

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 LANTIS, CAMMY SUE	
MAILING ADDRESS PO BOX 699 SPEARFISH SD 57783	
PROPERTY ADDRESS (IF DIFFERENT THAN MAILING ADDRESS) 1225 LANTIS PL SPEARFISH SD	PHONE NUMBER 605-644-3575
COUNTY LAWRENCE	PARCEL NUMBER(S) 21000-00603-203-41
LEGAL DESCRIPTION OF PROPERTY BEING APPEALED - INCLUDE LOT, BLOCK, ADDITION, CITY OR SECTION, TOWNSHIP, AND RANGE Tract 4A 20-006-03 Plat 2001-03362	

APPEAL NUMBER(S): **CountyStip-2023-66**
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: **3/31/2023 9:07:16 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	AG-C	\$600						
Bldg AG		\$0						
Land NA & NA OO		\$0 \$0						
Bldg NA, NA OO, MH and MH OO	NA-C1A	\$171,020 \$0 \$0 \$0						
Total EQ		\$171,620						

COUNTY AUDITOR SIGNATURE _____ DATE _____

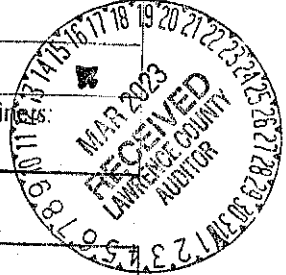
- **Original copy:** OHE (if appealed to that body) - First copy: retained by county (if appealed to county board)
- **Second copy:** to assessor (if appealed to county board) - Third copy: to objector (after action by local board)

Envelopes 3/10/23
 County 2023-47
 FORM: PT 17

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 CAMMY SUE LANTIS	EMAIL JILL.NETTERBERG	PHONE NUMBER 605-644-3575	COUNTY LAWRENCE
MAILING ADDRESS PO BOX 699	CITY SPEARFISH	STATE SD	ZIP CODE 57783
PROPERTY ADDRESS - if different than mailing address 1225 LANTIS PL SPEARFISH SD 57783		PARCEL NUMBER 21000-00603-203-41	
LEGAL DESCRIPTION OF PROPERTY BEING APPEALED - include lot, block, addition, city or section, township, and range Tract 4A 20-006-03 Plat 2001-03362			

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

REASON(S) FOR APPEALING
 House is unlivable, has had mold, no working plumbing, basement is not in good shape, it leaks. The only thing left are the walls and flooring. I have not lived in the house since early 2018. My intention was to tear down and rebuild from scratch. The garage is the only value on the property.

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

\$ 30,000 TOTAL VALUE \$ 600 LAND VALUE \$ 30,600 BUILDING VALUE

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

SIGNATURE *Cammy Lantis* DATE 3/15/2023
 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) –
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Stipulation between County & Property Owner

COUNTY OF LAWRENCE

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

**PROPERTY OWNER:
CAMMY SUE LANTIS
PO BOX 699
SPEARFISH SD 57783**

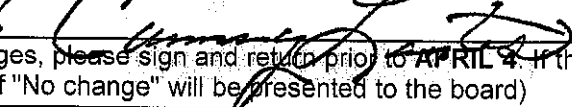
**LEGAL DESCRIPTION:
TRACT 4A 20-006-03**

PARCEL NO.: 21000-00603-203-41

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

I, CARMEN SYMONDS, 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	AG-C	8	\$600			1	AG-C	8	\$ 600
2	NA-C1A			\$171,020		2	NA-C1A		\$ 99,090
3						3			
4						4			
5						5			
6						6			
7						7			
8						8			
9						9			
10						10			
	TOTAL		\$ 600			TOTAL		\$ 600	\$ 99,090
	PROPERTY TOTAL			\$ 171,620		PROPERTY TOTAL			\$ 99,690

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

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COMMENTS: PER INTERIOR INSPECTION, I REMOVED BSMT FINISH, AND ADDED A 40% FUCNTIONAL FOR COST TO CURE, MOLD ISSUES, BSMT LEAKS, SETTLING FOUNDATION, REPLACEMENT OF CABINETS, TRIM, ALL CARPET AND ALL BATHROOM FIXTURES

Parcel ID: 21000-00603-203-41 Quick Ref: R04657

Property Record Card

Active Tax Year: 2023 Run Date: 3/10/2023 2:53:53 PM Page 1 of 3

OWNER NAME AND MAILING ADDRESS

LANTIS, CAMMY SUE
PO BOX 699
SPEARFISH, SD 57783
ADDITIONAL OWNERS: NO

PROPERTY SITUS ADDRESS

1225 LANTIS PL
SPEARFISH, SD

SALES INFORMATION

Date	Type	Sale Amount	Src	Validity	Inst. Type	Instrument #
10/19/2001		0		No	QD - Quitclaim Deed	2001/05510

