

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 ALAJIAN, ARMEN ARTO	
MAILING ADDRESS 810 N MAIN ST PMB 221 SPEARFISH SD 57783	
PROPERTY ADDRESS (IF DIFFERENT THAN MAILING ADDRESS) 3818 CABALLO DR SPEARFISH SD	PHONE NUMBER 310-261-0557
COUNTY LAWRENCE	PARCEL NUMBER(S) 24000-00702-311-72
LEGAL DESCRIPTION OF PROPERTY BEING APPEALED - INCLUDE LOT, BLOCK, ADDITION, CITY OR SECTION, TOWNSHIP, AND RANGE Lot 2 of SW1/4 NE1/4 31-007-02 Plat 2012-04230	

APPEAL NUMBER(S): **County-2023-61**
REASON(S) FOR APPEALING: **Owner-Occupied Status**
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 7:57:59 AM**

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	FROM	TO	RECOMMENDED	RECOMMENDED
		FROM	TO	TO			VALUE	CLASSIFICATION
Land AG		\$0						
Bldg AG		\$0						
Land NA & NA OO	NA-C	\$136,270 \$0						
Bldg NA, NA OO, MH and MH OO	NA-C1	\$452,380 \$0 \$0 \$0						
Total EQ		\$588,650						

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 ARMEN ARTO ALAJIAN	EMAIL REALFOODCOOK@	PHONE NUMBER 310-261-0557	COUNTY LAWRENCE
MAILING ADDRESS 810 N MAIN ST PMB 221 (UPS store)	CITY SPEARFISH	STATE SD	ZIP CODE 57783
PROPERTY ADDRESS - if different than mailing address 3818 CABALLO DR SPEARFISH SD 57783		PARCEL NUMBER 24000-00702-311-72	
LEGAL DESCRIPTION OF PROPERTY BEING APPEALED - include lot, block, addition, city or section, township, and range Lot 2 of SW1/4 NE1/4 31-007-02 Plat 2012-04230			

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

REASON(S) FOR APPEALING: Read document incorrectly. Closed escrow on 6/31/2022, previous owners vacated residence on 6/16/2022. We moved into home on 6/7/2022.

Our occupancy date at 3818 Caballo Dr, Spearfish, SD 57783 was 07 JUN 2022. This is our full time home.

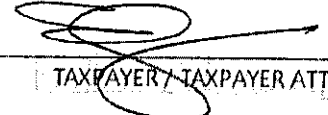
I have attached several invoices from the service providers we signed up with immediately to show this is our primary residence.

If there is any further clarification needed please feel free to call 3102610557.

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  DATE 3/3/2023

TAXPAYER TAXPAYER ATTORNEY

Property Record Card

Parcel ID: 24000-00702-311-72 Quick Ref: R08417

Active

Tax Year: 2023

Run Date: 3/22/2023 8:50:26 AM

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OWNER NAME AND MAILING ADDRESS

ALAJIAN, ARMEN ARTO
810 N MAIN ST PMB 221
SPEARFISH, SD 57783
ADDITIONAL OWNERS YES

Date	Type	Sale Amount	Src	Validity	Inst. Type	Instrument #
05/27/2022	25 - C+C1	1,725,000		No	WD - Warranty Deed	2022/03:11

PROPERTY SITUS ADDRESS

3818 CABALLO DR
SPEARFISH, SD

Number	Issue Date	Amount	Status	Type	Desc
14-0433	09/01/2014	12,000	C		D-40X42 POLE BARN
13-0110	05/01/2013	325,000	C		B-SF RES, UNFIN BSMT-40X64 POLE BARN

GENERAL PROPERTY INFORMATION

Primary Abs Code: NA-C
Neighborhood: 37000 T6&T7- 1&2, JB Ranch
Tax Unit Group: SP-Spearfish Fire 40-2 Spearfish School, CNTY-COUNTY/OUTSIDE CITY

Date	Inspection Type	Reason	Appraiser	Contact Code
01/01/2022	RES	NEXT		
08/21/2017	RES	EXT	LHOHM	
11/06/2014	RES	BP	LH	

Tax Yr	Level	Case #	Status	Action	2022	2021	2020
					549,453	411,423	474,380

PROPERTY FACTORS

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

IMPROVEMENT COST SUMMARY

Residential:	\$452,380
Commercial:	\$0
Other Improvements:	\$0
Manufactured Homes:	\$0
Total Improvement Value:	\$452,380

