

**2023 OBJECTION TO REAL PROPERTY ASSESSMENT
SDCL 10-11-13 thru SDCL 10-11-42**

USE A SEPARATE FORM FOR EACH LEGAL DESCRIPTION - IF BARE AGRICULTURAL LAND, USE PT 17A

APPLICANT INFORMATION

ASSESSED IN NAME OF HIGH PINES LLC	
MAILING ADDRESS 1865 SAMCO RD RAPID CITY SD 57702	
PROPERTY ADDRESS (IF DIFFERENT THAN MAILING ADDRESS) 21376 HEDGEHOG LN DEADWOOD SD	PHONE NUMBER 605-347-1078
COUNTY LAWRENCE	PARCEL NUMBER(S) 26800-01904-000-20
LEGAL DESCRIPTION OF PROPERTY BEING APPEALED - INCLUDE LOT, BLOCK, ADDITION, CITY OR SECTION, TOWNSHIP, AND RANGE. M.S. 1904 Comet #1 Lode 13-004-03	

APPEAL NUMBER(S): **CountyStip-2023-68**
 REASON(S) FOR APPEALING: **Property Value**
 NOTES: **See attached**

I BELIEVE THE CORRECT FULL AND TRUE VALUE OF SAID PROPERTY ON LEGAL ASSESSMENT DATE WAS:
 BY SIGNING THIS DOCUMENT, I CERTIFY THAT I AM AUTHORIZED TO SIGN AND THAT THE ABOVE INFORMATION IS TRUE
 AND CORRECT.

SIGNATURE DATE: **4/3/2023 9:51:09 AM**

See attached

 TAXPAYER / TAXPAYER ATTORNEY

COMPLETED BY DIRECTOR OF EQUALIZATION PRIOR TO COUNTY BOARD OF EQUALIZATION

	ABSTRACT CLASS	ASSESSOR VALUE FROM	LOCAL BOARD TO	COUNTY BOARD TO	CLASSIFICATION FROM	CLASSIFICATION TO	ASSESSOR RECOMMENDED VALUE	ASSESSOR RECOMMENDED CLASSIFICATION
Land AG		\$0						
Bldg AG	NA-C1	\$0						
Land NA & NA OO	NA-C	\$144,440 \$0						
Bldg NA, NA OO, MH and MH OO		\$43,100 \$0 \$0 \$0						
Total EQ		\$187,540						

COUNTY AUDITOR SIGNATURE _____ DATE _____

- **Original copy:** OHE (if appealed to that body) - First copy: retained by county (if appealed to county board)
- **Second copy:** to assessor (if appealed to county board) - Third copy: to objector (after action by local board)

Mailed 3/15/23

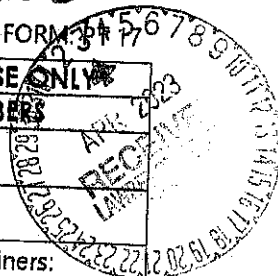
FORM 317

OBJECTION TO REAL PROPERTY ASSESSMENT

SDCL 10-11-13 thru SDCL 10-11-42

USE A SEPARATE FORM FOR EACH LEGAL DESCRIPTION - IF BARE AGRICULTURAL LAND, USE PT 17A

COURTHOUSE USE ONLY	
APPEAL NUMBERS	
Local Board:	
County Board:	
Office of Hearing Examiners:	



APPLICANT INFORMATION

ASSESSED IN NAME OF HIGH PINES LLC - JAYCE WINSELL	EMAIL	PHONE NUMBER 6053471078	COUNTY
MAILING ADDRESS 1865 SAMCO RD	CITY RAPID CITY	STATE SD	ZIP CODE 57702
PROPERTY ADDRESS - if different than mailing address 21376 HEDGEHOG LN DEADWOOD-SD 57732		PARCEL NUMBER 26800-01904-000-20	
LEGAL DESCRIPTION OF PROPERTY BEING APPEALED - include lot, block, addition, city or section, township, and range M.S. 1904 COMET #1 LODE 13-004-03			

I AM APPEALING THE: ABSTRACT CLASS EXEMPT STATUS OWNER-OCCUPIED PROPERTY VALUE STATUS

REASON(S) FOR APPEALING

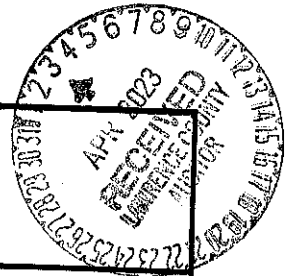
Structure has been moved off the property.

IN MY OPINION, THE FULL AND TRUE VALUE OF SAID PROPERTY SHOULD BE:

\$ 1214,440 TOTAL VALUE \$ 144,440 LAND VALUE \$ 0 BUILDING VALUE

By signing this document, I certify that I am authorized to sign and that the above information is true and correct.

