

**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 GEUKE, KEVIN	
MAILING ADDRESS 111 E 5TH AVE REDFIELD SD 57469	
PROPERTY ADDRESS (IF DIFFERENT THAN MAILING ADDRESS) 21122 TAHENCALA CT STURGIS SD	PHONE NUMBER 605-472-0491
COUNTY LAWRENCE	PARCEL NUMBER(S) 26980-02088-050-00
LEGAL DESCRIPTION OF PROPERTY BEING APPEALED - INCLUDE LOT, BLOCK, ADDITION, CITY OR SECTION, TOWNSHIP, AND RANGE Tahencala Ridge S/D Lot 5A Plat 2009-02899	

APPEAL NUMBER(S): **CountyStip-2023-67**
 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 8:28:07 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		\$0						
Land NA & NA OO	NA-C	\$79,980 \$0						
Bldg NA, NA OO, MH and MH OO		\$0 \$0 \$0 \$0						
Total EQ		\$79,980						

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)

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 Kevin Geuke	EMAIL kg427@gmail.com KGUKE427@GMAIL.COM	PHONE NUMBER 605-472-0491	COUNTY LAWRENCE
MAILING ADDRESS 111 E 5th Avenue	CITY Redfield	STATE sd.	ZIP CODE 57469
PROPERTY ADDRESS - if different than mailing address 21122 Bhencala CT Sturgis SD 57785		PARCEL NUMBER 26980-02088-050-00	
LEGAL DESCRIPTION OF PROPERTY BEING APPEALED - include lot, block, addition, city or section, township, and range Bhencala Ridge S/D Lot 5A Plat 2009-02899 Bhencala Ridge			

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

REASON(S) FOR APPEALING
This 5.28 acre parcel of land with only about an acre that is useable. The tax assessment was 23,984.00 for tax year 2021 when purchased for tax year 2022 it went to 62,754.00 and for 2023 it up to 79,980.00. That is a 55,996.00 increase in two years. Was going to build a new home but at this rate I will be taxed of the property before I get started.

THE FULL AND TRUE VALUE OF SAID PROPERTY SHOULD BE:
TOTAL VALUE \$ _____ LAND VALUE \$ _____ BUILDING VALUE _____

By signing this document, I certify that I am authorized to sign and that the above information is true and correct.
Kevin Geuke DATE *March 25 2023*
TAXPAYER / TAXPAYER ATTORNEY

COMPLETED BY LOCAL BOARD OF EQUALIZATION – ACTION BY LOCAL BOARD OF EQUALIZATION

NO CHANGE TO ASSESSOR'S VALUE CHANGED CLASSIFICATION CHANGED VALUATION

ABSTRACT TYPE	ASSESSOR VALUE FROM	LOCAL BOARD TO	CLASSIFICATION FROM	CLASSIFICATION TO	ASSESSOR RECOMMENDED VALUE	ASSESSOR RECOMMENDED CLASSIFICATION
1.	\$	\$			\$	
2.	\$	\$			\$	
3.	\$	\$			\$	
4.	\$	\$			\$	
5.	\$	\$			\$	

JURISDICTION _____ CLERK SIGNATURE _____ DATE _____

COMPLETED BY DIRECTOR OF EQUALIZATION PRIOR TO COUNTY BOARD OF EQUALIZATION

I, _____ make the following recommendation for the current year on the above stated property:

ABSTRACT TYPE	ASSESSOR VALUE FROM	LOCAL BOARD TO	CLASSIFICATION FROM	CLASSIFICATION TO	ASSESSOR RECOMMENDED VALUE	ASSESSOR RECOMMENDED CLASSIFICATION
1.	\$	\$			\$	
2.	\$	\$			\$	
3.	\$	\$			\$	
4.	\$	\$			\$	
5.	\$	\$			\$	