APPRAISED VALUES

Land	Building	Total	Method
\$136,270	\$452,380	\$588,650	COST
\$118,680	\$411,640	\$528,320	COST

LEGAL DESCRIPTION

Lot 2 of SW1/4 NE1/4 31-007-02 Plat 2012-04230

MARKET LAND INFORMATION

Method	AC/SF/Units	Infl	Factor	Model	Base Rate	Model Value	Final Value
AC	20.170			T6&T7-1&2, J	50,000.00	136,285	36,270
Total Market Land Value							136,270

PARCEL COMMENTS

Transfers:

ABSTRACT SUMMARY

Land	Buildings	Growth
Agricultural	0	0
Non Ag	136,270	452,380
Owner Occ	0	0

Parcel ID: 24000-00702-311-72 Quick Ref: R06417

DWELLING INFORMATION

Res Type: 1 - Single-Family Residence
 Style: 5 - 1 1/2 Story Finished
 Style: 6 - 1 1/2 Story Unfinished
 Quality: 4 0
 Year Blt: 2013
 Eff Age: 2
 Main Floor: 1,793
 Total Living Area: 2,500
 MH Width:
 MH Length:
 Abs Code: NA-C1

Property Record Card
 Active Tax Year: 2023

Run Date: 3/22/2023 8:50:26 AM

Page 2 of 2

BUILDING DESCRIPTION

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

COST SUMMARY

MS RCN: 384,622
 MS Deprecation: 8,628
 MS RCNLD: 375,994
 Pct Comp:
 Func %:
 ECF:
 Overall %: -0.30
 Lump Sum: 1,270,838
 Desc: 4,268
 Building Value: LumpSumDesc
 452,380

MAIN BLDG, MAJOR BLDG, ETC. BLDG. ETC.
 INTERIOR FINISH, ETC.
 EXTERIOR FINISH, ETC.
 OTHER BLDG. ETC.

No Sketch Available

BUILDING COMMENTS

2017-LUMP SUMS IS WDE 194SF, ADDED PAT & 12SF OH-NO BSMT FINISH // 2016 BARN COMPLETE/DIRT FLOOR/NO INTERIOR FINISH LH/CS 10/14/2015/INT/EXT OF RESIDENCE W/KATIE 09/23/2014 LH
 RESIDENTIAL COMPONENTS

Code	Units	Pct	Year	RCNLD	Code	Units	Pct	Year	RCNLD
118 - Frame, Cement Fiber Siding		100		191,002	841 - Single 1-Story Fireplace				5 /66
208 - Composition Shingle		100		9,751	701 - Attached Garage	1			25,003
351 - Warmed & Cooled Air		100		17,713	801 - Total Basement Area	1,100			15,705
414 - Light-Weight Concrete	990			2,077	901 - Open Slab Porch				3,938
601 - Plumbing Fixtures	13			30,144		501			

Sec	Code	Description	Units	Unit Cost	Depr Age	Depr Pct	RCN	Depr Amount	Calc Value
1	RCI1	ROOF COVER, HIGH	384	8,500	2	0.04	3,264	131	3,133
1	PO3	POLE BLDG-CONC.& FIN	2,560	13,000	2	0.04	33,280	1,331	1,948
1	LN1	LEAN-TO	668	3,300	2	0.04	2,270	91	1,179
1	PO1	POLE-AVE(COLOR,NOFLR	1,120	7,100	2	0.04	7,952	318	634



**Butte Electric
Cooperative, Inc.**

A Touchstone Energy Cooperative

"YOUR Partners in Power Since 1940"
Butte | Lawrence | Meade | Outage: 1-800-928-8839
Automatic Pay-by-Phone: 844-241-0259
Website: www.butteelectric.com

New Connect
Join us for a free BBQ at the Butte/Lawrence
County Fair on August 4th at 5PM at the Nisland
Fairgrounds.

