

**Board of Equalization
City of Flandreau
Moody County, South Dakota**

March 21st, 2016

The City Council, acting as the Local Board of Equalization for the City of Flandreau, Moody County, South Dakota, convened at 6:15 p.m. at the City Council Chambers, 1005 W. Elm Avenue, Flandreau, SD.

Present: Mayor Mark Bonrud. Aldermen: Brad Bjerke (via phone conference), Bart Sample, Ron Smith, and Dan Sutton. Absent: Bob Pesall. Also present were Tom Stenger, Flandreau Public School Board; Donald Whitman, and Tammy Pitsenberger, City of Flandreau; Terry Albers, property owner; Jerry Doyle, Moody County Commissioner; and Dave Burwitz, Clark Engineering.

Mary Powers Trustee is appealing the 2016 real property assessment of parcel 21.14.02.16 at 403 W. 3rd Avenue, described as PETT SS 02 N-160' W-90' E-206' OL 4 E.G. PETTIGREW'S SOUTHSIDE ADDITION. She believes the assessed value of \$131,532 should be lowered to \$100,000 and lists the following reasons: assessment rose 22% on a forty year old house, nothing had changed except general maintenance, assessment rose 70% in ten years and houses similar to hers have sold for less than \$100,000. A motion was made by Sutton and seconded by Sample to recommend lowering the recorded property value from \$131,532 back to the 2014 assessed value of \$111,164 for reasons stated. The following members voted aye: Bjerke, Sample, Smith, Stenger, and Sutton. Nays: None. Absent: Pesall. Motion carried.

Terry Albers is appealing the 2016 real property assessment of parcel 21.33.01.20 at 100 N. Veterans Street, described as LB PETT 01 TRACT 19 EXC. N-26' & EXC. W-175' THEREOF L.B. PETTIGREWS SUBDIVISION OF SEC. 29-107-48. He believes the assessed value of \$69,134 should be lowered back to the 2014 assessed value of \$60,451 for the following reasons: no improvements have been made to the property so to increase the value by almost \$9,000 is not justified. A motion was made by Sutton and seconded by Smith to recommend lowering the recorded property value from \$69,134 to \$64,500 for reasons stated. The following members voted aye: Bjerke, Sample, Smith, Stenger, and Sutton. Nays: None. Absent: Pesall. Motion carried.

Kathryn Burkard objected to the 2016 real property assessment of parcel 21.04.02.10 at 610 S. Crescent Street, described as LARCHWOOD2 E-108' LOT 10 BLOCK 2 LARCHWOOD ADDITION. She believes the assessed value of \$118,148 should be lowered to \$85,000 for the following reasons: she has not made any improvements since last valuation, she has an unfinished basement, no furnace, electric panel heat, no central air, wall air-conditioner and homes are not selling in Flandreau at the selling price. A motion was made by Sutton and seconded by Sample to recommend lowering the recorded property value from \$118,148 to \$108,000 for reasons stated. The following members voted

aye: Bjerke, Sample, Smith, Stenger, and Sutton. Nays: None. Absent: Pesall. Motion carried.

Foxcroft Limited Partnership objected to the 2016 real property assessments at 101, 103 and 105 W. Broad Avenue and 601 S. Center Street, described as 21.04.01.02 LARCHWOOD1 TRACT C BLOCK 1 LARCHWOOD ADDITION EXC. S-50' WHICH HAS BEEN RE-PLATTED AS WILCOX ADDITION (assessed value \$21,165); 21.04.01.03 LARCHWOOD1 N-280' LOT B BLOCK 1 LARCHWOOD ADDITION (\$497,534); 21.04.01.17 LARCHWOOD1 N-130' LOT D BLOCK 1 LARCHWOOD ADDITION (\$279,829); 21.50.28.35 28 CITY N-280' LOT 15 SE-1/4 28-107-48 (\$310,365). They believe the combined assessed value of \$1,108,893 is excessive and the income capitalization approach indicates a lower value. A motion was made by Sample and seconded by Bjerke to recommend lowering the recorded property value from \$1,108,893 to a value of \$936,380 for reasons stated. The following members voted aye: Bjerke, Sample, Smith, Stenger, and Sutton. Nays: None. Absent: Pesall. Motion carried.

Motion by Sutton and seconded by Smith to adjourn at 6:32 p.m. The following members voted aye: Bjerke, Sample, Smith, Stenger, and Sutton. Nays: None. Absent: Pesall. Motion carried.

Tammy Pitsenberger
Board Clerk