

City of Tea
Local Review Board Meeting
March 21, 2016

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 21, 2016 at City Hall. Mayor John Lawler called the meeting to order at 7:00 with the following present: City Councilmembers Joe Weis, Chuck Ortmeier, Larry Rieck, Todd Boots, Brian Fowlds 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:

1. **Property Owner:** Unzelman Development Corp
Parcel #: 240.71.01.004A **Legal Description:** Zelmer 2nd Add., Lot 4A, Block 1
2016 Value: Land \$95,700 (\$3.00 psf)
MOTION by Boots, seconded by Fowlds to reduce the land value to \$91,872 (\$2.88 psf). All members voted AYE.
2. **Property Owner:** Unzelman Development Corp
Parcel #: 240.71.01.005A **Legal Description:** Zelmer 2nd Add., Lot 5A, Block 1
2016 Value: Land \$126,060 (\$3.00 psf)
MOTION by Fowlds, seconded by Rieck to reduce the land value to \$121,018 (\$2.88 psf). All members voted AYE.
3. **Property Owner:** Unzelman Development Corp
Parcel #: 240.71.01.007 **Legal Description:** Zelmer 2nd Add., Lot 7, Block 1
2016 Value: Land \$119,290 (\$3.00 psf)
MOTION by Fowlds, seconded by Ortmeier to reduce the land value to \$114,520 (\$2.88 psf). All members voted AYE.
4. **Property Owner:** Unzelman Development Corp
Parcel #: 240.71.01.008 **Legal Description:** Zelmer 2nd Add., Lot 8, Block 1
2016 Value: Land \$76,560 (\$3.00 psf)
MOTION by Fowlds, seconded by Rieck to reduce the land value to \$73,498 (\$2.88 psf). All members voted AYE.
5. **Property Owner:** Unzelman Development Corp
Parcel #: 240.71.01.009 **Legal Description:** Zelmer 2nd Add., Lot 9, Block 1
2016 Value: Land \$46,050 (\$3.00 psf)
MOTION by Fowlds, seconded by Boots to reduce the land value to \$44,207 (\$2.88 psf). All members voted AYE.
6. **Property Owner:** Unzelman Development Corp
Parcel #: 240.71.02.002 **Legal Description:** Zelmer 2nd Add., Lot 2A, Block 2
2016 Value: Land \$99,370 (\$3.00 psf)
MOTION by Fowlds, seconded by Herr to reduce the land value to \$95,397 (\$2.88 psf). All members voted AYE.
7. **Property Owner:** Unzelman Development Corp
Parcel #: 240.71.02.003 **Legal Description:** Zelmer 2nd Add., Lot 3, Block 2
2016 Value: Land \$100,620 (\$3.00 psf)
MOTION by Fowlds, seconded by Rieck to reduce the land value to \$96,592 (\$2.88 psf). All members voted AYE.
8. **Property Owner:** Unzelman Development Corp
Parcel #: 240.71.02.004 **Legal Description:** Zelmer 2nd Add., Lot 4, Block 2
2016 Value: Land \$100,940 (\$3.00 psf)
MOTION by Fowlds, seconded by Ortmeier to reduce the land value to \$96,903 (\$2.88 psf). All members voted AYE.

