

**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 BAKER, HAROLD R & SHEILA M	
MAILING ADDRESS PO BOX 323 SPEARFISH SD 57783	
PROPERTY ADDRESS (IF DIFFERENT THAN MAILING ADDRESS) 2220 VISTA HILLS PL SPEARFISH SD	PHONE NUMBER 605-641-7405
COUNTY LAWRENCE	PARCEL NUMBER(S) 24050-00702-321-04
LEGAL DESCRIPTION OF PROPERTY BEING APPEALED - INCLUDE LOT, BLOCK, ADDITION, CITY OR SECTION, TOWNSHIP, AND RANGE. JB Ranchettes Lot 4 of Tract 3 NE1/4 Plat 1985-02287	

APPEAL NUMBER(S): **County-2023-59**
 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: **3/31/2023 9:10:36 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 \$68,180						
Bldg NA, NA OO, MH and MH OO	NA-C1-S	\$0 \$124,850 \$0 \$0						
Total EQ		\$193,030						

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



APPLICANT INFORMATION

ASSESSED IN NAME OF <i>Baker, Harold : Sheila</i>		EMAIL <i>2bakerpilotcars@gmail.com</i>	
MAILING ADDRESS <i>PO BOX 323</i>	CITY <i>Spearfish</i>	STATE <i>SD</i>	ZIP CODE <i>57783</i>
PROPERTY ADDRESS (IF DIFFERENT THAN MAILING ADDRESS) <i>2220 Vista Hills Place - Spearfish</i>		PHONE NUMBER <i>605-641-7405</i>	
COUNTY <i>Lawrence</i>	PARCEL NUMBER(S) <i>24050 00702-321-04</i>		
LEGAL DESCRIPTION OF PROPERTY BEING APPEALED - INCLUDE LOT, BLOCK, ADDITION, CITY OR SECTION, TOWNSHIP, AND RANGE <i>JBRanchettes Lot 4 of Trac 3 NE 1/4 Plat 1985-02287</i>			

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

This house is over 100 years old nothing matches. STATUS

REASON(S) FOR APPEALING *Physically handicapped 73 year old & 68 year old wife. Must work to pay bills. Condition of home not in line with tax eval. Land is not landscaped. 4 of 8 homes here are doublewide mobiles, a devaluation in eyes of realtor. Had water damage in basement, livingroom & bathroom. Unfinished basement (partial)*

Gravel road not maintained. Cemetery 2 blocks away you are taking me out of my home. Lived here since 1985, not a newbie.

I BELIEVE THE CORRECT FULL AND TRUE VALUE OF SAID PROPERTY ON LEGAL ASSESSMENT DATE WAS:

\$ 138,000.⁰⁰ 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 *Sheila M. Baker* DATE *03/28/2023*
TAXPAYER / TAXPAYER ATTORNEY

COMPLETED BY LOCAL BOARD OF EQUALIZATION - ACTION BY LOCAL BOARD OF EQUALIZATION

APPEAL NUMBER(S) _____

COUNTY NAME _____ OFFICE OF HEARING EXAMINER _____

COUNTY BOARD OF EQUALIZATION _____ LOCAL BOARD OF EQUALIZATION _____

NO CHANGE TO ASSESSOR'S VALUE CHANGED CLASSIFICATION CHANGED VALUATION

Sheila + Harold Baker
PO Box 323
Spearfish, SD 57783
March 29, 2023

County Board of Equalization

Re: 2220 Vista Hills Place - Spearfish

Parcel: 24050-00702-321-04 Assessment Complaint

In regards to above named parcel, we can NOT understand this latest increase in taxable value. This home is over 100 years old. It doesn't have fancy woodwork, flooring, fixtures. It was put together on a dime and maintained much the same. We have altered the two entryways that must accommodate for a handicapped person that lives here, with appropriate ramping systems. We make it work for US.

A few years ago, we had a realtor friend appraise it for us. After due diligence, the result was shocking to us: Market value was \$192,000. Due to no landscaping, uneven yard, trees not appropriately placed and maintained; cracks in foundation, age of windows (17 years at that time), bubbles in sheetrock from a previously broken pipe, random flooring throughout, mismatched doors and trim, the list went on. It "could" have been placed on the market "for \$200,000, but would take a long time to sell it."

"Younger people could - (and still can) buy brand new for a little more and have the home of their dreams. Or at least, a

②

Re: Baker, Lt #
2220 Vista Hills Place
Spearfish

brand new starter home. There's a LOT of replacement and repair necessary." Now. When housing prices were rising unequivocally faster than our national debt!

How can the huge increases in taxable value be justified, year after year? So very year? Notice that in 2006 it had more than doubled in 7 years. Now? It has more than doubled since then! \$92,220 to \$193,030! I still live next to and across from doublewide homes, and our neighborhood of 8 has 4 doublewides. This comes up in a Realtor's vision! The gravel road is NOT maintained.

Is the reason my tax assessed value keeps skyrocketing every year because you see the potential - as well as applied for - zoning changes coming, so you want to set into motion the overly-inflated current homes' values so that the new-to-be-built homes can be justifiably taxed higher? I mean, my 102 year old house has to have a highly inflated tax value so that a brand new home built next to mine once the zoning gets changed can start out with a high tax evaluation? And then everything gets annexed into city and I'm taxed even more?!?

③

Re: Baker, S & H
2220 Vista Hills Pl.
Spearfish

And yet, because we are "old, handicapped" people we can just apply for a tax freeze? Seriously? We both work part time just to keep the medical and insurance bills paid! That in itself probably puts us out of the required qualifications.

I'm aware this will have a blind eye turned against it, if it's read at all. I've been before this board since we moved here in 1985, I'm aware of how this works. I'm not a newcomer, "we welcome you with open arms" immigrant to this area or this state, I'm just a hard-working, I'm tired, I've lived here longer than some of you have, "old" person, fighting to stay in my home.

In summary: We have a handicapped person in a wheelchair living here.

Due to the condition of the home and age - the market value is not cognizant of tax valuation. It's not good enough for younger kids.

The huge jumps in taxable value are not justified for its condition, location, age.

There are four out of 8 homes which are double-wides.

(4)

Re: Baker, L & H
2220 Vista Hills Place
Spearfish

The gravel road is not county maintained.
No school buses can come up here for
that reason.

You are taking us out of our
home!!

Sincerely,

Shirley Baker

605-641-7405 - You must leave a message
as I am unable to speak & I will have
someone get back to you on my behalf.