

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 GAVRILOV, IGOR	
MAILING ADDRESS PO BOX 7175 AVON CO 81620	
PROPERTY ADDRESS (IF DIFFERENT THAN MAILING ADDRESS) 131 S GALENA ST LEAD SD	PHONE NUMBER 970-390-9836
COUNTY LAWRENCE	PARCEL NUMBER(S) 31090-03000-250-00
LEGAL DESCRIPTION OF PROPERTY BEING APPEALED - INCLUDE LOT, BLOCK, ADDITION, CITY OR SECTION, TOWNSHIP, AND RANGE Original Town Lead Lot 25 Blk 30	

APPEAL NUMBER(S): **CountyStip-2023-63**
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: **3/29/2023 11:59:45 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-D	\$11,300 \$0						
Bldg NA, NA OO, MH and MH OO	NA-D1	\$53,570 \$0 \$0 \$0						
Total EQ		\$64,870						

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 10-11-49

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 GAVRILOV, IGOR	EMAIL IGAVRILOV123@GMAIL.COM	PHONE NUMBER 970-390-9836	COUNTY LAWRENCE
MAILING ADDRESS PO BOX 7175	CITY AVON	STATE CO	ZIP CODE 81620
PROPERTY ADDRESS - if different than mailing address 131 S GALENA ST LEAD, SD		PARCEL NUMBER 31090-03000-250-00	
LEGAL DESCRIPTION OF PROPERTY BEING APPEALED - include lot, block, addition, city or section, township, and range Original Town Lead Lot 25 Blk 30			

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

REASON(S) FOR APPEALING: HOUSE IS UNLIVABLE AND IN NEED OF MAJOR RENOVATION.

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 Gavrilov DATE 3/23/2023
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: GAVRILOV, IGOR

PO BOX 7175
AVON, CO 81620

LEGAL DESCRIPTION: LOT 25 BLK 30 ORIGINAL TOWN LEAD

PARCEL NO.: 31090-03000-250-00

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.

ABSTRACT		ASSESSMENT		ABSTRACT		RECOMMENDATION	
TYPE	ACRES	LAND	STRUCTURE	TYPE	ACRES	LAND	STRUCTURE
1 NA-D	0.12	\$ 11,300		1 NA-D	0.12	\$ 11,300	
2 NA-D1			\$ 53,570	2 NA-D1			\$ 35,910
3				3			
4				4			
5				5			
6				6			
7				7			
8				8			
9				9			
10				10			
TOTAL		\$ 11,300	\$ 53,570	TOTAL		\$ 11,300	\$ 35,910
PROPERTY TOTAL			\$ 64,870	PROPERTY TOTAL			\$ 47,210

SIGNATURE OF PROPERTY OWNER: _____

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COMMENTS: Structure is unliveable and close to condemnation. Owner in process of gutting house. Lowered value similar to price per sq foot cost of the sale of house nearby that was unliveable and sold in 2022.

Property Record Card

Parcel ID: 31090-03000-250-00 Quick Ref: R14175

Active Tax Year: 2022

Run Date: 3/15/2023 3:01:29 PM

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OWNER NAME AND MAILING ADDRESS

GAVRILOV, IGOR
PO BOX 7175
AVON, CO 81620
ADDITIONAL OWNERS: NO

PROPERTY SITU ADDRESS

131 S GALENA ST
LEAD, SD

GENERAL PROPERTY INFORMATION

Primary Abs Code: NA-D
Neighborhood: 60000 Denver/Lead Orig #1
Tax Unit Group: 40-1 Lead-Deadwood School, LE-
Lead Fire, L-Lead/Deadwood
Sanitary District, CITY-LEAD

PROPERTY FACTORS

Topography:
Utilities:
Access:
Year Reviewed: 2020
Next Review: 2021

LEGAL DESCRIPTION

Original Town Lead Lot 25 Blk 30

SALES INFORMATION

Date	Type	Sale Amount	Src	Validity	Inst. Type	Instrument #
05/28/2021	6 - D+D1	60,000		Yes	WD - Warranty Deed	2021/04536
03/19/2019		35,000		Local	QD - Quitclaim Deed	2019/00971
02/25/2014		57,500		Yes	SW - Special Warranty Deed	2014/00829