DIRECTOR OF EQUALIZATION OFFICE SIGNATURE _____ DATE _____

COMPLETED BY COUNTY BOARD OF EQUALIZATION – FINAL VALUE BY COUNTY BOARD OF EQUALIZATION

ABSTRACT TYPE	TO	CLASSIFICATION FROM	CLASSIFICATION TO
1.	\$		
2.	\$		
3.	\$		
4.	\$		
5.	\$		

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)

Stipulation between County & Property Owner

COUNTY OF LAWRENCE

Equalization Office, 90 Sherman St. Suite 4 Deadwood, SD 57732 Phone # - 605-578-3680 Fax-722-6221

PROPERTY OWNER: KEVIN & RHONDA GEUKE

111 E 5TH AVE
REDFIELD, SD 57469

LEGAL DESCRIPTION: LOT 5A TAHENCALA RIDGE S/D

PARCEL NO.: 26980-02088-050-00

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

I, **BRETT RUNGE** MAKE THE FOLLOWING RECOMMENDATION FOR THE CURRENT YEAR ON THE ABOVE STATED PROPERTY.

	ASSESSMENT			ABSTRACT TYPE	ACRES	RECOMMENDATION	
	TYPE	ACRES	LAND			STRUCTURE	LAND
1	NA-C	5.28	\$ 79,980	1	5.28	\$ 63,980	
2				2			
3				3			
4				4			
5				5			
6				6			
7				7			
8				8			
9				9			
10				10			
TOTAL			\$ 79,980	TOTAL		\$ 63,980	\$ -
PROPERTY TOTAL			\$ 79,980	PROPERTY TOTAL		\$ 63,980	\$ 63,980

SIGNATURE OF PROPERTY OWNER: Kevin Geuke
Rhonda Geuke 3-31-23

COMMENTS: Lowered value of lot to equalize value with all other lots in subdivision.

Property Record Card

Parcel ID: 26980-02088-050-00

Quick Ref: R10825

Active

Tax Year: 2023

Run Date: 3/20/2023 3:57:18 PM

Page 1 of 1

OWNER NAME AND MAILING ADDRESS

GEUKE, KEVIN
111 E 5TH AVE
REDFIELD, SD 57469
ADDITIONAL OWNERS: YES

PROPERTY SITE ADDRESS

21122 TAHENCALA CT
STURGIS, SD

GENERAL PROPERTY INFORMATION

Primary Abs Code: NA-C
Neighborhood: 35310 Two Bit Rd/Dwd East
Tax Unit Group: DE-Deadwood Fire, 40-1 Lead-
Deadwood School, CNTY-
COUNTY/OUTSIDE CITY

Exemptions:

SALES INFORMATION

Date	Type	Sale Amount	Src	Validity	Inst. Type	Instrument #
09/10/2021	24 - C	79,000		Yes	WD - Warranty Deed	2021/08543
08/22/2014		24,500		Yes	WD - Warranty Deed	2014/03552

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Desc
--------	------------	--------	--------	------	------

INSPECTION HISTORY

Date	Inspection Type	Reason	Appraiser	Contact Code
------	-----------------	--------	-----------	--------------

RECENT APPEAL HISTORY

Tax Yr	Level	Case #	Status	Action
--------	-------	--------	--------	--------

IMPROVEMENT COST SUMMARY

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

APPRAISED VALUES

	Land	Building	Total	Method
Current	\$79,980	\$0	\$79,980	COST
Prior	\$60,340	\$0	\$60,340	COST

LEGAL DESCRIPTION

Tahencala Ridge S/D Lot 5A Plat 2009-02899

MARKET LAND INFORMATION

Method	AC/SF/Units	Infl	Factor	Model	Base Rate	Model Value	Final Value
AC	5.280			TWO BIT RD/DWD EAST	65,000.00	79,980	79,980
Total Market Land Value							79,980

PARCEL COMMENTS

Transfers: - -

ABSTRACT SUMMARY

	Land	Buildings	Growth
Agricultural	0	0	C
Non Ag	79,980	0	C
Owner Occ	0	0	C