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Desc
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GENERAL PROPERTY INFORMATION

Primary Abs Code: AG-C
Neighborhood: 39000 Rural Ag
Tax Unit Group: SP-Spearfish Fire, 40-2 Spearfish School, CNTY-COUNTY/OUTSIDE CITY

INSPECTION HISTORY

Date	Inspection Type	Reason	Appraiser	Contact-Code
07/19/2022	FARM	EXT	CS	
06/24/2010	RES	EXT	thodson	
05/07/1992	RES	GEN	NE	

RECENT APPEAL HISTORY

Tax Yr	Level	Case #	Status	Action
2022				
2021				
2020				

ASSESSMENT VALUE HISTORY

149,161
119,088
186,612

PROPERTY FACTORS

Topography:

Utilities:

Access:

Year Reviewed: 2022

Next Review: 2027

IMPROVEMENT COST SUMMARY

Residential:	\$171,020
Commercial:	\$0
Other Improvements:	\$0
Manufactured Homes:	\$0
Total Improvement Value:	\$171,020

APPRAISED VALUES

Land	Building	Total	Method
\$800	\$171,020	\$171,820	COST
\$530	\$142,990	\$143,520	COST

LEGAL DESCRIPTION

Tract 4A 20-008-03 Plat 2001-03362

MARKET LAND INFORMATION

Method	AC/SF/Units	Infl	Factor	Model	Base Rate	Model Value	Final Value
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Total Market Land Value 600

PARCEL COMMENTS

Transfers: -

ABSTRACT SUMMARY

	Land	Buildings	Growth
Agricultural	600	0	C
Non Ag	0	171,020	22,20C
Owner Occ	0	0	C

Parcel ID: 21000-00603-203-41

Quick Ref: R04657

Property Record Card

Active

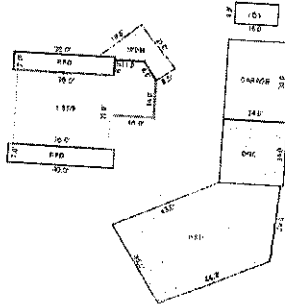
Tax Year: 2023

Run Date: 3/10/2023 2:53:53 PM

DWELLING INFORMATION

Res Type: 1 - Single-Family Residence
 Style: 1 - One Story
 Quality: 3.0
 Year Blt: 1984
 Eff Age: 12
 Main Floor: 1,326
 Total Living Area: 1,326
 MH Width: 1,326
 MH Length:
 Abs Code: NA-C1A

21000-00603-203-41
 1225 LANTIS PL



BUILDING DESCRIPTION

Bedrooms:
 Full Bath:
 Half Bath:
 Phys Cond: 30

COST SUMMARY

MS RCN: 185,259
 MS Depreciation: 24,244
 MS RCNLD: 171,015
 Pct Comp:
 Func %:
 ECF:
 Overall %: 1.00
 Lump Sum: 0.875837
 Desc:
 Building Value: 171,020

No Sketch Available

2022 REMOVED FUNCTIONAL FOR COMPLETION OF REMODEL. REMOVED OVERRIDE VALUE FOR 2023-CS

Code	Units	Pct	Year	RCNLD
108 - Frame, Siding, Wood		100		85,737
208 - Composition Shingle		100		3,299
304 - Electric Baseboard		100		4,119
6601005 - Paving, Concrete	576			2,298
601 - Plumbing Fixtures	9			11,589
6602001 - Asphalt	1,666			3,801
706 - Detached Garage	720			19,812

Code	Units	Pct	Year	RCNLD
801 - Total Basement Area				
802 - Minimal Finish Area	1,008			19,267
903 - Wood Deck	907			5,883
904 - Slab Porch with Roof	234			3,370
1637 - Storage Building, Wood	280			4,789
904 - Slab Porch with Roof	128			2,865
	268			4,596

ADDITIONS

Sec	Code	Description	Units	Unit Cost	Depr Age	Depr Pct	RCN	Depr Amount	Calc Value
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Property Record Card

Parcel ID: 21000-00603-203-41

Quick Ref: R04657

Active

Tax Year: 2023

Run Date: 3/10/2023 2:53:53 PM

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AGRICULTURAL LAND						
Ag Type	Ag Acres	Map Symbol	Top Land	Map Sym Rating	Adjustments Adj Pct Adj Code	Ag Value
RA	8.000	PbE	552	0.136		600

AGRICULTURAL LAND SUMMARY		
Category	Acres	Value
Total Ag	8	600
Cropland	0	0
Range	8	600

COMMENTS