

# YANKTON COUNTY CONSOLIDATED BOARD OF EQUALIZATION

**April 13, 2017**

The 2017 Yankton County Consolidated Board of Equalization was called to order by County Commission Chairman Don Kettering at 12:30 PM on Tuesday, April 13, 2017 in the Commission Chambers at the County Government Center. The Pledge of Allegiance was recited.

Roll call was taken with the following members present: Dave Carda, Charlie Gross, and Craig Sommer -- representatives of the City of Yankton; Sarah Carda -- representative of the Yankton Public School District; and Debra Bodenstedt, Gary Swensen, Todd Woods, Raymon Epp, and Don Kettering -- representatives of Yankton County from the Yankton County Board of Commissioners.

Also present were the following Yankton County staff members: Director of Equalization Lori Mackey, Deputy Director of Equalization Matt Archer, Appraiser Michelle Goeken, and Appraiser Jeffrey Puthoff.

A motion was made by Woods and seconded by Bodenstedt to approve the meeting agenda. All present voted aye; motion carried.

The following appeals were introduced and acted upon:

Yankton SD-LLC (Hy-Vee), Lts 1 Exc Lt H-1, 2, 3 & 4 Exc W40' Lt 4 & All Lt 6 Hy-Vee S/D,  
Yankton, SD.  
Parcel #78.381.001.040  
Withdrew Appeal

Menard Inc., Lt 5 Blk 1 & Outlot A North Broadway Sub/Div, Yankton, SD.  
Parcel #78.525.001.010  
Current value: **NADC (land) \$1,274,500/NADC2 (structure) \$5,768,500**  
Assessor's Recommendation: **NADC No Change/NADC2 No Change**

A motion was made by Woods and seconded by D. Carda to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 9-0.

Garry & Connie Moore, Lt 9 Blk 2 Clubhouse Estates, Yankton, SD.  
Parcel #78.125.002.090  
Current value: **NADO (land) \$23,400/NAD10 (structure) \$231,200**  
Assessor's Recommendation: **NADO No Change/NAD10 No Change**

A motion was made by S. Carda and seconded by Sommer to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 9-0.

Taylor O'Bryan, S31' Lt 6 & N27' Lt 7 Blk 3 North Yankton, Yankton, SD.  
Parcel #78.540.003.060  
Current value: **NAD (land) \$12,300/NAD1 (structure) \$93,100**  
Assessor's Recommendation: **NAD No Change/NAD1 No Change**

A motion was made by D. Carda and seconded by Woods to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 9-0.

WMD Rentals LLC, Lt 27 Blk 1 Highland Park, Yankton, SD.

Parcel #78.350.001.270

Withdrew Appeal

Donavon & Sherri Hamilton, Lt 7 Blk 3 Highland Park Addition, Yankton, SD.

Parcel #78.350.003.070

Current value: **NADO (land) \$13,600/NAD10 (structure) \$148,600**

Assessor's Recommendation: **NADO No Change/NAD10 No Change**

A motion was made by S. Carda and seconded by D. Carda to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 9-0.

Doyle Lynn Duin Rev Trust, W80' E180.5' Outlot 53 Auditor's Outlots, Yankton, SD.

Parcel #78.060.002.153

Current value: **NAD (land) \$14,200/NAD1 (structure) \$116,400**

Assessor's Recommendation: **NAD No Change/NAD1 No Change**

A motion was made by Woods and seconded by Sommer to accept the Assessor's valuation recommendation on the above referenced property. Bodenstedt, Kettering, Woods, Epp, D. Carda, S. Carda, Gross and Sommer Voted aye; Swensen Voted nay; motion carried 8-1

Doyle Lynn Duin Rev Trust, N30' E15.26' Lt B & N30' W64.71' Lt C/B.K.L Addition, Yankton, SD.

Parcel #78.070.001.064

Current value: **NAD (land) \$2,400**

Assessor's Recommendation: **NAD No Change**

A motion was made by Woods and seconded by Sommer to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 9-0.

Bradley Elle, Lts 4,5,6 & N10.5' Lt 7 Blk 9 Taylor & Sargents, Yankton, SD.

Parcel #78.760.009.060

Current value: **NAD (land) \$19,000/NAD1 (structure) \$28,600**

Assessor's Recommendation: **NAD No Change/NAD1 \$20,000**

A motion was made by Gross and seconded by D. Carda to accept the Assessor's valuation recommendation on the above referenced property. Kettering, Woods, Epp, D. Carda, S. Carda, Gross and Sommer Voted aye; Swensen and Bodenstedt Voted nay; motion carried 7-2.

