

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 JOHANTGEN, PETER S	
MAILING ADDRESS PO BOX 3203 ESTES PARK CO 80517	
PROPERTY ADDRESS (IF DIFFERENT THAN MAILING ADDRESS) 307 BLEEKER ST LEAD SD	PHONE NUMBER 303-802-6312
COUNTY LAWRENCE	PARCEL NUMBER(S) 31090-01800-020-00
LEGAL DESCRIPTION OF PROPERTY BEING APPEALED - INCLUDE LOT, BLOCK, ADDITION, CITY OR SECTION, TOWNSHIP, AND RANGE Original Town Lead Lot 2 B1k 18	

APPEAL NUMBER(S): **County-2023-62**
 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: **4/3/2023 4:23:01 PM**

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	\$11,000 \$0						
Bldg NA, NA OO, MH and MH OO	NA-D1	\$148,810 \$0 \$0 \$0						
Total EQ		\$159,810						

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)



Enailed 5/31/23

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 JOHANTGEN, PETER S	EMAIL NEKETA2006@YA	PHONE NUMBER 303-802-6312	COUNTY LAWRENCE
MAILING ADDRESS PO BOX 3203	CITY ESTES PARK	STATE CO	ZIP CODE 80517
PROPERTY ADDRESS - if different than mailing address 307 BLEEKER ST LEAD SD 57754	PARCEL NUMBER 31090-01800-020-00		
LEGAL DESCRIPTION OF PROPERTY BEING APPEALED - include lot, block, addition, city or section, township, and range Original town Lead Lot 2 Blk 18			

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

REASON(S) FOR APPEALING
The house value is not \$159,810. Tax on house. 304 Bleeker St is a 1930s Tudor style \$76,000. Made of Brick. 307 Bleeker St needs new roof, paint, and more. Tax 3300.00 yr. \$225.00 month.

IN MY OPINION, THE FULL AND TRUE VALUE OF SAID PROPERTY SHOULD BE
 \$ 111,000 TOTAL VALUE \$ 11,000 LAND VALUE \$ 100,000 BUILDING VALUE

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

SIGNATURE *Peter Johantgen* DATE April 3, 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 _____

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Property Record Card

Parcel ID: 31090-01800-020-00 Quick Ref: R13987

Active Tax Year: 2023 Run Date: 3/31/2023 3:25:48 PM Page 1 of 2

OWNER NAME AND MAILING ADDRESS

JOHANTGEN, PETER S
PO BOX 3203
ESTES PARK, CO 80517
ADDITIONAL OWNERS: NO

SALES INFORMATION

Date	Type	Sale Amount	Src	Validity	Inst. Type	Instrument #
02/28/2002		16,000		Local	QD - Quitclaim Deed	2002/01300
12/07/2001		52,717		No	SHD	2001/06717
10/02/1998		0		No	QD - Quitclaim Deed	1998/04507

PROPERTY SITUS ADDRESS

307 BLEEKER ST
LEAD, SD

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Desc
07-0048	08/01/2007	1,000	C		NEW WALL
05-0123	10/31/2005	1,000	C		PORCH
05-0085	08/09/2005	1,000	C		DECK

GENERAL PROPERTY INFORMATION

Primary Abs Code: NA-D
Neighborhood: 60620 Crown Point #1
Tax Unit Group: 40-1 Lead-Deadwood School, LE-
Lead Fire, L-Lead/Deadwood
Sanitary District, CITY-LEAD

INSPECTION HISTORY

Date	Inspection Type	Reason	Appraiser	Contact-Code
09/05/2007	RES	BP	THODSON	
06/23/2004	RES	EXT	DSCHUMAC	
01/31/1991	RES	GEN	NE	

RECENT APPEAL HISTORY

Tax Yr	Level	Case #	Status	Action
2022				
2021				
2020				

ASSESSMENT VALUE HISTORY

2022	158,829
2021	118,153
2020	138,235

PROPERTY FACTORS

Topography:

Utilities:

Access:

Year Reviewed:

Next Review:

IMPROVEMENT COST SUMMARY

Residential:	\$148,810
Commercial:	\$0
Other Improvements:	\$0
Manufactured Homes:	\$0
Total Improvement Value:	\$148,810

APPRAISED VALUES

	Land	Building	Total	Method
Current	\$11,000	\$148,810	\$159,810	COST
Prior	\$11,000	\$141,720	\$152,720	COST

LEGAL DESCRIPTION

Original Town Lead Lot 2 Blk 18

MARKET LAND INFORMATION

Method	AC/SF/Units	Infl	Factor	Model	Base Rate	Model Value	Final Value
SF	5000			CROWN POINT #1	3.00	11,000	11,000
Total Market Land Value							11,000

PARCEL COMMENTS

Transfers: - - -

ABSTRACT SUMMARY

	Land	Buildings	Growth
Agricultural	0	0	C
Non Ag	11,000	148,810	C
Owner Occ	0	0	C

Property Record Card

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Page 2 of 2

DWELLING INFORMATION

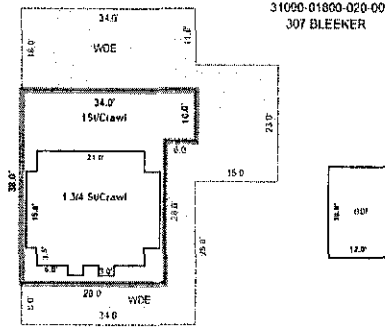
Res Type: 1 - Single-Family Residence
 Style: 5 - 1 1/2 Story Finished
 Style: 1 - One Story
 Quality: 3.0
 Year Blt: 1890
 Eff Age: 15
 Main Floor: 1,124
 Total Living Area: 1,684
 MH Width:
 MH Length:
 Abs Code: NA-D1

BUILDING DESCRIPTION

Bedrooms: 4
 Full Bath:
 Half Bath:
 Phys Cond: 30

COST SUMMARY

MS RCN: 176,778
 MS Deprecation: 30,156
 MS RCNLD: 146,622
 Pct Comp:
 Func %:
 ECF: -0.25
 Overall %: 1.036766
 Lump Sum:
 Desc:
 Building Value: 148,810



No Sketch Available

RESIDENTIAL COMPONENTS

Code	Units	Pct	Year	RCNLD
105 - Frame, Siding	100			97,855
208 - Composition Shingle		100		3,634
286 - Dormers, Finished, Gable Roof	38			6,516
308 - Forced Air Furnace		100		5,605

RESIDENTIAL COMPONENTS

Code	Units	Pct	Year	RCNLD
801 - Plumbing Fixtures	9			11,066
701 - Attached Garage	216			6,468
903 - Wood Deck	544			6,032
903 - Wood Deck	808			8,866

ADDITIONS

Sec	Code	Description	Units	Unit Cost	Depr Age	Depr Pct	RCN	Depr Amount	Calc Value
1	CON	CONCRETE	200	4,000	15	0.30	800	240	560