

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 AINSWORTH, LAYNE & KIMBERLY	
MAILING ADDRESS 25 ROCKMONT RD BELMONT MA 02478	
PROPERTY ADDRESS (IF DIFFERENT THAN MAILING ADDRESS) 3340 HIGGINS GULCH RD SPEARFISH SD	PHONE NUMBER 978-973-5510
COUNTY LAWRENCE	PARCEL NUMBER(S) 20540-00602-070-01
LEGAL DESCRIPTION OF PROPERTY BEING APPEALED - INCLUDE LOT, BLOCK, ADDITION, CITY OR SECTION, TOWNSHIP, AND RANGE Higgins S/D Lot 1 of Tract A-1 of NW1/4 NE1/4 & NE1/4 NW1/4 Plat 1990-00285	

APPEAL NUMBER(S): **County-2023-64**
 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: **4/6/2023 3:39:47 PM**

See attached

 TAXPAYER / TAXPAYER ATTORNEY

COMPLETED BY DIRECTOR OF EQUALIZATION PRIOR TO COUNTY BOARD OF EQUALIZATION

	ABSTRACT CLASS	ASSESSOR	LOCAL	COUNTY	CLASSIFICATION	CLASSIFICATION	ASSESSOR	ASSESSOR
		VALUE	BOARD	BOARD			RECOMMENDED	RECOMMENDED
		FROM	TO	TO	FROM	TO	VALUE	CLASSIFICATION
Land AG		\$0						
Bldg AG		\$0						
Land NA & NA OO	NA-C	\$137,560 \$0						
Bldg NA, NA OO, MH and MH OO	NA-C1	\$180,680 \$0 \$0 \$0						
Total EQ		\$318,240						

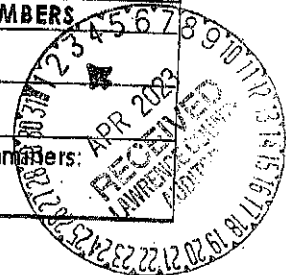
COUNTY AUDITOR SIGNATURE _____ DATE _____

- **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
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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 AINSWORTH, LAYNE & KIMBERLY	EMAIL AINSWORTH.LAYNE	PHONE NUMBER 978-973-5510	COUNTY LAWRENCE
MAILING ADDRESS 25 ROCKMONT RD	CITY BELMONT	STATE MA	ZIP CODE 02478
PROPERTY ADDRESS - if different than mailing address 3340 HIGGINS GULCH RD SPEARFISH SD 57783		PARCEL NUMBER 20540-00602-070-01	
LEGAL DESCRIPTION OF PROPERTY BEING APPEALED - include lot, block, addition, city or section, township, and range S/A			

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

REASON(S) FOR APPEALING

House was built in 1977 (actual age: 46). After installation of Propane furnace and A/C sometime between 1994 and 2000, the only major system improvements have been a new hot water heater in roughly 2003 and a new roof in 2018 after significant hail damage. It is listed at an effective age of 17 but the house design and all plumbing, electric, and other major systems and structures are 46 years old. Reduced building valuation by \$30,000 to account for major structural and systems work anticipated. Land valuation not reduced.

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

\$ 288,240 TOTAL VALUE \$ 137,560 LAND VALUE \$ 150,680 BUILDING VALUE

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

SIGNATURE

Jayne Ainsworth
TAXPAYER / TAXPAYER ATTORNEY

DATE

3 April 2023

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 _____

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Parcel ID: 20540-00802-070-01 Quick Ref: R03770

Property Record Card

Active Tax Year: 2023 Run Date: 3/27/2023 11:36:16 AM Page 1 of 2

OWNER'S MAILING ADDRESS
 AINSWORTH, LAYNE & KIMBERLY
 25 ROCKMONT RD
 BELMONT, MA 02478
 ADDITIONAL OWNERS: NO

PROPER PHYSICAL ADDRESS
 3340 HIGGINS GULCH RD
 SPEARFISH, SD

Date	Type	Sale Amount	Src	Validity	Inst. Type	Instrument #
08/14/2000		408,000		Local	WD - Warranty Deed	2000/03983
08/14/1997		0		No	QC	1997/03133
08/03/1994		159,000		Yes	CD - Contract For Deed	1994/02475

Number	Issue Date	Amount	Status	Type	Desc
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GENERAL PROPERTY INFORMATION
 Primary Abs Code: NA-C
 Neighborhood: 36208 Higgins, Van Horn, Brendon
 Tax Unit Group: SP-Spearfish Fire, 40-2 Spearfish School, CNTY-COUNTY/OUTSIDE CITY

Date	Inspection Type	Reason	Appraiser	Contact-Code
08/08/2011	RES	COMP	SS	
08/01/2011	RES	EXT	SS	
08/07/1997	RES	GEN	CH	

Tax Yr	Level	Case #	Status	Action
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Exemptions:

IMPROVEMENT COST SUMMARY

Residential:	\$180,680
Commercial:	\$0
Other Improvements:	\$0
Manufactured Homes:	\$0
Total Improvement Value:	\$180,680

APPRAISAL VALUES

	Land	Building	Total	Method
Current	\$137,580	\$180,680	\$318,240	COST
Prior	\$87,560	\$180,680	\$268,240	COST

LAND DESCRIPTION
 Higgins S/D Lot 1 of Tract A-1 of NW1/4 NE1/4 & NE1/4 NW1/4 Plat 1980-00285

MARKET LAND INFORMATION

Method	AC/SF/Units	Infl	Factor	Model	Base Rate	Model Value	Final Value
AC	10.390			HIGGINS, VAN HORN, B	100,000.00	137,580	137,580
Total Market Land Value							137,580

GENERAL COMMENTS

Transfers:

RESTRIC SUMMARY

	Land	Buildings	Growth
Agricultural	0	0	C
Non Ag	137,580	180,680	C
Owner Dec	0	0	0