SIGNATURE [Signature] DATE 3-27-23
TAXPAYER / TAXPAYER ATTORNEY



Stipulation between County & Property Owner

COUNTY OF LAWRENCE

Equalization Office, 90 Sherman St. Deadwood, SD 57732 Phone # - 605-578-3680

PROPERTY OWNER: HIGH PINES LLC

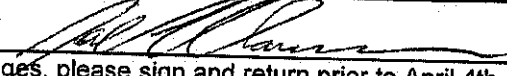
LEGAL DESCRIPTION: M.S. 1904 COMET #1 LODE 13-004-03

PARCEL NO.: 26800-01904-000-20

TO BE COMPLETED BY DIRECTOR OF EQUALIZATION OR APPRAISER PRIOR TO EQUALIZATION BOARD

I, Mike Meehan MAKE THE FOLLOWING RECOMMENDATION FOR THE CURRENT YEAR ON THE ABOVE STATED PROPERTY.

ABSTRACT				ASSESSMENT				RECOMMENDATION			
	TYPE	ACRES	LAND	STRUCTURE		TYPE	ACRES	LAND	STRUCTURE		
1	NA-C	20.46	\$144,440		1	NA-C	20.46	\$ 144,440			
2	NA-C1			\$43,100	2						
3					3						
4					4						
5					5						
6					6						
7					7						
8					8						
9					9						
10					10						
	TOTAL		\$ 144,440	\$ 43,100		TOTAL		\$ 144,440	\$ -		
	PROPERTY TOTAL			\$ 187,540		PROPERTY TOTAL			\$ 144,440		

SIGNATURE OF PROPERTY OWNER: 
 (If you agree with the recommended changes, please sign and return prior to April 4th. If the stipulation is not signed and returned, a recommendation of "No change" will be presented to the board)

COMMENTS:
 SELLERS TOOK THE BUNKHOUSE STRUCTURE WITH THEM AFTER SALE, REMOVING STRUCTURE VALUE FROM RECORD

Property Record Card

Parcel ID: 26800-01904-000-20 Quick Ref: R10045

Active Tax Year: 2023 Run Date: 3/15/2023 8:40:28 AM Page 1 of 2

OWNER NAME AND MAILING ADDRESS

HIGH PINES LLC
1865 SAMCO RD
RAPID CITY, SD 57702
ADDITIONAL OWNERS: NO

PROPERTY SITUS ADDRESS

21378 HEDGEHOG LN
DEADWOOD, SD

SALES INFORMATION

Date	Type	Sale Amount	Src	Validity	Inst. Type	Instrument #
01/28/2022	24 - C	215,000		Yes	WD - Warranty Deed	2022/00822
10/24/2009		0		No	WD - Warranty Deed	2009/06145

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Desc
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GENERAL PROPERTY INFORMATION

Primary Abs Code: NA-C
Neighborhood: 34420 4-4, Strawberry Hill, Sub MS
Tax Unit Group: 40-1 Lead-Deadwood School, BR-Brownsville Fire, CNTY-COUNTY/OUTSIDE CITY

INSPECTION HISTORY

Date	Inspection Type	Reason	Appraiser	Contact-Code
10/30/2012	RES	EXT	JF	

REGENT APPEAL HISTORY

Tax Yr	Level	Case #	Status	Action
2022				
2021				
2020				

ASSESSMENT VALUE HISTORY

2022	153,556
2021	119,927
2020	136,369

PROPERTY FACTORS

Topography:
Utilities:
Access:
Year Reviewed:
Next Review:

IMPROVEMENT COST SUMMARY

Residential:	\$0
Commercial:	\$0
Other Improvements:	\$43,100
Manufactured Homes:	\$0
Total Improvement Value:	\$43,100

APPRAISED VALUES

Current	Prior	Land	Building	Total	Method
\$144,440	\$137,560	\$144,440	\$43,100	\$187,540	COST
		\$137,560	\$10,080	\$147,650	COST

LEGAL DESCRIPTION

M.S. 1904 Comet #1 Lode 13-004-03

MARKET LAND INFORMATION

Method	AC/SF/Units	Infl	Factor	Model	Base Rate	Model Value	Final Value
AC	20.458			4-4, STRAW HILL, SUB	50,000.00	137,561	144,440
Total Market Land Value							144,440

PARCEL COMMENTS

Link: 26800-01904-000-15; Transfers: -

ABSTRACT SUMMARY

	Land	Buildings	Growth
Agricultural	0	0	C
Non Ag	144,440	43,100	C
Owner Occ	0	0	C

Property Record Card

Parcel ID: 26800-01904-000-20

Quick Ref: R10045

Active

Tax Year: 2023

Run Date: 3/15/2023 8:40:28 AM

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OTHER IMPROVEMENTS

COMPONENTS

Occupancy	Cls	Quality	Yr Bilt	Eff Age	Area	Perim	Hgt	Dimen	RCN	Depr Amt	ECF	Final Value	Abs Code	Code	Units	Pct	RCNLD
538 Guest Cottage	D	2.0	2012	1	384			16X24	33,827	677	-0.	43,100	NA-C1				
									33,827			43,100					

COMMENTS