land \$24,423 Total: \$157,983  
**Action:** MOTION by Ortmeier, seconded by Weis to lower the building value to the 2014 value as recommended by the Lincoln County Director of Equalization, \$90,000 and keep the land value the same for a total value of \$114,423. All members voted AYE.

**Property Owner:** Jay & Judy Van Engen **Address:** 2501 N. Devon Ave.  
**Legal Description:** Howling Ridge Addition, Lot 10, Block 3  
**Parcel #:** 240.11.03.010 **2015 Value:** Building \$249,920 Land \$53,000 Total \$302,920  
**Action:** MOTION by Weis, seconded by Boots to lower the building value to the 2014 value, \$219,000 and keep the land value the same for a total value of \$272,000. All members voted AYE.

**Property Owner:** Michael & Julie Ollerich **Address:** 200 W. Charish St.  
**Legal Description:** Wetering Add – Lot 4, Block 3  
**Parcel #:** 240.39.03.004 **2015 Value:** Building \$142,510 Land \$22,979 Total: \$165,489  
**Action:** MOTION by Ortmeier, seconded by Rieck to lower the building value to the 2014 value, \$113,100 and keep the land value the same for a total value of \$136,079. All members voted AYE.

**Property Owner:** Gerald & Terryl Johnson **Address:** 130 N. Cole Ave.  
**Legal Description:** Tea-Schoens 2<sup>nd</sup> Addition, Lot 2 \*ex s 5\*\*  
**Parcel #:** 240.41.00.002 **2015 Value:** Building \$138,210 Land \$19,131 Total: \$157,341  
**Action:** MOTION by Weis, seconded by Boots to lower the building value to the 2014 value, \$98,100 and keep the land value the same for a total value of \$117,231. All members voted AYE.

**Property Owner:** Chad & Lisa Hartman **Address:** 1005 N. Rose Ave.  
**Legal Description:** Tea-High Pointe Estates, Lot 2, Block 5  
**Parcel #:** 240.46.05.002 **2015 Value:** Building \$233,530 Land \$28,000 Total: \$261,530  
**Action:** MOTION by Boots, seconded by Rieck to lower the building value to the 2014 value, \$155,000 and keep the land value the same for a total value of \$183,000. All members voted AYE.

**Property Owner:** Timothy Cushman **Address:** 410 E. Martha St.  
**Legal Description:** Tea – Hagemeyer 2<sup>nd</sup> Add., Lot 2  
**Parcel #:** 240.63.00.002 **2015 Value:** Building \$116,970 Land \$23,520 Total: \$140,490  
**ACTION:** MOTION by Ortmeier, seconded by Weis to lower the building value to the 2014 value, \$73,935 and keep the land value the same for a total value of \$97,455. All members voted AYE.

**Property Owner:** Rollan & Maria Wengergt **Address:** 105 N. James Ave.  
**Legal Description:** Tea-Zelmer 1<sup>st</sup> Add., Lot 13 \*ex W 20'\* Block 1  
**Parcel #:** 240.70.01.013A **2015 Value:** Building \$116,060 Land \$30,739 Total: \$146,799  
**ACTION:** MOTION by Rieck, seconded by Ortmeier to lower the building value to the 2014 value, \$75,000 and keep the land value the same for a total value of \$105,739. All members voted AYE.

**Property Owner:** Clint & Tala Sandness **Address:** 320 E Kevin Dr.  
**Legal Description:** Tea-Zelmer 1<sup>st</sup> Add., Lot 3, Block 5  
**Parcel #:** 240.70.05.003 **2015 Value:** Building \$118,830 Land \$24,423 Total: \$143,253  
**ACTION:** MOTION by Ortmeier, seconded by Weis to lower the building value to the 2014 value, \$72,415 and keep the land value the same for a total value of \$96,838. All members voted AYE.

**Property Owner:** Jim & Lisa Ihnen **Address:** 340 E. Kevin Dr.  
**Legal Description:** Tea-Zelmer 1<sup>st</sup> Add., Lot 5, Block 5  
**Parcel #:** 240.70.05.005 **2015 Value:** Building \$112,890 Land \$24,423 Total: \$137,313  
**ACTION:** MOTION by Boots, seconded by Rieck to lower the building value to the 2014 value, \$76,105 and keep the land value the same for a total value of \$100,528. All members voted AYE.

**Property Owner:** Steve & Paula Ward **Address:** 515 Jesse Ct.  
**Legal Description:** Tea-Zelmer 1<sup>st</sup> Add. Lot 11, Block 6  
**Parcel #:** 240.70.06.011 **2015 Value:** Building \$154,180 Land \$24,402 Total: \$178,582  
**ACTION:** MOTION by Weis, seconded by Ortmeier to lower the building value to the 2014 value, \$116,000 and keep the land value the same for a total value of \$140,402. All members voted AYE.

**Property Owner:** Michael & Lara Pedersen **Address:** 725 Partridge Cir.  
**Legal Description:** Tea- Prairie Trails Add., Lot 5, Block 16  
**Parcel #:** 240.47.16.005 **2015 Value:** Building \$212,330 Land \$35,000 Total: \$247,330  
**ACTION:** MOTION by Weis, seconded by Ortmeier to lower the building value to the 2014 value, \$182,500 and keep the land value the same for a total value of \$217,500. All members voted AYE.

**Property Owner:** Zabel Enterprises **Address:** 46893 271<sup>st</sup> St.  
**Legal Description:** Tea-E825' of NW ½. NE ½ \*ex S 495'\*  
**Parcel #:** 240.28.26.011 **2015 Value:** Building \$1,543,440 Land \$189,541 Total: \$1,732,981  
**ACTION:** MOTION by Rieck, seconded by Boots to lower the building value to \$1,111,000 and the land value to \$189,000 for a total value of \$1,300,000. All members voted AYE.

**Property Owner:** Prescott Limited Partnership **Address:** 810/822 E. Brian St..  
**Legal Description:** Tea-Costello Add., Lot 3A, Block 1  
**Parcel #:** 240.84.01.003  
**2015 Value (same as 2014 value):** Building \$2,240,219 Land \$441,230 Total: \$2,681,449  
**ACTION:** MOTION by Ortmeier, seconded by Rieck to leave the value the same as recommended by the Lincoln County Director of Equalization. All members voted AYE.

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**MOTION** by Weis, seconded by Rieck to accept the assessment roll prepared by the Lincoln County Director of Equalization with the amended amounts listed above. All members voted AYE.

**MOTION** by Boots, seconded by Ortmeier to adjourn the Local Review Board meeting at 7:36 p.m. All members voted AYE.

Dawn Murphy, Clerk of Tea Local Review Board.