- 9. Property Owner:** James & Paula Erck
Parcel #: 240.11.01.017 **Legal Description:** Howling Ridge Add., Lot 17, Block 1
2016 Value: Building: \$ 236,950 Land: \$52,277 **TOTAL:**
MOTION by Herr, seconded by Rieck to reduce the land value to \$45,000 and building value to \$215,000, **TOTAL** \$260,000. All members voted AYE.
- 10. Property Owner:** Marge Robertson
Legal Description: Schoen Tract 2 – Lot F **Parcel #:** 240.29.00.20F
2016 Value: Building: \$176,140 Land: \$23,524
MOTION by Herr, seconded by Rieck to approve the 2016 assessor’s value. All members voted AYE.
- 11. Property Owner:** Earl Jacobson
Legal Description: Fritz Add. Lot 8, Block 2
Parcel #: 240.25.02.008 **2016 Value:** Building: \$31,940 Land: \$14,850
MOTION by Fowlds, seconded by Herr to reduce the building value to \$25,130, per the assessor’s recommendation. All members voted AYE.
- 12. Property Owner:** Rollan & Maria Wengert
Legal Description: Zelmer 1st Add., Lot 13 *ex W 20’* Block 1
Parcel #: 240.70.01.013A **2016 Value:** Building: \$112,910 Land: \$32,793
Action: **MOTION** by Fowlds, seconded by Rieck to reduce the building value to \$101,140, per the assessor’s recommendation. All members voted AYE.
- 13. Property Owner:** Jason & Candice Gearman
Legal Description: Howling Ridge Addition, Lot 13, Block 3
Parcel #: 240.11.03.013 **2016 Value:** Building: \$264,370 Land: \$61,950
MOTION by Fowlds, seconded by Ortmeier to reduce the building value to \$259,000 and land value to \$46,000 for a total valuation of \$305,000. Member Weis voted No. Motion carried.
- 14. Property Owner:** Douglas Dahl
Legal Description: Eichmeiers Sub Div. Lot 3, Block 2
Parcel #: 240.58.02.003 **2016 Value:** Building: \$98,750 Land: \$31,284
MOTION by Fowlds, seconded by Ortmeier to reduce the building value to \$87,190, per the assessor’s recommendation. All members voted AYE.
- 15. Property Owner:** Fink-Pfeifer LLC
Legal Description: Howling Ridge Add., Lot 1, Block 12
Parcel #: 240.11.12.001 **2016 Value:** Building: \$716,904 Land: \$188,200
MOTION by Herr, seconded by Weis to approve the 2016 assessor’s value. All members voted AYE.
- 16. Property Owner:** Daniel & Donnella Griffin
Legal Description: Howling Ridge Add., Lots 4A, 4B, 4C & 4D, Block 9
Parcel #: 240.11.09.004 **2016 Value:** Building: \$243,063 Land: \$58,080
MOTION by Rieck, seconded by Boots to approve the 2016 assessor’s value. All members voted AYE.
- 17. Property Owner:** SD District of the Lutheran Church
Legal Description: High Pointe Estates – Tract 2
Parcel #: 240.46.00.A200 **2016 Value:** Land: \$468,750
MOTION by Herr, seconded by Rieck to approve the 2016 assessor’s value. All members voted AYE.
- 18. Property Owner:** Emery & Cathy Schmitt
Legal Description: Coffee’s Add., Lot 7, Block 4

Parcel #: 240.75.04.007 **2016 Value:** Building: 29,637 Land: \$42,530
Action: MOTION by Herr, seconded by Ortmeier to reduce the land value to \$31,896, per the assessor's recommendation. All members voted AYE.

19. **Property Owner:** Emery & Cathy Schmitt
Legal Description: Artisan Add., Lot 2, Block 1
Parcel #: 240.77.01.002 **2016 Value:** Building: 183,440 Land: \$25,418
Action: MOTION by Ortmeier, seconded by Boots to approve the 2016 assessor's value. All members voted AYE.
20. **Property Owner:** Schmitt Construction LLC
Legal Description: Artisan Add., Lot 3, Block 1
Parcel #: 240.77.01.0032 **2016 Value:** Land: \$23,769
Action: MOTION by Herr, seconded by Rieck to approve the 2016 assessor's value. All members voted AYE.
21. **Property Owner:** Sheila Amrhein
Legal Description: Coffee's Add., Lot 1A & 1B, Block 4
Parcel #: 240.73.04.001A **2016 Value:** Building: 179,490 Land: \$24,730
Action: MOTION by Herr, seconded by Rieck to approve the 2016 assessor's value. All members voted AYE.
22. **Property Owner:** Theodore Dubbelde
Legal Description: Hagemeyer's Add., Lot 10, Block 3
Parcel #: 240.62.03.010 **2016 Value:** Building: 72,490 Land: \$24,300
Action: MOTION by Fowlds, seconded by Herr to approve the 2016 assessor's value. All members voted AYE.
23. **Property Owner:** Thomas & Julie Babb
Legal Description: Howling Ridge Addition, Lot 16, Block 3
Parcel #: 240.11.03.016 **2016 Value:** Building: 318,210 Land: \$61,877
Action: MOTION by Weis, seconded by Rieck to reduce the building value to \$299,000 and the land value to \$61,000 for a total value of \$360,000. All members voted AYE.
24. **Property Owner:** Dennis Aanenson
Legal Description: Prairie Trails Add., Lot 8, Block 14
Parcel #: 240.47.14.008 **2016 Value:** Land: \$35,433
Action: MOTION by Fowlds, seconded by Rieck to approve the 2016 assessor's value. All members voted AYE.
25. **Property Owner:** Dennis Aanenson
Legal Description: Prairie Trails Add., Lot 12, Block 18
Parcel #: 240.47.18.012 **2016 Value:** Land: \$37,050
Action: MOTION by Fowlds, seconded by Weis to approve the 2016 assessor's value. All members voted AYE.

