

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 NIEMITALO, JULIE G	
MAILING ADDRESS 1450 KERWIN LN SPEARFISH SD 57783	
PROPERTY ADDRESS (IF DIFFERENT THAN MAILING ADDRESS) 1450 KERWIN LN SPEARFISH SD	PHONE NUMBER 605-390-2416
COUNTY LAWRENCE	PARCEL NUMBER(S) 24000-00702-354-30
LEGAL DESCRIPTION OF PROPERTY BEING APPEALED - INCLUDE LOT, BLOCK, ADDITION, CITY OR SECTION, TOWNSHIP, AND RANGE NE1/4 SE1/4 35-007-02	

APPEAL NUMBER(S): **CountyStip-2023-64**
 REASON(S) FOR APPEALING: **Property Value, Property Class**
 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 7:06:57 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-S, NA-C1-S, NA-C1-S, NA-	\$0						
Land NA & NA OO	NA-C-S	\$0 \$196,000						
Bldg NA, NA OO, MH and MH OO	NA-C1-S	\$0 \$403,530 \$0 \$0						
Total EQ		\$599,530						

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)



Ship

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 <i>Julie G Niemitalo</i>	EMAIL <i>Sisu.nemo@gmail.com</i>	PHONE NUMBER <i>605-390-2446</i>	COUNTY <i>Lawrence</i>
MAILING ADDRESS <i>1450 Kerwin Lane</i>	CITY <i>Spearfish</i>	STATE <i>SD</i>	ZIP CODE <i>57783</i>
PROPERTY ADDRESS - if different than mailing address		PARCEL NUMBER <i>24000-00702-35430</i>	
LEGAL DESCRIPTION OF PROPERTY BEING APPEALED - include lot, block, addition, city or section, township, and range <i>NE 1/4 SE 1/4 35-007-02</i>			

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

REASON(S) FOR APPEALING

I ~~am~~ able to produce a hay crop

IN MY OPINION, 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.

SIGNATURE *Julie G Niemitalo* DATE *3-29-23*
TAXPAYER / TAXPAYER ATTORNEY

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: JULIE G NIEMITALO

1450 KERWIN LN
SPEARFISH, SD 57783

LEGAL DESCRIPTION: NE1/4 SE1/4 35-007-02

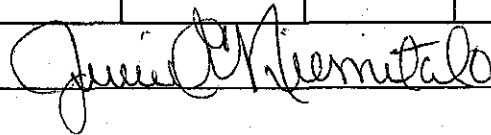
PARCEL NO.: 24000-00702-354-30

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.

ABSTRACT				ASSESSMENT				RECOMMENDATION			
	TYPE	ACRES	LAND	STRUCTURE		TYPE	ACRES	LAND	STRUCTURE		
1	NA-C-S	40	\$ 196,000		1	AG-A	40	\$ 39,450			
2	NA-C1-S			\$ 399,730	2	NA-C1A-S			\$ 399,730		
3	NA-C1-S			\$ 3,800	3	AG-A1			\$ -		
4					4						
5					5						
6					6						
7					7						
8					8						
9					9						
10					10						
	TOTAL		\$ 196,000	\$ 403,530		TOTAL		\$ 39,450	\$ 399,730		
	PROPERTY TOTAL			\$ 599,530		PROPERTY TOTAL			\$ 439,180		

SIGNATURE OF PROPERTY OWNER: _____



COMMENTS: Owner proved Ag. This will be a value and classification change. Owner also gets the Ag exemption on some of the improvements located on the property.

Property Record Card

Parcel ID: 24000-00702-354-30

Quick Ref: R06505

Active

Tax Year: 2023

Run Date: 3/30/2023 3:27:01 PM

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OWNER NAME AND MAILING ADDRESS

NIEMITALO, JULIE G
1450 KERWIN LN
SPEARFISH, SD 57783
ADDITIONAL OWNERS: NO

PROPERTY SITUS ADDRESS

1450 KERWIN LN
SPEARFISH, SD

SALES INFORMATION

Date	Type	Sale Amount	Src	Validity	Inst. Type	Instrument #
11/06/2019	25 - C+C1	565,000		Yes	WD - Warranty Deed	2019/05119
04/08/2016		586,000		Yes	WD - Warranty Deed	2016/01622
11/02/2004		355,000		Local	WD - Warranty Deed	2004/07540

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Desc
11-6616	03/01/2011	50,000	C		D-ADDN TO GAR & INTERIOR ALTER

GENERAL PROPERTY INFORMATION

Primary Abs Code: NA-C-S
Neighborhood: 36202 T6-R2(Small Acre)
Tax Unit Group: SP-Spearfish Fire, 40-2 Spearfish School, CNTY-COUNTY/OUTSIDE CITY

INSPECTION HISTORY

Date	Inspection Type	Reason	Appraiser	Contact-Code
01/01/2023	RES	NEXT		
05/14/2018	RES	EXT	TH	
10/13/2011	RES	BP	CSYMONDS	

RECENT APPEAL HISTORY

Tax Yr	Level	Case #	Status	Action
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Exemptions:

IMPROVEMENT COST SUMMARY

Residential:	\$399,730
Commercial:	\$0
Other Improvements:	\$3,800
Manufactured Homes:	\$0
Total Improvement Value:	\$403,530

APPRAISED VALUES

	Land	Building	Total	Method
Current	\$196,000	\$403,530	\$599,530	COST
Prior	\$196,000	\$389,630	\$585,630	COST

LEGAL DESCRIPTION

NE1/4 SE1/4 35-007-02

MARKET LAND INFORMATION

Method	AC/SF/Units	Infl	Factor	Model	Base Rate	Model Value	Final Value
AC	40.000			T6-R2(SMALL A.)	40,000.00	196,000	196,000
Total Market Land Value							196,000

PARCEL COMMENTS

Transfers: - - - - -

ABSTRACT SUMMARY

	Land	Buildings	Growth
Agricultural	0	0	C
Non Ag	0	0	C
Owner Occ	196,000	403,530	C

Property Record Card

Parcel ID: 24000-00702-354-30

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OTHER IMPROVEMENTS

COMPONENTS

Occupancy	Cls	Quality	Yr Blt	Eff Age	Area	Perim	Hgt	Dimen	Abs Code	Code	Units	Pct
479 Farm Utility Storage P					210				NA-C1-S			
479 Farm Utility Storage P					240				NA-C1-S			
479 Farm Utility Storage P					270				NA-C1-S			
479 Farm Utility Storage P					266				NA-C1-S			
479 Farm Utility Storage P					278				NA-C1-S			