

2023 OBJECTION TO REAL PROPERTY ASSESSMENT
SDCL 10-11-13 thru SDCL 10-11-42

FORM: PT.17

USE A SEPARATE FORM FOR EACH LEGAL DESCRIPTION - IF BARE AGRICULTURAL LAND, USE PT 17A

APPLCANT INFORMATION

ASSESSED IN NAME OF HEATON, GARY D	
MAILING ADDRESS 21597 HEATON RD DEADWOOD SD 57732	
PROPERTY ADDRESS (IF DIFFERENT THAN MAILING ADDRESS) 21597 HEATON RD DEADWOOD SD	PHONE NUMBER 605-340-5207
COUNTY LAWRENCE	PARCEL NUMBER(S) 14000-00404-310-00
LEGAL DESCRIPTION OF PROPERTY BEING APPEALED - INCLUDE LOT, BLOCK, ADDITION, CITY OR SECTION, TOWNSHIP, AND RANGE HES 72 pt 31-004-04	

APPEAL NUMBER(S): **County-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: **4/5/2023 10:21:18 AM**

See attached

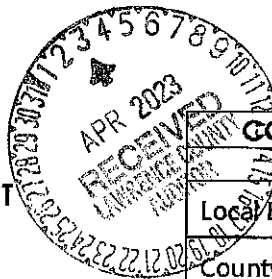
 TAXPAYER / TAXPAYER ATTORNEY

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-S	\$0 \$144,750						
Bldg NA, NA OO, MH and MH OO	NA-C1-S	\$0 \$66,940 \$0 \$0						
Total EQ		\$211,690						

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 <i>Gary D. Heaton</i>	EMAIL <i>NA</i>	PHONE NUMBER <i>605 340 5207</i>	COUNTY <i>Lawrence</i>
MAILING ADDRESS <i>21597 Heaton Rd</i>	CITY <i>Deerwood</i>	STATE <i>SD</i>	ZIP CODE <i>57732</i>
PROPERTY ADDRESS - if different than mailing address <i>Same</i>		PARCEL NUMBER	
LEGAL DESCRIPTION OF PROPERTY BEING APPEALED - include lot, block, addition, city or section, township, and range <i>4N 4E Sec 30+ 31</i>			

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

*** REASON(S) FOR APPEALING** *The only house on this property has a failing foundation, tilting patio slab, plumbing that freezes during every below-zero cold snap, wood heat only except for portable electric heaters, one out of two chimneys defective, peeling paint inside and out, etc. etc. All outbuildings are similar or worse. To sell the property, structure value would be in the negative numbers, but I still use the house primarily as a dry, but cold place to sleep. I feel the structure value could fairly be reduced from \$ 66,944 to \$ 6,694*

IN MY OPINION, THE FULL AND TRUE VALUE OF SAID PROPERTY SHOULD BE: *\$ 6,694*
~~\$ 141,444~~ TOTAL VALUE \$ *144,750* LAND VALUE \$ ~~144,750~~ BUILDING VALUE

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

*** SIGNATURE** *Gary D. Heaton* DATE *April 2, 2023*
TAXPAYER / TAXPAYER ATTORNEY

Parcel ID: 14000-00404-310-00 Quick Ref: R01189

Property Record Card

Active Tax Year: 2023 Run Date: 4/3/2023 4:48:14 PM Page 1 of 2

OWNER NAME AND MAILING ADDRESS

HEATON, GARY D
21597 HEATON RD
DEADWOOD, SD 57732
ADDITIONAL OWNERS: NO

PROPERTY SITUS ADDRESS

21597 HEATON RD
DEADWOOD, SD

SALES INFORMATION

Date	Type	Sale Amount	Src	Validity	Inst. Type	Instrument #
08/21/2004		0		No	TJ - Termination of Joint Ter	2004/03978

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Desc
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GENERAL PROPERTY INFORMATION

Primary Abs Code: NA-C-S
Neighborhood: 34300 T4-R3, 4-4 High
Tax Unit Group: 40-1 Lead-Deadwood School, BR-Brownsville Fire, CNTY-COUNTY/OUTSIDE CITY

