

City of Tea
Local Review Board Meeting
March 21, 2022

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, 2022 at City Hall. Mayor John Lawler called the meeting to order at 7:00 with the following present: City Councilmembers Joe Weis, Casey Voelker, Terry Woessner and Jim Erck, Tea Area School District Board of Education President Kristen Daggett and Clerk of the Local Review Board Dawn Murphy.

The following appeals were received, and action taken.

- 1. Property Owner:** Nikki Koehler (present)
Parcel # 240.11.06.039B **Legal Description:** Howling Ridge Add. Lot 39B, Block 6
2022 Assessor's Value: Land (NA-D-0) \$17,643 Building(NA-D1-0) \$302,663 TOTAL \$320,306
Reason for Appeal: Lower level incorrectly listed as finished.
MOTION by Erck, seconded by Voelker to approve the 2022 assessor's value; after further discussion, Erck amended the motion to leave the land value at \$17,643 and to lower the building value to \$208,777, due to the lower level not being finished, for a new total value of \$226,420. All members voted AYE
- 2. Property Owner:** Bruce Blumer (absent)
Reason for Appeal: 16.23% unreasonable increase based on comparison to similar homes.
Parcel # 240.72.04.012A **Legal Description:** Spencer Heights Add, Lot 12 A, Block 4
2022 Assessor's Value: Land (NA-D-0): \$ 40,030 Building (NA-D1-0) \$279,598 TOTAL \$319,628
MOTION by Motion by Daggett, seconded by Woessner to approve the 2022 Assessor's value. All members voted AYE.
- 3. Property Owner:** Pharis Properties (absent)
Parcel #. 240.73.00.100 **Legal Description:** Nine Mile Heights Add – Tract 1
2022 Assessor's Value: Land (NA-DC) \$291,078 Building (NA-DC2) \$534,331 TOTAL \$825,409
Reason for Appeal: A large portion of the land is considered wetlands. DOE recommends lowering the land value.
MOTION by Erck, seconded by Weis to lower the land value to \$218,308, the building value stays the for a new total value of \$752,639 All members voted AYE.
- 4. Property Owner:** Mark Fredericks (present)
Parcel #. 240.11.09.005A **Legal Description:** Howling Ridge Add. Lot 5A, Block 9
2022 Assessor's Value: Land (NA-D) \$14,379 Building (NA-D1) \$124,980 TOTAL \$139,359
Reason for Appeal: Comparable properties. Even though they are individually parceled properties, they are all owned by the same person and are rentals. Income approach was removed by DOE.
MOTION by Voelker, seconded by Erck to lower the land value to \$11,000 and the building value to \$97,000 for a new total value of \$108,000. All members voted AYE.
- 5. Property Owner:** Mark Fredericks (present)
Parcel #. 240.11.09.005B **Legal Description:** Howling Ridge Add. Lot 5B, Block 9
2022 Assessor's Value: Land (NA-D) \$9,612 Building (NA-D1) \$124,703 TOTAL \$134,315
Reason for Appeal: Comparable properties. Even though they are individually parceled properties, they are all owned by the same person and are rentals. Income approach was removed by DOE.
MOTION by Voelker, seconded by Erck to lower the land value to \$8,000 and the building value to \$97,000 for a new total value of \$105,000. All members voted AYE.