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Desc
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INSPECTION HISTORY

Date	Inspection Type	Reason	Appraiser	Contact-Code
09/28/2021	RES	BP	TH	
10/30/2020	RES	BP	TH	
10/24/2016	RES	EXT	thodson	

RECENT APPEAL HISTORY

Tax Yr	Level	Case #	Status	Action
2022	CountyStip	CountyStip-2022 CC		RECOMVAL

ASSESSMENT VALUE HISTORY

2021	32,025
2020	36,927

IMPROVEMENT COST SUMMARY

Residential:	\$48,700
Commercial:	\$0
Other Improvements:	\$0
Manufactured Homes:	\$0
Total Improvement Value:	\$48,700

APPRAISED VALUES

	Land	Building	Total	Method
Current	\$11,300	\$48,700	\$60,000	COST
Prior	\$5,080	\$28,490	\$33,570	COST

MARKET LAND INFORMATION

Method	AC/SF/Units	Infl	Factor	Model	Base Rate	Model Value	Final Value
SF	5304			DENVER/ORIG #1	3.00	11,304	11,300
Total Market Land Value							11,300

PARCEL COMMENTS

Prop: REV FOR REMODEL/REPAIR WORK; Note Codes: REVIEW 2022; Transfers: - , - , - , - , - , -

ABSTRACT SUMMARY

	Land	Buildings	Growth
Agricultural	0	0	C
Non Ag	11,300	48,700	26,43C
Owner Occ	0	0	C

Property Record Card

Parcel ID: 31090-03000-250-00

Quick Ref: R14175

Active

Tax Year: 2022

Run Date: 3/15/2023 3:01:29 PM

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DWELLING INFORMATION

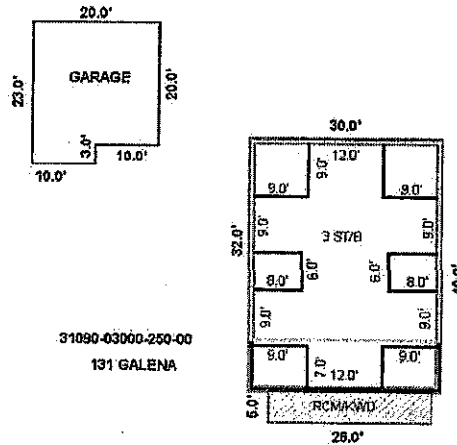
Res Type: 1 - Single-Family Residence
 Style: 3 - Three Story
 Style:
 Quality: 4.5
 Year Blt: 1900
 Eff Age: 40
 Main Floor: 1,200
 Total Living Area: 3,216
 MH Width:
 MH Length:
 Abs Code: NA-D1

BUILDING DESCRIPTION

Bedrooms: 5
 Full Bath: 2
 Half Bath: 1
 Phys Cond: 30

COST SUMMARY

MS RCN: 357,456
 MS Deprecation: 225,197
 MS RCNLD: 132,259
 Pct Comp:
 Func %: 0.650
 ECF: -0.15
 Overall %: 0.148925
 Lump Sum:
 Desc:
 Building Value: 48,700



No Sketch Available

BUILDING COMMENTS

REV PROG;FUNC= FOR INCO,PLETE REMODEL WORK AND DAMAGE/1-7-20 OWNER IN-MAJOR WATER DAM-JUST USED 4 STOR-ELEC 1ST FLR-NO OTHER UTIL'S

RESIDENTIAL COMPONENTS

Code	Units	Pct	Year	RCNLD
108 - Frame, Siding, Wood		100		87,590
208 - Composition Shingle		100		1,476
286 - Dormers, Finished, Gable Roof	48			5,154
311 - Radiators, Hot Water		100		8,734
601 - Plumbing Fixtures	13			12,281

RESIDENTIAL COMPONENTS

Code	Units	Pct	Year	RCNLD
622 - Raised Subfloor	240			1,175
706 - Detached Garage	430			4,159
801 - Total Basement Area	960			9,473
906 - Wood Deck with Roof	130			2,217

ADDITIONS

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