- 26. Property Owner:** Kristi Dawes
Legal Description: Schoens Add., Lot 4, Block 3
Parcel #: 240.40.03.004 **2016 Value:** Building \$112,940: Land: \$29,700
Action: MOTION by Fowlds, seconded by Weis to approve the 2016 assessor's value. All members voted AYE.
- 27. Property Owner:** Ryan & Jennifer Thompson
Legal Description: Prairie Trails Add. Lot 4, Block 19
Parcel #: 240.47.9.004 **2016 Value:** Building: \$238,050 Land: \$42,345
Action: MOTION by Fowlds, seconded by Rieck to approve the 2016 assessor's value. All members voted AYE.
- 28. Property Owner:** Daniel Johnson
Legal Description: Schoens Add. Lot 2, Block 1 & N ½ Vacated Alley
Parcel #: 240.40.01.002 **2016 Value:** Building: \$76,480 Land: \$24,750
Action: MOTION by Weis, seconded by Herr to approve the 2016 assessor's value. All members voted AYE.
- 29. Property Owner:** Keith & Michelle Thranum
Legal Description: Fritz Add. – N. 26' of E 100' Block 9 & All Lot 10, Block 1
Parcel #: 240.25.01.010 **2016 Value:** Building: \$44,260 Land: \$20,700
Action: MOTION by Fowlds, seconded by Ortmeier to reduce the building value to \$4,770 per the assessor's recommendation. No change to the land value. Total new value \$25,470. All members voted AYE.
- 30. Property Owner:** Keith & Michelle Thranum
Legal Description: E 100', Lots 7 & 8 & S. 18' of E. 100', Lot 9, Block 1
Parcel #: 240.25.01.009 **2016 Value:** Building: \$123,670 Land: \$23,850
Action: MOTION by Herr, seconded by Rieck to reduce the building value to \$95,160. No change to the land value. Total new value \$119,010. All members voted AYE.
- 31. Property Owner:** High Pointe LTD Partnership
Legal Description: High Pointe Est. Tr. 1A – Replat of Tr. 1
Parcel #: 240.46.00.A10A **2016 Value:** Building: \$1,360,926 Land: \$313,530
Action: MOTION by Herr, seconded by Fowlds to approve the 2016 assessor's value. All members voted AYE.
- 32. Property Owner:** High Pointe LTD Partnership
Legal Description: High Pointe Est. Tr. 1B-Replat of Tr. 1
Parcel #: 240.46.00.A10B **2016 Value:** Building: \$1,608,129 Land: \$303,490
Action: MOTION by Herr, seconded by Fowlds to approve the 2016 assessor's value. All members voted AYE.
- 33. Property Owner:** Prescott Limited Partnership
Legal Description: Costello Add. Lot 3A, Block 1
Parcel #: 240.84.01.003 **2016 Value:** Building: \$3,588,282 Land: \$367,690
Action: MOTION by Rieck, seconded by Herr to approve the 2016 assessor's value. All members voted AYE.
- 34. Property Owner:** Norman & Faye Braak
Legal Description: Hammerstroms Sub. Div. – Lot 9, Block 1
Parcel #: 240.45.01.009 **2016 Value:** Building: \$98,080 Land: \$22,052
Action: MOTION by Herr, seconded by Rieck to approve the 2016 assessor's value. All members voted AYE.