- 6. Property Owner:** Mark Fredericks (present)
Parcel #. 240.11.09.005C **Legal Description:** Howling Ridge Add. Lot 5C, Block 9
2022 Assessor's Value: Land (NA-D) \$9,612 Building (NA-D1) \$124,703 TOTAL \$134,315
Reason for Appeal: Comparable properties. Even though they are individually parceled properties, they are all owned by the same person and are rentals. Income approach was removed by DOE.
MOTION by Voelker, seconded by Erck to lower the land value to \$8,000 and the building value to \$97,000 for a new total value of \$105,000. All members voted AYE.
- 7. Property Owner:** Mark Fredericks (present)
Parcel #. 240.11.09.005D **Legal Description:** Howling Ridge Add. Lot 5D, Block 9
2022 Assessor's Value: Land (NA-D) \$11,814 Building (NA-D1) \$124,980 TOTAL \$136,794
Reason for Appeal: Comparable properties. Even though they are individually parceled properties, they are all owned by the same person and are rentals. Income approach was removed by DOE.
MOTION by Voelker, seconded by Erck to lower the land value to \$11,000 and the building value to \$97,000 for a new total value of \$108,000. All members voted AYE.
- 8. Property Owner:** Greg Can (absent)
Parcel #. 240.33.04.001 **Legal Description:** Evertt's Place, Lot 1, Block 4
2022 Assessor's Value: Land (NA-D-0) \$30,090 Building (NA-D1-0) \$313,353 TOTAL \$343,443
Reason for Appeal: Assessed to high when compared to other homes on the block.
MOTION by Daggett, seconded by Woessner to approve the 2022 Assessor's value. All members voted AYE.
- 9. Property Owner:** Melanie Bartels (absent)
Parcel #240.77.04.006 **Legal Description:** Artisan Add, Lot 6, Block 4
2022 Assessor's Value: Land (NA-D-0) \$27,722 Building (NA-D1-0) \$192,921 TOTAL \$220,643
Reason for Appeal: Would like to see comparable properties to support 7.92% increase.
MOTION by Erck, seconded by Daggett to approve the 2022 Assessor's value. All members voted AYE.
- 10. Property Owner:** Jeff & Nancy Foust (absent)
Parcel # 240.70.06.024 **Legal Description:** Zelmer 1st Add, Lot 24, Block 6
2022 Assessor's Value: Land (NA-D-0): \$24,003 Building (NA-D1-0) \$173,540 TOTAL \$197,543
Reason for Appeal: Negative changes to the property due to new Ace Hardware building being constructed behind home.
MOTION by Woessner, seconded by Daggett to approve the 2022 Assessor's value. All members voted AYE.
- 11. Property Owner:** Auburn Limited Partnership (Joan Franken present)
Parcel #240.84.01.003C **Legal Description:** Costello Add. Lot 3C, Block 1
2022 Assessor's Value: Land (NA-DC) \$399,043
Reason for Appeal: The land was purchased in December 2021 for \$230,000 and is being used to construct an apartment complex that will be rent restricted for 40 years.
MOTION by Voelker, seconded by Daggett to lower the land value to \$230,000. All members voted AYE.
- 12. Property Owner:** Zabel Enterprises Inc. (absent)
Parcel #240.28.26.011 **Legal Description:** E 825' of N ½, NE ½ *ex S 495'*
2022 Assessor's Value: Land (NA-DC): \$1,050,667 Building (NA-DC2) \$1,268,191 TOTAL \$2,318,858
Reason for Appeal: Believes property is above market value
MOTION by Voelker, seconded by Daggett to approve the 2022 Assessor's value. All members voted AYE.