Loren Haak, Lt 6 Blk 3 Tramp's 4<sup>th</sup>, Yankton, SD.

Parcel #78.816.003.060

Current value: **NADO (land) \$26,500/NAD10 (structure) \$222,200**

Assessor's Recommendation: **NADO No Change/NAD10 \$189,100**

A motion was made by Swensen and seconded by Sommer to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 9-0.

Steven D. Kallhoff, Lt H of Lt 8 Petersen Addition, Yankton, SD.

Parcel #78.580.008.100

Current value: **NAD (land) \$8,000/NAD1 (structure) \$87,200**

Assessor's Recommendation: **NAD No Change/NAD1 \$81,500**

A motion was made by Bodenstedt and seconded by S. Carda to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 9-0.

Steven Drotzmann, Lt 4 Blk 2 Drotzmann's Addition, Yankton, SD.

Parcel #78.174.002.040

Current value: **NAD (land) \$42,800**

Assessor's Recommendation: **NAD \$100**

A motion was made by Woods and seconded by Gross to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 9-0.

John P. Blackburn, Lt 12, Blk 32 Lower Yankton, Yankton, SD.

Parcel #78.430.032.120

Current value: **NAD (land) \$5,200/NAD1 (structure) \$77,500**

Assessor's Recommendation: **NAD No Change/NAD1 \$74,800**

A motion was made by Gross and seconded by D. Carda to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 9-0.

John P. Blackburn, N 34' Lt 22 All Lt 23 Blk 5 North Yankton, Yankton, SD.

Parcel #78.540.005.230

Current value: **NAD (land) \$16,500/NAD1 (structure) \$76,100**

Assessor's Recommendation: **NAD \$15,500/NAD1 \$43,500**

A motion was made by Epp and seconded by D. Carda to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 9-0.

John P. Blackburn, Lts 1, 2, 3 Blk 9 Taylor & Sargents, Yankton, SD.

Parcel #78.760.009.030

Current value: **NAD (land) \$16,800/NAD1 (structure) \$99,200**

Assessor's Recommendation: **NAD No Change/NAD1 \$91,300**

A motion was made by Bodenstedt and seconded by D. Carda to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 9-0

City of Yankton, Lt 1 Blk 7 Westbrook Estates, Yankton, SD.

Parcel #78.895.007.010

Current value: **City \$100**

Assessor's Recommendation: **City \$0**

A motion was made by Woods and seconded by Epp to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 9-0.

Mary A. Tielke, Lt 12, Blk 1 Club House Estates, Yankton, SD.

Parcel #78.125.001.120

Current value: **NADO (land) \$23,100/NAD10 (structure) \$159,800**

Assessor's Recommendation: **NADO No Change/NAD10 \$151,000**

A motion was made by Swensen and seconded by S. Carda to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 9-0.

Robert G. Adams, Lts 4, 5 & 6, Blk 3 Westmore & Stewart's, Yankton, SD.

Parcel #78.900.003.060

Current value: **NADO (land) \$19,100/NAD10 (structure) \$80,200**

Assessor's Recommendation: **NAD No change/NAD10 \$71,700**

A motion was made by S. Carda and seconded by Sommer to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 9-0.

List Contracting Inc., Lt 5 Blk 1 Golf View Estates S/D, Yankton, SD.

Parcel #78.285.001.050

Current value: **NAD (land) \$34,200**

Assessor's Recommendation: **NAD \$28,300**

A motion was made by Gross and seconded by Bodenstedt to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 9-0.

List Contracting Inc., Lt 6 Blk 2, Golf View Estates S/D, Yankton, SD.

Parcel #78.285.002.060

Current value: **NAD (land) \$50,500**

Assessor's Recommendation: **NAD \$40,300**

A motion was made by D. Carda and seconded by Sommer to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 9-0.

Daniel L. Rupiper, Lt 3 Blk 72, Todd's, Yankton, SD.

Parcel #78.790.072.030

Current value: **NAD (land) \$8,000/NAD1 (structure) \$67,200**

Assessor's Recommendation: **NAD No change/NAD1 \$66,300**

A motion was made by Epp and seconded by Woods to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 9-0.

A motion was made by Bodenstedt and seconded by S. Carda to adjourn as Consolidated Board of Equalization and reconvene as County Board of Equalization at 2:25. All present voted aye; motion carried.

**Don Kettering**, Chairman  
County Board of Equalization

ATTEST:  
**Patty Hojem**, Auditor