AUTOPAY AMOUNT

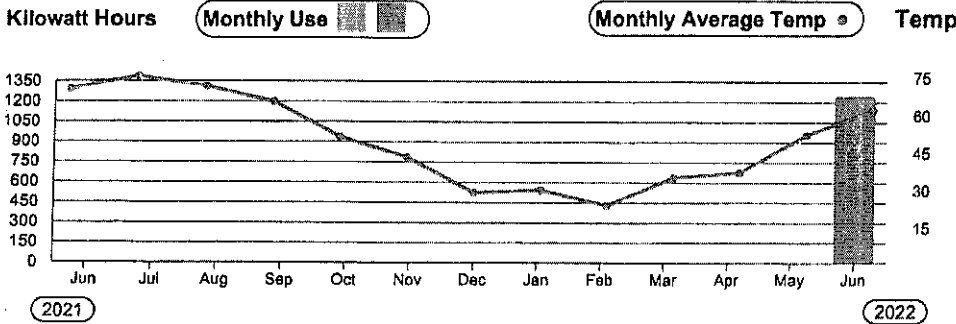
\$170.58

Paid by Bank Draft
07/15/2022

Member Name: **ARMEN ALAJIAN
SALLY ALAJIAN**
Bill Date: **07/01/2022**
Account #: **1260314**
Phone: **(310) 261-0557**
Service Desc: **Home**
Director District: **01**

Charge detail found on the back of this page.

Monthly Energy Use



Your Average Daily Use

62 kWh Average Daily Use

\$8.16 Average Daily Cost

Monthly Energy Use Comparison

Jun 2022 20 Days	May 2022 30 Days	Jun 2021 29 Days
1244 kWh	0 kWh	0 kWh

Message From BEC
Happy Independence Day! Our office will be closed on Monday, July 4th in observance of the Holiday.

This institution is an equal opportunity provider and employer.

Return only this portion with your check made payable to Butte Electric Cooperative. Please write your account number on your check. Do not provide any credit card information on this payment stub. Credit cards are only accepted through www.butteelectric.com, the SmartHub app, or Automated Pay-By-Phone at 1-844-241-0259.



**Butte Electric
Cooperative, Inc.**
109 S. Dartmouth
PO Box 137
Newell, SD 57760-0137

Account # 1260314
AutoPay Amount - DO NOT PAY \$170.58

Current Balances paid after the 20th are subject to a \$5.00 late payment fee. A 1.5% finance charge will be added to all unpaid balances.

Join Operation Round-up and give the following on my bill:

- Round up to the nearest dollar (average 50¢/month)
 - Round up and add \$1/month
 - Round up and add \$5/month
 - Round up and add \$10/month
- Initials _____

**ARMEN ALAJIAN
SALLY ALAJIAN
3818 CABELLO DR
SPEARFISH SD 57783-0000**

BUTTE ELECTRIC COOPERATIVE, INC.
PO BOX 137
NEWELL SD 57760-0137



Account Number: 1260314

Map Location: 072-31-062

Service Address: 3818 CABELLO DR

Meter #	Billing Period		Days	Readings		Meter Multiplier	kWh Usage	Demand Reading	Rate Code
	From	To		Previous	Present				
82731507	05/31/2022	06/20/2022	20	42140	43384	1.0	1244	13.12	007
55234525	05/31/2022	06/20/2022	20	2543	2564	20.0	0	0.0	006

Previous Account Activity

Previous balance \$0.00
 No Payments Received \$0.00
 Balance forward \$0.00

Current activity

Availability Charge \$30.00
 KWH - Main 1244 kWh @ 0.1071 \$133.23
 Demand - Total 13.12 kW @ 0.0000 \$0.00
 Taxes \$7.35
Current charges \$170.58

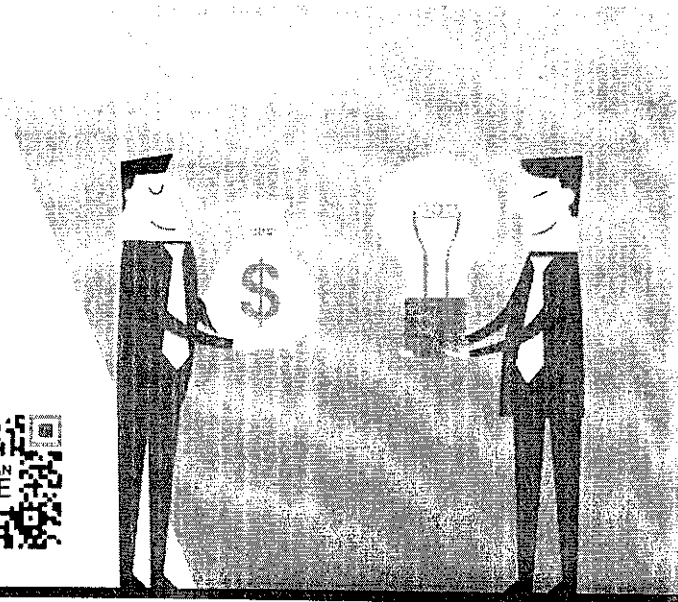
AUTOPAY AMOUNT \$170.58
 BANK DRAFT ON 07/15/2022

Peak Time Rebate Program

Join Butte Electric's free incentive program and get rewarded for conserving energy!