- 13. Property Owner:** High Pointe LTD Partnership (Joan Franken present)
Parcel #240.46.00.A10A Legal Description: High Pointe Est - Tr 1A, Replat of Tr 1
2022 Assessor's Value: Land (NA-DC) \$313,527 Building (NA-DC2) \$1,659,332 TOTAL \$1,972,859
Reason for Appeal: Property is rent restricted for 40 years. After DOE reviewed income and expenses recommendation is to lower the value to income approach.
MOTION by Woessner, seconded by Weis to lower the building value to \$814,265; the land value remains the same for a new total value of \$1,127,792. All members voted AYE.
- 14. Property Owner:** High Pointe LTD Partnership (Joan Franken present)
Parcel #240.46.00.A10B Legal Description: High Pointe Est - Tr 1B, Replat of Tr 1
2022 Assessor's Value: Land (NA-DC) \$303,492 Building (NA-DC2) \$1,689,160 TOTAL \$1,992,252
Reason for Appeal: Property is rent restricted for 40 years. After DOE reviewed income and expenses recommendation is to lower the value to income approach.
MOTION by Daggett, seconded by Voelker to lower the building value to \$814,265; the land value remains the same for a new total value of \$1,117,757. All members voted AYE
- 15. Property Owner:** Prescott LTD Partnership (Joan Franken present)
Parcel #240.84.01.003B Legal Description: Costello Add – Lot 3B, Block 1
2022 Assessor's Value: Land (NA-DC) \$564,907 Building (NA-DC2) \$3,867,704 TOTAL \$4,432,611
Reason for Appeal: Property is rent restricted for 40 years. After DOE reviewed income and expenses recommendation is to lower the value to income approach.
MOTION by Erck, seconded by Woessner to lower the building value to \$1,524,893; the land value remains the same for a new total value of \$2,089,800. All members voted AYE
- 16. Property Owner:** Matthew Frankforter (absent)
Parcel #240.48.01.002B Legal Description: Carl Soukups Add – Lot 2B, Block 1
2022 Assessor's Value: Land (NA-DC): \$186,132 TOTAL \$186,132
Reason for Appeal: Plan on someday putting shops on property but would rather keep the assessment down to last years value (\$155,110) help with not paying so much in taxes. Per DOE purchased property in 2020 for \$190,000.
MOTION by Daggett, seconded by Woessner to approve the 2022 Assessor's value. All members voted AYE.
- 17. Property Owner:** Cooper-Walter Trust (absent)
Parcel # 240.92.01.015 Legal Description: Hagedorn Ind. Park, Lots 14 & 15 Block 1
2022 Assessor's Value: Land (NA-DC) \$330,838 Building (NA-DC2) \$751,856 TOTAL \$1,082,694
Reason for Appeal: Property contains 202 storage units and vacancy issues have forced rents to be below the amounts being achieved at competing property. DOE recommends lowering land value as a correction was made to pricing platform.
MOTION by Erck, seconded by Voelker to lower the land value to \$308,623. The building total remains the same for a new total value of \$1,060,479. All members voted AYE.
- 18. Property Owner:** Cooper-Walter Trust (absent)
Parcel # 240.92.05.015 Legal Description: Hagedorn Ind. Park, Lots 15 Block 5
2022 Assessor's Value: Land (NA-DC): \$345,065 Building (NA-DC2) \$1,221,713 TOTAL \$1,566,778
Reason for Appeal: Property contains 192 storage units and vacancy issues have forced rents to be below the amounts being achieved at competing property. DOE recommends lowering land value as a correction was made to pricing platform.
MOTION by Erck, seconded by Woessner to lower the land value to \$310,655. The building total remains the same for a new total value of \$1,291,405. All members voted AYE

19. Property Owner: Samuel Properties, LLC (absent)

Parcel #240.92.04.004 Legal Description: Hagedorn Ind. Park, Lot 4, Block 4

2022 Assessor's Value: Land (NA-DC) \$140,263 Building (NA-DC2) \$290,734 TOTAL \$430,997

Reason for Appeal: This high of increase will put a major strain on business owners and taxpayers, especially in a year with inflation of cost in absolutely every necessity.

MOTION by Daggett, seconded by Woessner to approve the 2022 Assessor's value. All members voted AYE.

20. Property Owner: Samuel Properties, LLC (absent)

Parcel #240.92.04.005 Legal Description: Hagedorn Ind. Park, Lot 5, Block 4

2022 Assessor's Value: Land (NA-DC) \$140,263 Building (NA-DC2) \$487,313 TOTAL \$627,576

Reason for Appeal: 29.65% increase. This high of increase will put a major strain on business owners and taxpayers, especially in a year with inflation of cost in absolutely every necessity.

MOTION by Daggett, seconded by Weis to approve the 2022 Assessor's value. All members voted AYE.

21. Property Owner: Ultimate Property Solutions (absent)

Parcel #240.92.05.008 Legal Description: Hagedorn Ind. Park, Lot 8, Block 5

2022 Assessor's Value: Land (NA-DC): \$377,405 Building (NA-DC2) \$641,988 & \$252,011 TOTAL \$1,271,404

Reason for Appeal: 43.83% increase. This high of increase will put a major strain on business owners and taxpayers, especially in a year with inflation of cost in absolutely every necessity.

MOTION by Daggett, seconded by Erck to approve the 2022 Assessor's value. All members voted AYE.

MOTION by Voelker, seconded by Woessner to approve the 2022 assessor's roll. All members voted AYE.

MOTION by Erck, seconded by Weis to adjourn at 7:48 pm. All members voted AYE.

Dawn Murphy, Clerk of Tea Local Review Board.