INSPECTION HISTORY

Date	Inspection Type	Reason	Appraiser	Contact-Code
10/06/2015	RES	EXT	csymonds	
05/28/2003	RES	COMP	LSTRUBLE	
05/28/2003	RES	GEN	CH	

RECENT APPEAL HISTORY

Tax Yr	Level	Case #	Status	Action
2022				
2021				
2021				
2020				

ASSESSMENT VALUE HISTORY

2022	175,427
2021	
2021	58,328
2020	

PROPERTY FACTORS

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

IMPROVEMENT COST SUMMARY

Residential:	\$68,940
Commercial:	\$0
Other Improvements:	\$0
Manufactured Homes:	\$0
Total Improvement Value:	\$68,940

APPRAISED VALUES

	Land	Building	Total	Method
Current	\$144,750	\$68,940	\$211,690	COST
Prior	\$123,130	\$45,550	\$168,680	COST

LEGAL DESCRIPTION

HES 72 pt 31-004-04

MARKET LAND INFORMATION

Method	AC/SF/Units	Infl	Factor	Model	Base Rate	Model Value	Final Value
AC	34.250			T4-R3, 4-4 HIGH	45,000.00	144,750	144,750
Total Market Land Value							144,750

PARCEL COMMENTS

Transfers: -

ABSTRACT SUMMARY

	Land	Buildings	Growth
Agricultural	0	0	0
Non Ag	0	0	C
Owner Occ	144,750	68,940	C

Property Record Card

Parcel ID: 14000-00404-310-00 Quick Ref: R01169

Active Tax Year: 2023

Run Date: 4/3/2023 4:48:14 PM

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DWELLING INFORMATION

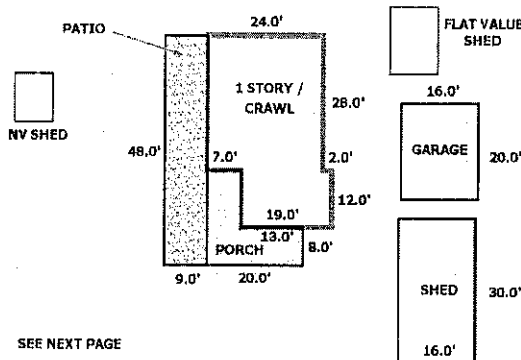
Res Type: 1 - Single-Family Residence
 Style: 1 - One Story
 Style:
 Quality: 2.0
 Year Blt: 1934
 Eff Age: 36
 Main Floor: 900
 Total Living Area: 900
 MH Width:
 MH Length:
 Abs Code: NA-C1-S

BUILDING DESCRIPTION

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

COST SUMMARY

MS RCN: 109,624
 MS Deprecation: 64,493
 MS RCNLD: 45,131
 Pct Comp:
 Func %:
 ECF: -0.45
 Overall %: 0.588949
 Lump Sum: 1,500
 Desc: MH HOOKUP
 Building Value: 66,940



SEE NEXT PAGE

No Sketch Available

BUILDING COMMENTS

MH HOOKUP

RESIDENTIAL COMPONENTS

Code	Units	Pct	Year	RCNLD
107 - Frame, Siding, Vinyl	100			26,406
213 - Metal, Formed Seams	100			2,494
313 - Well Furnace	100			668
601 - Plumbing Fixtures	6			2,895

RESIDENTIAL COMPONENTS

Code	Units	Pct	Year	RCNLD
701 - Attached Garage	320			3,676
901 - Open Slab Porch	432			1,098
909 - Enclosed Porch, Solid Walls	244			3,574

ADDITIONS

Sec	Code	Description	Units	Unit Cost	Depr Age	Depr Pct	RCN	Depr Amount	Calc Value
1	YDS	STORAGE SHED	480	6,000	38	0.76	2,880	2,189	691
1	ATF	ATTIC FINISH OR LOFT	224	11,000	38	0.76	2,464	1,873	591
1	FL1	FLAT VALUE	2,500	1,000	0	0.00	2,500	0	2,500
1	ATU	ATTIC OR LOFT UNFIN.	224	10,000	38	0.76	2,240	1,702	538