- 35. Property Owner:** Brian King
Legal Description: Bakers Add., Lot 1, Block 1
Parcel #: 240.37.01.001 **2016 Value:** Building: \$116,390 Land: \$24,305
Action: MOTION by Rieck, seconded by Boots to reduce the building value to \$110,850 per the assessor's recommendation. No change to the land value. Total new value \$135,155. All members voted AYE.
- 36. Property Owner:** Dave & Rebecca Jibben
Legal Description: Prairie Trails Add., Lot 9, Block 10 and Lot 22B, Block 9
Parcel #: 240.47.10.009 **2016 Value:** Building: \$437,040 Land: \$42,999 Total \$480,039
Action: MOTION by Boots, seconded by Fowlds to reduce the building value to \$419,640 per the assessor's recommendation. No change to the land value. Total new value \$462,639. All members voted AYE.
- 37. Property Owner:** Scott & Naomi Rieland
Legal Description: Prairie Trails Add., Lot 1B, Block 1
Parcel #: 240.47.01.001A **2016 Value:** Building: \$139,370 Land: \$24,954 Total \$165,574
MOTION by Fowlds, seconded by Weis to approve the 2016 assessor's value. All members voted AYE.
- 38. Property Owner:** T. Riverview Plaza LLC
Legal Description: Nine Mile Heights Add., Lot 1, Block 1
Parcel #: 240.73.01.001 **2016 Value:** Building: \$568,152 Land: \$102,050 Total \$670,202
MOTION by Fowlds, seconded by Weis to reduce the building value to \$540,630 per the assessor's recommendation. No change to the land value. Total new value \$642,680. All members voted AYE.
- 39. Property Owner:** Spencer Heights LLC
Legal Description: Spencer Heights Add., Lot 9A, Block 2
Parcel #: 240.72.02.009A **2016 Value:** Land: \$ 38,875
MOTION by Herr, seconded by Boots reduce the land value to \$29,989 (\$2.70 psf). All members voted AYE.
- 40. Property Owner:** Spencer Heights LLC
Legal Description: Spencer Heights Add., Lot 11A, Block 2
Parcel #: 240.72.02.011A **2016 Value:** Land: \$ 42,588
MOTION by Herr, seconded by Rieck reduce the land value to \$32,854 (\$2.70 psf). All members voted AYE.
- 41. Property Owner:** Spencer Heights LLC
Legal Description: Spencer Heights Add., Lot 14A, Block 2
Parcel #: 240.72.02.014A **2016 Value:** Land: \$37,240
MOTION by Herr, seconded by Boots reduce the land value to \$28,728 (\$2.70 psf). All members voted AYE.
- 42. Property Owner:** Spencer Heights LLC
Legal Description: Spencer Heights Add., Lot 12A, Block 3
Parcel #: 240.72.03.012A **2016 Value:** Land: \$39,204
MOTION by Herr, seconded by Boots reduce the land value to \$34,630 (\$2.65 psf). All members voted AYE.
- 43. Property Owner:** Spencer Heights LLC
Legal Description: Spencer Heights Add., Lot 14, Block 3
Parcel #: 240.72.03.014 **2016 Value:** Land: \$37,350
MOTION by Herr, seconded by Rieck to reduce the land value to \$32,992 (\$2.65 psf). All members voted AYE.

44. **Property Owner:** Spencer Heights LLC
Legal Description: Spencer Heights Add., Lot 18, Block 3
Parcel #: 240.72.03.018 **2016 Value:** Land: \$39,528
MOTION by Herr, seconded by Boots to reduce the land value to \$34,916 (\$2.65 psf). All members voted AYE.
45. **Property Owner:** Spencer Heights LLC
Legal Description: Spencer Heights Add., Lot 1, Block 4
Parcel #: 240.72.04.001 **2016 Value:** Land: \$49,238
MOTION by Herr, seconded by Rieck to reduce the land value to \$37,984 (\$2.70 psf). All members voted AYE.
46. **Property Owner:** Spencer Heights LLC
Legal Description: Spencer Heights Add., Lot 3, Block 4
Parcel #: 240.72.04.003 **2016 Value:** Land: \$35,679
MOTION by Fowlds, seconded by Rieck to approve the 2016 assessor's value. All members voted AYE.
47. **Property Owner:** Spencer Heights LLC
Legal Description: Spencer Heights Add., Lot 11A, Block 4
Parcel #: 240.72.04.011A **2016 Value:** Land: \$36,775
MOTION by Fowlds, seconded by Rieck to approve the 2016 assessor's value. All members voted AYE.
48. **Property Owner:** Spencer Heights LLC
Legal Description: Spencer Heights Add., Lot 13, Block 4
Parcel #: 240.72.04.013A **2016 Value:** Land: \$38,990
MOTION by Weis, seconded by Fowlds to approve the 2016 assessor's value. All members voted AYE.
49. **Property Owner:** Jeremy Baker
Legal Description: Schoens Add., Lot 4, Block 7
Parcel #: 240.40.07.004 **2016 Value:** Building: \$114,120 Land: \$25,184 \$ Total \$139,304
MOTION by Fowlds, seconded by Rieck to approve the 2016 assessor's value. All members voted AYE.
50. **Property Owner:** James & Lisa Ihnen
Legal Description: Byrons Add., E 50' Lot 6, Block 1
Parcel #: 240.10.01.006A **2016 Value:** Building: \$35,343 Land: \$5,500 Total \$40,843
MOTION by Herr, seconded by Rieck to approve the 2016 assessor's value. All members voted AYE.
51. **Property Owner:** James & Lisa Ihnen
Legal Description: Byrons Add., Lots 1, 2 & 3 Block 2
Parcel #: 240.10.02.003 **2016 Value:** Building: \$424,899 Land: \$49,500 Total \$474,399
MOTION by Fowlds, seconded by Weis to approve the 2016 assessor's value. All members voted AYE.
52. **Property Owner:** James & Lisa Ihnen
Legal Description: Peters 1st Add to Byron, S. 22', Lot 4 & All Lots 5 & 6 Block 4
Parcel #: 240.12.04.006 **2016 Value:** Building: \$41,960 Land: \$33,000 Total \$74,960
MOTION by Rieck, seconded by Weis to approve the 2016 assessor's value. All members voted AYE.