- 1 Sign up to get notified when electric demand is high.
- 2 Reduce energy during this time, usually lasting 2-3 hours.
- 3 Receive \$1 for every kWh you reduce on your bill.

For more information or to sign up, scan the code with your phone's camera!



Help Us Keep Your Contact Information Current

Please Update My Contact Information

Mailing Address _____

City _____ State _____ Zip _____

Email _____

Phone _____

Comments

Other Ways to Pay Your Bill



Online
 Pay your bill at
butteelectric.com



Automated Pay-By-Phone
 1-844-241-0259



In-Person
 Headquarter Office
 109 S. Dartmouth Ave.
 Newell, SD 57760
 605-456-2494
 1-800-928-8839



SmartHub App
 Manage your account online or with your mobile device. Visit:
www.smarthubapp.com

Spearfish Member Service Office
 1940 North Ave. Suite 1
 Spearfish, SD 57783

REFUSE SOLUTIONS INC

DO NOT REPLY TO THIS EMAIL

Customer Information

423530056309
Armen Alajian
3818 Caballo
57783

Hauler Information

REFUSE SOLUTIONS INC
800 Chamber St
Belle Fourche SD 57717
723-7723

If you have questions about your bill, or your service please contact your Hauler

The amount of this payment is **\$108.44**

It was received on 7/31/2022 at 11:20AM Eastern time.

The tracking number for this transaction is 51779036

This payment has been charged to your Credit Card (number ending in 6130)

The fact that this payment has been made is now available to your hauler REFUSE SOLUTIONS INC.

If this payment is to initiate or resume Service please contact REFUSE SOLUTIONS INC directly to determine the date when that will take effect.

Your account number with this hauler is 005630

*** Important ***

This payment will appear on your Bank or Credit Card Statement as TrashBilling.com
Receipt of payment by TrashBilling.com constitutes payment to REFUSE SOLUTIONS INC - Thank
You!

The TrashBilling.com Team www.TrashBilling.com

Please do not respond directly to this message, please go to [Contact Us](#) on TrashBilling.com



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(844) 86MCGAS mcgas@rapid.net www.mcgas.biz Fax (605) 720-5294

Application/Credit Terms

Name Armen Arto Alajian DOB 02-15-1970

SS# D.L# 02229945 Cell# 310-466-0212

Co-Applicant Sally Ann Alajian DOB

SS# D.L# Cell#

Home# 310-261-0557 E-mail address armen@arto.com

3818 Caballo Drive Spearfish SD 57783

3818 Caballo Drive Spearfish SD 57783

Is this residence (Owned, Rented, or Leased): OWNED Are you a previous Customer? NO

County of residence? Lawrence Is this residence in the city Limits? NO

If Rent/Lease (Landlord) no landlord Phone# 310-466-0212

Preferred contact (Phone, Mail, or E-mail): E-MAIL

Would you prefer? (Will call or Keep full): WILL CALL

How did you hear about us? (Internet, Existing Customer, or Other): Moved in. You were already here!

- It is the policy of McGas Propane that all deliveries, service calls & parts are expected to be paid within 30 days of invoice date. A credit card may be kept on file for deliveries.
Most deliveries are eligible for a \$0.10 cents per gallon discount if paid within 7 days of delivery.
All past due invoices are subject to a 1.5% monthly finance charge, 18% annual. All accounts over 60 days past due will be put on a Pre-pay or COD status.
All renter/tenants must plan to pay for propane on delivery. Pre-pay or COD status.
All returned checks will be subject to NSF fee up to \$40. McGas management reserves the right to refuse personal checks. CASH or credit card may be required.
All after hour and/or off route deliveries are expected to be paid for at time of delivery and may be subject to service charges that include a "special trip fee" or an "out of gas" leak check fee.

I understand these policies and agree to comply.

DocuSigned by: Armen Alajian 6/17/2022

Customer signature Date 6/17/2022

Customer signature Date

We are a FAMILY owned propane company. Your business means a lot to us. We thank you so much for the opportunity to serve you and your family.