

BOARD OF EQUALIZATION
City of Flandreau
Moody County, South Dakota

March 18th, 2024

The City Council, acting as the Local Board of Equalization for the City of Flandreau, Moody County, South Dakota, convened at 6:05 pm on March 18th, 2024 at the City Council Chambers, 1005 W. Elm Avenue, Flandreau, SD.

Present: Mayor Dan Sutton. Aldermen: Curt Ahlers, Brad Bjerke, Mark Ekern, Mike Fargen, Karen Tufty, and Tim Yeaton; Flandreau School District Representative Tom Stenger; Absent: None. Also present were City Administrator Cohl Turnquist and Finance Officer Lori Kneebone.

The proposed agenda was reviewed. Motion by Yeaton and seconded by Tufty to approve the proposed agenda for the Board of Equalization meeting and the City Council meeting. The following members voted aye: Ahlers, Bjerke, Ekern, Fargen, Stenger, Tufty and Yeaton. Nays: None. Absent: None. Motion carried.

Terry Albers (Kotga, LLC) is appealing the real property assessment of parcel 21.33.01.20, at the location 100 N. Veterans St., Flandreau, SD 57028. Owner believes the current assessed value of \$123,392 is not consistent with similar comparable properties. After inspection, the Director of Equalization recommends the new assessed value is \$96,191, with the land valued at \$12,932 and the building valued at \$83,259.

Motion by Fargen and seconded by Tufty to recommend lowering the recorded property value from \$123,932 to \$96,191 at 100 N. Veterans St., Flandreau, SD for the reasons stated. The following members voted aye: Ahlers, Bjerke, Ekern, Fargen, Stenger, Tufty and Yeaton. Nays: None. Absent: None. Motion carried.

Brad Grootwassink is appealing the real property assessment of parcel 21.03.14.16, at the location 104 W Broad Ave, Flandreau, SD 57028. Owner believes the current assessed value of \$69,052 is not consistent with similar comparable properties and believes the true value of said property should be \$49,381 with the land value at \$3,500 and the building value at \$45,881.

Motion by Ekern and seconded by Yeaton to recommend lowering the recorded property value from \$69,052 to \$49,381 at 104 W Broad Ave., Flandreau, SD for the reasons stated. The following members voted aye: Ahlers, Bjerke, Ekern, Fargen, Stenger, Tufty and Yeaton. Nays: None. Absent: None. Motion carried.

Brad Grootwassink is appealing the real property assessment of parcel 21.16.02.16, at the location 105 S Summit St., Flandreau, SD 57028. Owner believes the current assessed value of \$70,947 is not consistent with similar comparable properties and believes the true value of said property should be \$69,312, with the land valued at \$4,047 and the building valued at \$65,265.

Motion by Fargen and seconded by Ahlers to recommend lowering the recorded property value from \$70,497 to \$69,312 at 105 S Summit St., Flandreau, SD for the reasons stated. The following members voted aye: Ahlers, Bjerke, Ekern, Fargen, Stenger, Tufty and Yeaton. Nays: None. Absent: None. Motion carried.

Tara Jueschke is appealing the real property assessment of parcel 21.12.04.05, at the location 613 W 2nd Ave., Flandreau, SD 57028. Owner believes the current assessed value of \$265,280 is not consistent with similar comparable properties. After inspection, the Director of Equalization recommended the new assessed value is \$258,205, with the land valued at \$10,500 and the building valued at \$247,705.

Motion by Bjerke and seconded by Stenger to recommend lowering the recorded property value from \$265,280 to \$258,205 at 613 W 2nd Ave., Flandreau, SD for the reasons stated. The following members voted aye: Ahlers, Bjerke, Ekern, Fargen, Stenger, Tufty and Yeaton. Nays: None. Absent: None. Motion carried.

Jeffrey and Andrea Pederson are appealing the real property assessment of parcel 21.03.08.08, at the location 301 E Park Ave., Flandreau, SD 57028. Owners believe the current assessed value of \$243,647 is not consistent with similar comparable properties. Owners believe the current property should be valued at \$194,918, with the land valued at \$11,200 and the building valued at \$183,718.

Motion by Bjerke and seconded by Ekern to recommend lowering the recorded property value from \$243,647 to \$215,000 at 301 E Park Ave., Flandreau, SD for the reasons stated. The following members voted aye: Ahlers, Bjerke, Ekern, Fargen, Stenger, Tufty and Yeaton. Nays: None. Absent: None. Motion carried.

James and Vickie Bushkofsky Trust are appealing the real property assessment of parcel 21.10.04.12, at the location 302 W 2nd Ave., Flandreau, SD 57028. Owners believe the current assessed value of \$321,672 is not consistent with similar comparable properties. Owners believe the current property should be valued at \$280,000, with the land valued at \$7,000 and the building valued at \$273,000.

Motion by Stenger and seconded by Yeaton to recommend lowering the recorded property value from \$321,672 to \$305,000 at 302 W 2nd Ave., Flandreau, SD for the reasons stated. The following members voted aye: Ahlers, Bjerke, Ekern, Fargen, Stenger, Tufty and Yeaton. Nays: None. Absent: None. Motion carried.

Motion by Ekern and seconded by Tufty to adjourn at 6:28 p.m. The following members voted aye: Ahlers, Bjerke, Ekern, Fargen, Stenger, Tufty and Yeaton. Nays: None. Absent: None. Motion carried.

Lori Kneebone
Board Clerk