- 53. Property Owner:** James & Lisa Ihnen
Legal Description: Peters 2nd Add to Byron, S. 32' of Lot 2 and All Lot 3, Block 2
Parcel #: 240.15.02.001 **2016 Value:** Building: \$50,750 Land: \$18,900 Total \$69,650
MOTION by Weis, seconded by Ortmeier to approve the 2016 assessor's value. All members voted AYE.
- 54. Property Owner:** James & Lisa Ihnen
Legal Description: Peters 2nd Add to Byron, Lot 4, Block 2
Parcel #: 240.15.02.004 **2016 Value:** Building: \$28,390 Land: \$14,850 Total \$43,240
MOTION by Weis, seconded by Fowlds to approve the 2016 assessor's value. All members voted AYE.
- 55. Property Owner:** James & Lisa Ihnen
Legal Description: Atkins Height Add., Lot 15, Block 1
Parcel #: 240.44.01.015 **2016 Value:** Building: \$85,940 Land: \$20,835 Total \$106,775
MOTION by Weis, seconded by Rieck to approve the 2016 assessor's value. All members voted AYE.
- 56. Property Owner:** James & Lisa Ihnen
Legal Description: Zelmer 1st Add., Lot 2, Block 1
Parcel #: 240.70.01.002 **2016 Value:** Building: \$119,670 Land: \$27,625 Total \$147,295
MOTION by Weis, seconded by Rieck to approve the 2016 assessor's value. All members voted AYE.
- 57. Property Owner:** James & Lisa Ihnen
Legal Description: Zelmer 1st Add., Lot 5, Block 5
Parcel #: 240.70.05.005 **2016 Value:** Building: \$107,880 Land: \$24,000 Total \$131,880
MOTION by Fowlds, seconded by Weis to approve the 2016 assessor's value. All members voted AYE.
- 58. Property Owner:** Michael Poppens
Legal Description: Baker Tract 2, Lot 6
Parcel #: 240.31.00.206 **2016 Value:** Building: \$652,167 Land: \$72,030 Total \$724,197
MOTION by Herr, seconded by Weis to approve the 2016 assessor's value. All members voted AYE.
- 59. Property Owner:** Michael Poppens
Legal Description: Prairie Trails Add., Lot 3, Block 11 & Lot 30, Block 9
Parcel #: 240.47.11.003 **2016 Value:** Building: \$401,810 Land: \$43,537 Total \$445,347
MOTION by Herr, seconded by Rieck to approve the 2016 assessor's value. All members voted AYE.
- 60. Property Owner:** Michael & Janae Poppens
Legal Description: Eichmeiers Sub. Div., Lot 4 & E. ½ Lots 5 & 6, Block 2
Parcel #: 240.58.02.004 **2016 Value:** Building: \$677,673 Land: \$69,520 Total \$747,193
MOTION by Herr, seconded by Rieck to approve the 2016 assessor's value. All members voted AYE.

MOTION by Weis, Seconded by John to adjourn at 9:28 p.m. All members voted AYE.

Dawn Murphy, Clerk of Tea Local Review Board.